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NARRATIVE

The subject area consists of approximately 41.39 acres of land located west of Babcock Street and north of Willowbrook Street, within Unincorporated Brevard County jurisdiction (referred to hereinafter as the "Property"). The Property is vacant. Please see the attached Aerial Map.

The Property currently has the Residential 1 (maximum of 1 unit per acre) and Residential 1:2.5 (maximum of 1 unit per 2.5 acres) future land use designations, with the General Use (GU) zoning designation. A previously submitted application proposes a Small-Scale Future Land Use Amendment to Residential 4 (maximum of 4 dwelling units per acre) for approximately 41.39 acres.

The Property currently contains the GU, General Use Zoning classification. The application proposes a Rezoning to PUD, Planned Unit Development for approximately 41.39 acres.

The applicant requests approval for a rezoning to PUD, with the intent to establish a residential development comprised of 124, detached single-family units.

Conservation Element Policy 1.3.A and 1.3.B promote the usage of Planned Unit Developments and the designation of vegetative strips along major transportation corridors. The proposed Preliminary Development Plan is subject to an application for Planned Unit Development Zoning. In addition, the Preliminary Development Plan contains a 15' wide perimeter buffer with a Stormwater Tract and an Open Space tract at the eastern end, adjacent to Babcock Street. These features provide vegetative strips that buffer the proposed residential development from Babcock Street and from future roads that may be developed in the vicinity.

Conservation Element Policy 5.2.E.c requires sufficient uplands for buffering wetlands. The proposed Master Plan is preserving a wetland via Tract W-1, of approximately 1.61 acres. In addition, a 25' wide buffer has been placed around the wetlands, with the exception of the northern area of the wetland, where the additional 25' is outside of the project boundary. Passive Recreation Tract PR-1 provides additional buffering between the wetland and the residential uses.

Recreation Element Policy 5.1 requires the dedication of active recreation and open space areas. The Preliminary Development Plan provides active recreation and passive recreation, in accordance with the Land Development Regulation standards.

The Rezoning application is accompanied with a small-scale future land use amendment application to Residential 4 for the subject property. The proposed Preliminary Development Plan is consistent with the allowable density set forth in Future Land Use Element Policy 1.7.

Comprehensive Plan Policy 1.7.B on the Future Land Use Element calls for the Residential 4 Future Land Use to be located in areas which serve as a transition between existing land uses or land use designations with density greater than four (4) units per acre and areas with density of less than four

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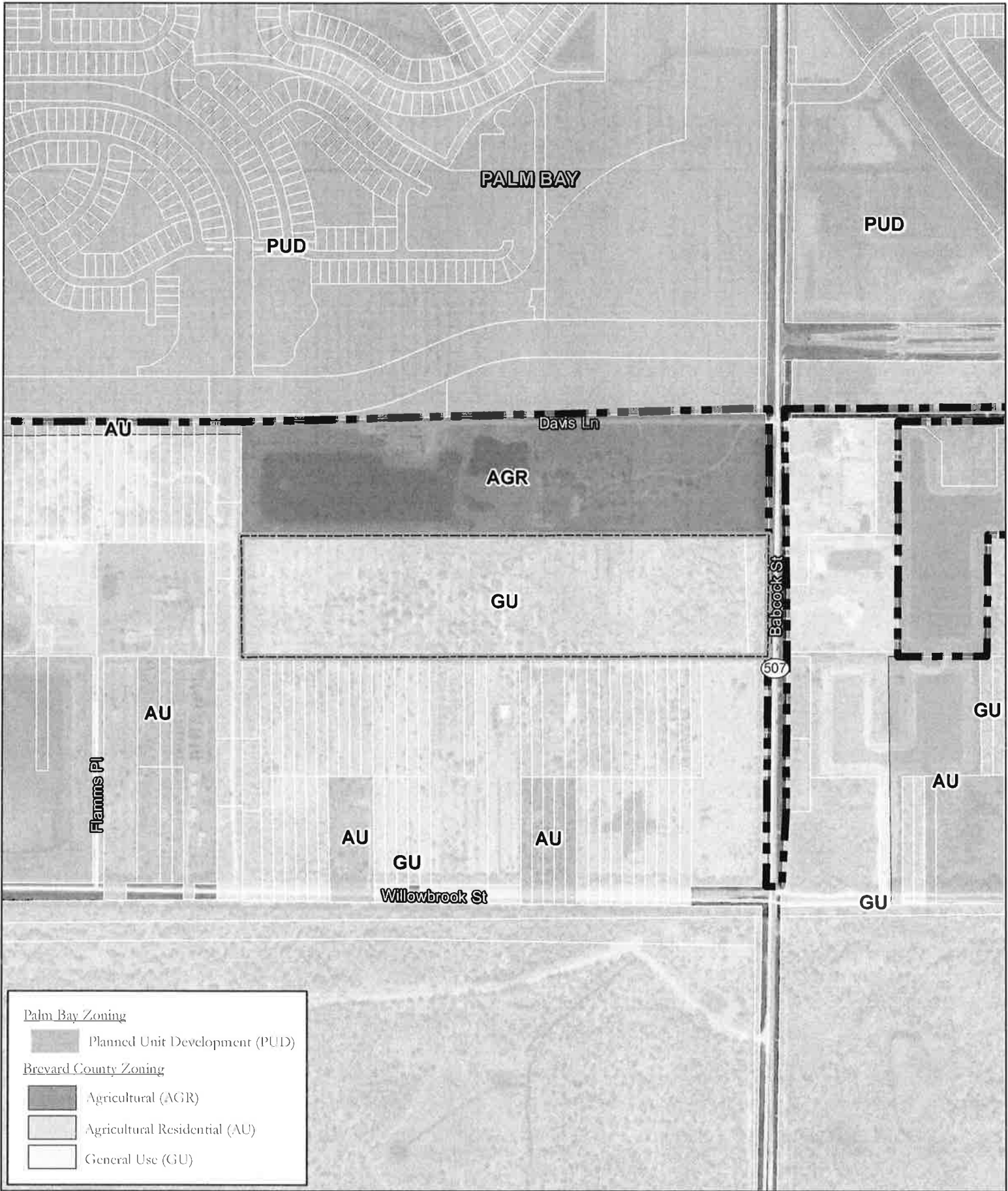
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(4) units per acre. The unincorporated areas south of the Property contain the Res 1:2.5 future land use designation. To the north, in the City of Palm Bay, is the Waterstone and Cypress Bay developments. These developments contain the City Future Land Use designations Low Density Residential (Maximum 5 dwelling units per acre) and High Density Residential (Maximum 20 dwelling units per acre). The proposed Residential 4 Future Land Use designation serves as a rational transition from the higher densities to the north and the lower densities to the south.

The referenced Comprehensive Plan Policies are included as an attachment.



Palm Bay Zoning

Planned Unit Development (PUD)

Brevard County Zoning

Agricultural (AGR)

Agricultural Residential (AU)

General Use (GU)

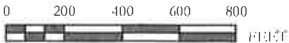
Map Source: Esri, Brevard County, City of Palm Bay.

- Subject Property
- Palm Bay City Limits

Existing Zoning

SunTerra - Babcock Street

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Palm Bay Zoning

 Planned Unit Development (PUD)

Brevard County Zoning

 Agricultural (AGR)


 Agricultural Residential (AU)

 General Use (GU)

 Planned Unit Development (PUD)

Map Source: Esri, Brevard County, City of Palm Bay.

 Subject Property

 Palm Bay City Limits

09/13/2023
P & B Job No.: 23-081

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Proposed Zoning
SunTerra - Babcock Street

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Brevard County Comprehensive Plan Policies

Conservation Element Policy 1.3.A

Promote appropriate Planned Unit Development and multi-use developments or use centers.

Conservation Element Policy 1.3.B

Vegetative strips along major transportation corridors to buffer residential land uses.

Conservation Element Policy 5.2.E.c

Except as allowable in Policy 5.2.E (1)a, subdivided lots and multi-family parcels shall contain sufficient uplands for the intended use and for any buffering necessary to maintain the function of the wetland(s), and shall be compatible with adjacent use.

Recreation Element Policy 5.1

Development of residential areas shall provide active recreation and open space areas, to augment public recreational facilities and to provide direct, convenient facilities to meet the recreational needs of the residents.

Future Land Use Element Policy 1.7

The Residential 4 land use designation affords an additional step down in density from more highly urbanized areas. This land use designation permits a maximum density of up to four (4) units per acre, except as otherwise may be provided for within this element. The Residential 4 land use designation may be considered for lands within the following generalized locations, unless otherwise limited by this Comprehensive Plan:

Future Land Use Element Policy 1.7.B

Areas which serve as a transition between existing land uses or land use designations with density greater than four (4) units per acre and areas with density of less than four (4) units per acre; or



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SunTerra Babcock Street - Notice to Applicants for Change of Land Use Supplement

1. The current zoning of the property along with its current development potential and consistency with the Brevard County Comprehensive Plan use and density restrictions.

Response: The subject property is currently assigned the Residential 1:2.5 (maximum of 1 unit per 2.5 acres) and Residential 1 (maximum of 1 unit per acre) Future Land Use designations and the GU, General Use Zoning District. In addition, the property is currently undeveloped. In accordance with Land Development Regulations Section 62-1255. (b) (2) - Consistency with the future land use map, the existing GU, General Use Zoning District is compatible with the existing Residential 1:2.5 and Residential 1 Future Land Use designations. The subject property contains approximately 39.66 acres of the Residential 1:2.5 Future Land Use designation and 1.73 acres of the Residential 1 Future Land Use designation. With such estimated acreages, the total allowable dwelling units, with the existing Future Land Use designations, is 16 dwelling units.

2. The proposed zoning of the property along with its development potential and consistency with the Brevard County Comprehensive Plan use and density restrictions.

Response: The proposed Future Land Use for the subject property is Residential 4 (maximum of 4 dwelling units per acre) and the proposed Zoning district is PUD (Planned Unit Development). The PUD proposes 124 total dwelling units. In accordance with Land Development Regulations Section 62-1255. (b) (2) - Consistency with the future land use map, the proposed PUD, Planned Unit Development Zoning District is compatible with the proposed Residential 4 Future Land Use designation. The proposed 124 unit PUD consists of a density of 3 dwelling units per acre, compliant with the Comprehensive Plan, Future Land Use Element, Policy 1.7, which permits up to 4 dwelling units per acre.

3. The proposal's impact on services, such as roads and schools.

Response: Pertaining to roads, the proposed PUD generates 1,230 daily gross trips, 91 AM peak hour trips, and 122 PM peak hour trips. A small-scale rezoning traffic impact analysis has been submitted with the application for a small-scale future land use amendment and rezoning. The roadway segment analysis, detailed in the small-scale rezoning traffic impact analysis, shows the roadway (Babcock Street) will operate within the adopted level of service.

Per the Interlocal Agreement for Public School Facility Planning and School Concurrency, the proposed 124 units will generate 30 elementary students, 9 middle school students, and 15 high school students, with a total of 54 students for the proposed development. Capacity Determination (CD 2023-22) is included in the application package for a small-scale future land use amendment and rezoning. Per page 4 of the school capacity determination letter, at this time, the adjacent elementary, middle and high school concurrency areas are projected

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to have enough capacity for the total of projected students for the proposed development of 124 single-family homes.

Water, sewer and reuse facilities are proposed to be served by the City of Palm Bay.

4. The proposal's impact upon hurricane evacuation, if applicable.

Response: No mobile homes are proposed in the PUD plan. The proposed development is not applicable with the Comprehensive Plan Coastal Management Element Policies 8.9, 8.10, and 9.9, and is not applicable to Land Development Regulations Section 62-4062 (4) d.

5. Environmental factors.

Response: The PUD proposes to preserve 1.61 acres of wetlands via a tract. Per the NRCS (Natural Resources Conservation Service), the subject property contains Eau Gallie Sand and Pineda Sand (0 to 2% slopes) soils, as depicted on Sheet C1.00 of the PUD plan.

6. Compatibility with surrounding land uses.

Response: To the north, in the City of Palm Bay is the Waterstone and Cypress Bay developments. These developments contain the City Future Land Use designations: Low Density Residential (maximum 5 dwelling units per acre); and High Density Residential (maximum 20 dwelling units per acre). In addition, the Palm Bay Future Land Use Designation, Commercial is located to the north, in the area around the I-95/St. Johns Heritage Parkway interchange. While the proposed PUD consists of a lower density than the nearby Palm Bay Future Land Use designation, the proposed 124 units are compatible with the surrounding land uses.

7. Consistency with the character of the area.

Response: The area is experiencing growth, including the Waterstone and Cypress Bay developments, the I-95/St. Johns Heritage Parkway interchange, and the designating of commercial areas around the interchange. The proposed PUD plan of 124 single-family units is of a character that is consistent with the surrounding area.