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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. The 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 applicant requests approval for a small-scale future land use amendment to Residential 4, with the intent to establish a residential development.

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 (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.

This Comprehensive Plan Policy is included as an attachment.





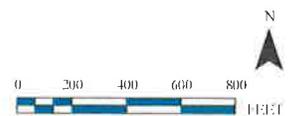
SOURCE: Brevard County, FL

Aerial

 Subject Boundary

SunTerra - Babcock Street

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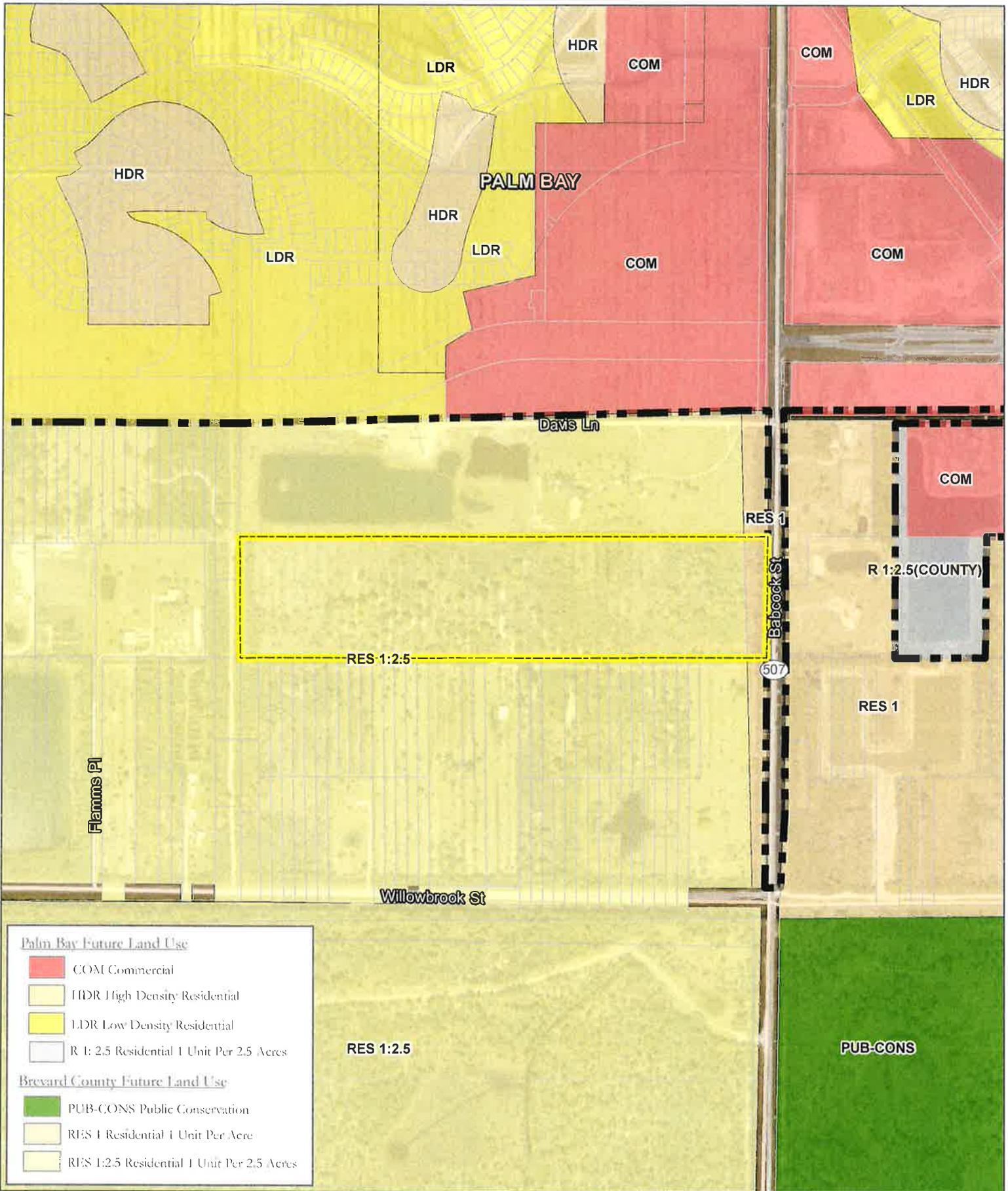


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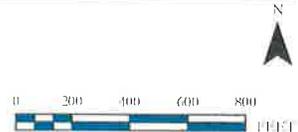


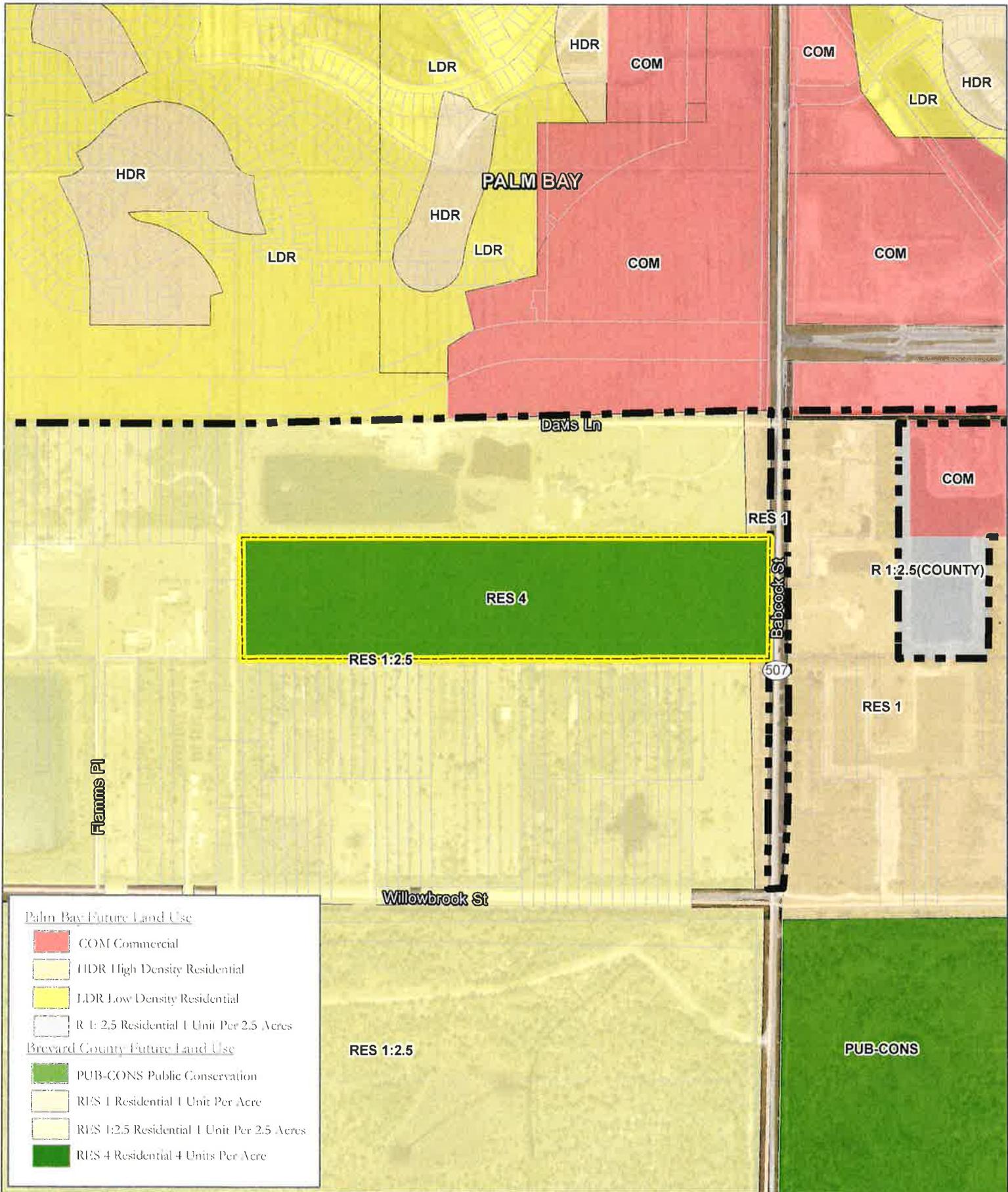


Map Source: Esri, Brevard County, City of Palm Bay

-  Subject Property
-  Palm Bay City Limits

Existing Future Land Use  
**SunTerra - Babcock Street**





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

-  Subject Property
-  Palm Bay City Limits

Proposed Future Land Use  
**SunTerra - Babcock Street**

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### **Brevard County Comprehensive Plan Policies**

#### **Future Land Use Element – Residential 4 (maximum of 4 dwelling units per acre) 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:

**Criteria:**

- 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.



**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.**