



AGENDA

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Special Meeting No. 2019-04
March 18, 2019 – 7:00 P.M.
City Hall Council Chambers

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ELECTION OF VICE CHAIRMAN:

ADOPTION OF MINUTES:

1. Regular Meeting No. 2019-02; February 6, 2019

ANNOUNCEMENTS:

NEW BUSINESS:

1. CP-2-2019 - VACATION FINANCE LLC (WILLIAM E. ROCKER)

A large scale Comprehensive Plan Future Land Use Map amendment from Single Family Residential Use to Commercial Use.

Tax Parcel 4, Section 4, Township 29, Range 36, Brevard County, Florida, containing 32.8 acres, more or less. (Located at the southwest corner of Malabar Road SW and Allison Drive SW)

2. ♣CPZ-2-2019 - VACATION FINANCE LLC (WILLIAM E. ROCKER)

A zoning amendment from an RS-1, Single Family Residential District to a CC, Community Commercial District.

Tax Parcel 4, Section 4, Township 29, Range 36, Brevard County, Florida, containing 32.8 acres, more or less. (Located at the southwest corner of Malabar Road SW and Allison Drive SW)

3. CP-3-2019 – WALTER G. AND EUGENIA C. CAMPBELL, TRUSTEES

A small scale Comprehensive Plan Future Land Use Map amendment from Recreation and Open Space Use to Single Family Residential Use.

Tract A, Port Malabar Unit 22, Section 29, Township 29, Range 37, Brevard County, Florida, containing 1.36 acres, more or less. (Located at the northeast corner of Queens Street SE and Ramona Avenue SE)

OTHER BUSINESS:

1. AMENDMENT TO THE PLANNING AND ZONING BOARD BY-LAWS

Proposed amendment to the Planning and Zoning Board By-Laws, Title IV, Officers, to clarify appointment and succession of the Chairperson and Vice Chairperson.

ADJOURNMENT:

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning Agency with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Any aggrieved or adversely affected person desiring to become a party in the quasi-judicial proceeding shall provide written notice to the city clerk which notice shall, at a minimum, set forth the aggrieved or affected person's name, address, and telephone number, indicate how the aggrieved or affected person qualifies as an aggrieved or affected person and indicate whether the aggrieved or affected person is in favor of or opposed to the requested quasi-judicial action. The required notice must be received by the clerk no later than five (5) business days at the close of business, which is 5 p.m., before the hearing. (§ 59.03, Palm Bay Code of Ordinances)

In accordance with the Americans with Disabilities Act, persons needing special accommodations for this meeting shall, at least 48 hours prior to the meeting, contact the Land Development Division at (321) 733-3042 or Florida Relay System at 711.

♣ Quasi-Judicial Proceeding.

CITY OF PALM BAY, FLORIDA
PLANNING AND ZONING BOARD/
LOCAL PLANNING AGENCY
REGULAR MEETING NO. 2019-02

Held on Wednesday, February 6, 2019, in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida.

This meeting was properly noticed pursuant to law; the minutes are on file in the Land Development Division, Palm Bay, Florida. The minutes are not a verbatim transcript but a brief summary of the discussions and actions taken at this meeting.

Mr. Wendall Stroderd called the meeting to order at approximately 7:00 p.m.

Ms. Khalilah Maragh led the Pledge of Allegiance to the Flag.

ROLL CALL:

CHAIRPERSON:	Wendall Stroderd	Present
VICE CHAIRPERSON:	Philip Weinberg	Present
MEMBER:	Leeta Jordan	Present
MEMBER:	Khalilah Maragh	Present
MEMBER:	William Pezzillo	Present
MEMBER:	Rainer Warner	Present
MEMBER:	Thomas "Woody" Woodrum	Present
MEMBER:	Donny Felix	Absent
	(School Board Appointee)	

CITY STAFF: Present were Mr. Patrick Murphy, Assistant Growth Management Director; Mr. Christopher Balter, Planner II; Ms. Chandra Powell, Recording Secretary; Mr. James Stokes, Board Attorney.

ADOPTION OF MINUTES:

1. Regular Planning and Zoning Board/Local Planning Agency Meeting No. 2019-01. Mr. Warner noted that the third paragraph on page 3 should reflect that Mr. Warner seconded the motion to reopen the floor for public comments. Motion by Mr. Weinberg, seconded by Mr. Warner to approve the minutes as corrected. The motion carried with members voting unanimously.

ANNOUNCEMENTS:

1. Mr. Stroderd addressed the audience on the meeting procedures and explained that the Planning and Zoning Board/Local Planning Agency consists of volunteers who act as an advisory board to City Council.

OLD BUSINESS:

1. ♣CU-2-2019 – CARMEL DEVELOPMENT (CARMINE FERRARO, REP.)

Mr. Balter presented the staff report for Case CU-2-2019. The applicant had requested a conditional use to allow proposed retail automotive gas/fuel sales in a CC, Community Commercial District. The board had to determine if the request met the criteria of Sections 185.087 and 185.034(D)(2) of the Palm Bay Code of Ordinances.

Mr. Carmine Ferraro (representative for the applicant) stated that the conditional use granted for the subject site in 2016 had expired; however, the project was now ready to move forward.

Mr. Stroderd asked if the property was owned by Southeast Petroleum Distributors. Mr. Ferraro confirmed that this was correct.

Mr. Stroderd read the two letters in the file in opposition to the request from Mr. Brian West and from Mr. David Triana and Ms. Mary Triana.

The floor was opened for public comments.

Mr. John McCall (representing his parents who owned property at Valkaria Road, Town of Grant-Valkaria) spoke against the request. He commented about the heavy traffic and accidents that had occurred over the years at the Babcock Street SE and Valkaria Road intersection. To avoid vehicular and pedestrian traffic problems, he wanted the road realignment and traffic signal planned for the area to be in place before proceeding with the gas station proposal.

In response to the comments from the audience, Mr. Ferraro stated that the subject property was commercially zoned and would eventually be commercially developed. A required traffic study would be done to determine how to safely manage the traffic for the project and at the intersection.

Mr. Warner asked about other commercial uses that could locate at the site. Mr. Ferraro noted that when the applicant had initially purchased the property there was a commercial concept development plan and a shared cost access agreement. He was not privy to whether the plans were still in effect.

Mr. Pezzillo inquired whether enough right-of-way buffer had been set aside for the Babcock Street widening. Mr. Ferraro stated that the engineer for the project would address the right-of-way buffer during the administrative site plan review process. The project would not proceed if the site plan requirements could not be addressed.

Ms. Jordan asked if the proposed site plan would be in accordance with the projected road and traffic enhancements and the straightening of Valkaria Road and Wyoming Drive SE. Mr. Balter explained that the traffic study would evaluate all factors of the roadway and traffic signalization improvements. Driveway permits had to be obtained from both Brevard County and the Town of Grant-Valkaria. He was not aware of the timeframe for the straightening of Valkaria Road and Wyoming Drive, but construction plans had been completed. The subject proposal could speed up the process for the signalization if the signal was warranted.

The floor was closed for public comments.

Motion by Ms. Maragh, seconded by Mr. Weinberg to submit Case CU-2-2019 to City Council for approval of a conditional use to allow proposed retail automotive gas/fuel sales in a CC, Community Commercial District subject to staff recommendations.

Mr. Weinberg disclosed that the company he owned did business with Southeast Petroleum Distributors, and he recused himself from voting on the request. Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers would be completed and filed with the meeting minutes.

A vote was called on the motion by Ms. Maragh, seconded by Mr. Weinberg to submit Case CU-2-2019 to City Council for approval of a conditional use to allow proposed retail automotive gas/fuel sales in a CC, Community Commercial District subject to staff recommendations. The motion carried with members voting as follows:

Mr. Stroderd	Abstained
Mr. Weinberg	Aye
Ms. Jordan	Aye
Ms. Maragh	Aye
Mr. Pezzillo	Aye
Mr. Warner	Aye
Mr. Woodrum	Aye

City Council will hear Case CU-2-2019 on March 21, 2019.

NEW BUSINESS:

1. CP-1-2019 - CONSTRUCTION ENGINEERING GROUP, LLC AND
FLORIDA POWER & LIGHT COMPANY (JAKE WISE AND
GEOFFREY WEST, REPS.)
-

Mr. Balter presented the staff report for Case CP-1-2019. The applicant had requested a large scale Comprehensive Plan Future Land Use Map amendment from Residential 1:2.5 (Brevard County) to Utility Use. Staff recommended Case CP-1-2019 for approval, pursuant to Chapter 163, Florida Statutes.

Mr. Stroderd asked how the location of the subject site would fit with the proposed St. Johns Heritage Parkway alignment. Mr. Balter explained that the Parkway alignment would not be determined until the Project Development and Environmental (PD&E) Study was completed.

Mr. Bart Gaetjens, External Affairs Manager with Florida Power & Light (FP&L) Company (co-applicant) noted that there were currently two solar plants in Brevard County. Solar sites provided cost-effective and reliable clean energy.

Mr. Geoffrey West (representative for the applicant) gave an overview of the subject proposal and described FP&L plans for a more cleaner and renewable portfolio of energy use. The subject project would be named Palm Bay Solar Energy Center. The entire facility would be fenced in on undisturbed, maintained grounds. Wetlands and natural resources would be avoided, and stormwater management would be worked out with the Florida Department of Environmental Protection. The unmanned, virtually silent facility would be a great neighbor with zero emissions, no night lighting, no increase in traffic, and no required water and sewer to burden City services. The project would be accessed from Centerlane Road SE. He noted that there were no citizen or property owner attendees at the Citizen Participation Plan (CPP) meeting.

Ms. Maragh wanted to know how much of the subject 484.69-acre site would be utilized; if trees needed to be surveyed; and if the project would be impacted by its floodzone location. Mr. West explained that solar panels would encumber 427 acres of the site; a tree survey would be required during site plan review; and since solar panels were raised off the ground, floodzone areas were good locations for the facilities. There was also a process to handle flooding, and no combustible materials would be used at the site.

There was no correspondence in the file. The floor was opened and closed for public comments; there were no comments from the audience.

Motion by Ms. Maragh, seconded by Ms. Jordan to submit Case CP-1-2019 to City Council for approval of a large scale Comprehensive Plan Future Land Use Map amendment from Residential 1:2.5 (Brevard County) to Utility Use, pursuant to Chapter 163, Florida Statutes. The motion carried with members voting unanimously.

If approved by City Council, Case CP-1-2019 will be submitted for transmittal to the Florida Department of Economic Opportunity.

2. ♣CPZ-1-2019 - CONSTRUCTION ENGINEERING GROUP, LLC AND
FLORIDA POWER & LIGHT COMPANY (JAKE WISE AND
GEOFFREY WEST, REPS.)

Mr. Balter presented the staff report for Case CPZ-1-2019. The applicant had requested a zoning amendment from a GU, General Use District (Brevard County) to a GU, General Use Holding District. Case CPZ-1-2019 was recommended for approval, pursuant to all applicable City ordinances.

Mr. Geoffrey West (representative for the applicant) stated his agreement with staff's recommendations.

There was no correspondence in the file. The floor was opened and closed for public comments; there were no comments from the audience.

Motion by Ms. Jordan, seconded by Mr. Weinberg to submit Case CPZ-1-2019 to City Council for approval of a zoning amendment from a GU, General Use District (Brevard County) to a GU, General Use Holding District, pursuant to all applicable City ordinances. The motion carried with members voting unanimously.

3. T-5-2019 – RAYMOND FISCHER (ROBERT ROBB, PE, REP.)

Mr. Balter presented the staff report for Case T-5-2019. The applicant had requested a textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Sections 185.054 and 185.088, in order to allow event hall venues within the GC, General Commercial District by conditional use. Staff recommended Case T-5-2019 for approval.

Mr. Robert Robb, PE with Robb & Taylor Engineering (representative for the applicant) stated that the applicant wanted an event hall on his GC district property to rent for family reunions, birthday parties, business events and similar uses.

Ms. Jordan asked whether the halls would be multi-purpose for uses besides events. Mr. Robb stated that the rental halls would be for events like graduation parties, Super Bowl parties, and similar functions.

Ms. Jordan and Mr. Warner asked about the applicant's property. Mr. Murphy clarified that the subject request was for an amendment to the GC district and was not site specific. If the amendment was approved by City Council, the applicant would have to submit a conditional use application for consideration.

Mr. Balter noted that nonprofit clubs and lodges were presently allowable uses by code that could currently hold events at their venues.

Mr. Warner commented on the subject proposal's similarity to the new wedding venue ordinance. The applicant for the wedding venue had provided site information. Mr. Robb remarked on how wedding venues were allowed in a residential district whereas event halls were more of a commercial use to be appropriately allowed within the GC district.

The floor was opened and closed for public comments; there were no comments from the audience and there was no correspondence in the file.

Mr. Weinberg stated that he did not have a problem with the proposal since applicants would have to apply for a conditional use to operate an event hall in a GC district.

Motion by Mr. Weinberg, seconded by Ms. Maragh to submit Case T-5-2019 to City Council for approval of a textual amendment to the Code of Ordinances, Title XVII, Land Development Code, Chapter 185: Zoning Code, Sections 185.054 and 185.088, in order to allow event hall venues within the GC, General Commercial District by conditional use. The motion carried with members voting unanimously.

OTHER BUSINESS:

There was no other business discussed.

ADJOURNMENT:

The meeting was adjourned at approximately 8:06 p.m.

Wendall Stroderd, CHAIRPERSON

Attest:

Chandra Powell, SECRETARY

♣Quasi-Judicial Proceeding.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Stroden Wendell W</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Palm Bay Planning Zoning</i>	
MAILING ADDRESS <i>1516 Masters Rd. NW</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Palm Bay</i>	COUNTY <i>Brevard</i>	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>2/2/19</i>		NAME OF POLITICAL SUBDIVISION: <i>Palm Bay City of</i>	
		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Wendell Stroder, hereby disclose that on February 6, 20 19

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

CU-2-2019 Carmel Development Property is owned by Southeast Petro Distributors. My company is paid to clean the fuel tanks at properties owned by SEPD. If CU granted at some future date my company will be paid to clean the fuel tanks at this site.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

2/20/19
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



LAND DEVELOPMENT DIVISION
120 MALABAR ROAD SE
PALM BAY, FL 32907
T: 321-733-3042 F: 321-953-8920

STAFF REPORT
PREPARED BY:
Patrick J. Murphy
Assistant Growth Management Director

CASE NUMBER
CP-2-2019

APPLICANT/PROPERTY OWNER
Vacation Finance, LLC. (William E. Rocker)

PLANNING & ZONING BOARD HEARING DATE
March 18, 2019

PROPERTY LOCATION/ADDRESS
Located at the SW corner of Malabar Road SW and Allison Drive

SUMMARY OF REQUEST

The applicant is requesting a large-scale Comprehensive Plan Future Land Use (FLU) Map Amendment to change 32.8 acres of vacant land from Single Family Residential (SFR) Use to Commercial (COM) Use.

EXISTING ZONING	EXISTING LAND USE	SITE IMPROVEMENTS	SITE ACREAGE	SURROUNDING ZONING & LAND USE
RS-1, Single-Family Residential	SFR	Undeveloped; Vacant Land	32.8	N: RS-1; Malabar Road SW E: SR, Suburban Residential (Brevard County); Drainage & Retention Area for the Malabar Lakes West Subdivision S: SR, Suburban Residential (County); Malabar Lakes West W: RS-1; Melbourne-Tillman Canal No. 8

PROPERTY HISTORY

The subject property was annexed into the City of Palm Bay in August of 2005 (Ordinance No. 2005-35) and in that same year, the Comprehensive Plan Future Land Use Map was amended from Residential One Use (Brevard County) to Palm Bay's Single-Family Residential Use (Ordinance No. 2005-49). In 2014, a request to construct a single-family residential subdivision of 77 lots (Palm Island) was approved by City Council (Case No. FS-1-2014). Due to market conditions, the land was not developed. The subject property is currently undeveloped land, located south of and adjacent to Malabar Road SW, approximately 1/2 mile east of the St. Johns Heritage Parkway NW.

COMPATIBILITY with the COMPREHENSIVE PLAN

The future land use (FLU) designation to the north (across Malabar Road SW) is SFR; to the south, east, and west the FLU designation is Residential One (Brevard County). The site is bordered by Malabar Road SW to the north, by a drainage tract to the east, and a Melbourne-Tillman canal abuts the site to the west. Directly south of the subject parcel are eight (8) residential lots of the Malabar Lakes West subdivision. The proposed amendment may be compatible with the City's Comprehensive Plan, as explained in the following analysis.

COMPATIBILITY with the CODE OF ORDINANCES

A companion zoning amendment has been submitted to change the current zoning of RS-1, Single-Family Residential to the CC, Community Commercial Zoning District. This request is evaluated in Case No. CPZ-2-2019.

STAFF RECOMMENDATION:

TRANSMIT ☒

APPROVE ☐

APPROVE WITH CONDITIONS ☒

DENY ☐

ANALYSIS:

Per Chapter 183: Comprehensive Plan Regulations, Section 183.01(B), the purpose and intent of the Comprehensive Plan is to encourage the most appropriate use of land and resources to promote the health, safety, and welfare of the community.

1. FUTURE LAND USE ELEMENT

The Comprehensive Plan (Plan) FLU Element Policy FLU-3 is to *provide for economically viable commercial areas which promote a sound and diversified local economy and serve the retail and service needs of the City's residents.*

The Comprehensive Plan (Plan) FLU Element Objective FLU-3.1 is to *provide additional commercial areas by type, size and distribution, based upon area need and the availability of supporting infrastructure.*

The Comprehensive Plan (Plan) FLU Element Objective FLU-3.1A is to ensure that *the acreage of commercial land permitted by the Future Land Use Map shall not exceed projected needs.*

The proposed Comprehensive Plan Future Land Use amendment will be compatible with the City's objectives and policies listed above by designating the land to Commercial Use. There is a severe lack of commercial land at the west end of Malabar Road (a 2.5-mile segment from Jupiter Boulevard to the Parkway), which creates an imbalance in the ratio of commercial to residential land uses. The subject property will help to provide future commercial needs for the growing population of the immediate and general vicinity.

In an effort to address compatibility with surrounding residential uses, the applicant has offered self-imposed conditions of future development in the form of buffering requirements. Per the attached Bubble Plan and supplemental analysis, a 100-foot deep preservation buffer shall be provided, for which no development (buildings, parking, retention, etc.) shall take place. This buffer shall preserve the existing vegetation and act as a spatial and/or visual buffer to the existing residents south of the subject property. In addition, 25-foot deep buffers shall be provided along the east and west sides of the property to help screen future commercial structures. These buffers shall be made conditions of the approval of the future land use amendment.

2. COASTAL MANAGEMENT ELEMENT

The subject property is not located within the Coastal High Hazard Area.

3. CONSERVATION ELEMENT

The environmental character of the City is maintained through conservation, appropriate use, and protection of natural resources.

The parcel is not located within any of the Florida scrub jay polygons identified on the City's Habitat Conservation Plan (HCP). No additional listed species are known to inhabit the subject property. Any listed species identified on the subject parcel would need to be mitigated for as required by State and Federal regulations, and per Comprehensive Plan Policy CON-1.7B.

Recreation: The proposed FLU amendment to Commercial Use has no effect on the parks & recreation level of service standards, nor does it place any demand on such services.

4. HOUSING ELEMENT

The proposed FLU amendment does not adversely impact the supply and variety of safe, decent, attractive and affordable housing within the City.

5. INFRASTRUCTURE/CAPITAL IMPROVEMENTS ELEMENTS

The City evaluates present and future water, sewer, drainage, and solid waste, and assesses the ability of infrastructure to support development.

Utilities: The FLU change will not cause level of service to fall below the standards adopted in the Comprehensive Plan for these services for the current planning period. A 20" water distribution line is located along the north side of Malabar Road, and a 16" sewer collection line is located along the south side of Malabar Road. Therefore, Policy FLU3.1B (adequate access to water and sewer service) is met.

Drainage: A stormwater drainage and treatment system will be required for development and approved by the St. Johns River Water Management District. Melbourne-Tillman Water Control District Permits will be required if the system "outfalls" into the adjacent canal. This stormwater system will also be reviewed by the city and approved during the administrative site plan review process.

Any development of the subject property would alter the present site conditions as the property is currently undeveloped, and therefore, would have some impact. A significant portion of the property is located within Flood Zone AE, a Special Flood Hazard Area. A Conditional Letter of Map Revision based on Fill requirements (CLOMR-F) will be required prior to site development.

6. INTERGOVERNMENTAL COORDINATION ELEMENT

Public Schools: The proposed FLU amendment to Commercial Use will not add housing units. No adverse impacts to the public-school system are anticipated.

7. TRANSPORTATION ELEMENT

The objectives of the Plan's Transportation Element are to provide a safe, balanced, efficient transportation system that maintains roadway level of service and adequately serves the needs of the community. At the time of proposed development, a Traffic Impact Study will be required to examine any necessary improvements to Malabar Road.

SUMMARY:

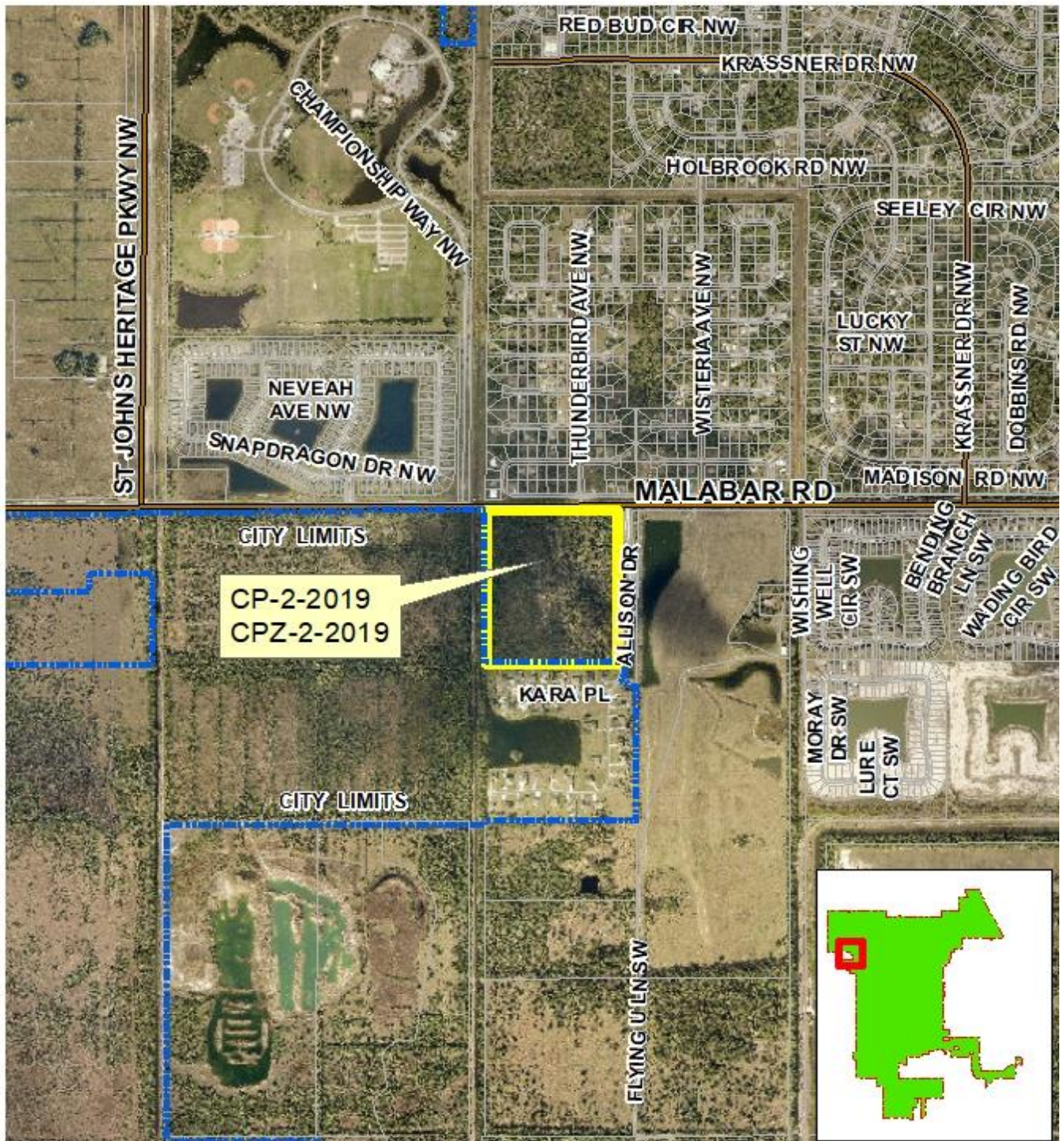
The information contained in this report should provide the Planning and Zoning Board and City Council with information to determine the need and justification for the change, the effect of the change on the subject and surrounding properties, and the relationship of the proposed amendment to furthering the purposes of the Comprehensive Plan.

STAFF RECOMMENDATION:

Motion to approve Case CP-2-2019, with the conditions provided below, and to transmit the request to the Department of Economic Opportunity for review, pursuant to Chapter 163, Florida Statutes.

Conditions:

1. Access to the site shall be from Malabar Road SW only.
2. There shall be a 100-foot deep preservation buffer along the southern property line of the subject property.
3. There shall be 25-foot wide preservation buffers along the east and west sides of the subject property.



AERIAL LOCATION MAP

CASE NO. CP-2-2019 & CPZ-2-2019

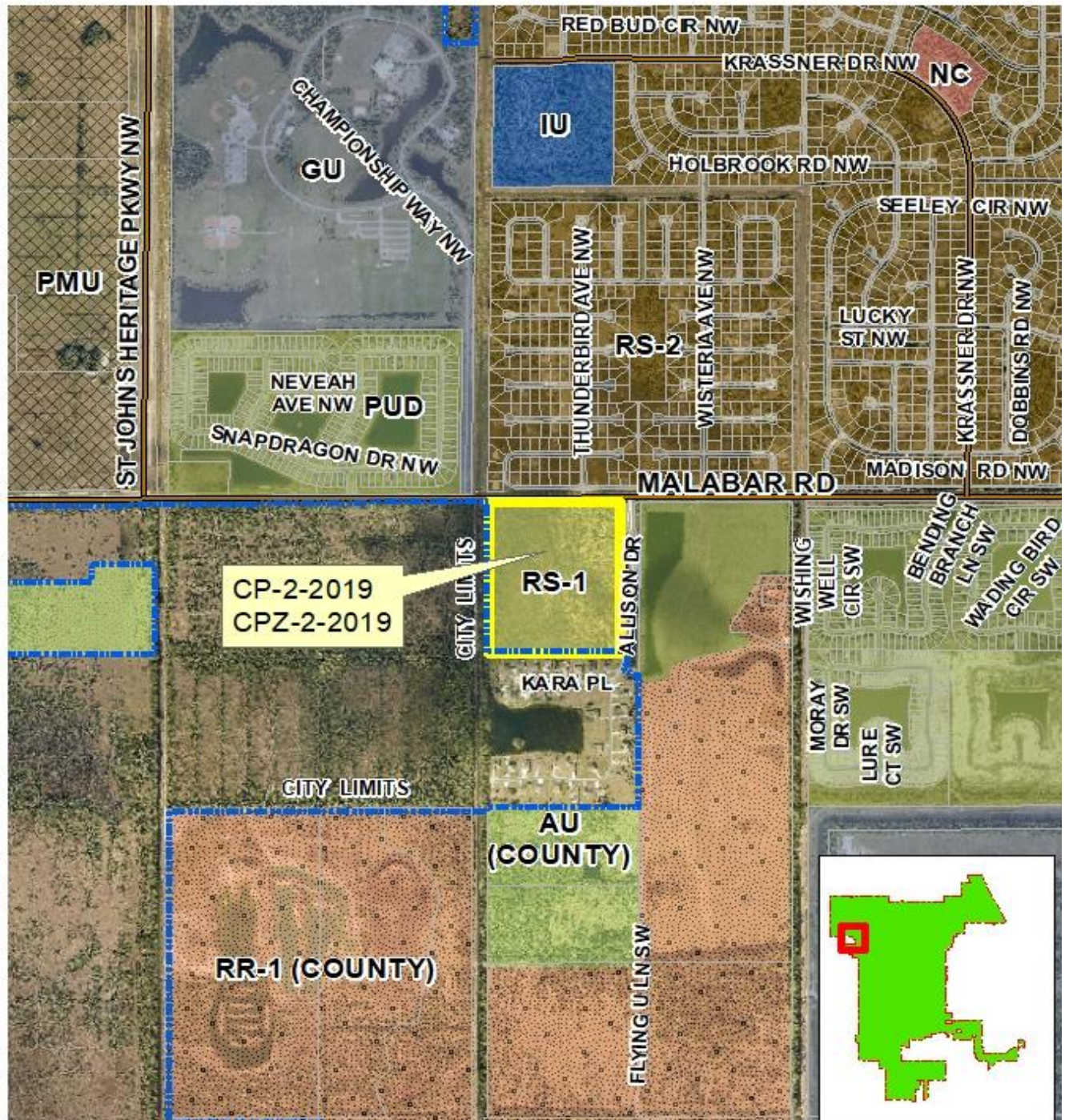
Subject Property

Southwest corner of Malabar Road SW and Allison Drive SW,
Palm Bay, FL



Not to Scale

Map for illustrative purposes only. Not to be construed as binding or as a survey



ZONING MAP CASE NO. CP-2-2019 & CPZ-2-2019

Subject Property:

Southwest corner of Malabar Road SW and Allison Drive SW,
Palm Bay, FL

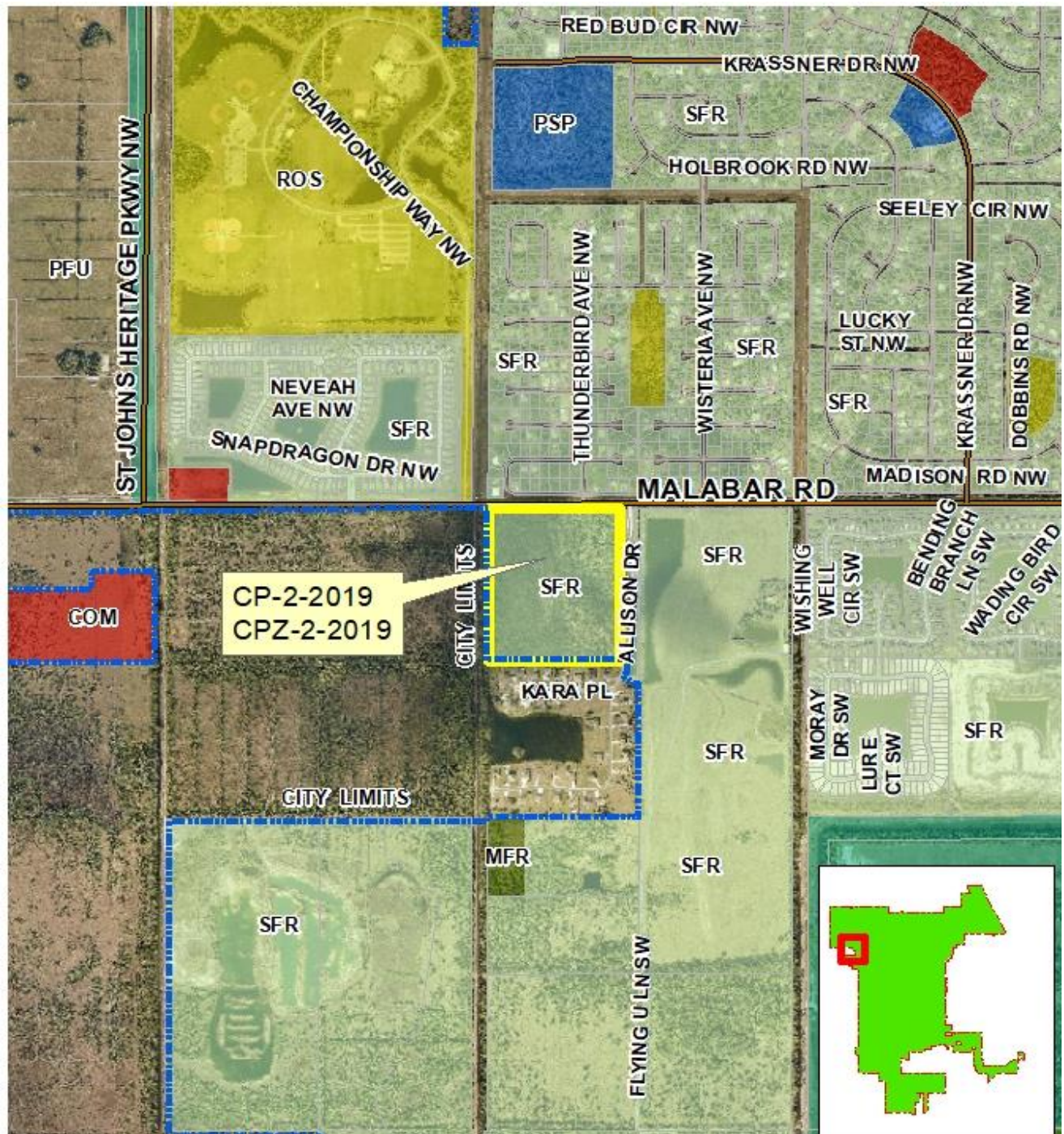
Current Zoning Classification

RS-1 Single Family Residential District



Not to Scale

Map for illustrative purposes only. Not to be construed as binding or as a survey



FUTURE LAND USE MAP CASE NO. CP-2-2019 & CPZ-2-2019

Subject Property:

Southwest corner of Malabar Road SW and Allison Drive SW,
Palm Bay, FL

Future Land Use Classification

SFR – Single Family Residential Use

Map for illustrative purposes only. Not to be construed as binding or as a survey



Not to Scale

LAND USE BREAKDOWN

SYMBOL

NOTES



RIGHT OF WAY DEDICATION

46 Foot of width along Malabar



PRESERVE

Existing vegetation to remain undisturbed

No improvements (buildings, parking, retention, etc.)



COMMERCIAL



civil engineers
environmental engineers
landscape architects
land planners &
transportation engineers

OSCEOLA

osceola engineering incorporated
certificate of authorization
number: 00026265
1003 florida avenue
city of saint cloud
florida 34769
telephone: (407) 891-0452
facsimile: (407) 891-9173

PROJECT

Vacation
Finance LLC

DRAWING

SITE
BUBBLE
PLAN

LOCATION

Section 04,
Township 29 S.,
Range 36 E.,
Palm Bay, Florida



0 100' 200'
Scale: 1" = 200'

Date: February 14, 2019

FIGURE 1

OSCEOLA ENGINEERING INCORPORATED
1003 FLORIDA AVENUE
SAINT CLOUD, FLORIDA 34769
TEL: (407) 891-0452
FAX: (407) 891-9173
WWW.OSCEOLAENGINEERING.COM



Land Development Division
120 Malabar Road SE
Palm Bay, FL 32907
321-733-3042
Landdevelopmentweb@palmbayflorida.org

COMPREHENSIVE PLAN OR FUTURE LAND USE MAP AMENDMENT APPLICATION

This application must be completed, legible, and returned, with all enclosures referred to herein, to the Land Development Division, Palm Bay, Florida, Monday through Friday, during division office hours, to be processed for consideration by the Planning and Zoning Board. The application will then be referred by the Planning and Zoning Board for study and recommendation to the City Council. You or your representative are required to attend the meeting(s) and will be notified by mail of the date and time of the meeting(s). The Planning and Zoning Board holds their regular meeting the first Wednesday of every month at 7:00 p.m. in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, unless otherwise stated.

APPLICATION AMENDMENT TYPE:

☐ **Small Scale** (Less than 10 acres) ☒ **Large Scale** (10 acres or more) ☐ **Text Amendment** (Comp. Plan)

PARCEL ID 29-36-04-00-4

TAX ACCOUNT NO. 2903861

GENERAL LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THIS APPLICATION:

W 7/8 of NW 1/4 Ex Rds Par 4 to 9

SECTION 04 TOWNSHIP 29 RANGE 36

SIZE OF AREA COVERED BY THIS APPLICATION (calculate acreage): 32.8 acres

LAND USE CLASSIFICATION AT PRESENT OR PLAN SECTION AFFECTED (ex.: Commercial, Single Family, Policy CIE-1.1B, etc.):

SFR - Single Family Residential

LAND USE CLASSIFICATION DESIRED OR PROPOSED TEXT CHANGE (attach additional sheets if necessary):

CC - Community Commercial District

PRESENT USE OF THE PROPERTY: Subject property is currently vacant land.

STRUCTURES NOW LOCATED ON THE PROPERTY: Subject property is currently vacant land.

HAS A REZONING APPLICATION BEEN FILED IN CONJUNCTION WITH THIS APPLICATION:

Yes

(Impacts to transportation facilities, water and sewer facilities, drainage, recreation facilities, and solid waste must be examined and justified before acceptance by the Florida Department of Economic Opportunity and the City of Palm Bay.)

CITY OF PALM BAY, FLORIDA
COMPREHENSIVE PLAN OR FUTURE LAND USE MAP AMENDMENT APPLICATION
PAGE 2 OF 3

JUSTIFICATION FOR CHANGE (attach additional sheets containing supporting documents and evidence if necessary):

See attached

SPECIFIC USE INTENDED FOR PROPERTY:

The development of the site is intended to lend itself to the needs of surrounding residential within a 5-mile radius to include a variety of uses such as commercial retail and restaurant, karate or gymnastics after-school programs, and other single-use tenants as allowed per the zoning regulations.

THE FOLLOWING PROCEDURES AND ENCLOSURES ARE REQUIRED TO COMPLETE THIS APPLICATION FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP:

X *Application Fee. Make check payable to "City of Palm Bay."

☐ **Small Scale Map** \$1,200.00
(Less than 10 acres)

☒ **Large Scale Map** \$2,000.00
(10 acres or more)

☐ **Text Amendment** \$2,000.00
(Comp. Plan)

X Property map showing adjacent properties and clearly outlining the subject parcel (for land use amendment(s)).

X List of legal descriptions of all properties within a 500-foot radius of the boundaries of the property covered by this application, together with the names and mailing addresses (including zip codes) of all respective property owners within the above referenced area. (This can be obtained for a fee from the Brevard County Planning and Zoning Department at 321-633-2060.)

N/A School Board of Brevard County School Impact Analysis Application (if applicable).

X Sign(s) posted on the subject property. Refer to Section 51.07(C) of the Legislative Code for guidelines.

N/A **Where property is not owned by the applicant**, a letter must be attached giving the notarized consent of the owner to the applicant to request the comprehensive plan or future land use map amendment.

CITY OF PALM BAY, FLORIDA
COMPREHENSIVE PLAN OR FUTURE LAND USE MAP AMENDMENT APPLICATION
PAGE 3 OF 3

I, THE UNDERSIGNED UNDERSTAND THAT THIS APPLICATION MUST BE COMPLETE AND ACCURATE BEFORE CONSIDERATION BY THE PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY AND CERTIFY THAT ALL THE ANSWERS TO THE QUESTIONS IN SAID APPLICATION, AND ALL DATA AND MATTER ATTACHED TO AND MADE A PART OF SAID APPLICATION ARE HONEST AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING COMPREHENSIVE PLAN OR FUTURE LAND USE MAP AMENDMENT APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE.

Signature of Applicant

Date

1-9-19

Printed Name of Applicant

William E. Rucker / Vacation Finance LLC

Full Address

P.O. Box 700607 St. Cloud FL 34770

Telephone

407-792-1952

Email

billy@ticketmamma.com

*NOTE: APPLICATION FEE IS NON-REFUNDABLE UPON PAYMENT TO THE CITY

ORIGINAL SIGNATURE

Feb. 6, 2019

Re: Letter of Authorization

As the property owner of the site legally described as:

33 Acres Malabar Rd Parcel 29-36-04-004
W 718 of NW 1/4 of N.E. E 1/2 S 1/2 T 45 S 9

I, Vacation Finance LLC / William Rucker hereby authorize to represent my
Re Zoning / Compliance request(s): compliance Amendment.

Rep. Name:

Address:

Telephone:

Email:

John Porter / Osceola Engineering, Inc
1003 Florida Av. St. Cloud, Florida.
407-891-0450
JPorter@OSC-ENG.COM

(Property Owner Signature)

STATE OF

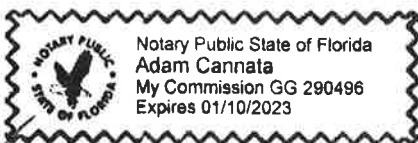
COUNTY OF

Florida

Osceola

The foregoing instrument was acknowledged before me this 6th day of
February, 20 19 by William Rucker,

(SEAL)



☒ Personally Known or

☐ Produced Identification

Type of Identification Produced: _____

[Signature], Notary Public

Feb. 6, 2019

Re: Letter of Authorization

As the property owner of the site legally described as:

33 Acres Malabar Rd Parcel 29-36-04-00-4
W 7180' NW 1/4 of N.E. Ex Rds Par 4 to 9

I, Vacation Finance/William Thoecker, hereby authorize to represent my
RE ZONING/Comp Plan Amendment request(s):

Rep. Name:

Address:

Telephone:

Email:

Joan Junkala
2328 Citadel Way Suite 103 Mailbox #201
561-703-3766 Melbourne, FL 32940
Joan@CDStrategiesInc.com

(Property Owner Signature)

STATE OF

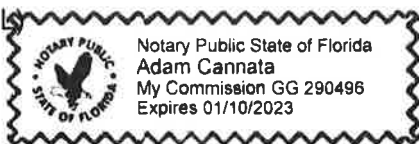
COUNTY OF

Florida

Osceola

The foregoing instrument was acknowledged before me this 6th day of
February, 20 19 by William Thoecker,

(SEAL)



[Signature]
, Notary Public

☒ Personally Known or
☐ Produced Identification
Type of Identification Produced: _____

APPLICATION SUPPLEMENTAL INFORMATION

THE NEED AND JUSTIFICATION FOR CHANGE:

The subject property is being proposed for Community Commercial (CC) rezoning. The 32.8 acre property is currently zoned for residential (RS-1); however, recently City leadership has identified the need to attract more commercial development to the City in order to increase the ad valorem taxes necessary to keep up with the City's growing infrastructure needs. In coordination with and recommendation by City planning staff, the CC zoning designation was identified to meet the request of the property owner without disturbing the existing and surrounding residential.

The CC zoning is intended to complement the surrounding residential and support the needs of the surrounding community within a 5-mile radius. A void analysis compiled through Regis (using SitesUSA data) prepared for a 5-mile radius surrounding the subject property shows that there is a significant void of generally everything commercial, to include but not limited to restaurant, apparel, furniture stores and home improvement.

(See attached report.)

A demographic report compiled through ESRI using a 5-mile radius of the subject site, reported the 2018 population for the 5-mile radius is 58,876 with over 77% reported as age 18 or older. There are 22,717 housing units with over 38% reported as households with children. The average household income within the 5-mile radius is reported at \$63,057. The 2018 Consumer Spending reported the highest average spending on shelter, healthcare, food at home, food away from home, entertainment, and apparel and services in that order.

(See attached report.)

EFFECT OF THE ZONING CHANGE, IF ANY, ON THE PROPOSED PROPERTY AND SURROUNDING PROPERTIES:

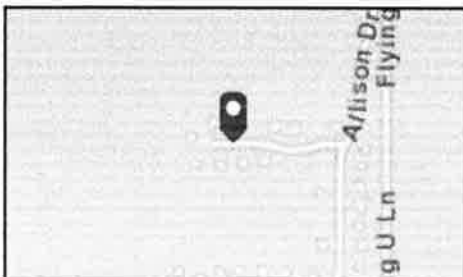
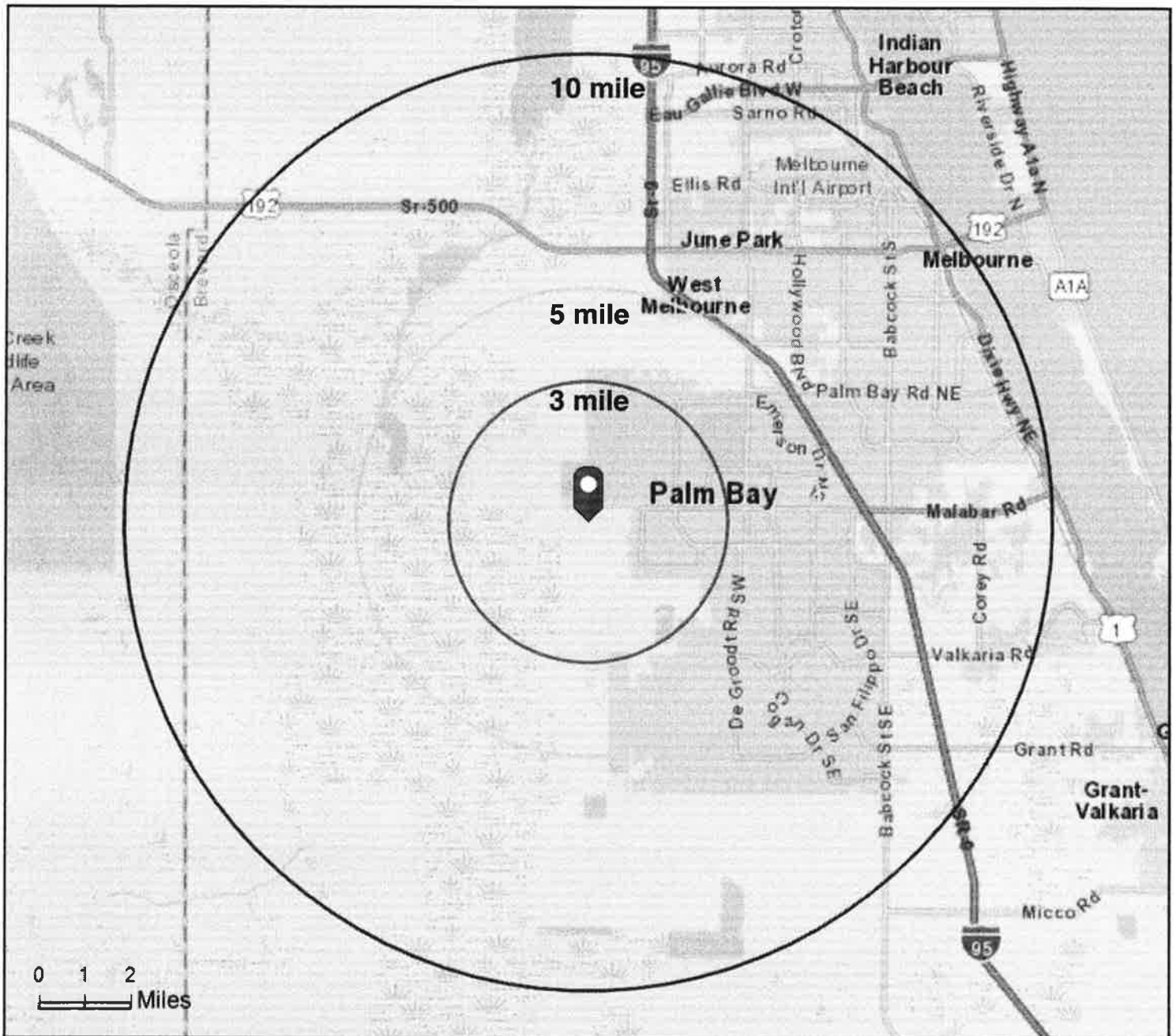
The subject site is currently vacant. The surrounding properties of the subject site are residential. The property owner is proposing a landscaped buffer on three sides (along the east, west, and south property lines) to provide a visual and sound barrier for surrounding properties. The development of the site is intended to lend itself to the needs of surrounding community within a 5-mile radius to include a variety of uses such as commercial retail and restaurant, karate or gymnastics after-school programs, and other single-use tenants as allowed per the zoning regulations.

PREPARED FOR:

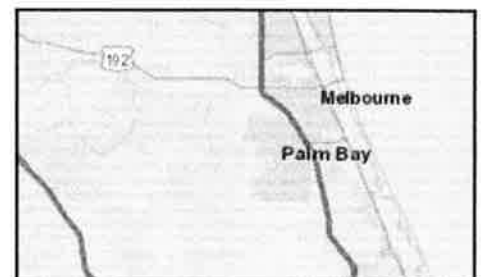
VACATION FINANCE LLC

Site Map

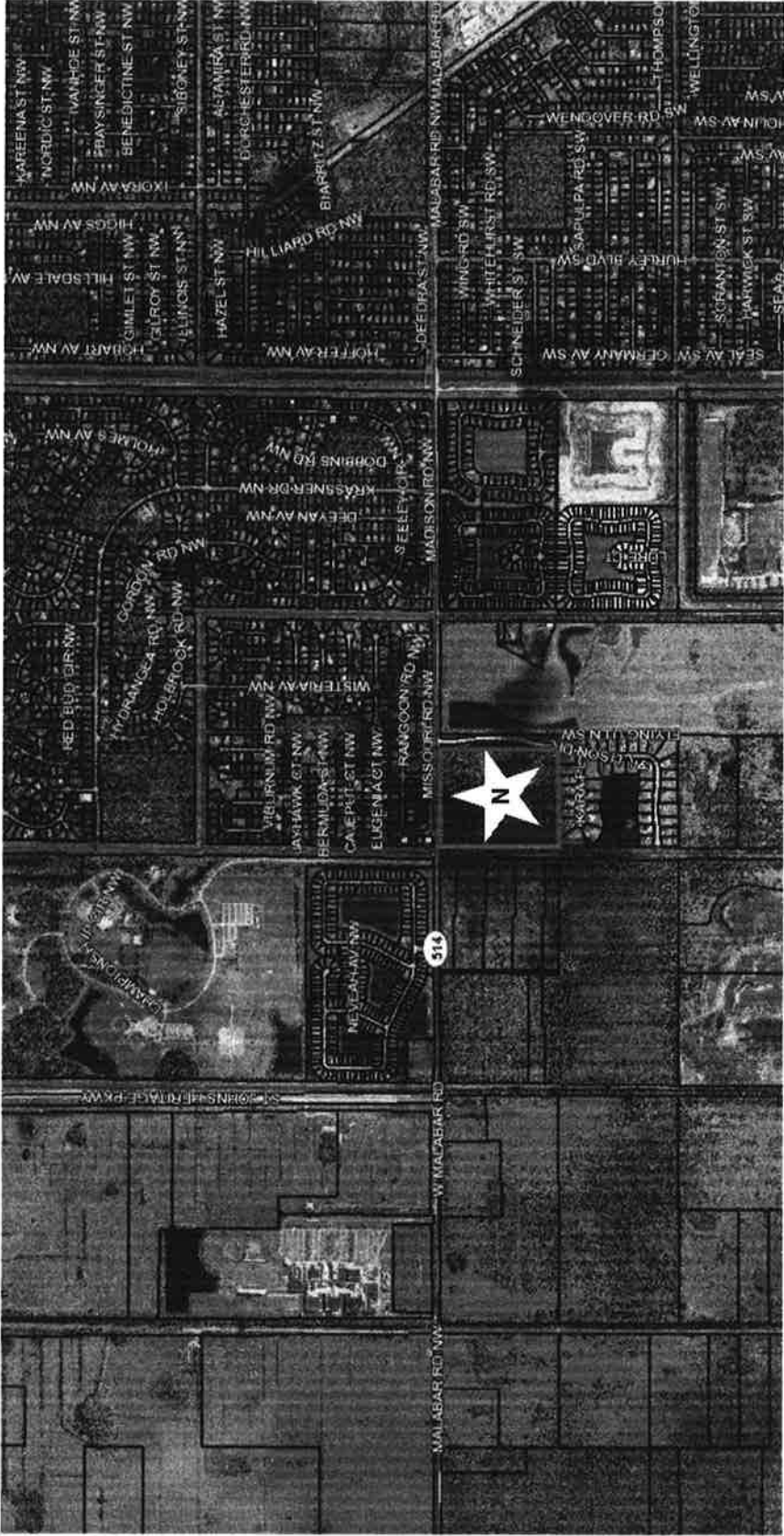
32.8 AC Malabar Road



COMMUNITY DEVELOPMENT STRATEGIES INC
www.cdstrategiesinc.com
joan@cdstrategiesinc.com
(561) 703-3766



PROPERTY MAP TAX ID 2903861



	3 mile	5 mile	10 mile
Population Summary			
2000 Total Population	17,289	40,217	135,759
2010 Total Population	23,535	54,058	171,854
2018 Total Population	25,601	58,876	187,370
2018 Group Quarters	13	35	2,446
2023 Total Population	27,275	62,781	200,232
2018-2023 Annual Rate	1.27%	1.29%	1.34%
2018 Total Daytime Population	16,571	39,901	191,242
Workers	1,864	6,778	83,486
Residents	14,707	33,123	107,756
Household Summary			
2000 Households	5,969	13,952	54,526
2000 Average Household Size	2.89	2.88	2.42
2010 Households	8,295	19,228	69,252
2010 Average Household Size	2.84	2.81	2.44
2018 Households	8,948	20,760	75,011
2018 Average Household Size	2.86	2.83	2.47
2023 Households	9,500	22,051	79,946
2023 Average Household Size	2.87	2.85	2.47
2018-2023 Annual Rate	1.20%	1.21%	1.28%
2010 Families	6,325	14,728	45,208
2010 Average Family Size	3.18	3.15	2.96
2018 Families	6,771	15,790	48,578
2018 Average Family Size	3.20	3.17	2.98
2023 Families	7,165	16,724	51,590
2023 Average Family Size	3.21	3.18	2.99
2018-2023 Annual Rate	1.14%	1.16%	1.21%
Housing Unit Summary			
2000 Housing Units	6,364	14,733	59,847
Owner Occupied Housing Units	76.5%	79.3%	66.6%
Renter Occupied Housing Units	17.3%	15.4%	24.5%
Vacant Housing Units	6.2%	5.3%	8.9%
2010 Housing Units	9,356	21,423	79,586
Owner Occupied Housing Units	69.4%	73.1%	62.3%
Renter Occupied Housing Units	19.2%	16.6%	24.7%
Vacant Housing Units	11.3%	10.2%	13.0%
2018 Housing Units	9,889	22,717	85,083
Owner Occupied Housing Units	67.9%	71.8%	60.9%
Renter Occupied Housing Units	22.6%	19.6%	27.3%
Vacant Housing Units	9.5%	8.6%	11.8%
2023 Housing Units	10,459	23,998	89,946
Owner Occupied Housing Units	69.6%	73.3%	62.7%
Renter Occupied Housing Units	21.3%	18.5%	26.2%
Vacant Housing Units	9.2%	8.1%	11.1%
Median Household Income			
2018	\$47,852	\$51,780	\$46,710
2023	\$52,703	\$56,919	\$53,231
Median Home Value			
2018	\$143,052	\$158,071	\$160,249
2023	\$169,330	\$179,211	\$184,577
Per Capita Income			
2018	\$20,206	\$22,324	\$25,129
2023	\$23,360	\$25,954	\$29,477
Median Age			
2010	36.5	38.4	41.9
2018	37.3	39.4	43.4
2023	37.0	39.4	43.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

	3 mile	5 mile	10 mile
2018 Households by Income			
Household Income Base	8,948	20,760	75,011
<\$15,000	10.4%	9.4%	12.5%
\$15,000 - \$24,999	10.8%	10.1%	12.4%
\$25,000 - \$34,999	12.8%	11.7%	12.2%
\$35,000 - \$49,999	17.8%	16.2%	15.6%
\$50,000 - \$74,999	23.1%	23.2%	20.2%
\$75,000 - \$99,999	13.1%	14.6%	12.3%
\$100,000 - \$149,999	9.6%	11.1%	10.0%
\$150,000 - \$199,999	1.6%	2.3%	2.8%
\$200,000+	0.7%	1.4%	2.1%
Average Household Income	\$57,705	\$63,057	\$61,523
2023 Households by Income			
Household Income Base	9,500	22,051	79,946
<\$15,000	8.5%	7.5%	10.1%
\$15,000 - \$24,999	8.8%	8.0%	10.1%
\$25,000 - \$34,999	11.6%	10.3%	10.8%
\$35,000 - \$49,999	17.3%	15.4%	15.0%
\$50,000 - \$74,999	23.5%	23.4%	21.0%
\$75,000 - \$99,999	14.7%	16.3%	14.0%
\$100,000 - \$149,999	12.4%	14.1%	12.5%
\$150,000 - \$199,999	2.2%	3.0%	3.5%
\$200,000+	1.1%	2.0%	3.0%
Average Household Income	\$66,931	\$73,596	\$72,664
2018 Owner Occupied Housing Units by Value			
Total	6,718	16,301	51,796
<\$50,000	4.2%	3.5%	8.0%
\$50,000 - \$99,999	23.7%	18.7%	18.4%
\$100,000 - \$149,999	25.6%	23.1%	18.9%
\$150,000 - \$199,999	25.1%	28.8%	23.1%
\$200,000 - \$249,999	12.3%	12.0%	11.7%
\$250,000 - \$299,999	5.2%	6.9%	8.6%
\$300,000 - \$399,999	3.0%	4.0%	6.9%
\$400,000 - \$499,999	0.2%	1.6%	2.0%
\$500,000 - \$749,999	0.2%	0.8%	1.5%
\$750,000 - \$999,999	0.3%	0.2%	0.3%
\$1,000,000 - \$1,499,999	0.1%	0.2%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$153,447	\$171,379	\$184,440
2023 Owner Occupied Housing Units by Value			
Total	7,275	17,600	56,354
<\$50,000	2.8%	2.3%	6.1%
\$50,000 - \$99,999	16.0%	12.2%	12.6%
\$100,000 - \$149,999	20.4%	17.8%	15.2%
\$150,000 - \$199,999	27.7%	30.4%	23.3%
\$200,000 - \$249,999	18.4%	16.7%	14.7%
\$250,000 - \$299,999	8.1%	10.3%	12.0%
\$300,000 - \$399,999	5.3%	6.1%	9.5%
\$400,000 - \$499,999	0.3%	2.3%	2.9%
\$500,000 - \$749,999	0.3%	1.2%	2.2%
\$750,000 - \$999,999	0.5%	0.4%	0.5%
\$1,000,000 - \$1,499,999	0.2%	0.3%	0.8%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.2%
Average Home Value	\$178,746	\$198,220	\$215,647

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

	3 mile	5 mile	10 mile
2010 Population by Age			
Total	23,537	54,060	171,853
0 - 4	7.0%	6.3%	5.8%
5 - 9	7.3%	6.9%	5.8%
10 - 14	7.6%	7.4%	6.1%
15 - 24	13.9%	13.6%	12.9%
25 - 34	12.4%	11.5%	11.5%
35 - 44	13.1%	12.8%	11.7%
45 - 54	15.8%	16.4%	15.4%
55 - 64	11.5%	12.3%	12.5%
65 - 74	6.7%	7.5%	9.3%
75 - 84	3.8%	4.1%	6.4%
85 +	1.0%	1.1%	2.7%
18 +	73.2%	74.4%	78.4%
2018 Population by Age			
Total	25,600	58,875	187,369
0 - 4	6.6%	6.0%	5.4%
5 - 9	6.5%	6.1%	5.4%
10 - 14	6.7%	6.4%	5.5%
15 - 24	13.2%	12.7%	11.6%
25 - 34	14.2%	13.6%	12.8%
35 - 44	12.0%	11.6%	11.0%
45 - 54	13.0%	13.3%	12.6%
55 - 64	13.3%	14.3%	14.2%
65 - 74	8.8%	9.7%	11.5%
75 - 84	4.2%	4.7%	6.8%
85 +	1.4%	1.5%	3.2%
18 +	76.3%	77.5%	80.4%
2023 Population by Age			
Total	27,273	62,780	200,232
0 - 4	6.7%	6.1%	5.3%
5 - 9	6.6%	6.2%	5.4%
10 - 14	6.7%	6.4%	5.6%
15 - 24	12.1%	11.5%	10.7%
25 - 34	15.2%	14.2%	12.7%
35 - 44	12.6%	12.3%	11.7%
45 - 54	11.6%	11.8%	11.2%
55 - 64	12.4%	13.4%	13.5%
65 - 74	9.8%	10.8%	12.6%
75 - 84	4.8%	5.5%	8.0%
85 +	1.4%	1.6%	3.3%
18 +	76.2%	77.5%	80.5%
2010 Population by Sex			
Males	11,369	26,280	83,149
Females	12,166	27,778	88,705
2018 Population by Sex			
Males	12,359	28,579	90,701
Females	13,242	30,297	96,669
2023 Population by Sex			
Males	13,242	30,586	97,265
Females	14,033	32,195	102,967

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

	3 mile	5 mile	10 mile
2010 Population by Race/Ethnicity			
Total	23,536	54,056	171,854
White Alone	68.7%	71.4%	76.4%
Black Alone	21.3%	19.1%	14.8%
American Indian Alone	0.4%	0.5%	0.4%
Asian Alone	1.6%	1.9%	2.5%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	3.8%	3.5%	2.7%
Two or More Races	4.1%	3.7%	3.3%
Hispanic Origin	15.7%	14.7%	11.8%
Diversity Index	61.9	59.1	52.1
2018 Population by Race/Ethnicity			
Total	25,601	58,874	187,370
White Alone	66.6%	69.3%	74.4%
Black Alone	21.7%	19.4%	15.0%
American Indian Alone	0.4%	0.5%	0.4%
Asian Alone	1.8%	2.1%	2.8%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	4.7%	4.4%	3.3%
Two or More Races	4.8%	4.4%	3.9%
Hispanic Origin	19.9%	18.7%	15.2%
Diversity Index	66.6	64.0	57.2
2023 Population by Race/Ethnicity			
Total	27,275	62,781	200,233
White Alone	64.8%	67.5%	72.8%
Black Alone	21.9%	19.7%	15.3%
American Indian Alone	0.4%	0.5%	0.4%
Asian Alone	1.9%	2.2%	3.0%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	5.5%	5.1%	3.9%
Two or More Races	5.4%	5.0%	4.5%
Hispanic Origin	23.4%	22.1%	18.1%
Diversity Index	70.0	67.6	61.1
2010 Population by Relationship and Household Type			
Total	23,535	54,058	171,854
In Households	99.9%	99.9%	98.3%
In Family Households	88.7%	88.8%	80.6%
Householder	26.8%	27.3%	26.3%
Spouse	18.8%	19.9%	18.8%
Child	35.0%	34.0%	28.8%
Other relative	4.8%	4.6%	3.9%
Nonrelative	3.3%	3.0%	2.8%
In Nonfamily Households	11.2%	11.1%	17.8%
In Group Quarters	0.1%	0.1%	1.7%
Institutionalized Population	0.0%	0.0%	0.8%
Noninstitutionalized Population	0.1%	0.1%	0.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

	3 mile	5 mile	10 mile
2018 Population 25+ by Educational Attainment			
Total	17,162	40,482	135,134
Less than 9th Grade	2.9%	3.4%	3.5%
9th - 12th Grade, No Diploma	6.2%	5.8%	6.6%
High School Graduate	29.1%	29.5%	27.4%
GED/Alternative Credential	5.6%	5.3%	4.5%
Some College, No Degree	25.3%	24.8%	22.9%
Associate Degree	11.6%	11.2%	11.5%
Bachelor's Degree	13.9%	13.8%	15.1%
Graduate/Professional Degree	5.3%	6.1%	8.5%
2018 Population 15+ by Marital Status			
Total	20,537	47,937	156,778
Never Married	31.2%	28.7%	29.7%
Married	51.0%	52.8%	47.2%
Widowed	5.4%	5.8%	7.9%
Divorced	12.4%	12.7%	15.2%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	93.3%	94.7%	94.9%
Civilian Unemployed (Unemployment Rate)	6.7%	5.3%	5.1%
2018 Employed Population 16+ by Industry			
Total	10,978	26,006	80,592
Agriculture/Mining	0.0%	0.1%	0.3%
Construction	6.9%	6.8%	7.1%
Manufacturing	10.5%	11.2%	11.0%
Wholesale Trade	1.3%	1.7%	1.7%
Retail Trade	14.4%	14.3%	14.4%
Transportation/Utilities	5.1%	4.4%	3.8%
Information	2.0%	1.8%	1.4%
Finance/Insurance/Real Estate	4.1%	4.8%	4.9%
Services	50.0%	50.7%	51.5%
Public Administration	5.5%	4.3%	4.0%
2018 Employed Population 16+ by Occupation			
Total	10,979	26,006	80,591
White Collar	57.3%	57.1%	58.8%
Management/Business/Financial	9.7%	10.4%	11.5%
Professional	18.1%	18.8%	20.6%
Sales	12.7%	12.7%	12.3%
Administrative Support	16.9%	15.3%	14.3%
Services	20.9%	22.1%	21.5%
Blue Collar	21.8%	20.8%	19.8%
Farming/Forestry/Fishing	0.0%	0.0%	0.2%
Construction/Extraction	4.9%	4.4%	4.7%
Installation/Maintenance/Repair	4.8%	5.5%	4.3%
Production	6.4%	5.6%	5.4%
Transportation/Material Moving	5.6%	5.2%	5.2%
2010 Population By Urban/ Rural Status			
Total Population	23,535	54,058	171,854
Population Inside Urbanized Area	99.1%	98.9%	97.6%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.9%	1.1%	2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

	3 mile	5 mile	10 mile
2010 Households by Type			
Total	8,295	19,228	69,252
Households with 1 Person	17.7%	17.5%	27.4%
Households with 2+ People	82.3%	82.5%	72.6%
Family Households	76.3%	76.6%	65.3%
Husband-wife Families	53.4%	55.9%	46.6%
With Related Children	24.1%	24.2%	17.5%
Other Family (No Spouse Present)	22.8%	20.7%	18.6%
Other Family with Male Householder	6.0%	5.6%	4.9%
With Related Children	3.7%	3.3%	2.7%
Other Family with Female Householder	16.8%	15.1%	13.8%
With Related Children	11.6%	10.1%	8.7%
Nonfamily Households	6.0%	5.9%	7.3%
All Households with Children	40.0%	38.2%	29.5%
Multigenerational Households	6.4%	6.2%	4.3%
Unmarried Partner Households	8.2%	7.6%	7.5%
Male-female	7.4%	6.8%	6.8%
Same-sex	0.8%	0.7%	0.8%
2010 Households by Size			
Total	8,294	19,228	69,252
1 Person Household	17.7%	17.5%	27.4%
2 Person Household	33.1%	34.7%	36.0%
3 Person Household	19.4%	19.1%	16.1%
4 Person Household	16.1%	15.6%	11.8%
5 Person Household	8.3%	7.9%	5.5%
6 Person Household	3.4%	3.2%	2.0%
7 + Person Household	2.0%	2.0%	1.2%
2010 Households by Tenure and Mortgage Status			
Total	8,295	19,228	69,252
Owner Occupied	78.3%	81.5%	71.6%
Owned with a Mortgage/Loan	65.6%	66.7%	50.9%
Owned Free and Clear	12.7%	14.8%	20.6%
Renter Occupied	21.7%	18.5%	28.4%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	9,356	21,423	79,586
Housing Units Inside Urbanized Area	99.1%	98.8%	97.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.9%	1.2%	2.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

Market Profile

32.8 AC Malabar Road

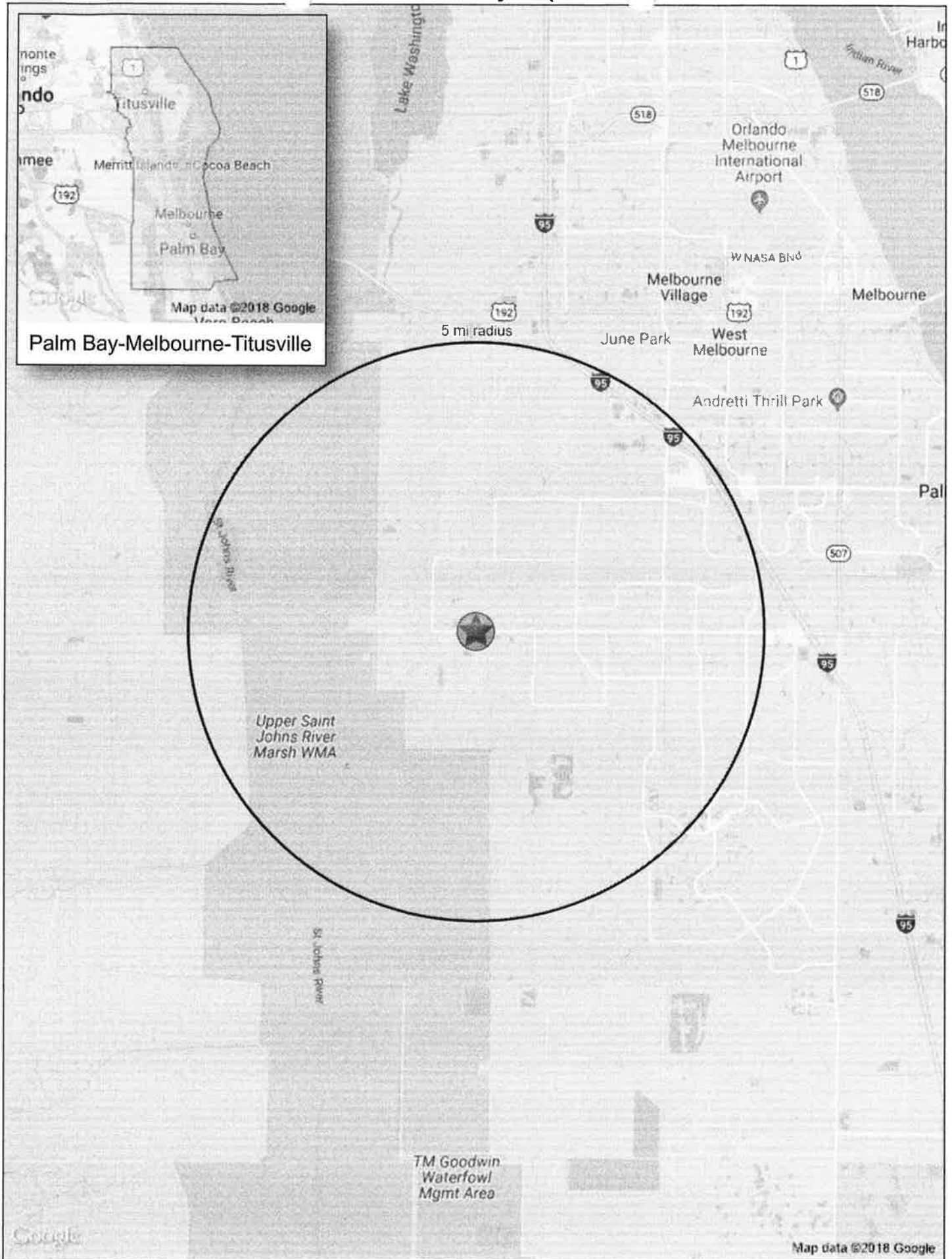
	3 mile	5 mile	10 mile
Top 3 Tapestry Segments			
	1. Rustbelt Traditions (5D)	Rustbelt Traditions (5D)	Rustbelt Traditions (5D)
	2. Middleburg (4C)	American Dreamers (7C)	Midlife Constants (5E)
	3. American Dreamers (7C)	Middleburg (4C)	Old and Newcomers (8F)
2018 Consumer Spending			
Apparel & Services: Total \$	\$13,549,816	\$34,021,589	\$119,210,456
Average Spent	\$1,514.28	\$1,638.80	\$1,589.24
Spending Potential Index	70	75	73
Education: Total \$	\$8,638,181	\$21,591,072	\$75,385,881
Average Spent	\$965.38	\$1,040.03	\$1,005.00
Spending Potential Index	67	72	69
Entertainment/Recreation: Total \$	\$20,028,474	\$50,941,564	\$181,316,530
Average Spent	\$2,238.32	\$2,453.83	\$2,417.20
Spending Potential Index	69	76	75
Food at Home: Total \$	\$31,460,105	\$79,582,471	\$285,500,417
Average Spent	\$3,515.88	\$3,833.45	\$3,806.11
Spending Potential Index	70	76	76
Food Away from Home: Total \$	\$22,026,760	\$55,408,654	\$194,958,321
Average Spent	\$2,461.64	\$2,669.01	\$2,599.06
Spending Potential Index	70	76	74
Health Care: Total \$	\$36,195,917	\$93,118,133	\$334,301,230
Average Spent	\$4,045.14	\$4,485.46	\$4,456.70
Spending Potential Index	71	78	78
HH Furnishings & Equipment: Total \$	\$13,237,817	\$33,398,229	\$117,026,162
Average Spent	\$1,479.42	\$1,608.78	\$1,560.12
Spending Potential Index	71	77	75
Personal Care Products & Services: Total \$	\$5,166,897	\$13,084,603	\$46,243,545
Average Spent	\$577.44	\$630.28	\$616.49
Spending Potential Index	70	76	74
Shelter: Total \$	\$102,601,673	\$257,137,165	\$919,092,937
Average Spent	\$11,466.44	\$12,386.18	\$12,252.78
Spending Potential Index	68	74	73
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$14,839,837	\$38,458,056	\$138,986,123
Average Spent	\$1,658.45	\$1,852.51	\$1,852.88
Spending Potential Index	67	75	75
Travel: Total \$	\$13,013,389	\$33,043,948	\$115,671,097
Average Spent	\$1,454.33	\$1,591.71	\$1,542.06
Spending Potential Index	68	74	72
Vehicle Maintenance & Repairs: Total \$	\$6,800,781	\$17,265,281	\$61,211,951
Average Spent	\$760.03	\$831.66	\$816.04
Spending Potential Index	71	77	76

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.


















Merchant Void Analysis (Nov 20)



Merchant Void Analysis

Lat/Lon: 27.9990/-80.7254

VOID DISTANCE

Allison Dr & Malabar Rd Palm Bay, FL 32907		Closest Location	Locations In 5 mi radius	Locations In Palm Bay-Melbourne-Titusville
Auto Parts Tires				
 AAMCO		9.22 Mi NE	-	2
 Advance Auto Parts		5.27 Mi SE	-	15
AutoZone			1	10
Discount Tire			1	2
 Firestone		6.60 Mi NE	-	5
 Jiffy Lube		10.22 Mi NE	-	1
 Midas		7.01 Mi NE	-	2
 NAPA		6.81 Mi NE	-	5
O'Reilly			1	8
 Pep Boys		7.32 Mi NE	-	3
 Quick Lane		6.01 Mi SE	-	4
 Tire Choice		10.23 Mi NE	-	1
 Tire Kingdom		5.33 Mi SE	-	11
 Tires Plus		6.71 Mi NE	-	7
Banks				
 Bank of America		5.45 Mi E	-	13
 BB&T		6.28 Mi SE	-	8
 CenterState Bank		14.49 Mi NE	-	2
Chase Bank			1	12
PNC Bank			1	11
Regions Bank			1	8
SunTrust Bank			1	16
 TD Bank		5.58 Mi E	-	9
 TrustCo Bank		11.09 Mi NE	-	1
 Valley National Bank		14.52 Mi SE	-	1

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Merchant Void Analysis

Lat/Lon: 27.9990/-80.7254

VOID DISTANCE

Allison Dr & Malabar Rd

Palm Bay, FL 32907

Closest Location

Locations In 5 mi radius

Locations In Palm
Bay-Melbourne-Titusville

Banks Continued...



Wells Fargo

7.11 Mi NE

-

18

Banks Minor



Bank

9.10 Mi NE

-

14

Book Stores



Barnes & Noble

7.01 Mi NE

-

1



Books-A-Million

16.81 Mi N

-

2

Clothing Apparel



Aeropostale

24.65 Mi NE

-

1



American Eagle Outfitters

7.26 Mi NE

-

1



Ann Taylor Loft

16.81 Mi NW

-

1



Bon Worth

10.68 Mi NE

-

1



Catherines

12.50 Mi NE

-

1



Cato

8.84 Mi NE

-

1



Charlotte Russe

7.26 Mi NE

-

2



Chico's

16.90 Mi NW

-

1



Citi Trends

6.69 Mi NE

-

2



Express

7.37 Mi NE

-

1



H And M

7.29 Mi NE

-

1



Hollister Co.

7.26 Mi NE

-

1



Jos. A. Bank

16.89 Mi NW

-

1



Justice

16.85 Mi NW

-

1



Lane Bryant

16.88 Mi NW

-

1



Men's Wearhouse

7.15 Mi NE

-

2



Old Navy

16.85 Mi NW

-

1



PacSun

7.26 Mi NE

-

1



Rainbow

6.81 Mi NE

-

1

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Merchant Void Analysis

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VOID DISTANCE

Allison Dr & Malabar Rd
Palm Bay, FL 32907

Closest Location

Locations In 5 mi radius

Locations In Palm
Bay-Melbourne-Titusville

Clothing Apparel Continued...

VOID Rue21	7.40 Mi NE	-	2
VOID Talbots	16.83 Mi NW	-	1
VOID The Childrens Place	7.26 Mi NE	-	1
VOID Tilly's	7.31 Mi NE	-	1
VOID Victoria's Secret	7.26 Mi NE	-	2
VOID White House Black Market	7.33 Mi NE	-	1

Computers Electronic

VOID Best Buy	7.04 Mi NE	-	1
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Convenience Stores

7-Eleven		2	41
BP		2	35
VOID Chevron	5.85 Mi NE	-	28
Circle K		3	35
Citgo		1	8
Cumberland Farms		2	14
Exxon		1	10
Mobil		1	25
VOID Murphy USA	5.32 Mi NE	-	6
VOID RaceTrac	5.05 Mi NE	-	7
Shell		2	27
VOID Speedway	5.20 Mi SE	-	9
Sunoco		1	23
VOID Wawa	6.31 Mi NE	-	4

Craft Fabric Stores

VOID Hobby Lobby	16.18 Mi NE	-	2
VOID Jo-Ann	7.22 Mi NE	-	1

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Merchant Void Analysis

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VOID DISTANCE

Allison Dr & Malabar Rd
Palm Bay, FL 32907

Closest Location

Locations In 5 mi radius

Locations In Palm
Bay-Melbourne-Titusville

Craft Fabric Stores Continued...

Michaels

1

3

Dental

VOID

Affordable Dentures

7.30 Mi NE

-

1

Aspen Dental

1

2

Coast Dental

1

6

VOID

Dental Care Alliance

22.42 Mi NE

-

1

Great Expressions Dental Centers

1

1

VOID

Heartland Dental

5.10 Mi NE

-

6

VOID

Pacific Dental Services

15.34 Mi NE

-

2

VOID

Smile Brands Group

6.54 Mi NE

-

3

Department Stores

VOID

Bealls FL

12.48 Mi NE

-

4

VOID

Bealls Outlet

6.35 Mi NE

-

6

VOID

Belk

16.89 Mi N

-

1

VOID

Dillard's

7.38 Mi NE

-

2

VOID

JCPenney

7.26 Mi NE

-

2

VOID

Macy's

7.43 Mi NE

-

2

Discount Department Stores

VOID

Burlington Coat Factory

7.14 Mi NE

-

1

David's Bridal

1

1

Kohl's

1

2

Marshalls

1

2

Ross

1

5

VOID

Sears

8.94 Mi NE

-

3

VOID

Stein Mart

12.57 Mi NE

-

1

Target

1

5

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Merchant Void Analysis

Lat/Lon: 27.9990/-80.7254

VOID DISTANCE

Allison Dr & Malabar Rd
Palm Bay, FL 32907

Closest Location

Locations In 5 mi radius

Locations In Palm
Bay-Melbourne-Titusville


Discount Department Stores Continued...

 TJ Maxx	16.45 Mi NW	-	2
 Tuesday Morning	10.64 Mi NE	-	4
 Wal-Mart	12.91 Mi NE	-	1
 Wal-Mart Supercenter	5.11 Mi SE	-	7






Dollar Stores

 Big Lots	8.88 Mi NE	-	2
Dollar General		2	35
Dollar Tree		2	16
 Family Dollar	6.65 Mi NE	-	16
 Five Below	7.19 Mi NE	-	2

Drug Stores

CVS		2	24
GNC		1	13
 Vitamin Shoppe	7.19 Mi NE	-	2
Walgreens		2	25

Education

 College	7.64 Mi NE	-	3
 Cosmetology and Barber	7.26 Mi NE	-	3
Day Care		9	166
High School		2	9
 High School (Private)	7.74 Mi NE	-	6
 Junior College	26.61 Mi NW	-	1
PK - 8		7	120
PK - 8 (Private)		3	63
 Trade Schools	17.05 Mi NE	-	2

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Merchant Void Analysis

Lat/Lon: 27.9990/-80.7254

VOID DISTANCE

Allison Dr & Malabar Rd
Palm Bay, FL 32907

Closest Location

Locations In 5 mi radius

Locations In Palm
Bay-Melbourne-Titusville

Fitness

VOID 9Round	16.91 Mi NW	-	1
VOID Anytime Fitness	5.49 Mi SE	-	6
VOID Curves For Women	8.47 Mi NE	-	1
VOID LA Fitness	5.08 Mi NE	-	3
VOID Orangetheory Fitness	7.22 Mi NE	-	2
Planet Fitness		1	4
VOID Pure Barre	15.40 Mi NE	-	1
VOID YMCA	26.58 Mi NW	-	2

Furniture Household

VOID Aarons	6.53 Mi NE	-	4
VOID American Freight	7.56 Mi NE	-	1
VOID Ashley Furniture	5.79 Mi NE	-	1
VOID Badcock	6.36 Mi SE	-	4
VOID Bassett	6.55 Mi NE	-	1
VOID Bed Bath & Beyond	7.17 Mi NE	-	2
VOID Cost Plus	16.73 Mi NW	-	1
VOID Ethan Allen	16.87 Mi NW	-	1
VOID Havertys	6.59 Mi NE	-	2
VOID HomeGoods	16.05 Mi N	-	1
VOID Kirklands	16.89 Mi NW	-	1
VOID La-Z-Boy	6.11 Mi NE	-	2
VOID Pier 1	6.97 Mi NE	-	3
Rent A Center		1	3
VOID Rooms To Go	5.60 Mi NE	-	1

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VOID DISTANCE







Allison Dr & Malabar Rd
Palm Bay, FL 32907

Closest Location

Locations In 5 mi radius

Locations In Palm
Bay-Melbourne-Titusville

Grocery Stores

 ALDI	5.26 Mi NE	-	6
 Harveys	25.73 Mi NW	-	1
 Luckys Market	6.39 Mi NE	-	1
 Neighborhood Market	7.34 Mi NE	-	2
Publix		1	23
 Save-A-Lot	6.64 Mi NE	-	4
 The Fresh Market	15.37 Mi NE	-	1
Winn-Dixie		1	8

Health Beauty

 Bath & Body Works	7.38 Mi NE	-	3
 Claire's	7.36 Mi NE	-	3
 Cost Cutters	13.62 Mi NE	-	1
 Fantastic Sams	18.47 Mi NW	-	2
Great Clips		1	6
 Hair Cuttery	5.08 Mi NE	-	15
 Regis Salon	7.33 Mi NE	-	3
Sally Beauty Supply		1	8
 Sephora	7.31 Mi NE	-	2
Sport Clips		1	2
 Supercuts	6.45 Mi NE	-	8
ULTA		1	3

Home Improvement

 Ace Hardware	6.26 Mi NE	-	11
 Builders FirstSource	6.88 Mi NE	-	1
 Harbor Freight Tools	5.48 Mi NE	-	3

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Merchant Void Analysis

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VOID DISTANCE






Allison Dr & Malabar Rd
Palm Bay, FL 32907

Closest Location

Locations In 5 mi radius

Locations In Palm
Bay-Melbourne-Titusville

Home Improvement Continued...

 Home Depot	5.38 Mi SE	-	5
 Lowe's	5.68 Mi SE	-	5
 Northern Tool	6.04 Mi NE	-	1
 Sherwin-Williams	5.39 Mi E	-	10
 Tractor Supply Company	6.15 Mi NE	-	3
True Value		1	4

Hotels

 Americas Best Value Inn	5.64 Mi NE	-	3
 Best Western Hotels	25.05 Mi NW	-	3
 Candlewood Suites	14.52 Mi NE	-	1
 Comfort Suites	5.63 Mi NE	-	1
 Country Inns & Suites	28.39 Mi NE	-	1
 Courtyard	6.93 Mi NE	-	2
 Crowne Plaza	12.65 Mi NE	-	1
 Days Inn	5.73 Mi NE	-	4
 DoubleTree	12.12 Mi NE	-	2
 Econo Lodge	24.83 Mi NE	-	2
 Extended Stay America	7.30 Mi NE	-	1
 Fairfield Inn and Suites	5.69 Mi NE	-	3
 Four Points	25.57 Mi NE	-	1
 Hampton Inn	5.52 Mi NE	-	5
 Hilton	8.74 Mi NE	-	3
 Holiday Inn	16.02 Mi NE	-	3
 Holiday Inn Express	5.54 Mi NE	-	4
 Homewood	28.39 Mi NE	-	1
 La Quinta Inn	24.06 Mi NE	-	1

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Merchant Void Analysis

Lat/Lon: 27.9990/-80.7254

VOID DISTANCE

Allison Dr & Malabar Rd










Palm Bay, FL 32907

Closest Location

Locations In 5 mi radius

Locations In Palm
Bay-Melbourne-Titusville

Hotels Continued...

 La Quinta Inn & Suites	5.74 Mi NE	-	3
 Motel 6	5.79 Mi SE	-	2
 Quality	5.38 Mi NE	-	3
 Radisson Hotel	12.97 Mi NE	-	2
 Ramada	38.98 Mi NW	-	1
 Residence Inn	8.71 Mi NE	-	2
 Suburban Extended Stay Hotels	8.78 Mi NE	-	1
 Super 8	9.36 Mi NE	-	1
 Towneplace Suites	38.61 Mi NW	-	1


Massage

 Hand and Stone	15.34 Mi NE	-	1
Massage Envy		1	2



Mattress

Mattress Firm		1	10
 Original Mattress Factory	6.66 Mi NE	-	1
 Sleep Number	16.81 Mi NW	-	1


Movie Theaters

AMC		1	2
 Theatres	5.60 Mi NE	-	7

Office Supply

 Office Depot	5.28 Mi NE	-	5
 Staples	6.73 Mi NE	-	3

Pet Stores




















Petco		1	3
 PetsMart	7.09 Mi NE	-	2

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Merchant Void Analysis

Lat/Lon: 27.9990/-80.7254

VOID DISTANCE

Allison Dr & Malabar Rd Palm Bay, FL 32907		Closest Location	Locations In 5 mi radius	Locations In Palm Bay-Melbourne-Titusville
Restaurants Bakery Bagels				
 Einstein Bros		5.20 Mi NE	-	3
Panera Bread			1	4
Restaurants Casual				
 Applebee's		6.61 Mi NE	-	3
 Beef O' Brady's		5.25 Mi SE	-	8
 Bennigan's		5.88 Mi NE	-	1
 BJ's Restaurant & Brewery		7.21 Mi NE	-	1
 Bob Evans		15.88 Mi NE	-	1
 Bonefish Grill		16.79 Mi NW	-	2
Buffalo Wild Wings			1	2
 Carrabba's		6.69 Mi NE	-	3
 Chart House		9.38 Mi NE	-	1
 Cheddar's		6.92 Mi NE	-	1
 Chili's		6.74 Mi NE	-	4
 Chipotle		7.25 Mi NE	-	2
 Cracker Barrel		5.83 Mi NE	-	3
 Denny's		5.32 Mi NE	-	5
 Egg & I		10.60 Mi NE	-	1
 First Watch		16.91 Mi NW	-	1
Five Guys			1	3
 Friendly's		13.00 Mi NE	-	1
 Golden Corral		5.39 Mi NE	-	1
Hooters			1	3
 IHOP		5.36 Mi E	-	5
Longhorn Steakhouse			1	3

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Merchant Void Analysis

Lat/Lon: 27.9990/-80.7254

VOID DISTANCE
















Allison Dr & Malabar Rd
Palm Bay, FL 32907

Closest Location

Locations In 5 mi radius

Locations In Palm
Bay-Melbourne-Titusville



Restaurants Casual Continued...

Moe's		1	3
 Olive Garden	6.74 Mi NE	-	2
 Outback Steakhouse	7.26 Mi NE	-	3
 Perkins	15.98 Mi NE	-	1
Pollo Tropical		1	2
 Red Lobster	6.73 Mi NE	-	2
 Red Robin	7.14 Mi NE	-	1
 Ruby Tuesday	20.56 Mi NW	-	2
 Smokey Bones	7.33 Mi NE	-	1
 T.G.I. Friday's	7.04 Mi NE	-	1
 Texas Roadhouse	5.65 Mi NE	-	2
 The Melting Pot	16.78 Mi NW	-	1
 Tijuana Flats	5.08 Mi NE	-	5
 Uno	15.97 Mi NE	-	1
 Village Inn	40.39 Mi NW	-	1
 Waffle House	5.64 Mi SE	-	5
 Zaxby's	15.21 Mi NE	-	2

Restaurants Coffee Donuts

Dunkin' Donuts		1	34
 Krispy Kreme	10.21 Mi NE	-	1
 Scooters Coffee	23.22 Mi NW	-	1
Starbucks		1	18

Restaurants Fast Food Major

 Arby's	5.52 Mi SE	-	5
Burger King		1	17
 Dairy Queen	16.07 Mi NE	-	4

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Merchant Void Analysis

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VOID DISTANCE





Allison Dr & Malabar Rd
Palm Bay, FL 32907

Closest Location









Locations In 5 mi radius

Locations In Palm
Bay-Melbourne-Titusville






Restaurants Fast Food Major Continued...

 Hardee's	7.26 Mi NE	-	1
 KFC	6.67 Mi NE	-	4
McDonald's		2	30
 Sonic	5.07 Mi SE	-	6
 Taco Bell	5.35 Mi SE	-	14
Wendy's		1	16

Restaurants Fast Food Minor

 A&W	8.90 Mi NE	-	1
 Boston Market	10.64 Mi NE	-	1
 Checkers	6.66 Mi NE	-	3
 Chick-fil-A	5.35 Mi NE	-	5
Culver's		1	1
 Krystal	40.44 Mi NW	-	1
 Long John Silver's	8.90 Mi NE	-	4
Panda Express		1	4
 Popeyes	5.18 Mi NE	-	3
 Steak n Shake	7.22 Mi NE	-	3

Restaurants Ice Cream Smoothie

 Ben & Jerry's	7.50 Mi NE	-	1
Bruster's		1	2
 Cold Stone Creamery	11.64 Mi NE	-	3
Menchie's		1	2
 Orange Julius	27.35 Mi NW	-	1
Planet Smoothie		1	2
 Rita's	7.98 Mi NE	-	1
 Smoothie King	10.65 Mi NE	-	1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Merchant Void Analysis

Lat/Lon: 27.9990/-80.7254

VOID DISTANCE

Allison Dr & Malabar Rd
Palm Bay, FL 32907

Closest Location

Locations In 5 mi radius

Locations In Palm
Bay-Melbourne-Titusville

Restaurants Ice Cream Smoothie Continued...

VOID	Restaurant Name	Closest Location	Locations In 5 mi radius	Locations In Palm Bay-Melbourne-Titusville
VOID	Tropical Smoothie Cafe	6.66 Mi NE	-	11

Restaurants Pizza

VOID	Blaze Pizza	16.91 Mi NW	-	1
VOID	Chuck E. Cheese's	5.54 Mi NE	-	1
VOID	CiCi's Pizza	9.40 Mi NE	-	1
	Domino's Pizza		1	15
	Hungry Howie's		1	6
	Little Caesars		1	7
VOID	Marco's Pizza	7.03 Mi NE	-	3
VOID	Papa John's	5.41 Mi SE	-	10
VOID	Papa Murphy's	12.51 Mi NE	-	1
	Pizza Hut		1	12
VOID	Sbarro	24.54 Mi NE	-	1

Restaurants Sandwich

VOID	Charley's Grilled Subs	7.29 Mi NE	-	2
	Firehouse Subs		1	6
VOID	Jason's Deli	7.22 Mi NE	-	1
VOID	Jersey Mike's	6.50 Mi NE	-	7
VOID	Jimmy John's	8.64 Mi NE	-	4
	Subway		2	42
VOID	Which Wich	16.81 Mi NW	-	1

Self Storage

VOID	CubeSmart	24.85 Mi NE	-	1
	Extra Space Storage		1	2
VOID	iStorage	39.86 Mi NW	-	1
VOID	Life Storage	7.88 Mi NE	-	6

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Merchant Void Analysis

Lat/Lon: 27.9990/-80.7254

VOID DISTANCE

Allison Dr & Malabar Rd
Palm Bay, FL 32907

Closest Location





Locations In 5 mi radius

Locations In Palm
Bay-Melbourne-Titusville


Self Storage Continued...

 PODS	8.46 Mi NE	-	2
 Public Storage	6.82 Mi NE	-	6
 Simply Self Storage	5.33 Mi NE	-	4
U Haul		1	15



Shoes Footwear

 Famous Footwear	16.84 Mi NW	-	1
 FinishLine	24.40 Mi NE	-	1
 Foot Locker	7.26 Mi NE	-	2
Payless ShoeSource		1	4
 Rack Room Shoes	7.26 Mi NE	-	3
Shoe Carnival		1	2



Specialty

Goodwill		1	8
 Party City	7.16 Mi NE	-	1
 Total Wine & More	16.50 Mi NW	-	1

Sporting Goods

Academy Sports		1	1
 Bass Pro Shops	5.05 Mi NE	-	1
 Champs Sports	7.31 Mi NE	-	2
 Dick's	7.33 Mi NE	-	1
 Hibbett Sports	38.75 Mi NW	-	1
 Play It Again Sports	6.66 Mi NE	-	1

Wholesale

 BJ's Wholesale	5.78 Mi NE	-	2
 Sam's Club	5.68 Mi NE	-	2

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Merchant Void Analysis

Lat/Lon: 27.9990/-80.7254

VOID DISTANCE



Allison Dr & Malabar Rd
Palm Bay, FL 32907

Closest Location

Locations In 5 mi radius

Locations In Palm
Bay-Melbourne-Titusville

Wireless Stores

AT&T		1	11
Cricket		1	9
MetroPCS		3	30
Sprint		1	8
 T-Mobile	5.41 Mi NE	-	13
 Verizon Wireless	6.95 Mi NE	-	2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

CASES CP-2-2019 & CPZ-2-2019

CORRESPONDENCE: 1

1830 Kara Place
Palm Bay, FL 32908
Phone: 321 / 372-6266
February 25, 2019

Office of The
FEB 28 2019

City Clerk

The Clerk
Planning and Zoning Board
City Council
City of Palm Bay, FL

Subject Case # CP-2-2019/CPZ-2-2019

To whom it may concern:

As a property owner/homeowner in the Malabar Lakes West subdivision - the land directly bordering the proposed REZONE from Single Family Residential to Commercial use - I unequivocally oppose this petition. Because of the peaceful agrarian state of this area it attracts beautiful wild birds, including wood peckers (that peck "RAT-A-TAT-TAT" on my home's gutters each spring)!

My late husband and I bought our home in this sub-division because it was situated away from city noise. With a rezone to commercial status our quiet peaceful neighborhood will be no more. In fact, my property will literally border the proposed rezone and certainly denigrate my real-estate value! Even commercial lighting from any business(s) will greatly negatively impact our homesteaders' ability to sleep at night.

Traffic will impact more harshly, impeding greatly on the ability of our neighbors to leave the subdivision..... Will there be a stop light? Thank you for filing my grievance accordingly.

Sincerely,
Hannah S. Taylor



LAND DEVELOPMENT DIVISION
120 MALABAR ROAD SE
PALM BAY, FL 32907
T: 321-733-3042 F: 321-953-8920

STAFF REPORT
PREPARED BY:
Patrick J. Murphy
Assistant Growth Management Director

CASE NUMBER
CPZ-2-2019

APPLICANT/PROPERTY OWNER
Vacation Finance, LLC. (William E. Rocker)

PLANNING & ZONING BOARD HEARING DATE
March 18, 2019

PROPERTY LOCATION/ADDRESS
Located at the SW corner of Malabar Road SW and Allison Drive

SUMMARY OF REQUEST

Rezoning from RS-1, Single-Family Residential District to the CC, Community Commercial District.

EXISTING ZONING	EXISTING LAND USE	SITE IMPROVEMENTS	SITE ACREAGE	SURROUNDING ZONING & LAND USE
RS-1, Single-Family Residential	SFR	Undeveloped; Vacant Land	32.8	N: RS-1; Malabar Road SW E: SR, Suburban Residential (Brevard County); Drainage & Retention Area for the Malabar Lakes West Subdivision S: SR, Suburban Residential (County); Malabar Lakes West W: RS-1; Melbourne-Tillman Canal No. 8

PROPERTY HISTORY

The subject property was annexed into the City of Palm Bay in August of 2005 (Ordinance No. 2005-35) and in that same year, the Comprehensive Plan Future Land Use Map was amended from Residential One Use (Brevard County) to Palm Bay's Single-Family Residential Use (Ordinance No. 2005-49). In 2014, a request to construct a single-family residential subdivision of 77 lots (Palm Island) was approved by City Council (Case No. FS-1-2014). Due to market conditions, the land was not developed. The subject property is currently undeveloped land, located south of and adjacent to Malabar Road SW, approximately 1/2 mile east of the St. Johns Heritage Parkway NW.

COMPATIBILITY with the COMPREHENSIVE PLAN

Community Commercial Zoning is consistent with the Future Land Use designation of Commercial Use requested for this property via CP-2-2019.

COMPATIBILITY with the CODE OF ORDINANCES

N/A

STAFF RECOMMENDATION:

TRANSMIT ☐

APPROVE ☒

APPROVE WITH CONDITIONS ☐

DENY ☐

ANALYSIS:

1. The subject property is currently undeveloped land, located south of and adjacent to Malabar Road SW, approximately 1/2 mile east of the St. Johns Heritage Parkway NW. Specifically; the subject property is Tax Parcel 4.0, of Section 4, Township 29 South, and Range 36 East, Brevard County, Florida. The parcel is approximately 32.8 acres.
2. The adjacent zoning and land uses are as follows:

NORTH: RS-1; Malabar Road SW

EAST: SR, Suburban Residential (Brevard County); Drainage & Retention Area for the Malabar Lakes West Subdivision

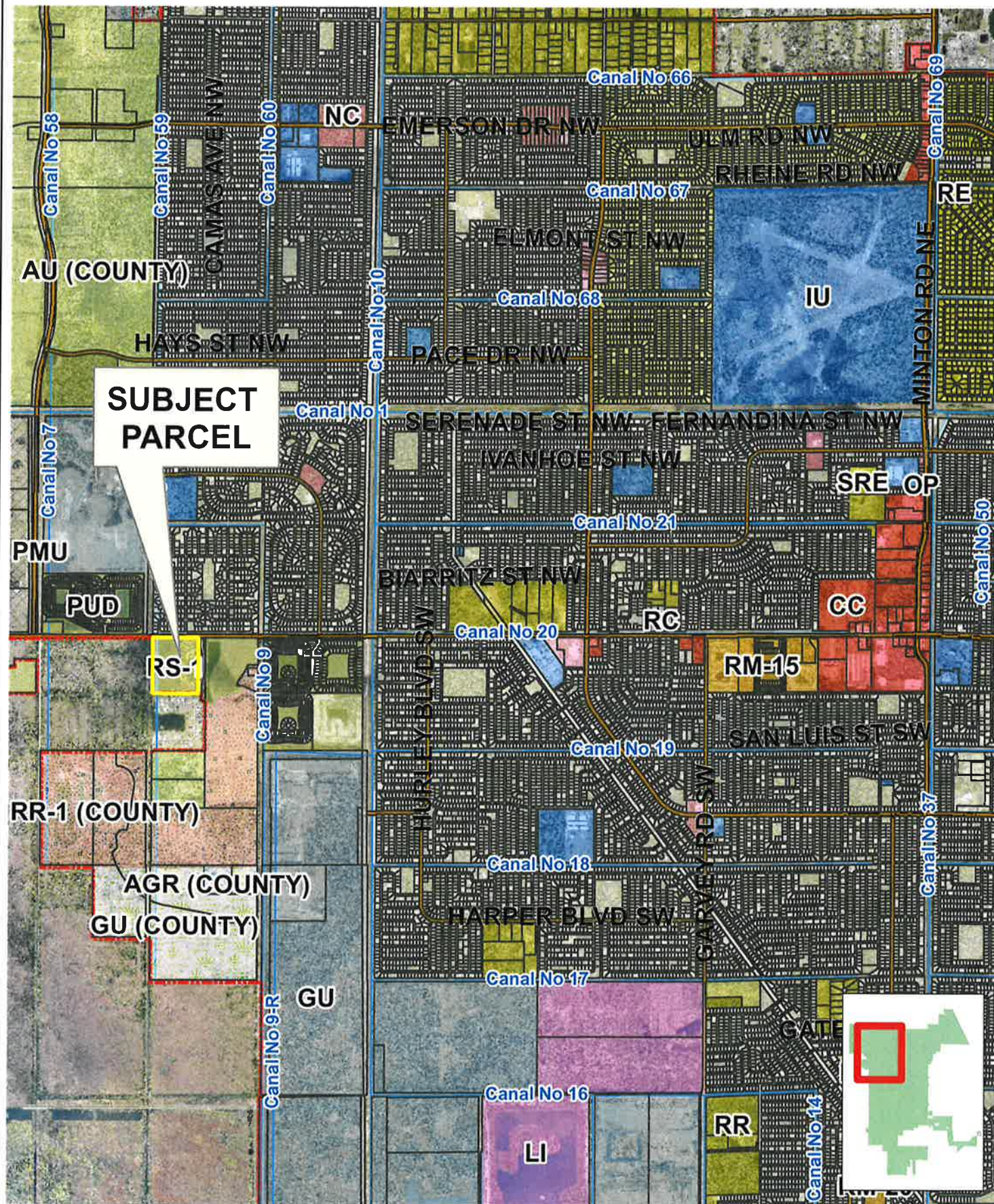
SOUTH: SR, Suburban Residential (County); Malabar Lakes West

WEST: RS-1; Melbourne-Tillman Canal No. 8

3. The applicant requests a rezoning from the RS-1, Single-Family Residential Zoning District to the CC, Community Commercial Zoning District. The applicant for this request is William E. Rocker of Vacation Finance, LLC.
4. The purpose of the CC, Community Zoning District is to provide commercial areas that are primarily located at or near the intersection of arterial roadways; to designate those uses and services deemed appropriate and proper for location along a major thoroughfare; and to establish such development standards and provisions as are appropriate to ensure proper functioning of uses within the district.
5. The property is located at the western end of Malabar Road, which currently has no commercial zoning provided. The applicant provided a needs analysis showing an extreme lack of commercial availability in this region of the city. The development of future commercial uses will provide these services to the surrounding residential area, without the need to travel several miles to the Minton Road area.

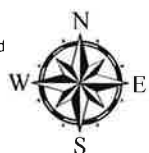
STAFF RECOMMENDATION:

Staff recommends approval of the request, to be consistent and compatible with the Future Land Use designation of Case No. CP-2-2019.

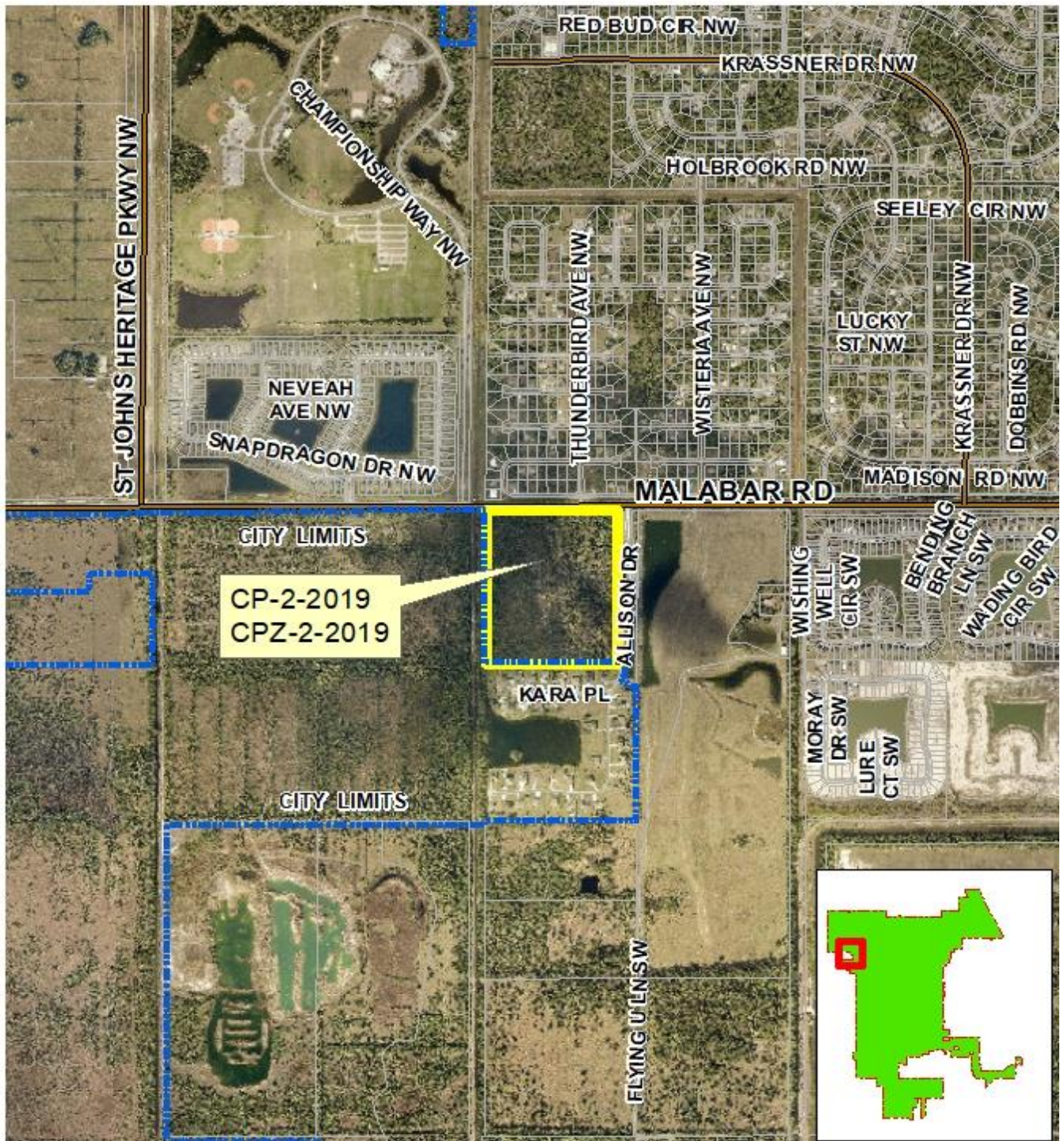


Map for illustrative purposes only. Not to be construed
as binding or as a survey.

Map created by the Land Development Division



CASE NO. CPZ-2-2019



AERIAL LOCATION MAP

CASE NO. CP-2-2019 & CPZ-2-2019

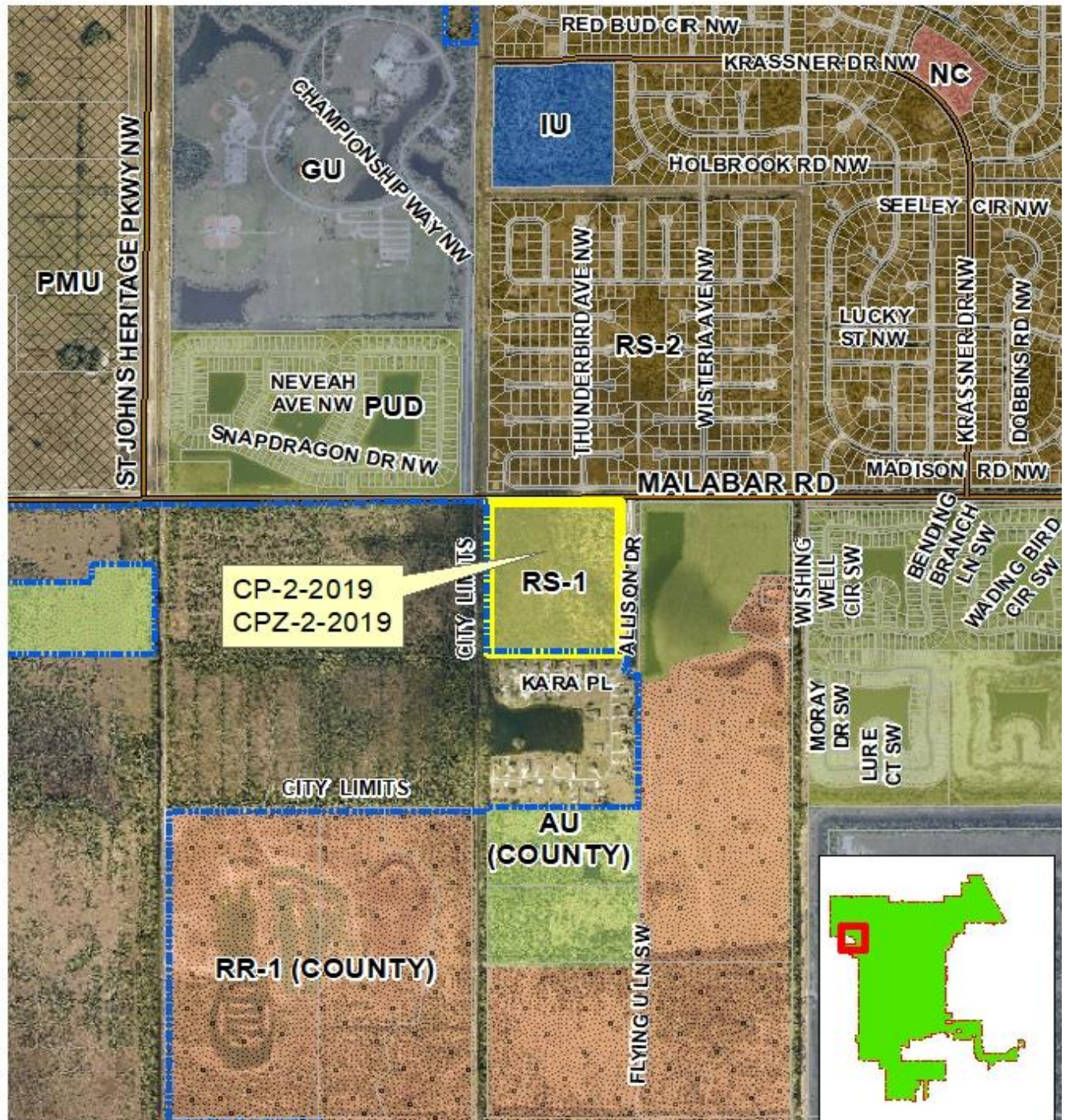
Subject Property

Southwest corner of Malabar Road SW and Allison Drive SW,
Palm Bay, Florida



Not to Scale

Map for illustrative purposes only. Not to be construed as binding or as a survey



ZONING MAP

CASE NO. CP-2-2019 & CPZ-2-2019

Subject Property:

Southwest corner of Malabar Road SW and Allison Drive SW,
Palm Bay, Florida

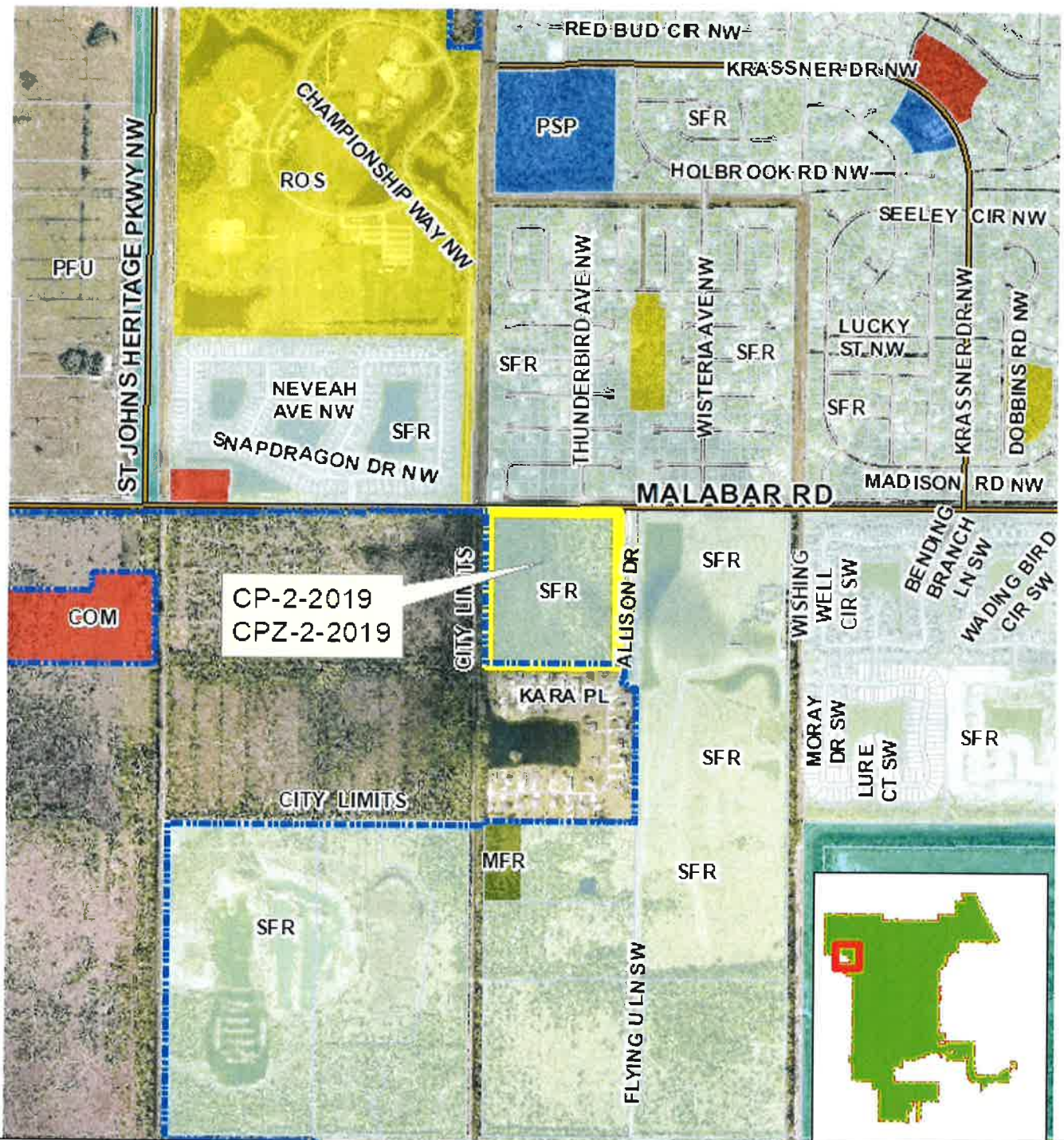
Current Zoning Classification

RS-1 – Single Family Residential District



Not to Scale

Map for illustrative purposes only. Not to be construed as binding or as a survey



FUTURE LAND USE MAP CASE NO. CP-2-2019 / CPZ-2-2019

Subject Property:

Southwest corner of Malabar Road SW and Allison Drive SW,
Palm Bay, FL

Future Land Use Classification

SFR – Single Family Residential Use



Not to Scale

Map for illustrative purposes only. Not to be construed as binding or as a survey



Land Development Division
120 Malabar Road SE
Palm Bay, FL 32907
321-733-3042
Landdevelopmentweb@palmbayflorida.org

REZONING APPLICATION

This application must be completed, legible, and returned, with all enclosures referred to herein, to the Land Development Division, Palm Bay, Florida, Monday through Friday, during division office hours, to be processed for consideration by the Planning and Zoning Board. The application will then be referred by the Planning and Zoning Board for study and recommendation to the City Council. You or your representative are required to attend the meeting(s) and will be notified by mail of the date and time of the meeting(s). The Planning and Zoning Board holds their regular meeting the first Wednesday of every month at 7:00 p.m. in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, unless otherwise stated.

PARCEL ID 29-36-04-00-4

TAX ACCOUNT NO. 2903861

GENERAL LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THIS APPLICATION:

W 7/8 of NW 1/4 Ex Rds Par 4 to 9

SECTION 04 TOWNSHIP 29 RANGE 36

PROPERTY ADDRESS (If assigned): N/A

SIZE OF AREA COVERED BY THIS APPLICATION (calculate acreage): 32.8 acres

ZONE CLASSIFICATION AT PRESENT (ex.: RS-2, CC, etc.): RS-1

ZONE CLASSIFICATION DESIRED (ex.: IU, LI, etc.): CC - Community Commercial District

STRUCTURES NOW LOCATED ON THE PROPERTY: There are no structures on the property.

REZONING REQUIREMENTS FOR SUBMITTAL PER SECTION 185.201(C) (attach additional sheet if necessary):

THE NEED AND JUSTIFICATION FOR THE CHANGE:

See attached

EFFECT OF THE ZONING CHANGE, IF ANY, ON THE PROPOSED PROPERTY AND SURROUNDING PROPERTIES:

See attached

AMOUNT OF UNDEVELOPED LAND WITH THE SAME REQUESTED CLASSIFICATION:

 in the general area in the City

**CITY OF PALM BAY, FLORIDA
REZONING APPLICATION
PAGE 2 OF 2**

EXPLAIN THE RELATIONSHIP OF THE PROPOSED REQUEST WITH THE PURPOSE OF THE CITY PLAN FOR DEVELOPMENT, WITH CONSIDERATION AS TO WHETHER THE CHANGE WILL FURTHER THE PURPOSES OF CHAPTER 185.201(C) AND THE CITY PLAN:

City leadership recently acknowledged the community's request for improved infrastructure (i.e. roads). In order to fund growing infrastructure needs, the City will need to attract more commercial development that would generate additional ad valorem taxes that will allow for the funding necessary for such improvements. The rezoning and development of the subject property would serve this need as well as meet the request of the property owner.

THE FOLLOWING PROCEDURES AND ENCLOSURES ARE REQUIRED TO COMPLETE THIS APPLICATION:

X *\$650.00 Application Fee. Make check payable to "City of Palm Bay."

X List of legal descriptions of all properties within a 500-foot radius of the boundaries of the property covered by this application, together with the names and mailing addresses (including zip codes) of all respective property owners within the above referenced area. (This can be obtained for a fee from the Brevard County Planning and Zoning Department at 321-633-2060.)

N/A School Board of Brevard County School Impact Analysis Application (if applicable).

X Sign(s) posted on the subject property. Refer to Section 51.07(C) of the Legislative Code for guidelines.

N/A **Where property is not owned by the applicant**, a letter must be attached giving the notarized consent of the owner to the applicant to request the rezoning.

I, THE UNDERSIGNED UNDERSTAND THAT THIS APPLICATION MUST BE COMPLETE AND ACCURATE BEFORE CONSIDERATION BY THE PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY AND CERTIFY THAT ALL THE ANSWERS TO THE QUESTIONS IN SAID APPLICATION, AND ALL DATA AND MATTER ATTACHED TO AND MADE A PART OF SAID APPLICATION ARE HONEST AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING REZONING APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE.

Signature of Applicant

Date

1-9-19

Printed Name of Applicant

William E. Rooker

Vacation Finance LLC

Full Address

P.O. Box 700607 St. Cloud FL 34770

Telephone

407-729-1952

Email

billy@ticketmamma.com

*NOTE: APPLICATION FEE IS NON-REFUNDABLE UPON PAYMENT TO THE CITY

ORIGINAL SIGNATURE

Revision G: 10/18

Feb. 6, 2019

Re: Letter of Authorization

As the property owner of the site legally described as:

33 Acres Malabar Rd Parcel 29-36-04-004
W 718 of NW 1/4 of N.E. E 2nd Part 8759

I, Vacation Finance LLC / William R. Rucker hereby authorize to represent my
Re Zoning / Compliance request(s): Compliance Amendment.

Rep. Name:

Address:

Telephone:

Email:

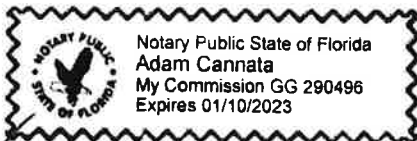
John Porter / Osceola Engineering, Inc
1003 Florida Av. St. Cloud, Florida.
407-891-0450
JPorter@OSC-ENG.COM

[Signature]
(Property Owner Signature)

STATE OF Florida
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 6th day of
February, 20 19 by William Rucker,

(SEAL)



☒ Personally Known or

☐ Produced Identification

Type of Identification Produced: _____

[Signature]
, Notary Public

Feb. 6, 2019

Re: Letter of Authorization

As the property owner of the site legally described as:

33 Acres Malabar Rd Parcel 29-36-04-00-4

W 7180' NW 1/4 of N.E. Ex Rds Par 4 TS 9

I, Vacation Finance/William Rucker

hereby authorize to represent my

RE Zoning/Comp Plan Amendment request(s):

Rep. Name:

Joan Junkala

Address:

2328 Citadel Way Suite 103 Mailbox #201

Telephone:

561-703-3766

Melbourne, FL 32940

Email:

JOAN@CDSTRATEGIESINC.COM


(Property Owner Signature)

STATE OF

Florida

COUNTY OF

Osceola

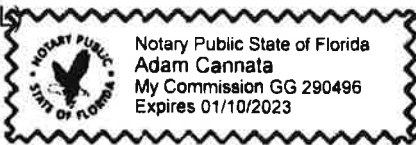
The foregoing instrument was acknowledged before me this 6th day of

February

2019

by William Rucker

(SEAL)





, Notary Public

☒

Personally Known or

☐

Produced Identification

Type of Identification Produced:

CASES CP-2-2019 & CPZ-2-2019

CORRESPONDENCE: 1

1830 Kara Place
Palm Bay, FL 32908
Phone: 321 / 372-6266
February 25, 2019

Office of The
FEB 28 2019

City Clerk

The Clerk
Planning and Zoning Board
City Council
City of Palm Bay, FL

Subject Case # CP-2-2019/CPZ-2-2019

To whom it may concern:

As a property owner/homeowner in the Malabar Lakes 2nd subdivision - the land directly bordering the proposed REZONE from Single Family Residential to Commercial use - I unequivocally oppose this petition. Because of the peaceful agrarian state of this area it attracts beautiful wild birds, including wood peckers (that peck "RAT-A-TAT-TAT" on my home's gutters each spring)!

My late husband and I bought our home in this sub-division because it was situated away from city noise. With a rezone to commercial status our quiet peaceful neighborhood will be no more. In fact, my property will literally border the proposed rezone and certainly denigrate my real-estate value! Even commercial lighting from any business(s) will greatly negatively impact our homesteaders' ability to sleep at night.

Traffic will impact more harshly, impeding greatly on the ability of our neighbors to leave the subdivision.... Will there be a stop light? Thank you for filing my grievance accordingly.

Sincerely,
Hannah S. Taylor



LAND DEVELOPMENT DIVISION
120 MALABAR ROAD SE
PALM BAY, FL 32907
T: 321-733-3042 F: 321-953-8920

STAFF REPORT
PREPARED BY:
Christopher Balter
Planner II

CASE NUMBER
CP-3-2019

APPLICANT/PROPERTY OWNER
Walter & Eugenia Campbell

PLANNING & ZONING BOARD HEARING DATE
March 18, 2019

PROPERTY LOCATION/ADDRESS
Located at northeast corner of Queens Street SE and Ramona Avenue SE

SUMMARY OF REQUEST

The applicant is requesting a small scale Comprehensive Plan Future Land Use (FLU) Map Amendment to change 1.36 acres of vacant land from Recreation and Open Space (ROS) to Single-Family Residential (SFR).

EXISTING ZONING	EXISTING LAND USE	SITE IMPROVEMENTS	SITE ACREAGE	SURROUNDING ZONING & LAND USE
RS-2 Single-Family Residential	ROS Recreation and Open Space	Undeveloped; Vacant Land	1.36	N: RS-2 Single-Family Residential; Single Family Residential E: RS-2 Single-Family Residential; Single Family Residential S: RS-2 Single-Family Residential; Single Family Residential W: RS-2 Single-Family Residential; Single Family Residential

PROPERTY HISTORY

The subject tract is currently undeveloped, Tract "A" of Port Malabar, Unit 22. The tract was owned by General Development Corporation, was sold in 1996 to a private owner, and then sold to the current owner in 2001. The applicant intends subdivide the land to develop approximately two (2) single family residential lots.

COMPATIBILITY with the COMPREHENSIVE PLAN

The current nature of the future land use designations surrounding the subject parcel is Single Family Residential. The proposed land use amendment would be considered compatible with the surrounding land uses.

COMPATIBILITY with the CODE OF ORDINANCES

A zoning amendment is not necessary as the current zoning for the subject parcel is RS-2, Single-Family Residential, which is compatible with the proposed use.

STAFF RECOMMENDATION:

TRANSMIT ☐

APPROVE ☒

APPROVE WITH CONDITIONS ☐

DENY ☐

ANALYSIS:

Per Chapter 183: Comprehensive Plan Regulations, Section 183.01(B), the purpose and intent of the Comprehensive Plan is to encourage the most appropriate use of land and resources to promote the health, safety, and welfare of the community.

1. FUTURE LAND USE ELEMENT

The Comprehensive Plan (Plan) FLU Element Goal FLU-2 is to *provide for and maintain viable neighborhoods and residential development to meet the existing and future needs of the residents of Palm Bay.*

The subject parcel is located within the existing residential neighborhood known as, Port Malabar, Unit 22. The intended use for the 1.36-acre tract is single-family residential lots, which is consistent with the surrounding land uses, as well as the current zoning, RS-2 Single-Family Residential.

2. COASTAL MANAGEMENT ELEMENT

The subject property is not located within the Coastal High Hazard Area.

3. CONSERVATION ELEMENT

The environmental character of the City is maintained through conservation, appropriate use, and protection of natural resources.

It appears that the subject property is not located within any of the Florida scrub jay polygons identified in the City's Habitat Conservation Plan (HCP). No other protected species are known to inhabit the subject property. Any protected species that would be found on the subject property would need to be mitigated for as required by State and Federal regulations, and per Comprehensive Plan Policy CON-1.7B.

Recreation: The proposed FLU amendment would not exceed the existing park land or recreational level of service standards for the planning area.

4. HOUSING ELEMENT

The proposed FLU amendment does not adversely impact the supply and variety of safe, decent, attractive and affordable housing within the City. The amendment would allow the provision of two (2) additional homes to the neighborhood.

5. INFRASTRUCTURE/CAPITAL IMPROVEMENTS ELEMENTS

The City evaluates present and future water, sewer, drainage, and solid waste and assesses the ability of infrastructure to support development.

Utilities: The FLU change will not cause level of service to fall below the standards adopted in the Comprehensive Plan for these services for the current planning period. Public water and sewerage facilities are not available at the site. The property owner will be responsible for all applicable requirements and permits of the Brevard County Health Department and the City of Palm Bay for the installation of a private septic system and potable well before a building permit is issued.

Drainage: To issue building permits, each home will require a drainage plan that is prepared in accordance with current City regulations.

Any development of the subject property would alter the present natural site conditions as the property is currently undeveloped and therefore, would have some impact. The property is located within Flood Zone X which is an area of minimal flood hazard outside the Special Flood Hazard Area (100-year flood) and the 500-year flood zone.

6. INTERGOVERNMENTAL COORDINATION ELEMENT

Public Schools: The proposed FLU amendment to SFR – Single-Family Residential for a small size (1.36 acres) parcel may add housing units. Minor impacts to the public-school system are anticipated.

7. TRANSPORTATION ELEMENT

The objectives of the Comprehensive Plan's Transportation Element are to provide a safe, balanced, efficient transportation system that maintains roadway level of service and adequately serves the needs of the community. If developed, a traffic impact analysis may be required to determine any negative impacts on the existing transportation system along with any suggested improvements, which will be taken under consideration during the Site Plan review/approval process

SUMMARY:

The information contained in this report should provide the Planning and Zoning Board and City Council with applicable information to determine the need and justification for the change, the effect of the change on the subject and surrounding properties, and the relationship of the proposed amendment to furthering the purposes of the Comprehensive Plan.

STAFF RECOMMENDATION:

Motion to approve Case CP-3-2019, pursuant to Chapter 163, Florida Statutes, with the condition that a maximum of two (2) single family lots may be created from the subject property.



AERIAL LOCATION MAP CASE NO. CP-3 -2019

Subject Property:

Northeast corner of Queens Street SE and Romona Avenue SE,
Palm Bay, Florida



Not to
Scale

Map for illustrative purposes only. Not to be construed as binding or as a survey



ZONING MAP CASE NO. CP-3 -2019

Subject Property:

Northeast corner of Queens Street SE and Romona Avenue SE,
Palm Bay, Florida

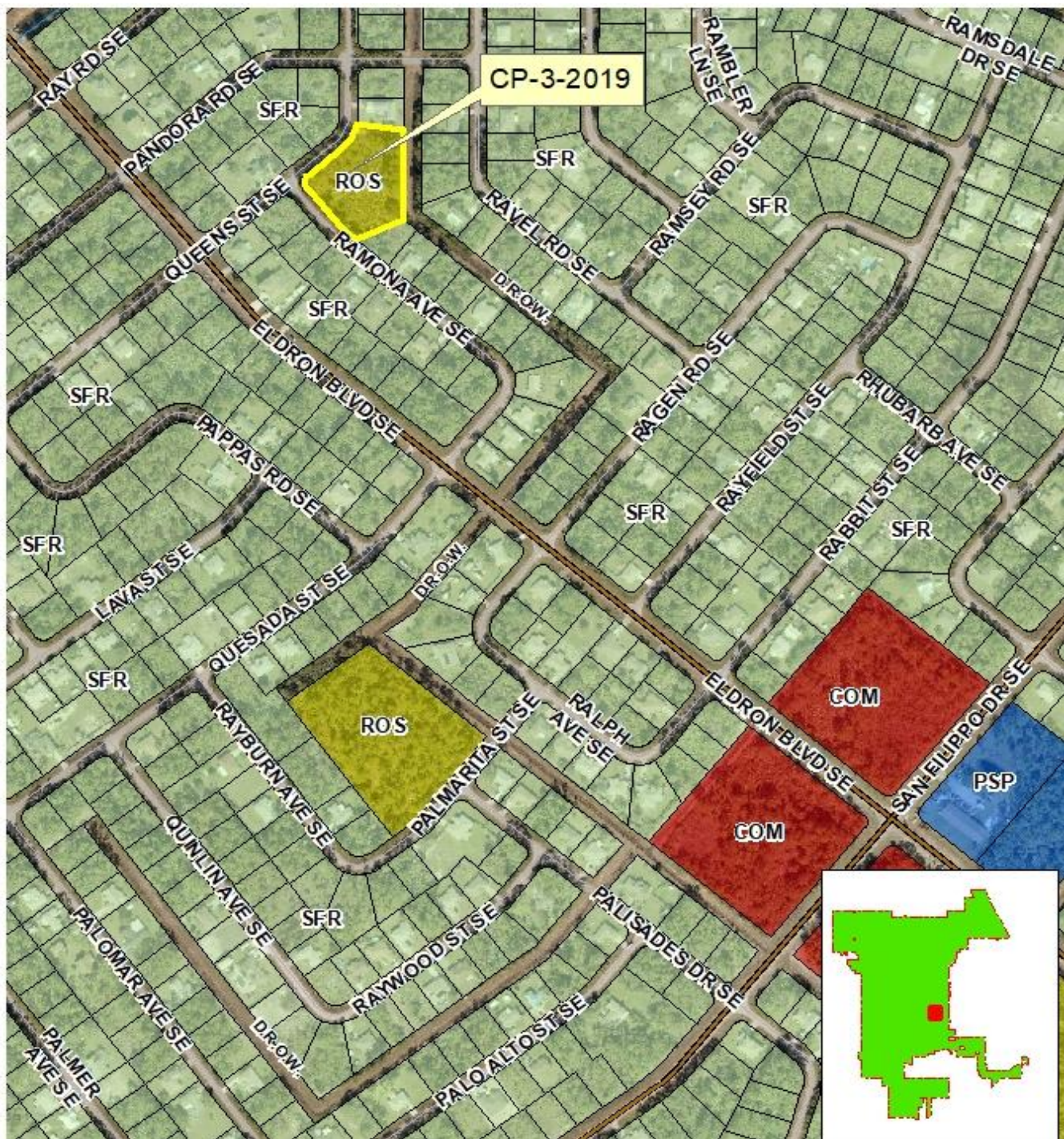
Current Zoning Classification

RS-2 - Single Family Residential District



Not to
Scale

Map for illustrative purposes only. Not to be construed as binding or as a survey



FUTURE LAND USE MAP

CASE NO. CP-3 -2019

Subject Property:

Northeast corner of Queens Street SE and Romona Avenue SE,
Palm Bay, Florida

Future Land Use Classification

ROS – Recreation and Open Space Use

Map for illustrative purposes only. Not to be construed as binding or as a survey



Not to
Scale



Land Development Division
120 Malabar Road SE
Palm Bay, FL 32907
321-733-3042

Landdevelopmentweb@palmbayflorida.org

COMPREHENSIVE PLAN OR FUTURE LAND USE MAP AMENDMENT APPLICATION

This application must be completed, legible, and returned, with all enclosures referred to herein, to the Land Development Division, Palm Bay, Florida, Monday through Friday, during division office hours, to be processed for consideration by the Planning and Zoning Board. The application will then be referred by the Planning and Zoning Board for study and recommendation to the City Council. You or your representative are required to attend the meeting(s) and will be notified by mail of the date and time of the meeting(s). The Planning and Zoning Board holds their regular meeting the first Wednesday of every month at 7:00 p.m. in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, unless otherwise stated.

APPLICATION AMENDMENT TYPE:

☒ **Small Scale** (Less than 10 acres) ☐ **Large Scale** (10 acres or more) ☐ **Text Amendment** (Comp. Plan)

PARCEL ID 29-37-29-GS-A

TAX ACCOUNT NO. 2944393

GENERAL LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THIS APPLICATION:

PLAT BOOK/PAGE: 0016/0009 PORT MALABAR Unit 22 TRACT A

SECTION 29 TOWNSHIP 29 RANGE 37

SIZE OF AREA COVERED BY THIS APPLICATION (calculate acreage): 1.36 TOTAL ACRES

LAND USE CLASSIFICATION AT PRESENT OR PLAN SECTION AFFECTED (ex.: Commercial, Single Family, Policy CIE-1.1B, etc.):

ROS - Recreation Open Space

LAND USE CLASSIFICATION DESIRED OR PROPOSED TEXT CHANGE (attach additional sheets if necessary):

SFR - Single Family Residential

PRESENT USE OF THE PROPERTY: VACANT

STRUCTURES NOW LOCATED ON THE PROPERTY: NONE

HAS A REZONING APPLICATION BEEN FILED IN CONJUNCTION WITH THIS APPLICATION:

N/A

(Impacts to transportation facilities, water and sewer facilities, drainage, recreation facilities, and solid waste must be examined and justified before acceptance by the Florida Department of Economic Opportunity and the City of Palm Bay.)

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JUSTIFICATION FOR CHANGE (attach additional sheets containing supporting documents and evidence if necessary):

*we are at this time requesting the change of Land use
to Residential towards building a house for future use
therefore we would also like to sub-divide as well.*

SPECIFIC USE INTENDED FOR PROPERTY:

*0010 - RESIDENTIAL SINGLE FAMILY USE
Split into two lots*

THE FOLLOWING PROCEDURES AND ENCLOSURES ARE REQUIRED TO COMPLETE THIS APPLICATION FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP:

_____ *Application Fee. Make check payable to "City of Palm Bay."

☒ **Small Scale Map** \$1,200.00
(Less than 10 acres)

☐ **Large Scale Map** \$2,000.00
(10 acres or more)

☐ **Text Amendment** \$2,000.00
(Comp. Plan)

_____ Property map showing adjacent properties and clearly outlining the subject parcel (for land use amendment(s)).

_____ List of legal descriptions of all properties within a 500-foot radius of the boundaries of the property covered by this application, together with the names and mailing addresses (including zip codes) of all respective property owners within the above referenced area. (This can be obtained for a fee from the Brevard County Planning and Zoning Department at 321-633-2060.)

_____ School Board of Brevard County School Impact Analysis Application (if applicable).

_____ Sign(s) posted on the subject property. Refer to Section 51.07(C) of the Legislative Code for guidelines.

_____ **Where property is not owned by the applicant**, a letter must be attached giving the notarized consent of the owner to the applicant to request the comprehensive plan or future land use map amendment.

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I, THE UNDERSIGNED UNDERSTAND THAT THIS APPLICATION MUST BE COMPLETE AND ACCURATE BEFORE CONSIDERATION BY THE PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY AND CERTIFY THAT ALL THE ANSWERS TO THE QUESTIONS IN SAID APPLICATION, AND ALL DATA AND MATTER ATTACHED TO AND MADE A PART OF SAID APPLICATION ARE HONEST AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING COMPREHENSIVE PLAN OR FUTURE LAND USE MAP AMENDMENT APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE.

Signature of Applicant

Walter G. Campbell
Eugenia C. Campbell

Date

January

Printed Name of Applicant

WALTER G. AND EUGENIA C CAMPBELL-TRUSTEES

Full Address

P.O. Box 100803, Palm Bay, FL 32910

Telephone

321-427-0452

Email

geniapalm@aol.com
Cadocamp@aol.com

*NOTE: APPLICATION FEE IS NON-REFUNDABLE UPON PAYMENT TO THE CITY

ARTICLE IV OFFICERS

Section 1. The members of the Board shall elect a Chairperson and Vice Chairperson at their first meeting. The Chairperson and Vice Chairperson shall serve for a term of two (2) years. The Vice Chairperson shall automatically succeed the Chairperson.

Section 2. ~~Chairman~~ Chairperson

- A. The ~~Chairman~~ Chairperson, a voting member of the Board, shall serve as presiding officer at all meetings of the Planning and Zoning Board and shall conduct said meetings as specified herein. It shall be the duty of the ~~Chairman~~ Chairperson to sign the minutes of proceeding meetings upon their approval at a public meeting.
- B. The ~~Chairman~~ Chairperson shall transmit reports, plans and recommendations of the Board to the City Council and in general shall act as spokesman for the Board. The ~~Chairman~~ Chairperson shall appoint from the Board membership any committees found necessary to investigate matters before the Board.
- C. When a vacancy occurs for the seat of the Chairperson, the Vice Chairperson shall automatically succeed the duties for the remainder of the unexpired term of the Chairperson.

Section 3. Vice Chairperson

- A. The Vice ~~Chairman~~ Chairperson shall serve as Acting ~~Chairman~~ Chairperson in the absence of the ~~Chairman~~ Chairperson and at such times shall have the same powers and duties as the ~~Chairman~~ Chairperson. ~~In event of the death or resignation of the Chairman, the Vice-Chairman shall automatically succeed the duties of the Chairperson. The Board shall appoint a new Vice Chairperson.~~
- B. When a vacancy occurs for the seat of the Vice Chairperson, the Board, by majority vote, shall appoint a new Vice Chairperson for the remainder of the unexpired term of the Vice Chairperson.

Section 4. Secretary

- A. A member of the Growth Management Department staff shall serve as Secretary to the Planning and Zoning Board but shall not be a voting member of the Board. The duties of the office shall include the preparation and distribution of agenda, meeting notices, distribution of minutes, to establish and maintain files, books and member attendance records.