

GOAL FLU-1

Ensure a high quality, diversified living environment through the efficient distribution of compatible land uses.

Objective FLU-1.1

Adopt and implement a Future Land Use Map (FLUM), which may be amended from time to time, to regulate the location, use, density, and intensity of new development in the City.

Policy FLU-1.1A. New development projects shall be consistent with the typical uses, densities, and intensities assigned to the future land use categories (FLUCs) identified in Table FLU-1, which may be amended from time to time.

Policy FLU-1.1B. The City’s zoning map and districts shall be consistent with the Palm Bay FLUM and implement and further refine the typical uses, densities, and intensities prescribed for each FLUC.

Policy FLU-1.1C. Density and intensity shall generally be measured as follows (unless specifically stated otherwise within this Plan):

- (a) Density: dwelling units per gross residential acre; and
- (b) Intensity: Floor Area Ratio (FAR), calculated by dividing the gross floor area of a nonresidential building by the gross square footage of the site.

Policy FLU-1.1D. As shown in Table FLU-1, density and intensity bonuses may be achieved within select FLUCs if certain criteria have been met. These criteria, detailed within the City’s Land Development Code (LDC), may include the provision of:

- (a) a vertical mix of uses;
- (b) affordable housing units as defined in the Florida Statutes;
- (c) underground electric utilities;
- (d) structured parking;
- (e) public art displays;
- (f) connections to the regional trail system;
- (g) a bus turnout facility with a covered transit shelter;
- (h) publicly accessible park(s) or plaza(s); and
- (i) design features that are consistent with the City’s Low Impact Design (LID) Manual.

Table FLU-1. Future Land Use Map Categories

FLUC	General Purpose	Typical Uses	Maximum Density (du/ac)	Maximum Intensity (FAR)¹
Rural Single-Family (RSF)	Areas of low density rural residential character interspersed with large tracts of agriculture, open space, or recreation	Single family homes, agriculture, recreation, and institutional uses	0.2 du/ac	n/a
Low Density Residential (LDR)	Areas of low density suburban residential character	Single family homes, duplexes, accessory dwelling units, recreation, and institutional uses	5 du/ac	n/a
Moderate Density Residential (MDR)	Transitional areas of increasingly urban, moderate density residential character	Single family homes, duplexes, accessory dwelling units, mobile homes, recreation, and institutional uses	10 du/ac	n/a
High Density Residential (HDR)	Areas of urban, high density residential character	A range of housing types, recreation, and institutional uses	20 du/ac	n/a
Neighborhood Center (NC)	Areas accommodating high residential densities complemented by neighborhood-scale commercial and office uses	A range of housing types, commercial, office, recreation, and institutional uses	25 du/ac (30 with density bonus) ²	0.5 FAR (1.0 with intensity bonus) ²
Community Mixed-Use (CMU)	Nodes of high intensity mixed-use development within a compact, urban environment—primarily at the intersection of collector or arterial roadways	A range of housing types, commercial, office, recreation, and institutional uses	30 du/ac (35 with density bonus) ²	1.0 FAR (1.5 with intensity bonus) ²
Urban Mixed-Use (UMU)	Concentrations of very high intensity mixed-use development within a pedestrian-friendly environment—primarily at the intersection of arterial roadways	A range of housing types, commercial, office, recreation, and institutional uses	40 du/ac (50 with density bonus) ²	2.5 FAR (3.5 with intensity bonus) ²
Regional Activity Center (RAC)	Master planned communities which provide employment opportunities in close proximity to residential development within a compact, urban environment	See Objective FLU-1.6	13 du/ac	4,000,000 sq. ft.
Parkway Flex Use (PFU)	A range of commercial and office uses located along highly visible corridors within	Retail, personal service establishments, daycare centers, church/religious uses,	10 du/ac	1.0 FAR ³

	the City supported by moderate density residential development	restaurants, financial institutions, office uses, service stations with fuel sales, food service, theaters, professional office uses, medical or veterinary clinics, and a range of housing types		
Professional Office (PO)	Areas accommodating low intensity office development—often serving as a transition between commercial and residential areas	Professional offices and services, financial institutions, recreation, and institutional uses	n/a	0.5 FAR
Commercial (COM)	Areas supportive of low-to - moderate intensity commercial developments	Offices, retail businesses, personal service businesses, day care centers, restaurants, financial institutions, hotels and motels, and other similar uses, as well as institutional activities	n/a	2.5 FAR
Industrial (IND)	Areas accommodating industrial activity and other significant employment-generating uses	Manufacturing, warehousing, research and development, and other similar uses, as well as institutional activities	n/a	5.0 FAR
Public/Semi-Public (PSP)	Areas intended to accommodate major existing and programmed public/quasi-public facilities	Government owned facilities, churches, utilities, clubs and lodges, educational facilities, recreation facilities, hospitals, congregate living facilities, and similar uses	n/a	2.0 FAR
Utilities (UTL)	Areas which accommodate public and private utilities	Public and private utilities	n/a	1.5 FAR
Recreation & Open Space (ROS)	Areas supportive of parks, recreation, and open spaces	Parks, recreational, and open spaces	n/a	0.25 FAR
Conservation (CON)	Areas of major public or privately held lands reserved for the primary purpose of the preservation of natural resources	Floodways, nature sanctuaries, and areas established for long-term conservation	n/a	0.05 FAR
Special Planning Area (SPA)	Areas which, due to their scale and unique development objectives, permit a range of uses, densities, and intensities. For more information, see GOAL FLU-3.			

¹ Unless noted as maximum square footage in the table

² See Policy FLU-1.1D.

³ A minimum of 40 square feet of commercial space shall be provided for each residential unit.

Objective FLU-1.2

Adopt, amend, and enforce land development regulations which implement the provisions of the Comprehensive Plan.

Policy FLU-1.2A. The City shall maintain land development regulations to implement this Comprehensive Plan. The regulations shall include standards which, at a minimum:

- (a) Regulate the density, intensity, and range of uses by establishing zoning district regulations;
- (b) Ensure compatibility between uses, consistent with the definition of compatibility found in Sec. 163.3164(9), Florida Statutes;
- (c) Protect natural resources;
- (d) Regulate the permitted location, size, and distribution of signs;
- (e) Establish procedures for assessing the impacts of new development on public facilities and services; and

- (f) Incentivize the use of energy efficient development practices.

Policy FLU-1.2B. Within one year of adopting an amendment to the Comprehensive Plan, the City shall update the LDC, if applicable, to implement the amendment and maintain consistency between the two documents.

Policy FLU-1.2C. Enforce the citizen participation provisions established in the LDC for all applicable planning applications.

Policy FLU-1.2D. Continue to accommodate and recognize planned unit developments (PUDs) within the LDC. The purpose of PUDs shall be to provide flexibility in the application of development standards to accommodate a superior urban form and promote quality development that could not otherwise be achieved through conventional zoning.

Objective FLU-1.3

Promote the development of sustainable neighborhoods that provide a diverse range of housing options, are supported by public facilities, and maintain access to commercial areas for goods, services, and employment.

Policy FLU-1.3A. Maintain regulations in the LDC to accommodate a wide range of housing types and varying densities in conformance with this Plan.

Policy FLU-1.3B. High density residential development shall be directed to areas of the City which possess:

- (a) Alternative transportation infrastructure such as bike lanes, trails, transit, and sidewalks;
- (b) Nonresidential uses which meet the daily needs of residents for goods, services, and employment; and
- (c) public facilities, such as centralized water and sewer systems, available for connection.

Policy FLU-1.3C. Reevaluate the City's Subdivision Regulations to promote walkability, internal and external connectivity, and alternative modes of travel.

Policy FLU-1.3D. All new development shall connect to the City's central water and sewer system, unless exempted within the provisions of the Infrastructure Element.

Policy FLU-1.3E. Requests to change the FLUM determined to negatively impact hurricane evacuation plans, routes, or shelter facilities as determined by the review criteria contained in the Coastal Management Element (CME) shall be denied.

Policy FLU-1.3F. New development projects must mitigate hurricane sheltering and evacuation impacts in accordance with the CME and the LDC.

Objective FLU-1.4

Provide and maintain FLUCs and zoning districts that would accommodate a diverse range of nonresidential activities of varying types and sizes.

Policy FLU-1.4A. The LDC shall direct commercial activities to develop at nodes, rather than along roadway corridors. Where appropriate, developments within these nodes shall provide:

- (a) Shared access, parking, and loading facilities;
- (b) Context-sensitive connections to nearby or adjacent residential neighborhoods;
- (c) Transitions in density, intensity, and uses between nearby or adjacent uses;
- (d) A branded wayfinding and signage program;
- (e) Coordinated, quality architecture; and
- (f) Buffering tools such as landscaping, open space, berms, walls, and/or other suitable

screening mechanisms to protect adjacent established single-family neighborhoods.

Policy FLU-1.4B. Amend the LDC to allow professional offices when utilized as:

- (a) a transition between commercial and residential uses; or
- (b) infill on properties within developed portions of the community infeasible for residential, commercial, or mixed-use development.

Policy FLU-1.4C. Amend the LDC to encourage the development of neighborhood-scale commercial uses within, or within close proximity to, residential areas.

Objective FLU-1.5

Support the creation of harmonious mixed-use communities with residential and nonresidential uses collocated and integrated into a sustainable development pattern.

Policy FLU-1.5A. Support the creation and growth of community activity centers, which include a mix of residential and nonresidential uses within a compact, walkable setting, by:

- (a) Developing a master plan for the potential community activity center along Tukey Creek;
- (b) Directing developers to locate higher density and intensity activities within activity centers; and
- (c) Establishing branded wayfinding and signage programs for new and existing community activity centers.

Policy FLU-1.5B. Establish development incentives for developers to redevelop properties which provide waterfront access and viewsheds to Turkey Creek, Palm Bay, and the Indian River Lagoon.

Policy FLU-1.5C. Work with the community to establish a long-term vision and strategic plan for Port Malabar Units 51, 52, and 53 (also known as The Compound).

Policy FLU-1.5D. Continue to explore opportunities to incorporate more innovative planning principles into the LDC which may help cultivate a more sustainable land use pattern, such as:

- (a) Adopting form-based code regulations for community activity centers;
- (b) Requiring buildings to be placed closer to the street;
- (c) Permitting smaller lot sizes;
- (d) Incentivizing construction that utilizes low impact development (LID) techniques;
- (e) Reducing minimum parking requirements and requiring parking facilities to be located to the rear or side of buildings;
- (f) Promoting shared driveway, parking, loading, stormwater, and other similar facilities between uses of similar use and scale;
- (g) Establishing a transfer of development rights (TDR) program; and
- (h) Permitting the clustering of uses to preserve wetlands, open space, and other valuable natural amenities.

Policy FLU-1.5E. Continuously evaluate the effectiveness of the LDC in promoting efficient land use patterns.

Policy FLU-1.5F. Discourage the proliferation of strip and automobile-oriented development.

Objective FLU-1.6

The Regional Activity Center (RAC) FLUC is intended to facilitate the development of large-scale, master planned communities which will serve as integrated centers of commerce and employment.

Policy FLU-1.6A. New RAC designations shall be located in close proximity to I-95 or an intersection of arterial and collector roads.

Policy FLU-1.6B. Development within a RAC shall be approved through the City’s Planned Development (PD) zoning approval process and require a Concept Master Land Use Plan (CMLUP), Design Guidelines, and a Conservation Area Management Plan (CAMP).

Policy FLU-1.6C. The RAC Design Guidelines shall address and describe in appropriate detail the following:

- (a) Principles of the Development Plan;
- (b) Development standards for the approved uses;
- (c) Resource- and activity-based open space areas;
- (d) Infrastructure and engineering development standards;
- (e) Transit development and mobility standards for streets, bicycle lanes, trails, and sidewalks;
- (f) General landscaping standards;
- (g) Lighting standards;
- (h) Signage standards; and
- (i) Buffering standards.

Policy FLU-1.6D. A RAC development shall provide a balanced mix of uses and shall be composed of Urban Living Areas, Open Space Areas, and a Mixed-Use Town Center or Workplace or combination thereof. These areas are defined as follows:

- (a) Urban Living Areas - residential areas which include housing types of varying styles and price points;
- (b) Open Space Areas - activity-based or resource-based outdoor areas. *Activity-based Open Space Areas* provide recreational opportunities and includes such areas as walkways, bike paths, trails, picnic areas, playgrounds, lakes, and parks. *Resource-based Open Space Areas* are intended to protect and enhance environmental systems and may include wetlands, uplands or any other environmental features;
- (c) Mixed-Use Town Centers - the recognizable commercial and civic core of the community that is sized to meet the needs of residents within one mile of the community core; and
- (d) Workplaces - hubs which provide a variety of employment opportunities.

Policy FLU-1.6E. To ensure that a RAC is pedestrian friendly and promotes the efficient movement of people, the following principles shall be incorporated into the Design Guidelines:

- (a) At buildout, homes shall be within one half mile of transit, a Mixed-Use Town Center, a Workplace, a recreational use, or a public/semipublic use.
- (b) Streets shall be pedestrian friendly, tree-lined, and provide for on-street parking where appropriate.
- (c) Homes shall be built close to streets with the majority of the homes having street-facing facades and/or porches, windows

and doors. Homes may not need to front on the street so long as the home is designed in a manner that is consistent with the principles of Traditional Neighborhood Design or New Urbanism.

- (d) Mixed-use and commercial structures shall be built close to streets with street facing facades and entrances. Parking lots and parking structures are to be hidden behind the building to the fullest extent practicable.
- (e) Lighting shall be designed to enhance safety and be consistent with “dark sky” objectives to the maximum extent practicable.
- (f) Brick pavers, roundabouts, traffic circles and other traffic calming techniques shall be employed in key locations to enhance aesthetics, improve pedestrian access, reduce vehicle speeds and promote safety within all travel modes.
- (g) All streets shall have sidewalks on both sides. Sidewalks shall be a minimum of six feet in width to accommodate pedestrian activity.

Policy FLU-1.6F. To ensure the efficient movement of people through the RAC, the following design principles shall be incorporated into and made a part of the Design Guidelines:

- (a) The street system shall be a well-connected grid-based system that is fully integrated and designed to facilitate the expansion of the system as the RAC develops.
- (b) The street system shall be designed in a hierarchy that provides for alternative cross sections to facilitate the development of narrow neighborhood streets, boulevards, and alleys. Streets are to be interconnected both internally and

externally to both move and disperse traffic efficiently.

- (c) The arrangement and design of streets shall promote a pleasant, pedestrian and bicycle-friendly environment with an emphasis on convenient access to surrounding neighborhoods and community amenities.

Policy FLU-1.6G. The CAMP associated with each RAC shall:

- (a) Identify all jurisdictionally defined wetlands and environmentally sensitive areas;
- (b) Provide for wildlife corridors;
- (c) Designate the property to be placed in conservation easements;
- (d) Promote interconnected linkage between existing conservation or jurisdictional areas, activity- or resource-based open space, and the land within the RAC; and
- (e) Provide a minimum buffer of 25 feet adjacent to all jurisdictional wetlands.

Policy FLU-1.6H. Development features not specifically addressed in the Design Guidelines or CAMP must comply with the LDC. In the event of a conflict between the Design Guidelines or the CAMP, and the LDC, the most stringent requirement shall apply.

Policy FLU-1.6I. A preliminary wetlands and endangered species assessment, including an analysis of topography and soils, shall be completed prior to the designation of a RAC.

Policy FLU-1.6J. Residential development within a RAC shall have a minimum density of five dwelling units per gross residential acre and the residential units shall be allocated among the Urban Living Area, Mixed-Use Town Center, and Workplace as follows:

- (a) 20% of the approved residential units shall be placed in the Mixed-Use Town Center or the Workplace;
- (b) Single family units shall be limited to 45% of the approved residential units;
- (c) Multi-family units shall be a minimum of 55% of the approved residential units; and
- (d) 10% of the approved residential units shall qualify as affordable housing which, for this purpose, shall mean housing affordable to persons with incomes between 80% and 140% of the median household income in Brevard County.

Policy FLU-1.6K. The following standards shall be met in designing the Urban Living Area:

- (a) Minimum Size: 25% of the net buildable area of the RAC;
- (b) Maximum Size: 40% of the net buildable area of the RAC;
- (c) Minimum Density: five units per gross acre within the Urban Living Area;
- (d) Maximum Density: 13 units per gross acre within the Urban Living Area; and
- (e) Single family detached, single family attached, multi-family, and appropriate public/semipublic, and recreation uses are permitted.

Policy FLU-1.6L. The following standards shall be met in designing a Mixed-Use Town Center:

- (a) Minimum Size: 20% of the net buildable area of the RAC;
- (b) Maximum Size: 50% of the net buildable area of the RAC;
- (c) Maximum Intensity: 2,000,000 square feet;
- (d) Shall include a vertically integrated mix of higher density and intensity development;

- (e) Commercial, professional office, multi-family residential, and public/semipublic uses are permitted;
- (f) Residential uses may be located above commercial or professional office uses; and
- (g) On-street parking must be provided where appropriate.

Policy FLU-1.6M. The following standards shall be met in designing a Workplace:

- (a) Minimum Size: 20% of the net buildable area of the RAC;
- (b) Maximum Size: 60% of the net buildable area of the RAC;
- (c) Maximum Intensity: 2,000,000 square feet;
- (d) Uses may be mixed horizontally or may be contained within multiple use buildings;
- (e) Include denser housing products than traditional single-family detached homes;
- (f) Commercial, professional office, light industrial multi-family residential, and public/semipublic uses are permitted; and
- (g) Parklets shall be encouraged.

Policy FLU-1.6N. Open Space Areas shall meet the following standards:

- (a) Open Space Areas shall be a minimum of 30% of the gross acreage;
- (b) A minimum of 10% of the Open Space Area shall be activity-based; and
- (c) Stormwater management areas may be included in resource-based Open Space Areas.

Policy FLU-1.6O. For purposes of these policies, net buildable area is defined as the gross acreage of the lands designated as a RAC, less the resource-based Open Space Areas.

Policy FLU-1.6P. When a RAC includes both a Mixed-Use Town Center and a Workplace, the

combined size of both uses shall be a minimum of 35% of the RAC's net buildable area.

Policy FLU-1.6Q. Development within a RAC shall be based on the generalized principles of Smart Growth, Traditional Neighborhood Design, New Urbanism, or Transit Oriented Design. As such, the RAC shall include walkability standards, compact development patterns, quality architecture and urban designs, and a hierarchy of streets or street system to foster connectivity and pedestrian mobility as well as alternative modes of travel. Buildings within a RAC shall meet LEED standards or best management practices from the United States Green Building Council and Florida Green Building Council to the fullest extent practicable.

Policy FLU-1.6R. To reduce automobile trips and greenhouse gases, the following standards shall be met within each RAC:

- (a) Streets shall be pedestrian friendly;
- (b) Sidewalks and bike lanes shall be at least five feet wide, multi-purpose recreation trails at least ten feet wide, and unimproved nature trails and boardwalks connecting residential areas with a Mixed-Use Town Center, a Workplace, recreational uses, and public/semipublic uses shall be provided;
- (c) Streets and pedestrian ways lighting shall be designed to enhance safety and be consistent with "dark sky" objectives to the maximum extent practicable;

(d) Traffic calming techniques shall be employed to the maximum extent practicable; and

(e) Transit/bus/trolley locations shall be provided.

Policy FLU-1.6S. Landscaping shall be designed and installed using the University of Florida Friendly Plant List and managed in accordance with the latest University of Florida Yards and Neighborhoods Recognition Checklist.

Policy FLU-1.6T. To promote the creation of employment opportunities, the following residential/nonresidential thresholds shall be met:

- (a) Prior to the issuance of building permits for more than one third of the residential units, a minimum of 150 square feet of nonresidential square footage shall be constructed for each residential unit developed.
- (b) Prior to the issuance of building permits for more than two thirds of the residential units, a minimum of 150 square feet of nonresidential square footage shall be constructed for each residential unit developed.
- (c) At buildout, a minimum of 0.6 jobs shall have been created for each residential unit constructed.

Policy FLU-1.6U. The jobs/housing ratio shall be measured after the issuance of site plan approval for nonresidential development. If upon review, the jobs/housing ratio has not been reached, the City may require appropriate mitigation.

Objective FLU-1.7	Expand, protect, and promote the City’s industrial market.
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Policy FLU-1.7A. Identify opportunities to capitalize on the existing defense contracting industry cluster found in South Brevard.

Policy FLU-1.7B. Strive to facilitate a quarterly meeting with Patrick Space Force leadership to discuss opportunities for supporting local employment and industry growth within the City.

Policy FLU-1.7C. Explore the creation of an incentive program to attract the relocation or development of new industrial uses within Palm Bay. This program may include, but not be limited to:

- (a) Reimbursement of impact mitigation costs
- (b) Donation of public lands
- (c) Streamlined development review process

- (d) Waiver of application and other administrative fees

Policy FLU-1.7D. Continue to evaluate and monitor industrial uses to ensure their impacts on natural resources, public facilities, and the public in general are mitigated to the greatest extent practicable and comply with all local, state, and federal air and water quality standards.

Policy FLU-1.7E. The LDC shall include provisions to prevent encroachment of non-industrial uses in areas possessing a IND FLUM designation, unless such uses are explicitly permitted within industrial lands by Florida Statutes.

Policy FLU-1.7F. Update the LDC to incorporate criteria for mixed use development which includes industrial uses.

Objective FLU-1.8 Future development activity shall be compatible with established neighborhoods and strive to the enhance the character of the community.

Policy FLU-1.8A. The City shall prohibit future encroachment of nonresidential FLUCs into established residential neighborhoods if they are incompatible with the character of the area.

Policy FLU-1.8B. Establish locational criteria within the LDC for future rezonings to accommodate future population growth. The following principles shall be considered:

- (a) Maximizing compatibility (consistent with the definition found in the Florida Statutes) between uses;
- (b) Providing a transition between areas of different character, density or intensity;

- (c) Locating higher density and intensity uses in areas which already feature adequate vehicular access and access to public facilities;
- (d) Potential for creating land use inequities; and
- (e) Avoiding 'spot zoning' by discouraging the rezoning of a property to a designation which is substantially different from that of the surrounding area.

Policy FLU-1.8C. The City shall continue enforcing provisions within the LDC which limit industrial traffic through predominately residential areas.

Objective FLU-1.9 Ensure public school facilities are integrated harmoniously within the Palm Bay community.

Policy FLU-1.9A. Encourage new educational facilities to locate within close proximity to the neighborhoods in which they serve.

Policy FLU-1.9B. Revisit the LDC to include additional circulation, design, and compatibility standards for new developments located within close proximity to educational facilities.

Policy FLU-1.9C. Work with the Brevard County School Board to ensure adequate access

(vehicular and pedestrian) to new school facilities within Palm Bay.

Policy FLU-1.9D. Coordinate with the Space Coast Transportation Planning Organization (SCTPO) and the Brevard County School Board to identify opportunities to implement the recommendations and findings of the SCTPO's Safe Routes to School Program.

Objective FLU-1.10 Cultivate an environment supportive of sustainable economic development within the City.

Policy FLU-1.10A. Seek to develop a long-term Economic Development Plan for the City.

Policy FLU-1.10B. Continue to meet with local entrepreneurs and business owners to identify ways in which the City may support the growth and development of startups and small businesses within the community.

Policy FLU-1.10C. Explore opportunities to advance minority-owned business through local programs and partnerships.

Policy FLU-1.10D. Identify and support ecotourism opportunities within the City.

Policy FLU-1.10E. Establish, support, coordinate, and help promote a local outdoor market in Palm Bay.

Objective FLU-1.11	Establish procedures to maintain and enhance public facilities within the City.
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Policy FLU-1.11A. Discourage the spending of City funds to expand public facilities and services outside the Urban Service Area (USA)—the boundaries of which are shown within the FLUM Series.

Policy FLU-1.11B. Condition development orders based upon the provision of essential public facilities to prevent the failure of meeting established levels of service (LOS).

Policy FLU-1.11C. Review annexation requests to determine if the site’s maximum development potential may negatively impact the adopted LOS for any public facility or service. If such requests are estimated to negatively impact the City’s ability to maintain its adopted LOS, the developer will be required to enter into an impact mitigation agreement with the City prior to the issuance of a final development order.

Objective FLU-1.12

Work with the community to identify and implement programs and policies to create a more equitable Palm Bay.

Policy FLU-1.12A. Explore incorporating equity considerations as part of the City’s criteria for approving land use applications. Considerations may include (but not limited to):

- (a) Eliminating environmental injustices;
- (b) Building affordable housing;
- (c) Addressing existing food deserts;
- (d) Providing essential public facilities such as parks and schools;
- (e) Improving public access and vistas to the Indian River and Turkey Creek;
- (f) Creating more pedestrian- and transit-friendly neighborhoods; and
- (g) Addressing other equity concerns brought forth by the community, staff, or elected officials.

Policy FLU-1.12B. Perform an assessment of the City’s public engagement efforts to determine the success of engaging citizens of diverse backgrounds that represent the city population.

Policy FLU-1.12C. Continue to research and implement best practices for incorporating more virtual engagement opportunities for public meetings and hearings.

Policy FLU-1.12D. Explore hosting community meetings in spaces and venues where residents are already gathered.

Policy FLU-1.12E. Strive to improve the City’s youth engagement efforts.

Policy FLU-1.12F. Form stronger partnerships with local community-based organizations for culturally competent outreach and engagement efforts.

Policy FLU-1.12G. Identify and eliminate barriers for accessing fresh food sources.

Policy FLU-1.12H. Study the impacts generated from permitting new discount variety stores on the ability of residents to access fresh meats, fruits, and vegetables.

Policy FLU-1.12I. Seek to fund or develop a community garden program within the City.

GOAL FLU-2

Identify, protect, and enhance the City's inventory of cultural and natural resources.

Objective FLU-2.1

Continue to identify, protect, and enhance Palm Bay's natural resources.

Policy FLU-2.1A. Land use decisions shall consider the ability of the natural environment to support the proposed development based on the project's consistency with the following:

- (a) Floodplain Management Ordinance;
- (b) Stormwater Management and Conservation Ordinance;
- (c) Trees and Shrubbery Ordinance;
- (d) Well and Wellfield Protection Ordinance; and
- (e) Zoning Ordinance.

Policy FLU-2.1B. The following land uses and activities shall be prohibited from locating within two hundred feet of any public utility water well or prime aquifer recharge areas:

- (a) Stormwater discharge retention-detention facilities;
- (b) Any industrial or commercial activities that utilize, generate, or store any hazardous constituents;
- (c) Sanitary landfills;
- (d) Domestic wastewater facilities including underground storage; and
- (e) Mining operations.

Policy FLU-2.1C. The following land uses and activities shall be prohibited from locating within

one thousand feet of a public utility water well or prime aquifer recharge area:

- (a) Any industrial or commercial activities that utilize, generate or store in excess of five gallons of liquid or twenty-five pounds of solid hazardous constituents; and
- (b) Fuel storage tanks and pumps.

Policy FLU-2.1D. Ensure the provisions of the LDC manage and protect the natural functions of local stormwater management and drainage facilities, public potable water wellfields, floodplains, and other natural or manmade water systems.

Policy FLU-2.1E. Amend the LDC to ensure that development orders are not issued in areas of the community where drainage conditions are not sufficient for building construction, drainage, roads, and other related facilities.

Policy FLU-2.1F. Modify the land development regulations which protect and preserve wetlands to include the following standards:

- (a) Wetlands shall be defined based on the same methodology, soil types, hydrological requirements and vegetation types as those utilized by the Florida Department of Environmental Protection (FDEP), the U.S. Army Corps of Engineers

- (USACE), and the St. Johns River Water Management District (SJRWMD);
- (b) Interim regulation of wetlands shall be based on this Policy and the City's Stormwater Management and Conservation Ordinance;
 - (c) If any activity which degrades or destroys a wetland is undertaken without a permit, the person performing such activity shall be responsible for repairing and maintaining the wetland. If it is not technically feasible for the responsible person to perform the repair and maintenance of the wetland, then the responsible person shall mitigate for the wetland loss. Mitigation shall include, but not be limited to: wetland restoration, wetland replacement, wetland preservation or monetary compensation;
 - (d) Criteria within the LDC shall be consistent with and at least as strict as the criteria utilized by FDEP, USACE, and SJRWMD. No development plan or permit shall be approved for wetlands or wetland buffer zones unless the applicant demonstrates that encroachment on the wetland or wetland buffer area is necessary for access and that no feasible upland alternative exists;
 - (e) Septic tank drainfields are prohibited from locating within a wetland and must maintain a 75' buffer between the edge of the drainfield and the identified boundary of any wetland and shall be located in soils suitable for septic tank drainfields;
 - (f) The area of any wetland dredged, filled, cleared of vegetation, or deepened shall not exceed 10% of the wetland within the applicant's property boundaries except as part of a required FDEP, USACE, SJRWMD, or City mitigation area;
 - (g) Natural wetlands shall not be dredged, cleared of vegetation, deepened, widened, or otherwise altered unless permits are received from FDEP, USACE, SJRWMD, and the City of Palm Bay;
 - (h) Development activities must be planned, designed, constructed and maintained to preserve the function of wetlands as a natural storage area for water, as a natural filter for reducing and assimilating pollutants, as water detention areas, and as habitat for native and endangered species;
 - (i) Wetlands shall not be used as primary sediment traps during and/or after development. No grading, cutting, or filling shall be commenced until erosion and sedimentation control devices have been installed between the disturbed area and all wetlands. Such devices shall be left in place for a period of time sufficient for stabilized conditions to develop on the filled zone;
 - (j) Restrictive or conservation easements to preserve the wetland shall be required as a condition to permitting alteration or development of any identified wetland;
 - (k) Maximum residential density within wetland areas shall be one unit per five acres without a centralized sewage system and one unit per three acres provided centralized sewage service is required and available; and
 - (l) Vegetated buffer zones or strips shall be maintained or created between all developed areas and wetlands, measured from the upland/wetland interface, as determined by vegetative dominance or from the new high water line (as determined in accordance with Sec. 174.022, Florida Administrative Code), whichever is greater. The width of this

buffer shall be sufficient to prevent erosion and trap the sediments in overland runoff but shall be at least the following minimum distances:

- (i) For natural creeks, rivers, and water bodies connected to waters of the state, a minimum 25-foot wide buffer zone of native upland and transitional vegetation shall be preserved and maintained;
- (ii) Where natural bluffs with slopes exceeding one foot vertical to three feet horizontal occur, required buffers shall start at the top of the bank or bluff;
- (iii) For isolated wetland areas, a minimum 25-foot buffer zone of appropriate native vegetation shall

be provided and maintained from the landward extent of wetlands vegetation;

- (iv) The buffer zone must consist of preserved native vegetation. Areas of the buffer void of existing natural vegetation shall be supplemented with appropriate native vegetation. The City shall develop a list of approved vegetation types with the assistance of the Planning and Zoning Board (LPA) and the Turkey Creek Sanctuary Advisory Committee; and
- (v) A buffer study shall be prepared to determine the size of wetland buffer needed to maintain wetland dependent wildlife and vegetation.

Objective FLU-2.2

Continue to identify and preserve Palm Bay’s historical, archaeological, and architectural heritage.

Policy FLU-2.2A. Continue to identify and analyze the location and condition of cultural resources with the assistance of historians, archaeologists, and local partners.

Policy FLU-2.2B. Incorporate provisions into the LDC which protect culturally significant structures.

Policy FLU-2.2C. Work with the community to draft and adopt a comprehensive cultural preservation ordinance to safeguard the City’s historical, archaeological, and architectural heritage.

Policy FLU-2.2D. Explore the creation of a local register of cultural resources.

Policy FLU-2.2E. Seek to educate the public on the importance, value, process, and benefits of preserving local cultural resources.

Policy FLU-2.2F. Consider applying to become a Certified Local Government (CLG), which grants the City access to technical assistance, training, and federally funded CLG subgrants to use for preservation purposes.

GOAL FLU-3

Continue to recognize and advance past planning agreements which result in a more cohesive and harmonious community..

Objective FLU-3.1

Continue to enforce the following previously adopted policies applicable to the Bayside Lakes community.

Policy FLU-3.1A. Provide an adequate circulation pattern by ensuring the continuation of all collector and higher classification roadways into and through the Town Centre.

Policy FLU-3.1B. Specific provisions shall be made to continue the St. Johns Heritage Parkway connector from Bombardier Boulevard SW east to Babcock Street.

Policy FLU-3.1C. Mass transit stops shall be provided at all major traffic generators proposed for the Town Centre.

Policy FLU-3.1D. Specific plans shall be incorporated for pedestrian and bicycle circulation.

Policy FLU-3.1E. City water and sewer services must be provided throughout all development proposed in the Town Centre.

Policy FLU-3.1F. Provisions shall be made to provide for a mixed-use development including sites for parks, public safety sites (fire and police), employment centers, public and semi-public sites, and similar needs.

Policy FLU-3.1G. LOS standards for parks, roads, water, sewer, drainage and solid waste must be maintained within the development and on impacted areas outside of the Town Centre.

Objective FLU-3.2

Continue to recognize and enforce the specific conditions applied to previously approved land development map amendment cases.

Policy FLU-3.2A. Continue to recognize and enforce the special conditions applied to each of the cases identified in Table FLU-2.

Table FLU-2. General Ordinance Conditions

Case #	Ordinance #	General Ordinance Conditions
CP-6-99	2001-65	Habitat Conservation Plan, buffers, potable water, sanitary sewer
CP-5-2000	2001-67	Wetlands, setbacks, buffers, access, potable water, sanitary sewer
CP-22-2000	2001-79	Prohibited uses, day care centers, buffers
CP-13-2002	2004-45	Density
CP-9-2003	2004-49	Location, conservation easements, density
CP-11-2003	2004-51	Density
CP-12-2003	2004-52	Density, schools, future land use
CP-13-2003	2004-53	Density
CP-14-2003	2004-54	Density, traffic study, schools
CP-16A-2003	2004-55	Density, future land use
CP-16B-2003	2004-56	Density, traffic study, future land use
CP-7-2004	2005-48	Traffic study, intensity
CP-8-2004	2005-49	Traffic study, density
CP-9-2004	2005-50	Location, conservation easements, transfer of development rights
CP-11-2004	2005-51	Traffic study, density
CP-12-2004	2005-52	Traffic study, density
CP-13-2004	2005-53	Traffic study, density
CP-1-2005	2005-92	Density, connectivity, traffic study, future land use, Palm Bay Parkway
CP-2-2005	2006-93	Density, right of way, Northwest Assessment Improvement District (NAID), Palm Bay Parkway, Malabar Road
CP-3-2005	2006-94	Density, Garvey Road, Bombardier Boulevard, traffic study, future land use
CP-4-2005	2006-95	Density; future land use, traffic study, NAID
CP-5-2005	2006-96	Traffic study, connectivity
CP-14-2005	2006-98	Density, wetlands, traffic studies, NAID
CP-15-2005	2006-99	Density, wetlands, traffic studies, NAID, Palm Bay Parkway
CP-16-2005	2006-100	Density, traffic study, NAID
CP-17-2005	2006-101	Density, traffic study, NAID
CP-02-2019	2019-22	Traffic study, access, buffering
CP-10-2019	2019-43	Driveways, traffic study, environmental study, building location
CP-2-2020	2020-18	Use limitations, agricultural activities, fencing, buffering, conditional uses, zoning
CP-6-2009	2010-22	None
CP-5-2009	2010-26	Garvey Road, right-of-way dedications, utility extensions, wetlands, traffic demand management, uses, PD approvals, buffers, design,
CP-7-2009	2010-27	Density, utility extensions, multi-family residential, LOS
CP-8-2009	2010-28	Intensity, transportation improvements, utility extensions, PD approvals, LOS
CP-25-2016	2016-79	None
CP-10-2019	2019-43	Traffic Study, Environmental Study, Setback, Access

Objective FLU-3.3

Ensure that the plans and conditions of previously approved, large-scale development projects continue to be enforced by establishing the Special Planning Area (SPA) FLUC.

Policy FLU-3.3A. The City of Palm Bay shall recognize the following SPAs:

- (a) Centerlane;
- (b) Calumet Farms;
- (c) Emerald Lakes; and

(d) Micco Park Village.

Policy FLU-3.3B. The boundaries of each SPA shall be identified on the SPA Map included within the Comprehensive Plan FLUM Series.

Policy FLU-3.3C. No new SPAs shall be considered by the City.

Objective FLU-3.4

Promote innovative approaches to development on the property located at the west end of Centerlane Road and owned by Centerlane Holdings, LLC, which was designated for solely agricultural or rural residential single purpose prior to annexation into the city.

Policy FLU-3.4A. The Centerlane SPA has been established in an area of Palm Bay which is suitable and appropriate for a range of industrial uses without impacting existing residential developments.

Policy FLU-3.4B. Development within the Centerlane SPA shall:

- (a) include a mix of industrial uses;
- (b) protect and enhance the natural environment;
- (c) promote the reduction of automobile trips and greenhouse gases by offering jobs and internal capture from nearby residential areas;
- (d) promotes energy efficiency through innovative planning, onsite job creation, alternative energy, and green business practices; and
- (e) provide job creation activities.

Policy FLU-3.4C. Maintain the economic viability of the community, maintain compatibility with other urban or rural land uses or State-owned lands, and provide for cost efficient delivery of public facilities and services for the lands contained within the Palm Bay USA.

Policy FLU-3.4D. Developments within the Centerlane SPA shall be responsible for meeting concurrency requirements by providing, constructing, funding, or participating in fair share or cost recovery programs for capital projects necessitated from the development.

Policy FLU-3.4E. Necessary infrastructure improvements shall include facilities to assure

adequate provision of water, sanitary sewer, solid waste, drainage or reuse, and roadways to serve the development and shall meet the regulatory requirements for any off-site impacts caused by the project.

Policy FLU-3.4F. Development within the Centerlane SPA shall be approved through the City's PD zoning approval process, which shall, at a minimum, require a Master Development Plan (MDP) and Design Guidelines which address and describe the following items:

- (a) Principles of the Development Plan;
- (b) Development standards as applicable for the approved uses, including buffering, access, lot dimensions, parking, storm water management, utility types and locations, setbacks, open space, amenities, building materials and placement, use of energy efficient materials and suppliers, and other standards as currently adopted in the City's Comprehensive Plan for industrial uses;
- (c) Infrastructure and engineering development standards, when applicable;
- (d) General landscaping standards;
- (e) Lighting standards;
- (f) Signage standards; and
- (g) Buffering standards for nearby residential areas, conservation areas, or recreation areas if any or as applicable.

Policy FLU-3.4G. The following uses are allowed within the Centerlane SPA:

- (a) master planned industrial developments;

- (b) alternative energy industrial developments;
- (c) public or private industrial development;
- (d) industrial uses consistent-with the City's IND FLUC;
- (e) recreation;
- (f) agricultural research and development;
- (g) farming, production, harvesting, manufacturing, processing, assembly, and storage of products associated with alternative energy sources and development, including biomass products, farm products, solar, wind, and other green technologies;
- (h) testing or trial areas for machinery or equipment related to water based or water dependent uses or resource development;
- (i) public or private facilities or utilities;
- (j) Mining, excavation, and land reclamation with limited blasting using best management practices;

- (k) institutional and education uses including public or private schools, research facilities, vocational or technical; and
- (l) other similar uses.

Policy FLU-3.4H. Individual developments shall not exceed a 0.5 FAR. and in no case shall the amount of total nonresidential square footage in the Centerlane SPA exceed 500,000 square feet. Of this 500,000, a maximum of 125,000 square feet may be permitted to develop within the first five years.

Policy FLU-3.4I. The Centerlane SPA shall include an open space component which comprises a minimum of 20% of the project's gross acreage. This area may include storm water management facilities, setback areas, buffers, agricultural and crop growing areas, recreational/parks, and landscaped areas.

Policy FLU-3.4J. The developer/owners of the Centerlane SPA shall be required to work with the SJRWMD to assure public safety regarding the current levy system, and implement additional buffers, more extensive grading/ filling/ removal of materials, or other feasible actions.

Objective FLU-3.5

Promote the development of the Calumet Farms property, which contains approximately 2,123 gross acres, into an “Aging in Place” walkable, pedestrian community using alternative energy, low impact design standards and an integrated system of active and resource based open space. The Calumet Farms SPA is intended to discourage urban sprawl, minimize the cost of community facilities, and encourage the use of creative land use planning techniques and innovative approaches to development.

Policy FLU-3.5A. The Calumet Farms SPA shall be developed as a master planned community, which will preserve conservation and environmentally sensitive areas, create compact residential development, require nonresidential uses to promote energy efficiency, provide Palm Bay with a new form of residential development, improve the economic viability of the community, maintain compatibility with other rural land uses and State-owned lands, and ensure the cost-efficient provision of public services to support this development.

Policy FLU-3.5B. Developers of the Calumet Farms SPA shall be responsible for meeting concurrency requirements by providing, funding, constructing or participating in fair share or cost recovery programs to assure all necessary infrastructure improvements, including water, wastewater, solid waste, and roadways are available to serve the development when needed. Developers shall also meet the regulatory requirements for any off-site impacts and participate in the City's fair share or cost recovery programs for the construction of improvements that are required because of impacts from the project. Such improvements necessitated by the project's impacts shall be shown on the 5-year CIP Schedule.

Policy FLU-3.5C. Development within the Calumet Farms SPA shall be consistent with the project's adopted conceptual land use plan (CLUP), which identifies the general location,

density, intensity, and composition of non-residential, residential, and institutional uses, public utilities and facilities, storm water management, wetland and upland conservation lands, wildlife corridors, parks, and roadways. The placement of various uses within the approved development may change due to regulatory issues, permitting agency requirements, infrastructure locations, or other factors. Therefore, upon approval of the City Council during the PD approval process, lines or locations of units, uses, square footages, or conservation areas may change as long as the maximum number of units, maximum square footage, and minimum amount of open space acreage of the development adopted as part of this land use amendment or within a master development agreement are not exceeded. Any density or intensity changes proposed which are in excess of those adopted, or changes which create additional land uses within the Calumet Farms SPA, shall require a land use amendment.

Policy FLU-3.5D. Development within the Calumet Farms SPA shall be approved through the City's PD zoning approval process, which shall require a MDP, Design Guidelines, and a CAMP.

Policy FLU-3.5E. The Design Guidelines shall address and describe in appropriate detail the following:

- (a) Principles of the Development Plan;

- (b) Development standards for the approved uses;
- (c) Resource-based and activity-based open space, protection of any floodplains and jurisdictional wetland areas, linkages between open space, pedestrian and wildlife corridors, and general use areas of the project;
- (d) Infrastructure and engineering development standards and required improvements necessary to meet concurrency requirements and to identify projects to be included in the annual Capital Improvement Plan update;
- (e) Mobility standards for streets, bicycle lanes, trails, and sidewalks;
- (f) General landscaping standards;
- (g) Lighting standards, compliant with "Dark Sky" criteria;
- (h) Signage standards;
- (i) Buffering standards to assure compatibility with surrounding developments; and
- (j) Interconnectivity with existing preserve or conservation areas and internal conservation sites through conservation easements, wildlife corridors, wetlands, or other natural features.

Policy FLU-3.5F. The CAMP shall provide for a set of site mitigation and management protocols for wetlands and environmentally sensitive areas designed to protect these areas and to ensure their long-term maintenance by the developer, its successors and assigns. As part of this requirement, the CAMP must also:

- (a) Identify jurisdictionally defined wetlands and environmentally sensitive areas;
- (b) Establish wildlife corridors along the northern portion of the site, along wetland boundaries, and other areas that may be derived through the site planning process;

- (c) Designate the areas to be placed in conservation easements;
- (d) Create interconnected linkage between existing conservation or jurisdictional areas, activity- or resource-based open space, and the proposed project; and
- (e) Maintain an average 25' of buffer around jurisdictional wetlands, unless otherwise proscribed by the permitting agencies, City, or other site-specific standards.

Policy FLU-3.5G. In the event of a conflict between the Design Guidelines, the CAMP, and the City's LDC, the more stringent guidelines found within either the Design Guidelines or the CAMP shall apply.

Policy FLU-3.5H. The development of the Calumet Farms SPA must demonstrate:

- (a) A mix of uses,
- (b) Protection and enhancement of the natural environment,
- (c) Minimum intrusions into natural or sensitive areas,
- (d) Reduction in automobile trips and greenhouse gases, and energy efficiency through a multi-modal transportation network, low impact design standards, and mixing uses
- (e) Clustering of units to eliminate sprawl development patterns required under the County's current land use system,
- (f) Appropriate infrastructure to meet concurrency and includes interconnected open space.

Policy FLU-3.5I. The Calumet Farms SPA shall provide a balanced mix of uses consisting of a minimum of three or more of the following components:

- (a) neighborhoods;
- (b) mixed use commercial centers;

- (c) civic spaces;
- (d) general commercial work places;
- (e) institutional uses;
- (f) educational uses;
- (g) public utilities, facilities, and services; and
- (h) open spaces.

Policy FLU-3.5J. Development within the Calumet Farms SPA shall be based upon the following density and intensity standards:

- (a) The maximum number of residential units is capped at 3,184 units;
- (b) The maximum amount of intensity permitted for commercial and office uses shall be limited to 180,000 square feet;
- (c) Maximum gross density shall not exceed 1.5 units per acre;
- (d) Net buildable area is defined as the gross acreage less the resource-based open space;
- (e) Neighborhoods shall not exceed 65% of the gross acreage; and
- (f) Open space shall be a minimum of 30% of the gross acreage.

Policy FLU-3.5K. Neighborhood living areas shall include a variety of housing types, styles, and price points. Development within these areas shall abide by the following standards:

- (a) Single family units shall be limited to 55% of the total living units.
- (b) Multi-family units shall be limited to 45% of the total living units.
- (c) Single family detached, single family attached, multi-family, and appropriate public, civic, public/semipublic, and recreation uses are permitted.
- (d) Neighborhoods shall be located within 1/4 mile of transit, a mixed-use commercial

center, a workplace, a recreational use, or a public/semipublic use.

- (e) Resource-based and activity-based open space areas shall be permitted within the neighborhoods.

Policy FLU-3.5L. A mixed-use Town Center and Babcock Street commercial center shall be the recognizable commercial and civic core of the community and shall be sized to serve the needs of residents.

Policy FLU-3.5M. Development within the mixed use commercial center shall meet the following standards:

- (a) Minimum Intensity: 12,000 square feet;
- (b) Maximum Intensity: 60,000 square feet;
- (c) May include a vertically integrated mix of higher density and intensity of development the sum of which shall not exceed the maximum unit and square footage cap;
- (d) Include more dense residential uses to promote walkability and reduce vehicle miles traveled;
- (e) Commercial, professional office, multi-family residential and public/semipublic uses/facilities/utilities/services are permitted;
- (f) Residential uses may be located above commercial or professional office uses;
- (g) Provide for on street parking where appropriate;
- (h) Be designed as a traditional Main Street; and
- (i) Be located internal to the overall development, within walking or bicycling distance to a majority of the neighborhoods.

Policy FLU-3.5N. A commercial workplace area shall be located with frontage along Babcock

Street and is intended to provide a variety of employment opportunities, including the provision of services to the City's residents.

Policy FLU-3.5O. Development within the commercial area of the Calumet Farms SPA shall abide by the following density, intensity, and use standards:

- (a) Minimum Intensity: 25,000 square feet;
- (b) Maximum Intensity: 120,000 square feet; and
- (c) Permitted uses: commercial, professional office, and public/semipublic uses, utilities, facilities, and services.

Policy FLU-3.5P. In order to protect and be compatible with natural resources including wetlands, floodplains, or adjacent lands, the Calumet Farms SPA shall preserve a minimum of 30% of the total lands as open space. In order to preserve significant amounts of functional open space, these areas shall be either activity-based or resource-based.

Policy FLU-3.5Q. Activity-based open space is defined as recreational opportunities which includes such areas as walkways, bike paths, trails, picnic areas, playgrounds, lakes, and parks. They shall be located within walking distance of residential neighborhoods and be accessible to the public. Activity-based open space areas shall be located outside of resource-based open space areas, except for bike trails, wildlife corridors, or water dependent/related activities.

Policy FLU-3.5R. Resource-based open space are defined as areas designated for conservation or wetlands or uplands preservation and are intended to protect and enhance environmental systems. Not all resource-based areas will be open to the public. Stormwater management areas shall also be included in resource-based open space areas. Resource-based open space shall consist of a minimum of 30% of the gross acres of the Calumet Farms SPA.

Policy FLU-3.5S. Upon final permitting and delineation, wetland or other jurisdictionally defined areas shall be placed in a conservation easement or provided as willing seller acquisitions.

Policy FLU-3.5T. A 200' non-buildable buffer area shall be reserved along the northern property line of the site as a resource-based open space area, which may only be used for wildlife corridors, recreational trails, or stormwater management. This buffer shall be for the Deer Run subdivision to the north.

Policy FLU-3.5U. A wildlife corridor is required to connect the Mary A. Mitigation Bank parcel to the west with proposed wildlife corridors to the east. Said corridor shall:

- (a) Be identified and designed as part of the Phase 1 development approval process;
- (b) Contain no less than 200 feet in width;
- (c) May be re-vegetated with native upland and/or wetland systems and include passive nature trails; and
- (d) Limit interior roadway crossings whenever possible.

Policy FLU-3.5V. Mining and land reclamation shall be conducted using best management practices for excavation with limited blasting.

Policy FLU-3.5W. The following standards shall be provided for in the Design Guidelines:

- (a) Streets shall be pedestrian and bicycle friendly, which includes bike lanes on all main roadways into the development;
- (b) Sidewalks shall be at least five feet wide;
- (c) Multi-purpose recreation trails, unimproved nature trails, and boardwalks shall connect residential areas with a mixed-use town center, a workplace, recreational uses, and/or public/semipublic uses;

- (d) Streets and pedestrian-way lighting shall be designed to enhance safety and be consistent with "dark sky" objectives to the maximum extent practicable;
- (e) Traffic calming techniques shall be employed to the maximum extent practicable;
- (f) Transit/bus/trolley locations shall be provided when such services become available;
- (g) Golf carts shall be an acceptable transportation form within the development;
- (h) Commercial areas may contain narrower streets than would be required in other developments within the City;
- (i) Parking shall be allowed on streets and there shall be maximum limits on paved parking areas; and
- (j) Low impact lighting and solar lighting shall be used where practical.

Policy FLU-3.5X. Development within the Calumet Farms SPA shall be based on the principles of Smart Growth, Traditional Neighborhood Design, New Urbanism, Transit Oriented Design, and the urban to rural transect theory as accepted by the Congress of New Urbanism and defined in the Smart Code. Therefore, future development within Calumet Farms SPA shall feature a compact, walkable environment with quality architecture and urban form, and a street system that fosters connectivity and alternative modes of travel.

Policy FLU-3.5Y. Site and building design within the Calumet Farms SPA shall meet either LEED standards or best management practices from the United States Green Building Council and Florida Green Building Council to the extent practical.

Policy FLU-3.5Z. The Calumet Farms SPA shall incorporate innovative planning techniques and

assure the provision of required infrastructure into the overall design and development

Policy FLU-3.5AA. In order to maximize use of existing and future public facilities and services and maintain LOS standards, the developer shall be responsible for making dedications and infrastructure improvements through such measures as impact fees, fair share agreements, utility agreements, letters of credit, bonds, special districts, or development agreements. Required improvements necessary to maintain LOS standards shall be included in the City's Capital Improvement schedule at the next annual update. Such improvements will include, but may not be limited to:

- (a) Extension of water, reuse, and wastewater lines;
- (b) Transportation improvements necessary to maintain LOS standards; and
- (c) Coordination of future road right of way needs during the development order approval process to aid implementation of future roadways, such as the Fellsmere Connector or others identified in the Brevard County TPO's or City's Long Range Transportation Plan.

Policy FLU-3.5BB. Landscaping shall be substantially designed and installed using the University of Florida Friendly Plant List and managed in accordance with the latest University of Florida Yards and Neighborhoods Recognition Checklist.

Policy FLU-3.5CC. To promote the creation of employment opportunities, the following residential/nonresidential thresholds shall be met:

- (a) Prior to the issuance of building permits for more than 500 dwelling units, a minimum of 12,000 square feet of nonresidential development shall be constructed;

- (b) Prior to the issuance of building permits for more than 2,000 dwelling units, a minimum of 75,000 square feet of nonresidential development shall be constructed;
- (c) Prior to the issuance of building permits for more than 3,000 dwelling units, a minimum of 160,000 square feet of nonresidential development shall be constructed; and

- (d) At build out a minimum of 0.3 jobs shall have been created for each residential unit constructed.

Policy FLU-3.5DD. The jobs/housing ratio shall be measured after the issuance of site plan approval for nonresidential development. If upon review, the jobs/housing ratio has not been reached, the City may require appropriate mitigation.

Objective FLU-3.6

The following set of policies shall apply to the Emerald Lakes SPA, as detailed in CP-15-2018, which was adopted by City Council as Ordinance No. 2018-52.

Policy FLU-3.6A. EMERALD INVESTMENT HOLDINGS, LLC (successors to Sebastian Resources 400, LP and Brevard Landvest, LLC), its owners, and assigns shall maintain consistency with the Objective and policies associated with the RAC FLUC.

Policy FLU-3.6B. The EMERALD LAKES SPA total project acreage is 1,561 acres. The boundary lines or acreage shown on the adopted CMLUP may be adjusted based on the final permitting and dedication of lands to the City of Palm Bay and Brevard County for rights-of-way for the St. Johns Heritage Parkway, I-95 Interchange and the Sotille Canal, as long as the overall maximum densities and intensities of the total Emerald Lakes SPA do not change.

Policy FLU-3.6C. Development within the EMERALD LAKES SPA shall be limited to the following acreages:

- (a) 3,760 residential dwelling units, including single family and multi family; and
- (b) 2,820,000 square feet for nonresidential uses, including commercial, office, industrial, educational, hotel and hospital uses.

Policy FLU-3.6D. The location of uses, densities and intensities may be moved within project boundaries as long as they are consistent with the maximum and minimum densities and intensities of the RAC FLUC.

Policy FLU-3.6E. Prior to the issuance of building permits for more than 1,253 dwelling units, a minimum of 187,950 square feet nonresidential uses shall have Final Development Plan Approval for construction.

Policy FLU-3.6F. Prior to the issuance of building permits for more than 2,506 dwelling units, a minimum of 375,900 square feet nonresidential uses shall have Final Development Plan Approval for construction.

Policy FLU-3.6G. At buildout, a minimum of 0.6 jobs shall have been created for each residential unit constructed.

Policy FLU-3.6H. The required 200' right-of-way for the St. Johns Heritage Parkway within the EMERALD LAKES SPA boundaries has been dedicated to the City of Palm Bay in accordance with the provisions of the City of Palm Bay Chapter 171, Fair Share Impact Fees Ordinance.

Policy FLU-3.6I. The required right-of-way for the Interchange of I-95 and the St. Johns Heritage Parkway has been dedicated to the City of Palm Bay in accordance with the provisions of the City of Palm Bay Chapter 171, Fair Share Impact Fees Ordinance.

Policy FLU-3.6J. No building permits shall be issued until the lanes of St. Johns Heritage Parkway necessary to serve the project have been let for construction and/or funding has been provided in accordance with the provisions of the City of Palm Bay Chapter 171, Fair Share Impact Fees Ordinance;

Policy FLU-3.6K. No building permits shall be issued until the required extensions of water and sewer lines necessary to serve the project have been let for construction and/or funding has been provided in accordance with the provisions of the City of Palm Bay Chapter 171, Fair Share Impact Fees Ordinance, including:

- (a) a Water Main extension from Babcock Street to Project Entrance

(b) a Force Main extension from Babcock Street to Project Entrance

Policy FLU-3.6L. A minimum buffer of 20' shall be provided along the EMERALD LAKES SPA property boundary adjacent to commercial and industrial uses.

Policy FLU-3.6M. An average buffer of 25' (minimum 15' without mitigation) shall be maintained adjacent to all preserved wetlands consistent with SJRWMD permitting requirements. A 50' buffer from top of bank will be maintained along the Sotille Canal. A 100' buffer shall be

maintained adjacent to commercial and industrial uses adjacent to the lands owned/and or managed on the eastern boundary by the Brevard County Environmental Endangered Lands Program.

Policy FLU-3.6N. A minimum right-of-way of 85' for the Sotille Canal shall be dedicated to Brevard County.

Policy FLU-3.6O. One or more transit stops shall be provided, as determined at the Final Development Plan stage.

Objective FLU-3.7

Continue to implement the following policies applicable to the Micco Park Village community to establish walkable communities in a traditional village design and allowing a variety of uses to serve each area.

Policy FLU-3.7A. Development within the Micco Park SPA must meet the criteria adopted by Ordinance 2010-62, Exhibit A.

(Ord. 2010-24, passed 07-08-10; Ord. 2010-25, passed 07-08-10; Ord. 2010-67, passed 10-21-10; Ord 2010-69, passed 10-19-2010; Ord. 2015-56, passed 02-04-16; Ord. 2010-62, passed 10-19-10; Ord. 2010-67, passed 10-21-10; Ord. 2010-69, passed 10-19-2010; Ord. 2016-79, passed 06-01-17; Ord 2016-84, passed 12-01-16; Ord 2017-83, passed 05-03-18)