



## LEGISLATIVE MEMORANDUM

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Scott Morgan, Interim City Manager

**THRU:** Lisa Frazier, AICP, Growth Management Director

**DATE:** February 20, 2025

**RE:** Request by CRE-KL Malabar Owner LLC for final subdivision plan/final plat approval for a proposed 317-lot single-family residential subdivision to be known as 'Malabar Springs Phase 1', which property is located north of and adjacent to Malabar Road, in the vicinity west of St. Johns Heritage Parkway, in PUD (Planned Unit Development) zoning (295.17 acres) (Case FS24-00008). (Quasi-Judicial Proceeding)

### SUMMARY:

The applicant requests Final Subdivision Plan/Final Plat approval to allow a proposed 317-lot residential subdivision to be called Malabar Springs, Phase I. The property is located north of and adjacent to Malabar Road NW, in the vicinity west of St. Johns Heritage Parkway NW, and includes approximately 295 acres.

This will be the first of four phases of a larger subdivision to contain a total of 653 single-family residential units and 232 multi-family units, which will be comprised of 126 townhomes and 106 duplex units. The Final Development Plan was approved by Ordinance 2022-17.

To receive Final Plat approval, the proposal must be in substantial conformance with the preliminary plat and meet the requirements of Palm Bay Code of Ordinances related to a Final Subdivision Plat. Upon review of the submitted materials, the Final Plat request is in substantial conformance with the applicable requirements of the Code.

### REQUESTING DEPARTMENTS:

Growth Management

**STAFF RECOMMENDATION:**

Approve a final subdivision plan/final plat for a proposed 317-lot residential subdivision to be called Malabar Springs, Phase I.

**ATTACHMENTS:**

1. FS24-00008 Staff Report
2. FS24-00008 Final Plat
3. FS24-00008 Survey
4. FS24-00008 Declarations and Covenants
5. FS24-00008 Title Opinion
6. FS24-00008 Application
7. FS24-00008 Letter of Authorization
8. FS24-00008 Legal Acknowledgement
9. FS24-00008 Legal Ad