



# STAFF REPORT

## LAND DEVELOPMENT DIVISION

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### Prepared by

Kimberly Haigler, Senior Planner

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#### CASE NUMBER

FS24-00008 – Malabar Springs, Phase I

#### CITY COUNCIL HEARING DATE

February 20, 2025

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#### PROPERTY OWNER & APPLICANT

CRE-KL Malabar Owner LLC (Scott Glaubitz, BSE Consultants, Inc., Rep.)

#### PROPERTY LOCATION/ADDRESS

Part of the west half of Section 32, Township 28, Range 36, Brevard County, Florida, containing approximately 295 acres. Located north of and adjacent to Malabar Road NW, in the vicinity west of St. Johns Heritage Parkway NW. Tax Accounts 2811428, 2811427, 2811426, 2811425

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#### SUMMARY OF REQUEST

The applicant requests Final Subdivision Plan/Final Plat approval for a proposed 317-lot single-family residential subdivision to be known as Malabar Springs, Phase I.

##### Existing Zoning

PUD, Planned Unit Development

##### Future Land Use

LDR, Low Density Residential and HDR, High Density Residential

##### Site Improvements

Vacant Land, Former Ranchland

##### Site Acreage

approximately 295 acres

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#### SURROUNDING ZONING & USE OF LAND

##### North

AU, Agricultural Use (COUNTY); Former Ranchland

##### East

GU, General Use; Public High School and PMU, Parkway Mixed Use; Single Family Residential

##### South

AU, Agricultural Use (COUNTY); SJRWMD Conservation

##### West

GU, General Use (COUNTY); SJRWMD Conservation

#### COMPREHENSIVE PLAN COMPATIBILITY

Yes, the Future Land Use is LDR, Low Density Residential and HDR, High Density Residential.

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**BACKGROUND:**

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.

**PROJECT HISTORY:**

- Final Development Plan (FD-49-2022) consisting of 653 single-family lots and 232 multi-family units on 294.7 acres; approved in November 2022 (Ordinance 2022-17).
- Per the provisions of Ordinance 2022-17, Preliminary Plat was granted administrative approval through the construction plan review process for the subdivision improvements (SUB22-00267) and consists of 653 single-family lots and 232 multi-family units on 294.7 acres; approved in March 2024.
- Construction Plans for the Multi-family development (Phase IV) of the PUD are currently under administrative review (SUB24-00002).

**ANALYSIS:**

Section 184.08(B) states, "The final plat shall conform substantially to the preliminary plat as approved, and if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which he/she proposes to record and develop at the time, if such portion conforms to the requirements of this chapter." The proposed final subdivision plat conforms to the preliminary plat for Malabar Springs Subdivision (SUB22-00267) and is the first phase of the overall project.

Before the Plat may be recorded, a Performance Bond shall be finalized with the City and County which covers 125% of the verified cost estimate for all on-site and off-site improvements.

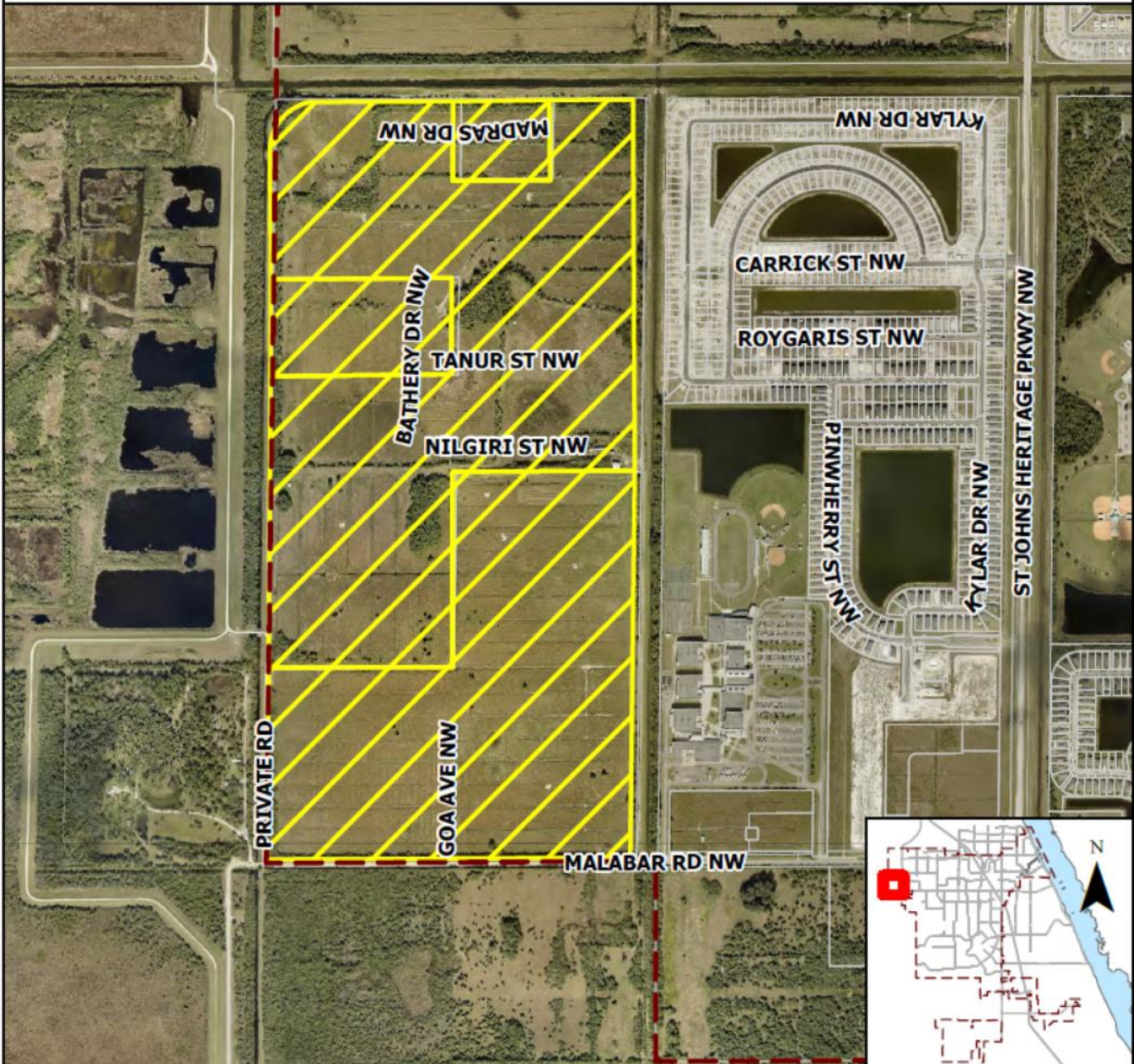
To receive Final Plat approval, the proposal must meet the requirements of Section 184.08 of the Palm Bay Code of Ordinances. Upon review of the submitted materials the Final Plat request is in substantial conformance with the applicable requirements of this section.

**STAFF RECOMMENDATION:**

Case FS24-00008 meets the criteria for a Final Subdivision Plan/Final Plat and staff recommends approval.



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



## AERIAL LOCATION MAP

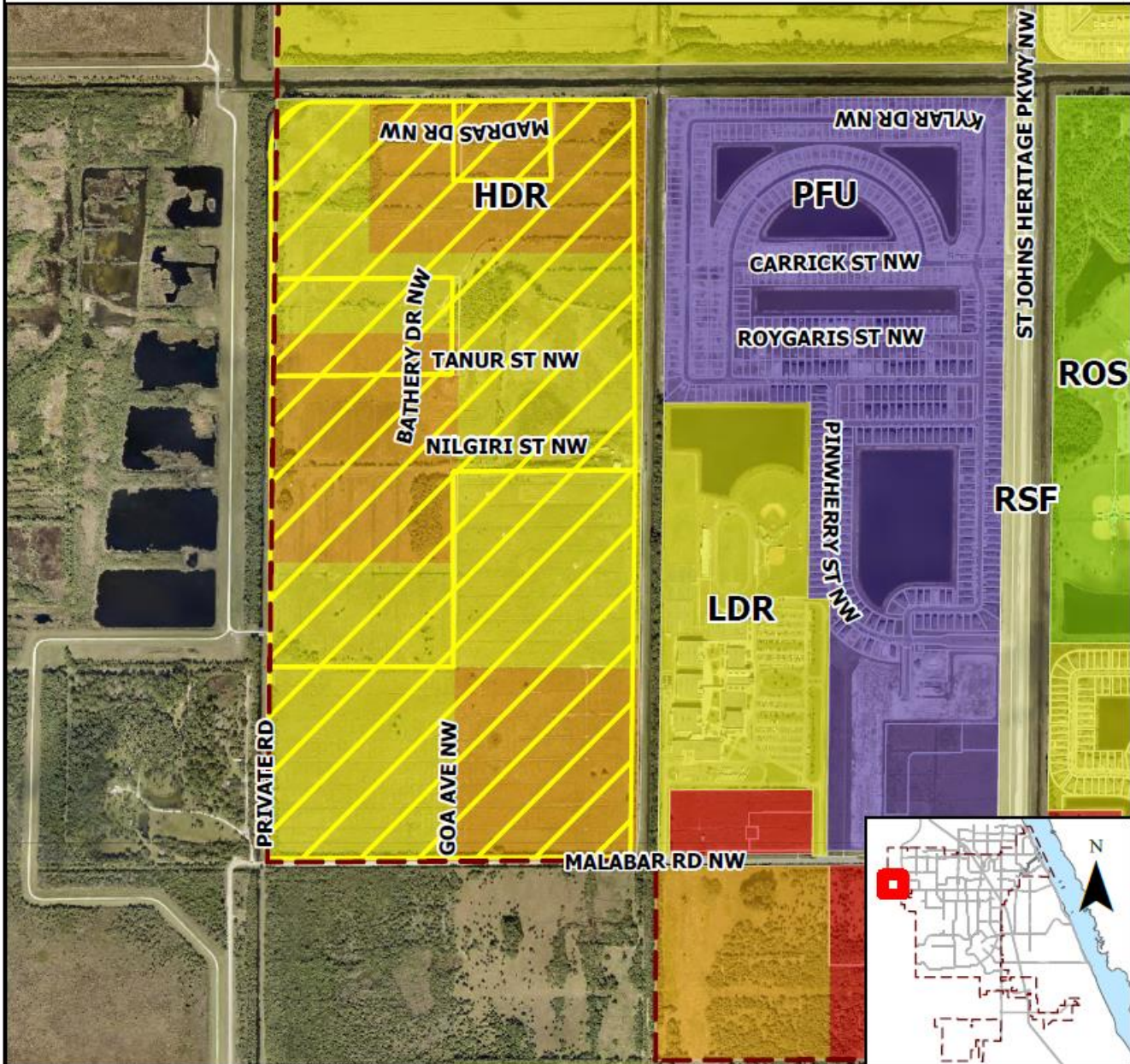
CASE: FS24-00008

### Subject Property

Located north of and adjacent to Malabar Road NW, in the vicinity west of St. Johns Heritage Parkway NW



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## FUTURE LAND USE MAP

**CASE: FS24-00008**

### Subject Property

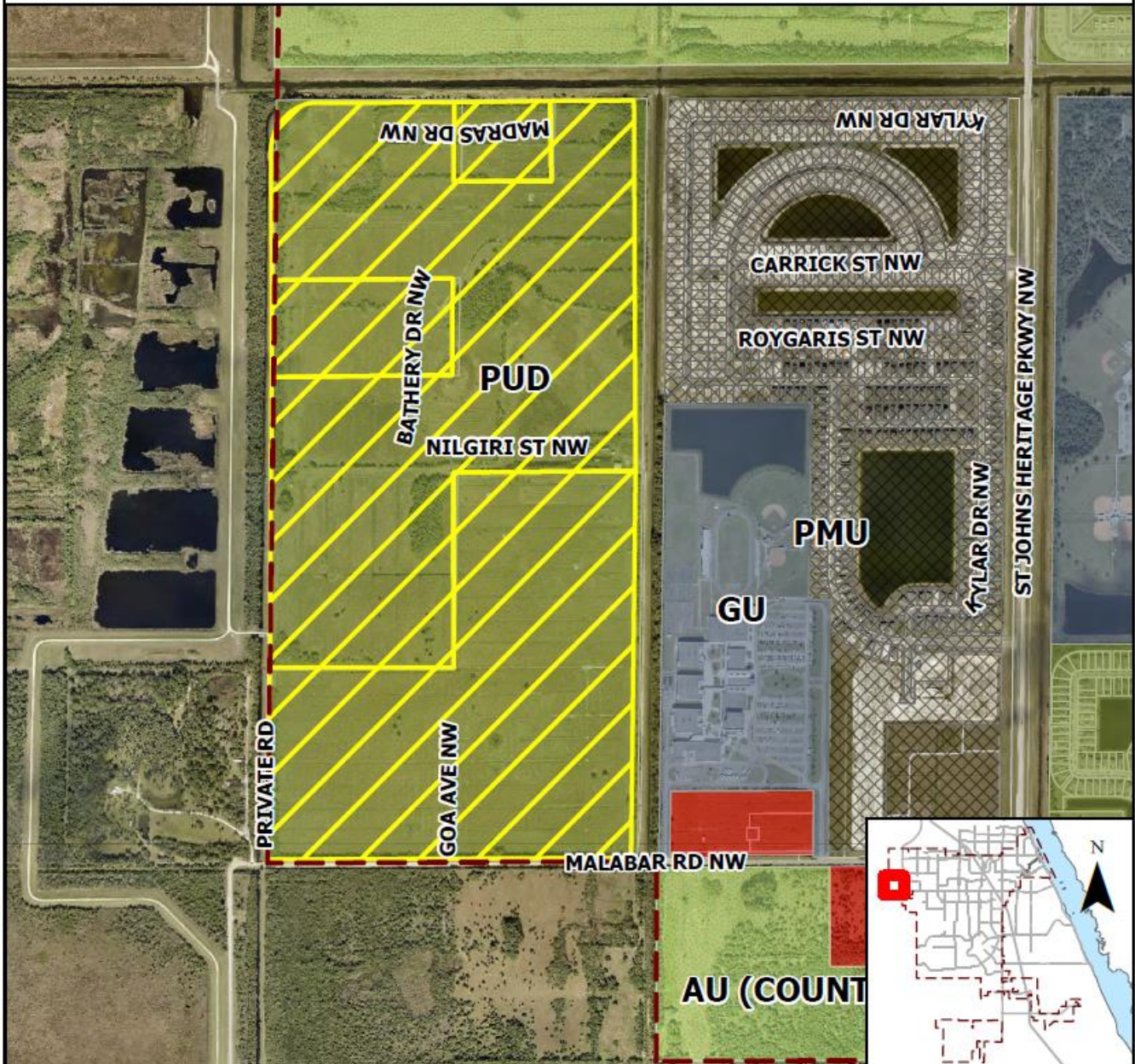
Located north of and adjacent to Malabar Road NW, in the vicinity west of St. Johns Heritage Parkway NW

### Future Land Use Classification

HDR - High Density Residential and LDR - Low Density Residential



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## ZONING MAP

**CASE: FS24-00008**

### Subject Property

Located north of and adjacent to Malabar Road NW, in the vicinity west of St. Johns Heritage Parkway NW

### Zoning District

PUD - Planned Unit Development