



## LEGISLATIVE MEMORANDUM

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

**FROM:** Matthew Morton, City Manager

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

**DATE:** May 15, 2025

**RE:** Request by Forestar (USA) Real Estate Group, Inc., for final subdivision plan/final plat approval for the replat of three (3) residential lots and a recreation tract to be known as 'Cypress Bay West Phase 2 Model Center', which is located at the southeast corner of Hollingsworth Drive and Mara Loma Boulevard, in PUD (Planned Unit Development) zoning (4.285 acres) (FS24-00007). (Quasi-Judicial Proceeding)

### SUMMARY:

Forestar (USA) Real Estate Group, Inc. (Jake Wise, P.E., Construction Engineering Group, LLC., Rep.) requests Final Subdivision Plan/Final Plat approval for the replat of three residential lots and a recreation tract on approximately 4.285 acres to be called Cypress Bay West Phase 2 Model Center. The project is located south of and adjacent to Hollingsworth Drive SE, in the vicinity east of Mara Loma Boulevard SE.

The Cypress Bay West Phase 2 preliminary plat was approved by City Council with the Final Development Plan (FDP) on October 7, 2021, under Ordinance 2021-65, and the final plat was recorded on March 15, 2023. On January 31, 2025, administrative approval was granted for an FDP amendment. The only change was to reduce the overall open space by 0.03 acres, allowing for the expansion of one lot by ten (10) feet to make a sixty (60) foot wide lot. Phase 2 is required 46.44 acres of open space. After this FDP amendment 47.62 acres of open space is provided. A replat is required to finalize the amendment.

To receive Final Plat approval, the proposal must meet the requirements of Section 172.053 of the Palm Bay Code of Ordinances. Upon review of the submitted materials, the Final Plat request is in conformance with the applicable requirements of this section. Per Section 172.053(F), City Council can approve, approve with conditions, or disapprove such requests.

Honorable Mayor and Members of the City Council

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**REQUESTING DEPARTMENT:**

Growth Management

**FISCAL IMPACT:**

None

**STAFF RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

1. FS24-00007 Staff Report
2. FS24-00007 Development Plan
3. FS24-00007 Final Plat
4. FS24-00007 Declaration of Covenants
5. FS24-00007 Property Information Report
6. FS24-00007 Application
7. FS24-00007 Letters of Authorization
- 7a. FS24-00007 Letter of Authorization
8. FS24-00007 Legal Acknowledgement
9. FS24-00007 Legal Ad