



STAFF REPORT

LAND DEVELOPMENT DIVISION

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Prepared by

Tania Ramos, Principal Planner

CASE NUMBER

FS24-00007 – Cypress Bay West Phase 2
Model Center

PLANNING & ZONING BOARD HEARING DATE

Not applicable

PROPERTY OWNER & APPLICANT

Forestar (USA) Real Estate Group, Inc.,
(Jake Wise, P.E., Construction
Engineering Group, LLC., Rep.)

PROPERTY LOCATION/ADDRESS

Lots 89 – 91 and Tract Rec-1 of Cypress Bay West
Phase 2, Section 04, Township 30, Range 37, Brevard
County, Florida, containing approximately 4.285 acres.
Located south of and adjacent to Hollingsworth Drive
SE, in the vicinity east of Mara Loma Boulevard SE.
Tax Accounts 3033058, 3032902, 3032901, and
3032900

SUMMARY OF REQUEST

The applicant requests Final Subdivision Plan/Final Plat approval for the replat of three residential lots and a recreation tract to be known as Cypress Bay West Phase 2 Model Center.

Existing Zoning

PUD, Planned Unit Development

Future Land Use

LDR, Low Density Residential

Site Improvements

Undeveloped

Site Acreage

Approximately 4.285 acres

SURROUNDING ZONING & USE OF LAND**North**

PUD, Planned Unit Development; Undeveloped

East

PUD, Planned Unit Development; Undeveloped

South

PUD, Planned Unit Development; Undeveloped

West

PUD, Planned Unit Development; Undeveloped

**COMPREHENSIVE PLAN
COMPATIBILITY**

Yes, the Future Land Use is LDR, Low Density Residential

BACKGROUND:

The applicant requests Final Subdivision Plan/Final Plat approval for the replat of three residential lots and a recreation tract to be called Cypress Bay West Phase 2 Model Center. The property is south of and adjacent to Hollingsworth Drive SE, in the vicinity east of Mara Loma Boulevard SE, and includes approximately 4.285 acres.

Cypress Bay West Phase 2 contains 446 single-family lots and 124 townhome units on 185.75 acres. The preliminary plat was approved with the Final Development Plan (FD-30-2021) on October 7, 2021, under Ordinance 2021-65. The final plat was recorded on March 15, 2023.

On January 31, 2025, administrative approval was granted for an amendment to the Final Development Plan. The amendment maintains the original density of 3.07 units per acre with 446 single-family lots and 124 townhome units. The only change was to reduce the overall open space by 0.03 acres. This allows 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 and will maintain compliance with 47.62 acres of open space provided. To finalize this amendment, a replat of the three residential lots and recreation tract is required.

ANALYSIS:

For the replatting of land Section 172.061 states, "For any change in a map of an approved or recorded subdivision plat, if such change affects any street layout shown on such plat or map, or any lot line, or if it affects any map or plan legally reached prior to the adoption of any regulations controlling subdivisions, such parcel shall be approved by the City Council by the same procedure, rules and regulations as for a subdivision."

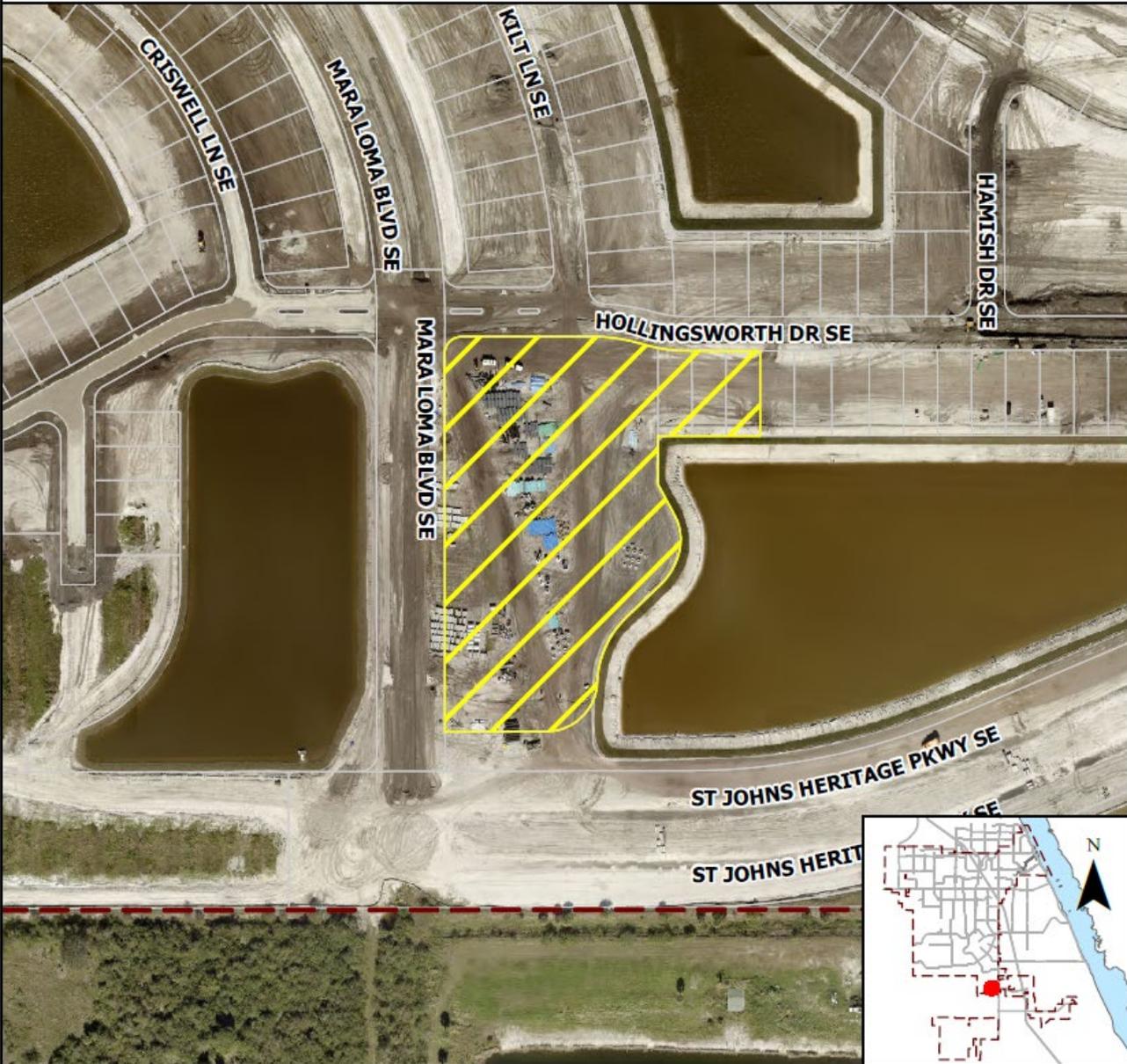
To receive Final Plat approval, the proposal must meet the requirements of Section 172.053 of the Palm Bay Code of Ordinances. Upon review of the submitted materials the Final Plat request is in conformance with the applicable requirements of this section.

STAFF RECOMMENDATION:

Case FS24-00007 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

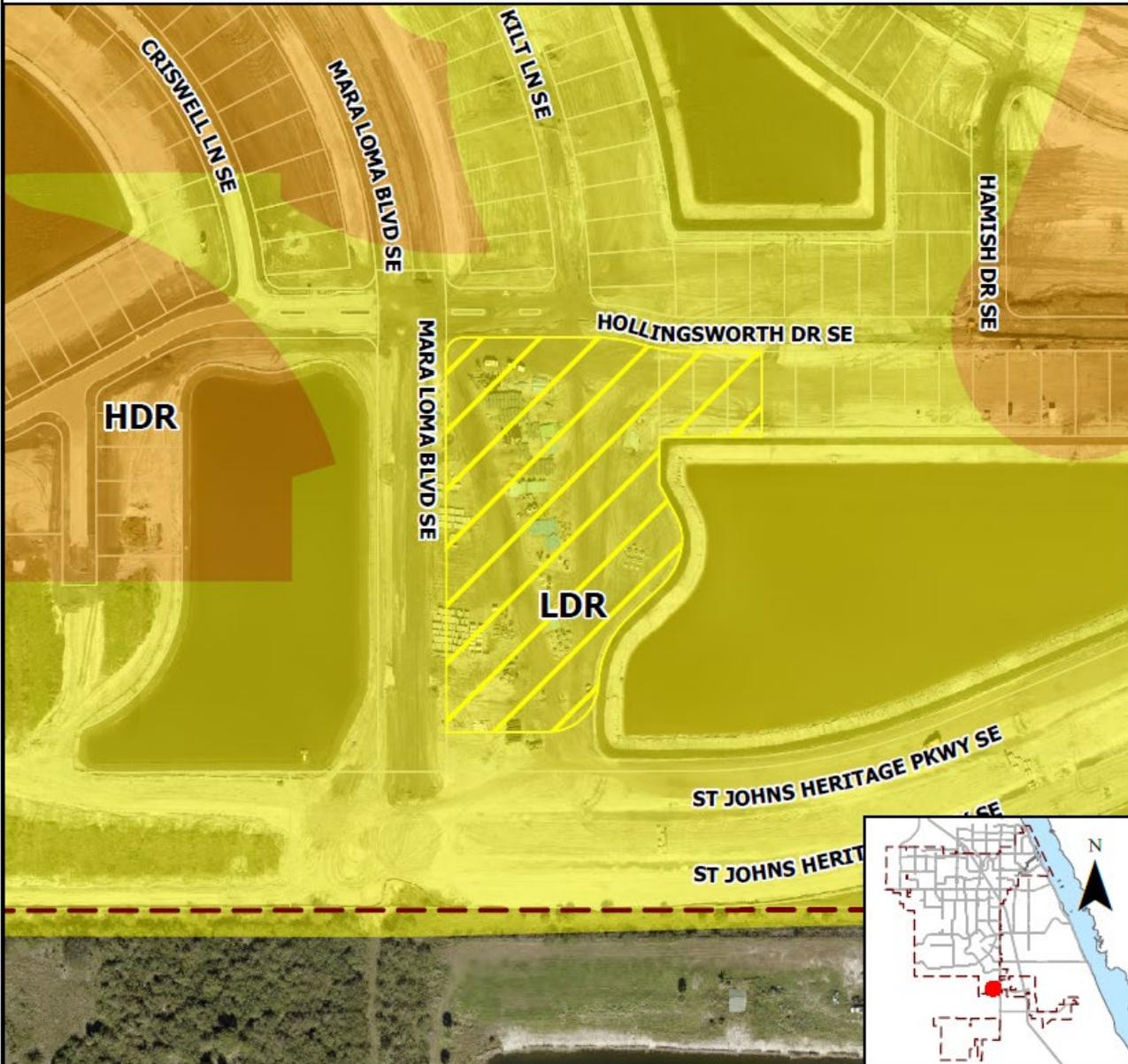
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Subject Property

Located south of and adjacent to Hollingsworth Drive SE, in the vicinity east of Mara Loma Boulevard SE



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FUTURE LAND USE MAP

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Subject Property

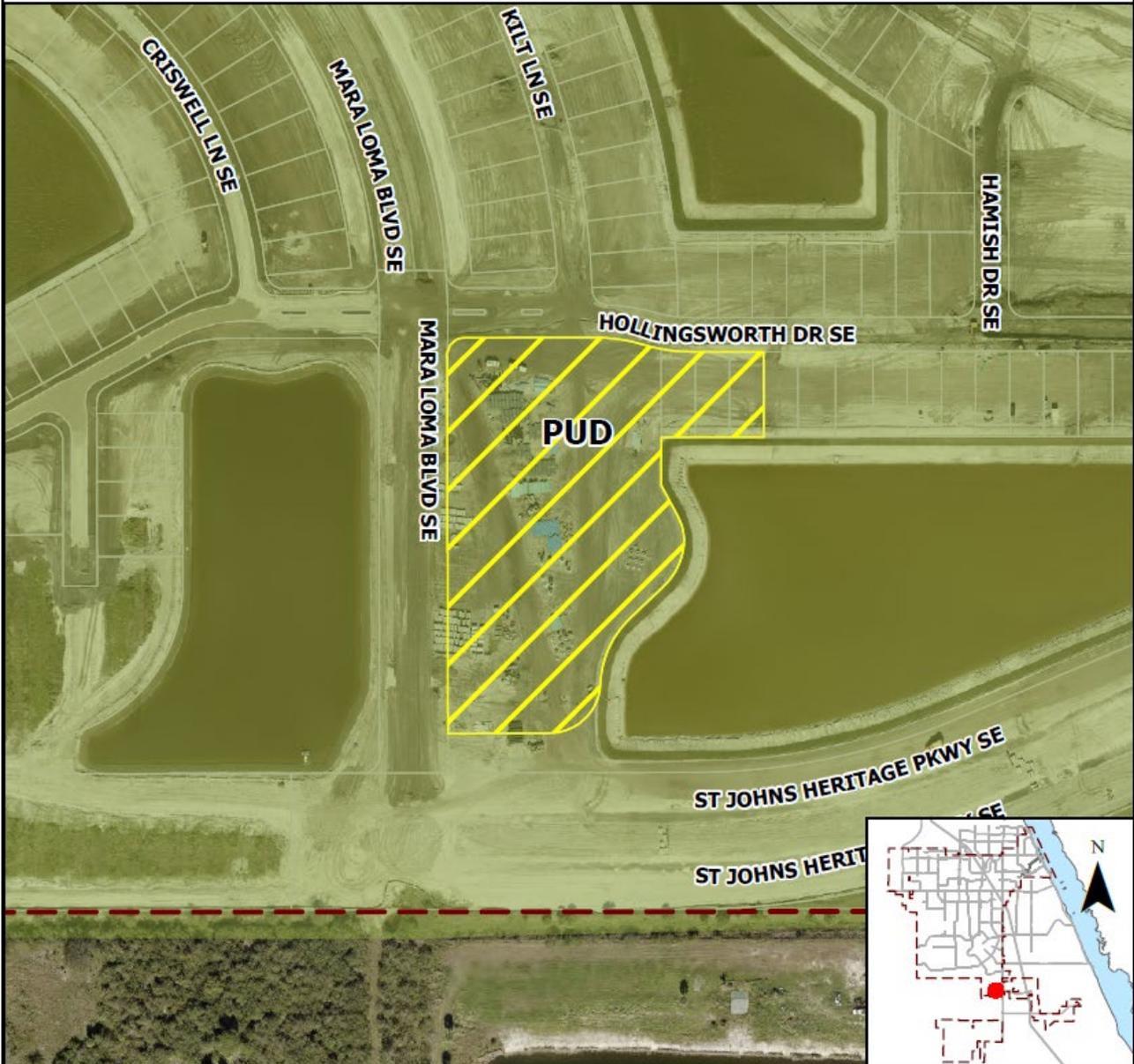
Located south of and adjacent to Hollingsworth Drive SE, in the vicinity east of Mara Loma Boulevard SE

Future Land Use Classification

LDR - Low Density Residential



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ZONING MAP

CASE: FS24-00007

Subject Property

Located south of and adjacent to Hollingsworth Drive SE, in the vicinity east of Mara Loma Boulevard SE

Zoning District

PUD - Planned Unit Development