



## MEMORANDUM

<b>TO:</b>	<b>Honorable Mayor and Members of the City Council</b>
<b>FROM:</b>	<b>Suzanne Sherman, City Manager</b>
<b>THRU:</b>	<b>Lisa Frazier, Growth Management Director</b>
<b>DATE:</b>	<b>April 18, 2024</b>
<b>RE:</b>	<b>Ordinance 2024-20, granting approval of a Final Development Plan for a mixed-use subdivision to be known as 'Malabar Village' on property located south of and adjacent to Malabar Road, in the vicinity of the southwest corner of Malabar Road and Allison Drive (32.8 acres) (Case FD23-00009, Vacation Finance, LLC), first reading. (Quasi-Judicial Proceeding)</b>

### **SUMMARY:**

Applicant Vacation Finance, LLC, William Rocker (Angel Pinero, P.E., Dynamic Engineering Consultants, P.C., Rep.) has submitted for Final Development Plan approval to allow for the development of a 424 unit multiple-family residential subdivision with three adjacent commercial parcels. Concurrently, an application has been submitted to change the Future Land Use of the entire parcel from COM, Commercial to NC, Neighborhood Center (CP23-00016). This change in land use will allow for the development of a multi-family residential complex with a proposed density of 21 units per acre.

To receive Final Planned Unit Development approval, the proposal must meet the requirements of Section 185.067 of the City of Palm Bay's Code of Ordinances. Upon review, it appears that the request is in conformance with the applicable requirements of this section.

Public Works has reviewed the traffic study and has provided comments, within attachment number 17.

### **REQUESTING DEPARTMENTS:**

Growth Management

### **STAFF RECOMMENDATION:**

Approval, subject to approval of CP23-00016

**Planning & Zoning Board Recommendation:**

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

**Motion** by Mr. Boerema, **Seconded** by Mr. McLeod to submit Case FD23-00009 to the City Council for denial.

**Result:** Carried 6 to 0

**Aye:** Olszewski, Boerema, Jaffe, Jordan, McLeod, Warner

**Nay:** None

**Abstain:** None

**ATTACHMENTS:**

1. FD23-00009 Staff Report - Revised
2. FD23-00009 Final Development Plan
3. FD23-00009 Survey
4. FD23-00009 Traffic Impact Study
5. FD23-00009 School Concurrency
6. FD23-00009 Narrative
7. FD23-00009 Development Schedule
8. FD23-00009 Deed Restrictions
9. FD23-00009 Title Opinion
10. FD23-00009 Application
11. FD23-00009 Letter of Authorization
12. FD23-00009 Legal Acknowledgement
13. FD23-00009 Legal Ad
14. FD23-00009 Applicant Presentation
15. FD23-00009 Correspondence
16. Ordinance
17. Public Works comments to Traffic Study