



TO: Jake Wise, P.E., Construction Engineering Group, LLC.

FROM: Growth Management, City of Palm Bay

DATE: January 31, 2025

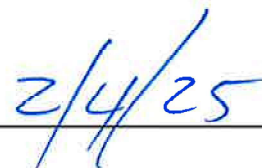
SUBJECT: FD-30-2021 - Cypress Bay West Phase 2, Administrative approval of FDP revisions


Cypress Bay West Phase 2 is located west of Babcock Street SE, north of and adjacent to St. John's Heritage Parkway, containing 185.75 acres. In 2021, a Final Development Plan was approved for 446 single family lots and 124 townhome units.

The current request is for administrative approval of a Final Development Plan substantially consistent with original approval. The proposed Final Development Plan amendment maintains the original density of 3.07 units per acre with 446 single family lots and 124 townhome units. The proposed plan will follow the same layout as originally approved. The only change is to reduce the overall open space by 0.03 acres to allow 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 after this change with 47.62 acres of open space provided.

The changes proposed in the Cypress Bay West Phase 2 Final Development Plan do not deviate more than 20% from the originally approved plan. A replat is required to finalize this request.


Approved by Lisa Frazier, AICP
Growth Management Director


Date



Project Name: Cypress Bay West Phase II
FS24-00007

January 22, 2025

Lori Damms
City of Palm Bay Land Development
120 Malabar Road SE
Palm Bay, Florida 32907

Re: Cypress Bay West Phase II
FS24-00007

Dear Ms. Damms:

On behalf of our client we respectfully submit this amendment to allow for the expansion of one lot by 10' to make one 60' lot. This area is being taken from the unused greenspace in the amenities center and has a 0.1% impact on the overall open space that still exceeds the minimum required open space requirements.

If you should have any additional questions, please feel free to contact me at (321) 610-1760.

Sincerely,



Jake Wise, PE
Principal Civil Engineer
Construction Engineering Group, LLC



