



## 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>July 18, 2024</b>
<b>RE:</b>	<b>**PS24-00001 – Chaparral P.U.D. Phases 4A &amp; B and 5A &amp; B – Chaparral Properties, LLC (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.) - A Preliminary Subdivision Plan for a proposed 522-lot residential subdivision to be known as Chaparral P.U.D. Phases 4A &amp; B and 5A &amp; B. Tax Parcels 750, 751, 752, and 753 of Section 04, Township 29, Range 36, along with Tax Parcels 3 and 4 of Section 09, Township 29, Range 36, Brevard County, Florida, containing approximately 160.51 acres. Located south of Malabar Road SW, in the vicinity south of Abilene Drive SW</b>

### SUMMARY:

Applicant John Ryan, Chaparral Properties, LLC. (Jake Wise, P.E., Construction Engineering Group, LLC., Rep.) has submitted for a Preliminary Subdivision Plan approval for a 522->>521<< residential subdivision to be known as Chaparral P.U.D. Phase Four A-B and Five A-B located south of Malabar Road SW, in the vicinity south of Abilene Drive SW.

Chaparral P.U.D. Phase Four A-B and Five A-B is a Planned Unit Development (PUD) which received Final Development Plan approval on October 6, 2022, through Ordinance 2022-102. This preliminary subdivision plan consists of the final phases of the Chaparral P.U.D.

To receive Preliminary Plat approval, the proposal must meet the requirements of Chapter 184 of the Palm Bay Code of Ordinances. Upon review of the submitted materials, the Preliminary Plat request is in substantial conformance with the applicable requirements of this chapter. Per Section 184.07, City Council can approve, approve with conditions, or disapprove such requests.

Technical staff review comments have all been addressed.

### REQUESTING DEPARTMENTS:

Growth Management

**STAFF RECOMMENDATION:**

Staff recommends approval.

**Planning & Zoning Board Recommendation:**

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

**Motion** by Ms. Jordan, **Seconded** by Mr. Boerema to submit Case PS24-00001 to the City Council for approval.

**Result:** Carried 4 to 3

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

**Nay:** Olszewski, Good, Warner

**Abstain:** None

**ATTACHMENTS:**

1. PS24-00001 Staff Report REVISED
2. PS24-00001 Plat REVISED
3. PS24-00001 School Board Report
4. PS24-00001 Application REVISED
5. PS24-00001 Letter of Authorization
6. PS24-00001 Legal Acknowledgement
7. PS24-00001 Legal Ad
8. PS24-00001 Applicant Handout