



MEMORANDUM

TO:	Honorable Mayor and Members of the City Council
FROM:	Suzanne Sherman, City Manager
THRU:	Lisa Frazier, Growth Management Director
DATE:	August 1, 2024
RE:	**FS23-00016 – Chaparral P.U.D. Phase 4A – Chaparral Properties, LLC (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.) - A Final Plat approval for a proposed 167-lot residential subdivision to be known as Chaparral P.U.D. Phase Four A. 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

As you may recall, the above request was scheduled for the last regular Council meeting. Council voted to continue the request at the applicant's request.

SUMMARY:

Applicant John Ryan, Chaparral Properties, LLC. (Jake Wise, P.E., Construction Engineering Group, LLC., Rep.) has submitted for a Final Subdivision Plat for a 167-lot residential subdivision to be called Chaparral P.U.D. Phase Four A located south of Malabar Road SW, in the vicinity south of Abilene Drive SW.

The proposed final subdivision plat for Chaparral P.U.D. Phase Four A substantially conforms to the preliminary plat for Chaparral P.U.D. Phase Four A-B and Five A-B (PS24-00001) and Phase Four A in the construction plans. The remaining phases from the preliminary plat are included as future development tracts.

To receive Final Plat approval, the proposal must meet the requirements of Section 184.08 of the Palm Bay Code of Ordinances. Upon review of the submitted materials, the Final Plat request is in substantial conformance with the applicable requirements of this section. Per Section 184.08, City Council can approve, approve with conditions, or disapprove such requests.

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 FS23-00016 to the City Council for approval.

Result: Carried 4 to 3

Aye: Boerema, Jaffe, Jordan, McLeod

Nay: Olszewski, Good, Warner

Abstain: None

ATTACHMENTS:

1. FS23-00016 Staff Report
2. FS23-00016 Plat
3. FS23-00016 Declarations
4. FS23-00016 Title Opinion
5. FS23-00016 Application
6. FS23-00016 Letter of Authorization
7. FS23-00016 Legal Acknowledgement
8. FS23-00016 Legal Ad
9. FS23-00016 Applicant Handout