



## 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>Resolution 2024-15, granting approval of a Preliminary Development Plan for a mixed-use development to be known as 'Malabar Village' in CC (Community Commercial District) zoning, which property is located south of and adjacent to Malabar Road, in the vicinity of the southwest corner of Malabar Road and Allision Drive (32.8 acres) (Case PD23-00006, Vacation Finance, LLC). (Quasi-Judicial Proceeding)</b>

### **SUMMARY:**

Applicant Vacation Finance, LLC, William Rocker (Angel Pinero, P.E., Dynamic Engineering Consultants, P.C., Rep.) has submitted for Preliminary 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 Preliminary Planned Unit Development approval, the proposal must meet the requirements of Section 185.066 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 15.

### **REQUESTING DEPARTMENTS:**

Growth Management

### **STAFF RECOMMENDATION:**

Approval, pending 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 Ms. Jordan to submit Case PD23-00006 to the City Council for denial.

**Result:** Carried 6 to 0

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

**Nay:** None

**Abstain:** None

**ATTACHMENTS:**

1. PD23-00006 Staff Report
2. PD23-00006 Preliminary Development Plan
3. PD23-00006 Survey
4. PD23-00006 Traffic Impact Study
5. PD23-00006 School Concurrency
6. PD23-00006 Narrative
7. PD23-00006 Title Opinion
8. PD23-00006 Application
9. PD23-00006 Letter of Authorization
10. PD23-00006 Legal Acknowledgement
11. PD23-00006 Legal Ad
12. PD23-00006 Applicant Presentation
13. PD23-00006 Correspondence
14. Resolution
15. Public Works comments to Traffic Study