



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, Growth Management Director

DATE: October 17, 2024

RE: ****PS24-00001 – Chaparral P.U.D. Phases 4A & B and 5A & B – Chaparral Properties, LLC (Jake Wise, P.E., Construction Engineering Group, LLC, Rep.) - A Preliminary Subdivision Plan for a proposed 521-lot residential subdivision to be known as Chaparral P.U.D. Phases 4A & B and 5A & 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**

As you may recall, the above request was scheduled for the August 13, 2024, 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 Preliminary Subdivision Plan approval for a 521-lot 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. City Council approved the preliminary subdivision request for Chaparral P.U.D. Phase 4A at its Regular Council Meeting 2024-19, held on August 13, 2024. At the applicant's request, Council voted to continue the requests for Phases Four B and Five A-B to the October 17, 2024, regular Council meeting. Phases Four B and Five A-B consists of the final phases, containing the final 354 single-family lots of the Chaparral P.U.D. project.

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
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
9. PS24-00001 Final Development Plan