



# STAFF REPORT

## LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042

[landdevelopmentweb@palmbayflorida.org](mailto:landdevelopmentweb@palmbayflorida.org)

### Prepared by

Tania Ramos, Principal Planner

---

**CASE NUMBER**

FS23-00016

**PLANNING & ZONING BOARD HEARING DATE**

July 16, 2024

---

**PROPERTY OWNER & APPLICANT**

John Ryan, Chaparral Properties, LLC.  
(Jake Wise, P.E., Construction  
Engineering Group, LLC., Rep.)

**PROPERTY LOCATION/ADDRESS**

Tax Parcels 750, 751, 752, and 753, Section 04,  
Township 29, Range 36, along with Tax Parcels 3  
and 4 Section 09, Township 29, Range 36, Brevard  
County, Florida. Located south of Malabar Road  
SW, in the vicinity south of Abilene Drive SW; Tax  
Accounts 2903866, 2903868, 3030091, 2903867,  
2960819, and 2963407.

---

**SUMMARY OF REQUEST**

The applicant requests Final Subdivision Plan/Final Plat approval for a for a proposed 167-lot residential subdivision to be known as Chaparral P.U.D. Phase Four A.

**Existing Zoning**

PUD, Planned Unit Development

**Existing Land Use**

LDR, Low Density Residential

**Site Improvements**

Vacant Land

**Site Acreage**

160.51 acres

---

**SURROUNDING ZONING & USE OF LAND****North**

PUD, Planned Unit Development and SR, Suburban Residential (Brevard County); Single-Family Homes

**East**

GU, General Use Holding; Gun Range

**South**

GU, General Use (Brevard County); Vacant Land

**West**

GU, General Use and RR-1, Rural Residential (Brevard County); Vacant Land

---

**COMPREHENSIVE PLAN  
COMPATIBILITY**

Yes, the Future Land Use is Low Density Residential.

**BACKGROUND:**

The applicant requests Final Subdivision Plan/Final Plat approval for a 167-lot residential subdivision to be called Chaparral P.U.D. Phase Four A. The property is located south of Malabar Road SW, in the vicinity south of Abilene Drive SW, specifically, Tax Parcels 750, 751, 752, and 753, Section 04, Township 29, Range 36, along with Tax Parcels 3 and 4 Section 09, Township 29, Range 36, Brevard County, Florida, containing approximately 160.51 acres. The property is zoned PUD, Planned Unit Development, and is vacant land.

The proposed final subdivision plat for Chaparral P.U.D. Phase 4A 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.

**ANALYSIS:**

Section 184.08(B) states, "The final plat shall conform substantially to the preliminary plat as approved, and if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which he/she proposes to record and develop at the time, if such portion conforms to the requirements of this chapter." The proposed final subdivision plat 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.

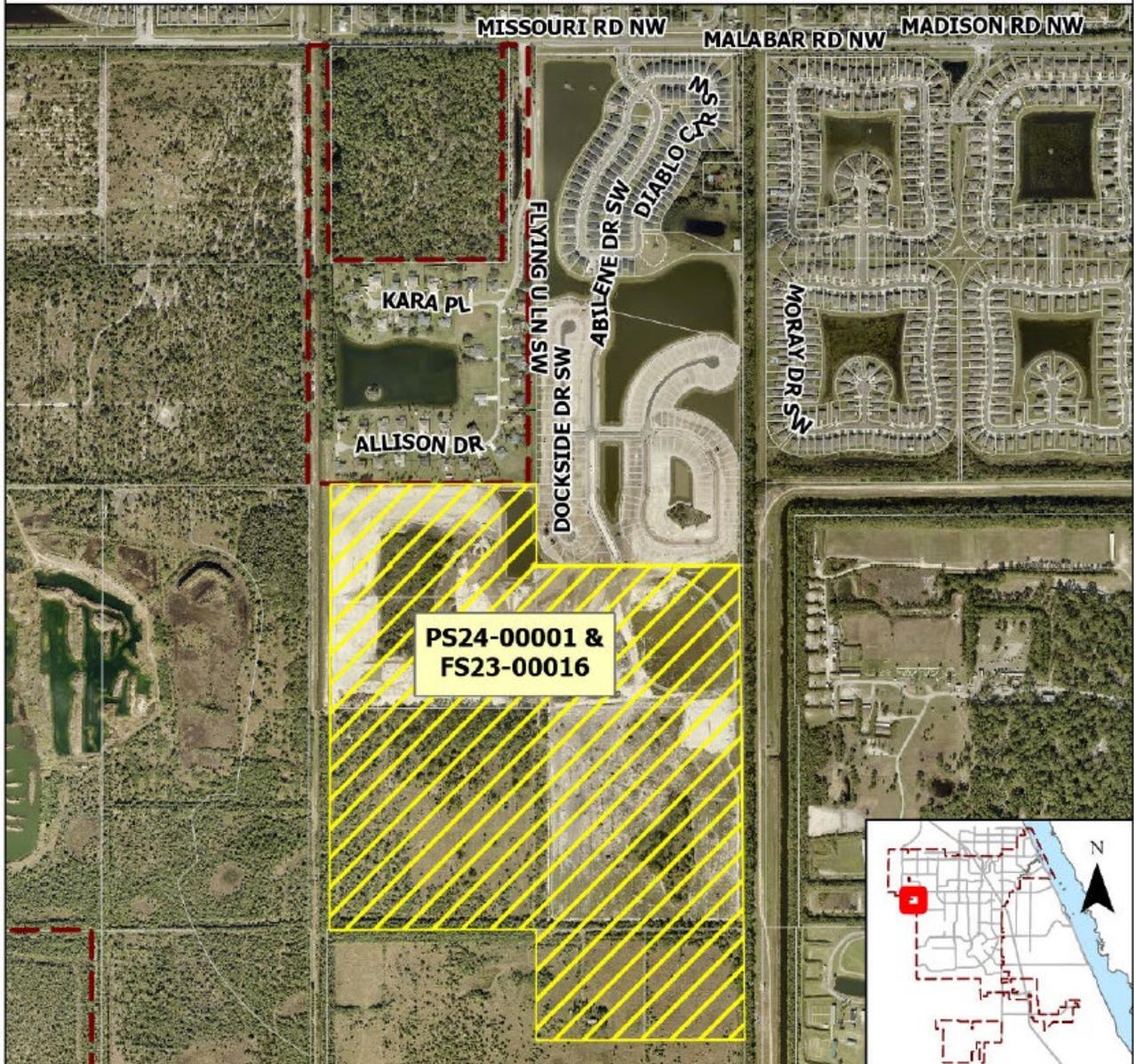
To receive Final Plat approval, the proposal must meet the requirements of Section 184.08 of the Palm Bay Code of Ordinances. Upon review of the submitted materials the Final Plat request is in substantial conformance with the applicable requirements of this section.

**STAFF RECOMMENDATION:**

Case FS23-00016 meets the criteria for approval of a Final Subdivision Plan/Final Plat and staff recommends approval.



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



**AERIAL LOCATION MAP**

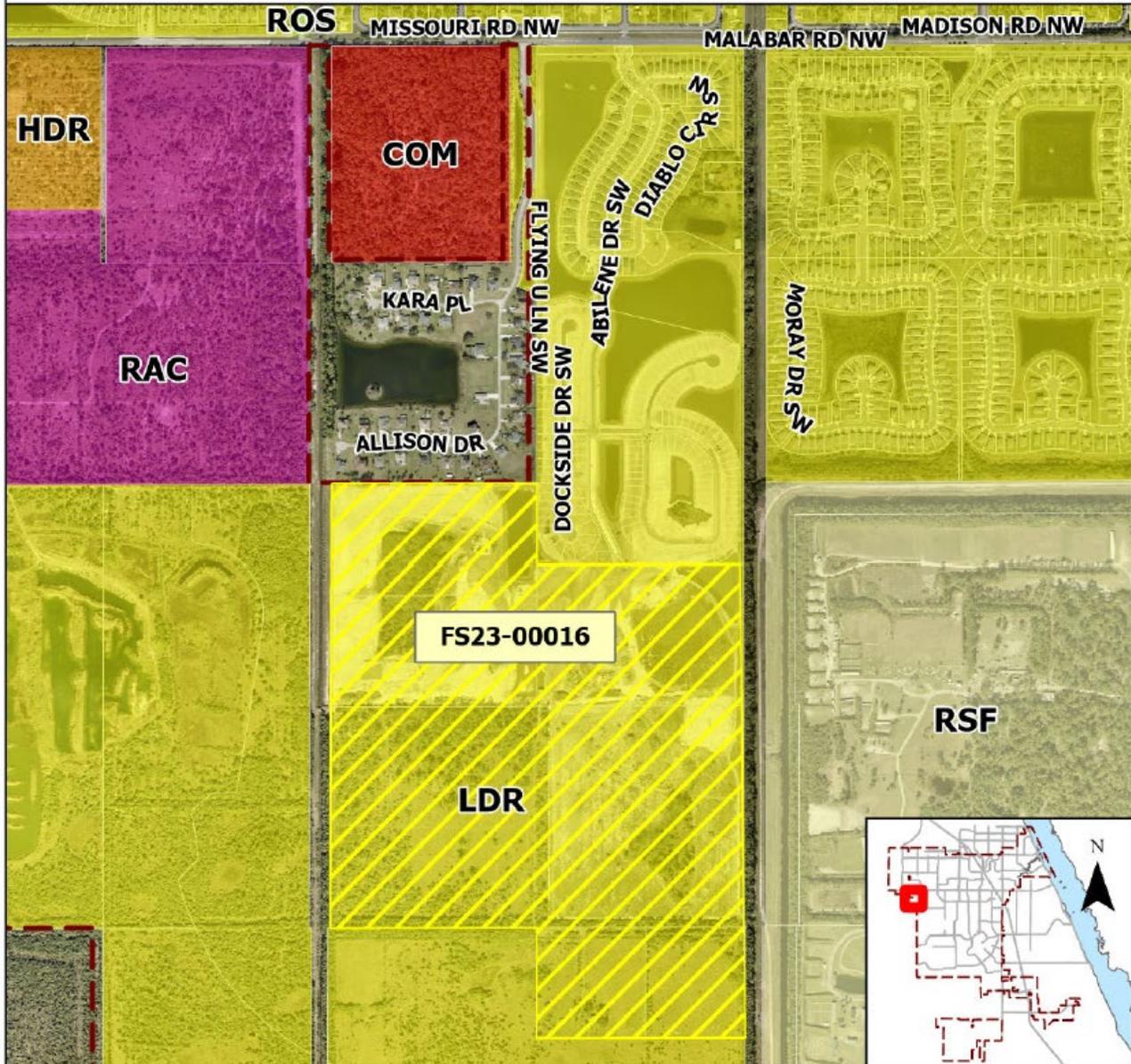
**CASE: PS24-00001 & FS23-00016**

**Subject Property**

South of Malabar Road SW, in the vicinity south of Abilene Drive SW



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



**FUTURE LAND USE MAP**

**CASE:FS23-00016**

**Subject Property**

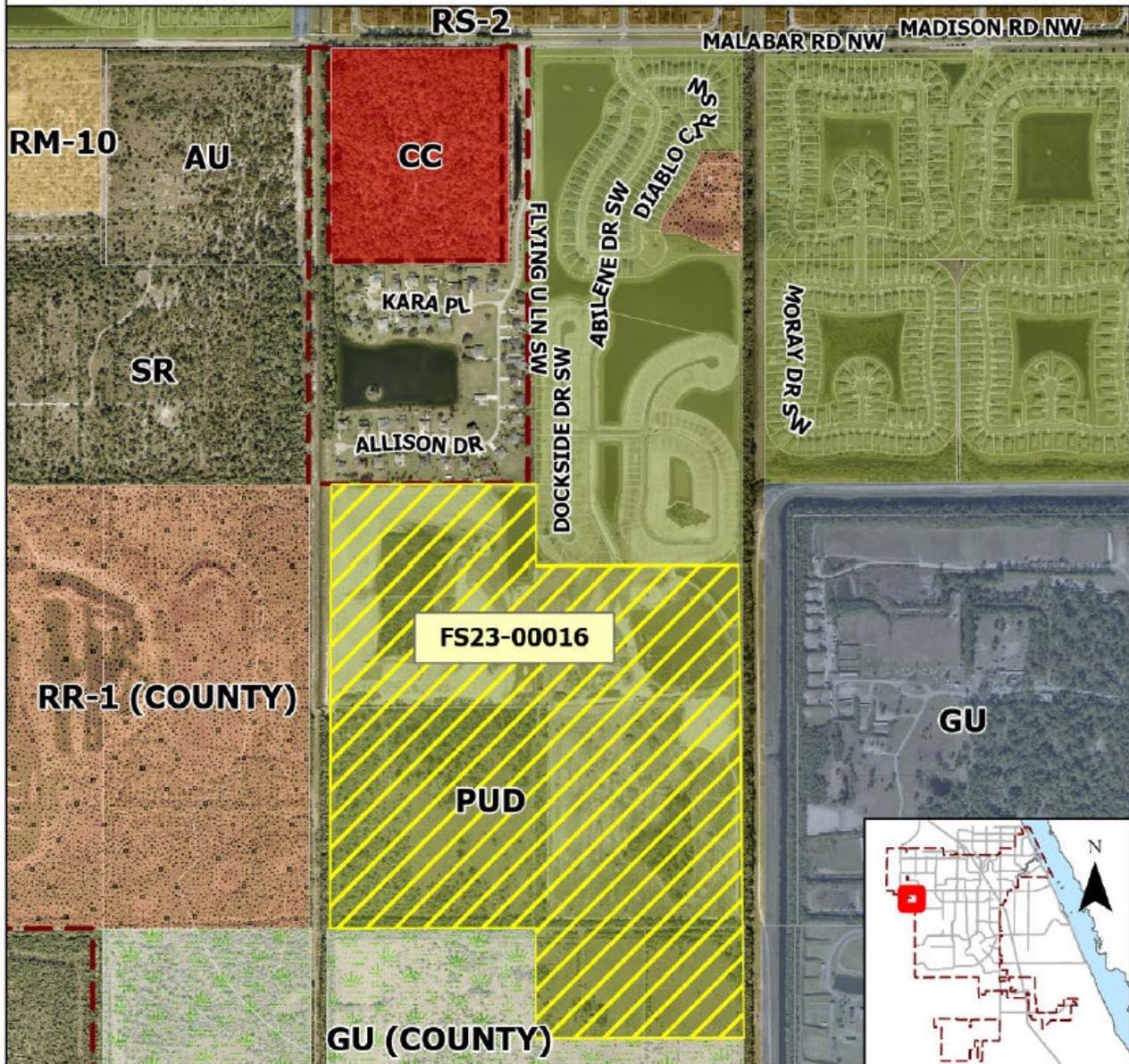
South of Malabar Road SW, in the vicinity south of Abilene Drive SW

**Future Land Use Classification**

LDR- Low Density Residential



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



**ZONING MAP**

**CASE: FS23-00016**

**Subject Property**

South of Malabar Road SW, in the vicinity south of Abilene Drive SW

**Zoning District**

PUD - Planned Unit Development