



STAFF REPORT

LAND DEVELOPMENT DIVISION

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Prepared by

Tania Ramos, Principal Planner

CASE NUMBER

PS24-00001

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 Preliminary Subdivision Plan
approval for a 522-lot residential subdivision to be known as
Chaparral P.U.D. Phase Four A-B and Five A-B.

Existing Zoning

PUD, Planned Unit Development

Future 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 Preliminary Subdivision Plan (Preliminary Plat) approval to allow a proposed 522-lot residential subdivision to be called Chaparral P.U.D. Phase Four A-B and Five A-B. 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 160.51 acres. The property is zoned PUD, Planned Unit Development, and is vacant land.

The preliminary plat is a map indicating the proposed layout of the development and related information to show consistency with the subdivision requirements in accordance with Chapter 184 of the Palm Bay Code of Ordinances. The final plat will also go through the public hearing process for final approval.

ANALYSIS:

The proposed plat is for a 522-lot residential subdivision consisting of the final phases of the Chaparral P.U.D. and is in substantial conformance with the Final Development Plan approved by Ordinance 2022-102.

CONDITIONS:

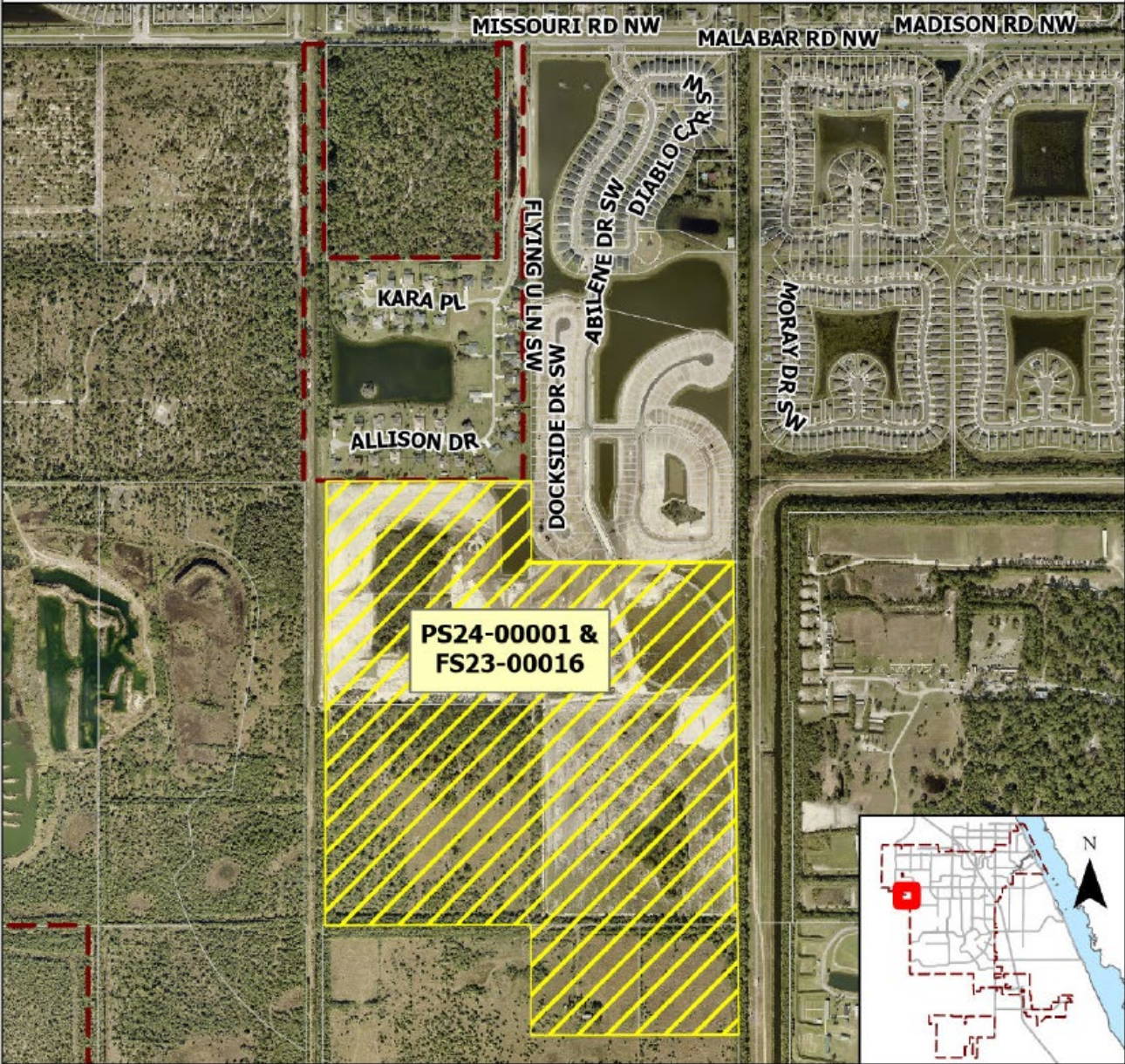
In order to receive Preliminary Subdivision Plan approval, the proposal must meet the subdivision requirements of Chapter 184 of the City of Palm Bay's Code of Ordinances. Upon review, the request is in conformance with the applicable requirements.

STAFF RECOMMENDATION:

Case PS24-00001 meets the criteria for a Preliminary Subdivision Plan 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

