



# STAFF REPORT

## LAND DEVELOPMENT DIVISION

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**Prepared by**

Tania Ramos, Principal Planner

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**CASE NUMBER**

PS24-00004 – Reserve at Country Club  
Lakes Estates

**PLANNING & ZONING BOARD HEARING DATE**

December 4, 2024

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**PROPERTY OWNER & APPLICANT**

Country Club Lakes Developers, LLC  
(David Bassford, P.E., MBV Engineering,  
Inc., Rep.)

**PROPERTY LOCATION/ADDRESS**

Tax Parcel 251, Section 28, Township 28, Range 37,  
Brevard County, Florida. Located at the terminus of  
Country Club Drive NE, in the vicinity west of Port  
Malabar Boulevard NE and east of Riviera Drive NE;  
Tax Accounts 2836559.

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**SUMMARY OF REQUEST**

The applicant requests Preliminary Subdivision Plan  
approval for a 199-lot residential subdivision to be known as  
Reserve at Country Club Lakes Estates.

**Existing Zoning**

PUD, Planned Unit Development

**Future Land Use**

LDR, Low Density Residential and HDR, High Density  
Residential

**Site Improvements**

Vacant Land, former Golf Course

**Site Acreage**

74.24 acres

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

RS-1 Single-Family Residential; Single-Family Homes

**East**

RS-1 Single-Family Residential; Single-Family Homes

**South**

RS-1 Single-Family Residential; Single-Family Homes

**West**

RS-1 Single-Family Residential; Single-Family Homes and  
RM-15, Multi-Family Residential; Bimini Bay Townhomes  
and Malabar Lakes Apartments

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**COMPREHENSIVE PLAN  
COMPATIBILITY**

Yes, the Future Land Use is LDR, Low Density Residential  
and HDR, High Density Residential.

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**BACKGROUND:**

The applicant requests Preliminary Subdivision Plan (Preliminary Plat) approval to allow a proposed 199-lot residential subdivision to be called Reserve at Country Club Lakes Estates. This is the fifth and final phase of a larger project, Country Club Lakes Estates. The property is located at the terminus of Country Club Drive NE, between Port Malabar Boulevard to the east, and Riviera Drive to the west, and includes approximately 74.24 acres that was previously the Port Malabar Country Club Golf Course.

The Reserve at Country Club Lakes Estates was planned with two access points so residents can enter and exit onto Riviera Drive NE and through a roundabout at Country Club Drive NE. This is the only portion of the project in Planned Urban Development (PUD) zoning. The first four phases were built in compliance with the RS-1, Single-Family Residential zoning.

**Project History:**

- Phase 1 & 2 Final Subdivision approval (FS-2-2015), consisting of 101 lots on 52.2 acres was obtained in November 2015.
- Phase 3 Final Subdivision approval (FS-3-2018), consisting of 30 lots on 13.48 acres was obtained in July 2018.
- Phase 4 Final Subdivision approval (FS-1-2021), consisting of 68 lots on 32.31 acres was obtained in June 2021.
- Phase 5, known as Reserve at Country Club Lakes Estates, received Preliminary Development Plan approval (PD-2-2021) for 74.24 acres in February 2021.

Following the Preliminary Development Plan approval, Reserve at Country Club Lakes Estates received Final Development Plan approval (FD-40-2021) via Ordinance 2021-69 in November 2021. The project included 199-units consisting of 153 single-family lots and 46 duplex lots. A total of 72 lots (80' wide) were placed along the perimeter of the project, adjacent to existing lots outside the project. There were another 81 interior lots (60' wide). The 46 duplex lots (43.5' wide) were located between the Bimini Bay townhome community and the Malabar Apartment complex to the west, and the Island Green Villas, condominiums, to the east. The overall density of the project is 2.69 units per acre. In April 2024, a Final Development Plan Amendment (FD23-00011) was administratively approved to allow single-family homes on the 43.5' wide lots rather than duplex units.

Ordinance 2021-69 granted approval of the Final Development Plan contingent upon several conditions intended to be addressed during the construction plan review, although some of these items are typically included in the final plat submittal:

- Approval of the subdivision plat and Opinion of Title.

- Development standards shall be provided in the 5<sup>th</sup> Amendment to the Covenants, Conditions, Restrictions and Easements for Country Club Lakes Estates, specifically including the minimum home size and minimum setbacks for all structures (principal and accessory).
- Construction plan review/approval.
- The applicant shall be required to design water and sewer systems of adequate size to accommodate the development and depict such design on construction drawings.
- Provide benches and a walking trail within Tract OS-D.
- Increase minimum floor area square footage for single-family homes from 800 square feet to 1,600 square feet.
- Increase minimum floor area square footage for the duplex/multi-family units from 800 square feet to 1,300 square feet.
- Restrict any proposed single-family home along the perimeter where it abuts existing single-family homes to one-story.
- Relocate the mail kiosk to the interior of the project, if relocation is approved by the Postmaster.
- Provide a six-foot (6') fence along the west boundary of Island Green Villas from the proposed north water level to the south property boundary of the main property, not including the roadway stem.
- Provide a twenty-foot (20') minimum building setback from the west property boundary of the Island Green Villas main property, not including the roadway stem.

**ANALYSIS:**

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 proposed plat is for a 199-lot residential subdivision consisting of the final phase of the Country Club Lakes Estates and is in substantial conformance with the Final Development Plan approved by Ordinance 2021-69.

All conditions outlined in Ordinance 2021-69 have been met and documented accordingly. The review and approval of the subdivision plat, title opinion, and Declarations of Covenants, Conditions, and Restrictions are included with the preliminary subdivision plan and final plat

applications. Construction plan review and approval is an administrative review process which has already been completed. Water and sewer systems are designed and reviewed as part of the construction plan submittal.

Tract OS-D, labeled as Tract D on the preliminary plat, is a stormwater and recreation tract located at the southern end of the project. Tracts, along with their use, size, and maintenance entity are memorialized on the plat. According to the construction plans, Tract D includes a passive park area with a seven-foot (7') wide concrete walking trail and bench. The construction plans show that the mail kiosk was not able to be relocated to a more interior location and is also located within this tract.

Minimum floor area square footage for single-family homes was updated to 1,600 square feet on the Final Development Plan, and this requirement will be memorialized in the recorded Declarations of Covenants. The Declarations also include the requirement that single-family homes along the perimeter of the project, abutting the existing single-family homes will be limited to one-story.

The required six-foot (6') fence along the western boundary of Island Green Villas is included in the construction plans with a one foot (1') offset from the property boundary. This area is Tract D on the plat, which will be maintained by the Country Club Lakes Estates Property Owners Association, Inc. A twenty-foot (20') minimum building setback is also required from the property boundary of Island Green Villas main property, not including the roadway stem. This setback line is delineated on the construction plans, on sheets 7 and 9 of the plat, and memorialized in the Declarations.

#### **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 code requirements and has met the conditions outlined in Ordinance 2021-69.

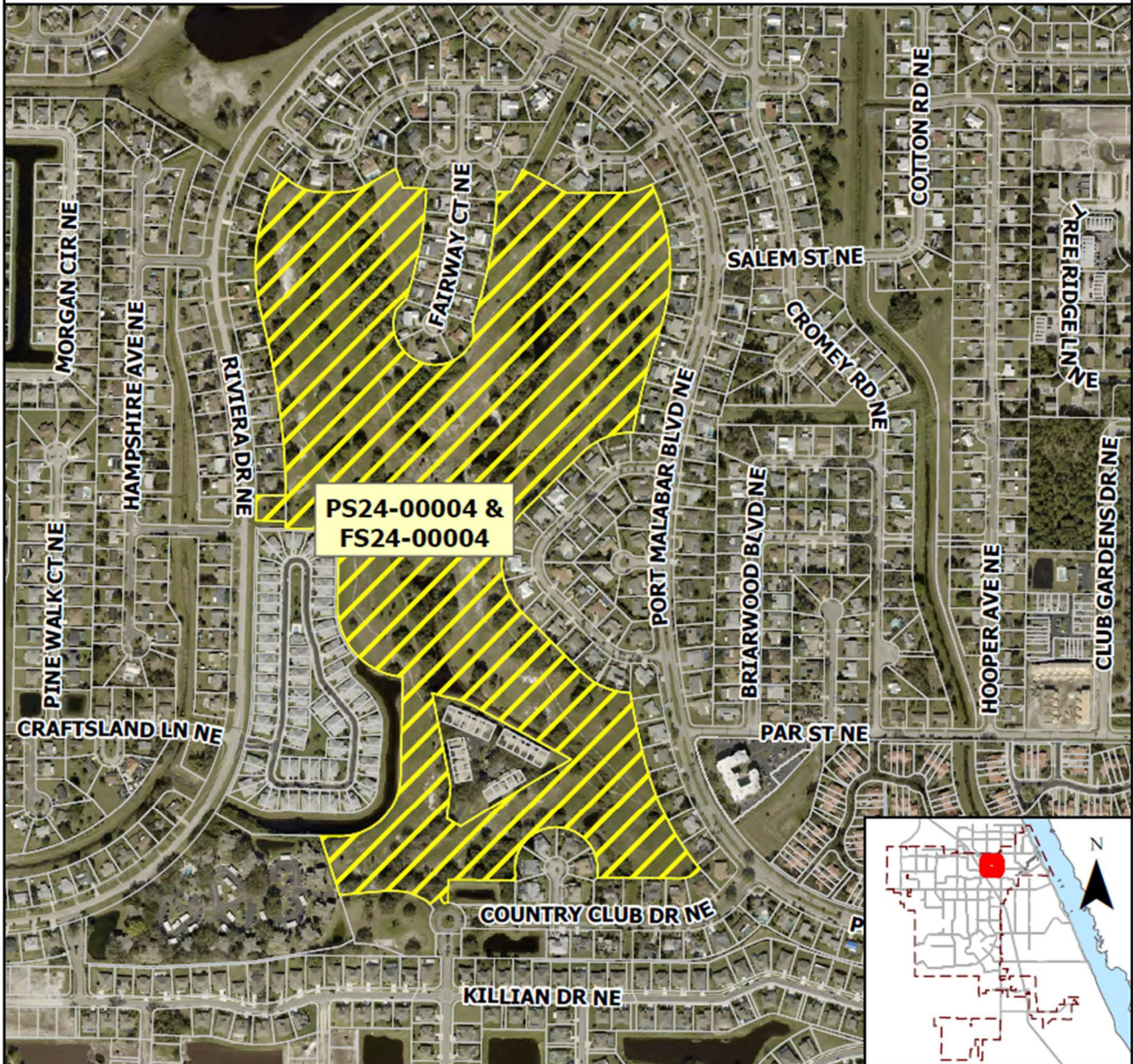
#### **STAFF RECOMMENDATION:**

Case PS24-00004 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:** PS24-00004  
& FS24-00004

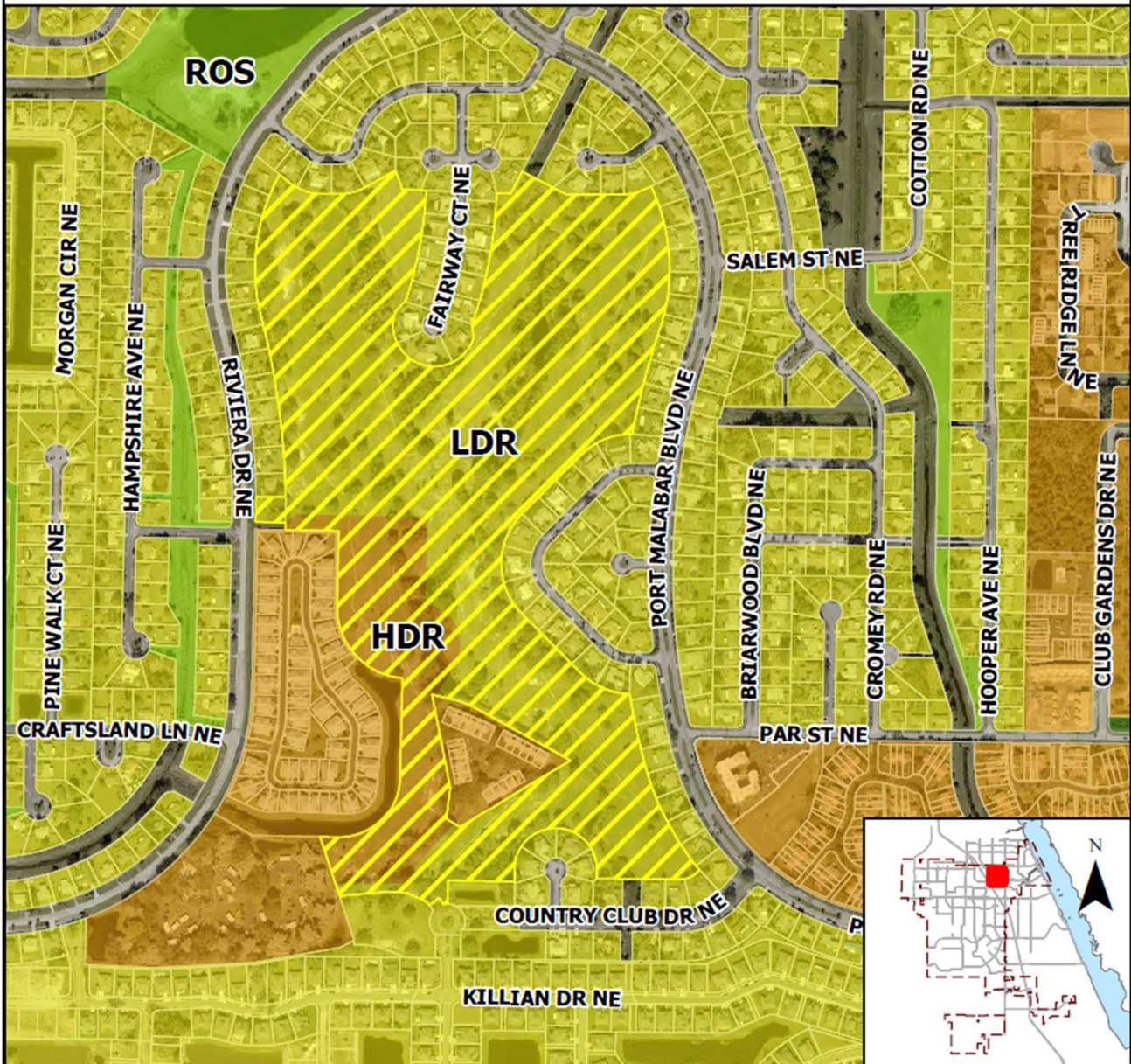
### Subject Property

Located at the terminus of Country Club Drive NE, in the vicinity west of Port Malabar Boulevard NE and east of Riviera Drive NE





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## FUTURE LAND USE MAP

CASE: PS24-00004  
& FS24-00004

### Subject Property

Located at the terminus of Country Club Drive NE, in the vicinity west of Port Malabar Boulevard NE and east of Riviera Drive NE

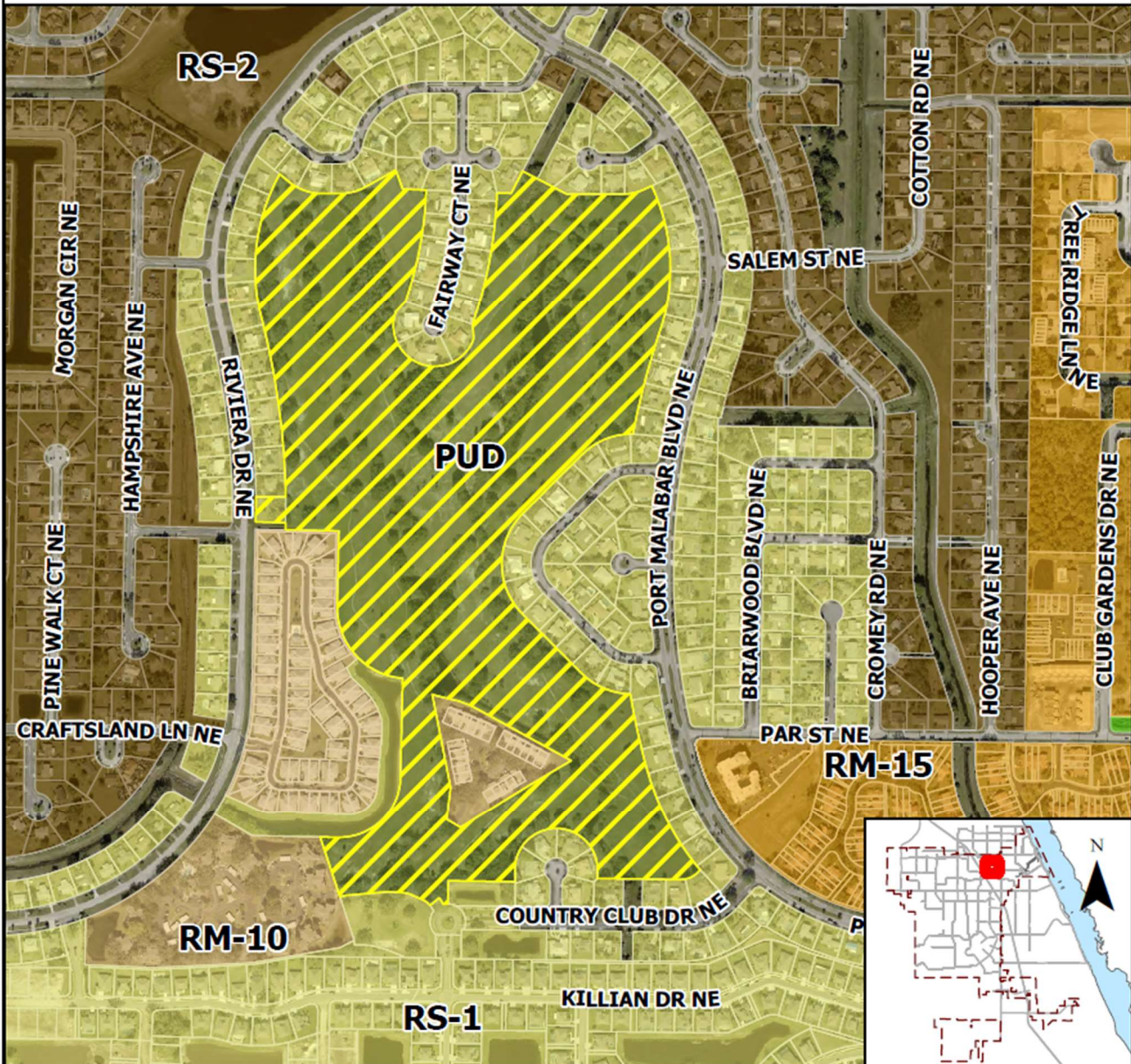
### Future Land Use Classification

LDR- Low Density Residential, HDR- High Density Residential





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## ZONING MAP

**CASE:** PS24-00004  
& FS24-00004

### Subject Property

Located at the terminus of Country Club Drive NE, in the vicinity west of Port Malabar Boulevard NE and east of Riviera Drive NE

### Zoning District

PUD- Planned Unit Development