



STAFF REPORT

LAND DEVELOPMENT DIVISION

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Prepared by

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CASE NUMBER

FS24-00005 – Richmond Cove

PLANNING & ZONING BOARD HEARING DATE

not applicable

PROPERTY OWNER & APPLICANT

Holiday Builders, Inc (Bruce Moia, MBV Engineering, Inc., Rep.)

PROPERTY LOCATION/ADDRESS

The north 3/4 of the southwest 1/4 of the northwest 1/4 Section of Section 13, Township 29, Range 36, Brevard County, Florida, containing approximately 29.3 acres. Located west of and adjacent to Gaynor Drive SW, in the vicinity north of Ocean Spray Street SW. Tax Account 2908382

SUMMARY OF REQUEST

The applicant requests Final Subdivision Plan/Final Plat approval for an 86-lot residential subdivision to be known as Richmond Cove.

Existing Zoning

PUD, Planned Unit Development

Future Land Use

LDR, Low Density Residential

Site Improvements

Undeveloped

Site Acreage

Approximately 29.3 acres

SURROUNDING ZONING & USE OF LAND**North**

RR Rural Residential; Undeveloped

East

RS-2 Single-Family Residential; Single-Family Homes

South

RR Rural Residential and RS-2 Single-Family Residential; Single-Family Homes

West

GU General Use; Undeveloped/ Agricultural

**COMPREHENSIVE PLAN
COMPATIBILITY**

Yes, the Future Land Use is LDR, Low Density Residential

BACKGROUND:

The applicant requests Final Subdivision Plan/Final Plat approval to allow a proposed 86-lot residential subdivision to be called Richmond Cove. The property is west of and adjacent to Gaynor Drive SW, in the vicinity north of Ocean Spray Street SW, and includes approximately 29.3 acres.

The Preliminary Plat was approved with the Final Development Plan (FD-04-2022) in March 2022 with Ordinance 2022-29.

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 Richmond Cove (FD-04-2022) and is the only phase of the project.

Before the Plat may be recorded, a Performance Bond shall be finalized with the City which covers 125% of the verified cost estimate for all on-site and off-site improvements.

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 FS24-00005 meets the criteria for 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: FS24-00005

Subject Property

Located west of and adjacent to Gaynor Drive SW, in the vicinity north of Ocean Spray Street SW



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FUTURE LAND USE MAP

CASE: FS24-00005

Subject Property

Located west of and adjacent to Gaynor Drive SW, in the vicinity north of Ocean Spray Street SW

Future Land Use Classification

LDR - Low Density Residential



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ZONING MAP

CASE: FS24-00005

Subject Property

Located west of and adjacent to Gaynor Drive SW, in the vicinity north of Ocean Spray Street SW

Zoning District

PUD - Planned Unit Development

