



TO: David W. Bassford, P.E., MBV Engineering, Inc.
FROM: Growth Management, City of Palm Bay
DATE: February 14, 2024
SUBJECT: The Reserve at Country Club Lakes Estates, FD-40-2021, Approved November 21, 2021, Administrative Approval of revisions, FD23-00011, February 14, 2024

The Reserve at Country Club Lake Estates is located at the terminus of Country Club Drive NE, between Port Malabar Boulevard NE to the east and Riviera Drive NE to the west, containing approximately 74.24 acres. In 2021, a Final Development Plan was approved under Ordinance 2021-69 for a 199-unit residential subdivision. The plan included 44 duplex units and 155 single-family units.

The current request is for administrative approval of a revised Final Development Plan substantially consistent with original approval. The revised Final Development Plan maintains the original density of 2.69 units per acre with 199 residential units. The plan will follow the same layout as originally approved. The applicant has requested to build single-family homes on the lots originally noted for duplex units. These lots will remain 43.5' x 120' as originally proposed. Setbacks and typical details were updated to accommodate single-family lots in the revised Final Development Plan. The only other change was a correction to the Wet Ponds (NWL) size in the Project Information from 8.01 acres to 10.04 acres.

The changes proposed in the current Final Development Plan for The Reserve at Country Club Lakes Estates do not deviate more than 20% from the originally approved plan and maintain the originally approved density and layout.


Approved by Lisa Frazier, AICP
Growth Management Director

4/11/2024
Date

From: [David Bassford](#)
To: [Tania Ramos](#)
Cc: [Wanda Kessler](#)
Subject: RE: Country Club CP23-00022
Date: Friday, January 26, 2024 1:41:38 PM
Attachments: [image004.png](#)
[FDP-1 OVERALL FDP PLAN.pdf](#)

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Responses are below for ease of finding. See attached for the revised FPD plan. Let us know if you need anything else.

If we don't talk before, have a great weekend!

David W. Bassford, P.E. | Vice President

MBV Engineering, Inc. | Vero Beach | Melbourne | Ft. Pierce

P: [321-253-1510](tel:321-253-1510) - F: [321-253-0911](tel:321-253-0911) - C: [239-728-4059](tel:239-728-4059)

Conference: 712.832.7000 Passcode: 1861134

[Email](#) | [Website](#) | [Facebook](#)

From: Tania Ramos <Tania.Ramos@palmbayflorida.org>

Sent: Friday, January 26, 2024 12:01 PM

To: David Bassford <DavidB@mbveng.com>

Cc: Wanda Kessler <wandak@mbveng.com>

Subject: RE: Country Club CP23-00022

Hi David,

I went ahead and entered an approval for FD23-00011 because it was due today, but it looks like we are well within the 20% change that Lisa wanted me to check for. I just have a couple of comments:

1. Compared to the FDP submitted under FD-40-2021, in the project information, the wet pond area decreased from 8.01 acres to 7.19 acres. **There was a hole/pond discovered after that submittal that changed the lot and pond configuration at the very northwest (Connolly Lane NE). Additionally, there were existing utilities discovered after that submittal to the south of Island Green Villas that required a reconfiguration of the southernmost pond. I did not do a deep dive into that table, but did find that there was a discrepancy for the NWL area, please see attached.**
2. In the Building Setbacks, please rename the Townhome lots to match the format of the SF lots. **Missed that one, thank you. Corrected.**
3. I see the side setbacks match what is shown on the typical layouts, so I can't figure out what the side interior setbacks are for. **It no longer applies, but left it to try and avoid confusion. It has been removed.**
4. How would the 0ft. setback for accessory structures work on the 43.5 lots? It seems like this may create problems in the future and should be at least 5ft since these will now be SF lots. **This note no longer applies, it was for townhomes only. The note has been removed.**
5. These development standards will also need to be included the 5th Amendment to the Covenants, Conditions, Restrictions, and Easements. **They should already be there, nothing changed from then.**
6. Just a reminder that Ordinance 2021-69 also required benches and a walking trail on Tract OS-D. **Correct, there is a note on the construction plan sheet C-209.**

Thanks,



From: David Bassford <DavidB@mbveng.com>
Sent: Monday, January 15, 2024 11:36 AM
To: Tania Ramos <Tania.Ramos@palmbayflorida.org>
Cc: Wanda Kessler <wandak@mbveng.com>
Subject: RE: Country Club CP23-00022

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Good Morning Tania,

Wanted to keep this just between us for now. Attached are the revised sheets. I do not know what to call the lots that were duplex lots. While they didn't change in size, they are not the standard lot. Please take a look at the attached sheet and let me know if you are in agreeance with the wording prior to me submitting all the sheets.

Thanks!

David W. Bassford, P.E. | Vice President
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Conference: 712.832.7000 Passcode: 1861134
[Email](#) | [Website](#) | [Facebook](#)

From: Tania Ramos <Tania.Ramos@palmbayflorida.org>
Sent: Thursday, January 11, 2024 4:12 PM
To: David Bassford <DavidB@mbveng.com>
Cc: Lisa Frazier <Lisa.Frazier@palmbayflorida.org>; Wanda Kessler <wandak@mbveng.com>
Subject: RE: Country Club CP23-00022

David,

We would like to get a revised FDP updating the project information and building setbacks, removing references to townhomes, updating the typical details and the buildable area for SFR on the 43 ft. lots. As long as the changes do not alter the previously approved FDP by more than 20% we would be able to close this out with the revised plan.

Thank you,



From: David Bassford <DavidB@mbveng.com>

Sent: Tuesday, January 9, 2024 2:17 PM

To: Tania Ramos <Tania.Ramos@palmbayflorida.org>

Cc: Lisa Frazier <Lisa.Frazier@palmbayflorida.org>; Wanda Kessler <wandak@mbveng.com>

Subject: RE: Country Club CP23-00022

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Apologies for the delay in responding, I was dealing with a medical issue. The setbacks would stay the same.

We were going to include the small portion of land for the road connection in the rezoning to make it “whole”. Based on the below, since the portion that would have been included in the LUA is already owned by the entity it would have been dedicated to, I don’t believe there is a need to include it now as the LUA is no longer desired. Please let me know if you need anything else to formally close this out.

David W. Bassford, P.E. | Vice President

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Conference: 712.832.7000 Passcode: 1861134

[Email](#) | [Website](#) | [Facebook](#)

From: Tania Ramos <Tania.Ramos@palmbayflorida.org>

Sent: Wednesday, January 3, 2024 1:33 PM

To: David Bassford <DavidB@mbveng.com>

Cc: Lisa Frazier <Lisa.Frazier@palmbayflorida.org>; Wanda Kessler <wandak@mbveng.com>

Subject: RE: Country Club CP23-00022

David,

I spoke to Lisa about the changes to The Reserve at CCLE. She does not think the future land use amendment is necessary since High Density Residential includes a “range of housing types”.

For the FDP Amendment, do you have a revised final development plan that includes setbacks for SFR on the smaller lots? If the changes do not alter the previously approved FDP by more than 20%, she would consider this an administrative variance. But the piece of land you wanted to add into the PUD near Country Club Drive from the Phase 1 subdivision cannot be included. I’m sorry, but I cannot remember what the issue was here. Can you provide some additional information about that?

Thank you,



From: Wanda Kessler <wandak@mbveng.com>

Sent: Wednesday, January 3, 2024 11:01 AM

To: Tania Ramos <Tania.Ramos@palmbayflorida.org>

Cc: David Bassford <DavidB@mbveng.com>

Subject: Country Club CP23-00022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Tania,
I just left you a voicemail. We have been trying to get a hold of you regarding the comments on the above submittal for a bit. Can you please give David a call at our office?
321-253-1510.
Thanks

Wanda Kessler

Permitting Coordinator - MBV Engineering, Inc.

1250 W. Eau Gallie Blvd., Suite H - Melbourne, FL 32935

P: 321-253-1510 - F: 321-253-0911

wandak@mbveng.com - www.mbveng.com

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ORDINANCE 2021-69

AN ORDINANCE OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, APPROVING A FINAL DEVELOPMENT PLAN TO BE KNOWN AS 'THE RESERVE AT COUNTRY CLUB LAKES ESTATES' IN PUD (PLANNED UNIT DEVELOPMENT) ZONING; WHICH PROPERTY IS LOCATED NORTH OF COUNTRY CLUB DRIVE, IN THE VICINITY BETWEEN RIVIERA DRIVE AND PORT MALABAR BOULEVARD, AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR A COMMENCEMENT PERIOD; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 18, 2021, the City of Palm Bay granted a Preliminary Development Plan for a residential subdivision to be known as 'The Reserve at Country Club Lakes Estates' through Resolution 2021-10 to Palm Bay Greens, LLC, and

WHEREAS, application for Final Development Plan approval in PUD (Planned Unit Development) zoning to permit a 199-unit residential subdivision to be known as 'The Reserve at Country Club Lakes Estates' on property legally described herein as Exhibit 'A', has been made by Palm Bay Greens, LLC, and

WHEREAS, the request was duly considered by the Planning and Zoning Board of the City of Palm Bay on October 6, 2021, which voted to recommend to the City Council approval of the application, and

WHEREAS, all provisions applicable to the Planned Unit Development (PUD) under Chapter 185, Zoning, of the Palm Bay Code of Ordinances, have been satisfied by the applicant, and

WHEREAS, the City Council of the City of Palm Bay, after due deliberation and consideration, reviewed and considered the reports, documents, testimony, and other materials presented, and has determined that such development plan will neither be injurious to the neighborhood nor otherwise detrimental to the public welfare.

→ CITY OF PALM BAY
Office of the City Clerk
120 Malabar Road, SE
Palm Bay, Florida 32907

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, as follows:

SECTION 1. The City Council of the City of Palm Bay hereby grants Final Development Plan approval for 'The Reserve at Country Club Lakes Estates' on property zoned PUD (Planned Unit Development), which property is legally described herein as Exhibit 'A'.

SECTION 2. The Final Development Plan is granted subject to the staff comments contained in the Staff Report, incorporated herein as Exhibit 'B', being addressed during the construction plan review process as follows:

- A. Approval of the subdivision plat and Opinion of Title;
- B. Development standards shall be provided in the 5th Amendment to the Covenants, Conditions, Restrictions and Easements for CCLE; specifically, minimum home size and minimum setbacks for all structures (principal and accessory);
- C. Construction plan review/approval;
- D. 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;
- E. Provide benches and a walking trail within Tract OS-D;
- F. Increase minimum floor area square footage for the single-family homes from 800 square feet to 1,600 square feet;
- G. Increase minimum floor area square footage for the duplex/multi-family units from 800 square feet to 1,300 square feet;
- H. Restrict any proposed single-family home along the perimeter where it abuts existing single-family homes to one-story;

- I. Relocate the mail kiosk to the interior of the project, if relocation was approved by the Postmaster;
- J. Provide a six-foot (6') fence along the west boundary of Island Green Villas (IGV) from the proposed north water level to the south property boundary of the main property (not including the roadway stem); and
- K. Provide a twenty-foot (20') minimum building setback from the west property boundary of the IGV main property (not including the roadway stem).


SECTION 3. The property shall be developed in substantial conformance with the Final Development Plan, which is, by reference, incorporated herein as Exhibit 'C', except as may be modified by the conditions of approval. The applicant shall comply with all provisions of the Code of Ordinances of the City of Palm Bay and all other state and federal rules, regulations, and statutes.

SECTION 4. This ordinance shall take effect immediately upon the enactment date.

Read in title only at Meeting 2021-29, held on November 4, 2021; and read in title only and duly enacted at Meeting 2021-30, held on November 18, 2021.

ATTEST: 

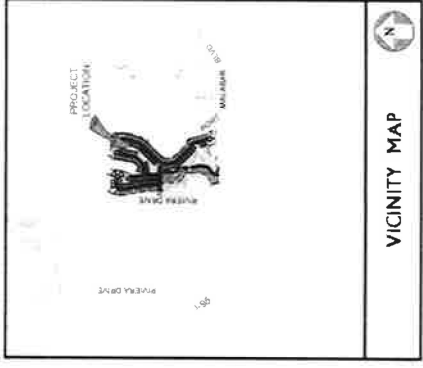
Terese M. Jones, CITY CLERK
Reviewed by CAO: 



Rob Medina, MAYOR

Applicant: Palm Bay Greens, LLC
Case: FD-40-2021

cc: 11-19-21 Brevard County Recording
Applicant
Case File

[illegible]

FDP-1

10 1025	PRELIMINARY SET
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