



# STAFF REPORT

## LAND DEVELOPMENT DIVISION

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**Prepared by**

Tania Ramos, Principal Planner

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**CASE NUMBER**

FS24-00004 – 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 Final Subdivision Plan/Final Plat  
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 Final Subdivision Plan/Final Plat approval to allow a proposed 199-lot residential subdivision to be called Reserve at 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.

The Reserve at Country Club Lakes Estates is considered the fifth and final phase of a larger project on land that was previously the Port Malabar Country Club Golf Course. Reserve at Country Club Lakes Estates 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 Plan/Final Plat approval (FS-2-2015), consisting of 101 lots on 52.2 acres was obtained in November 2015.
- Phase 3 Final Subdivision Plan/Final Plat approval (FS-3-2018), consisting of 30 lots on 13.48 acres was obtained in July 2018.
- Phase 4 Final Subdivision Plan/Final Plat approval (FS-1-2021), consisting of 68 lots on 32.31 acres was obtained in June 2021.

**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 Reserve at Country Club Lakes Estates (PS24-00004) and is the final phase of the overall project.

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.

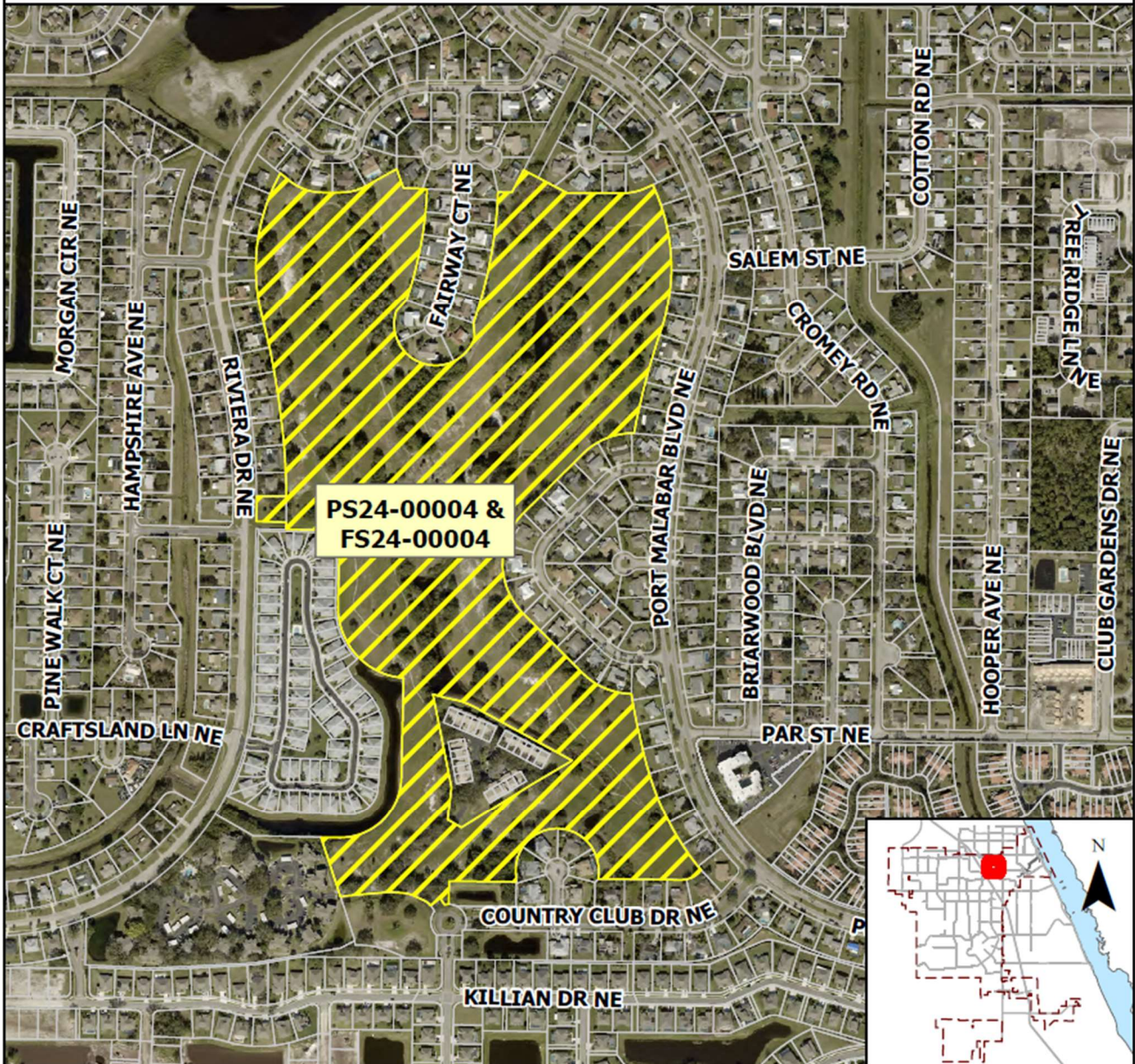
**STAFF RECOMMENDATION:**

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

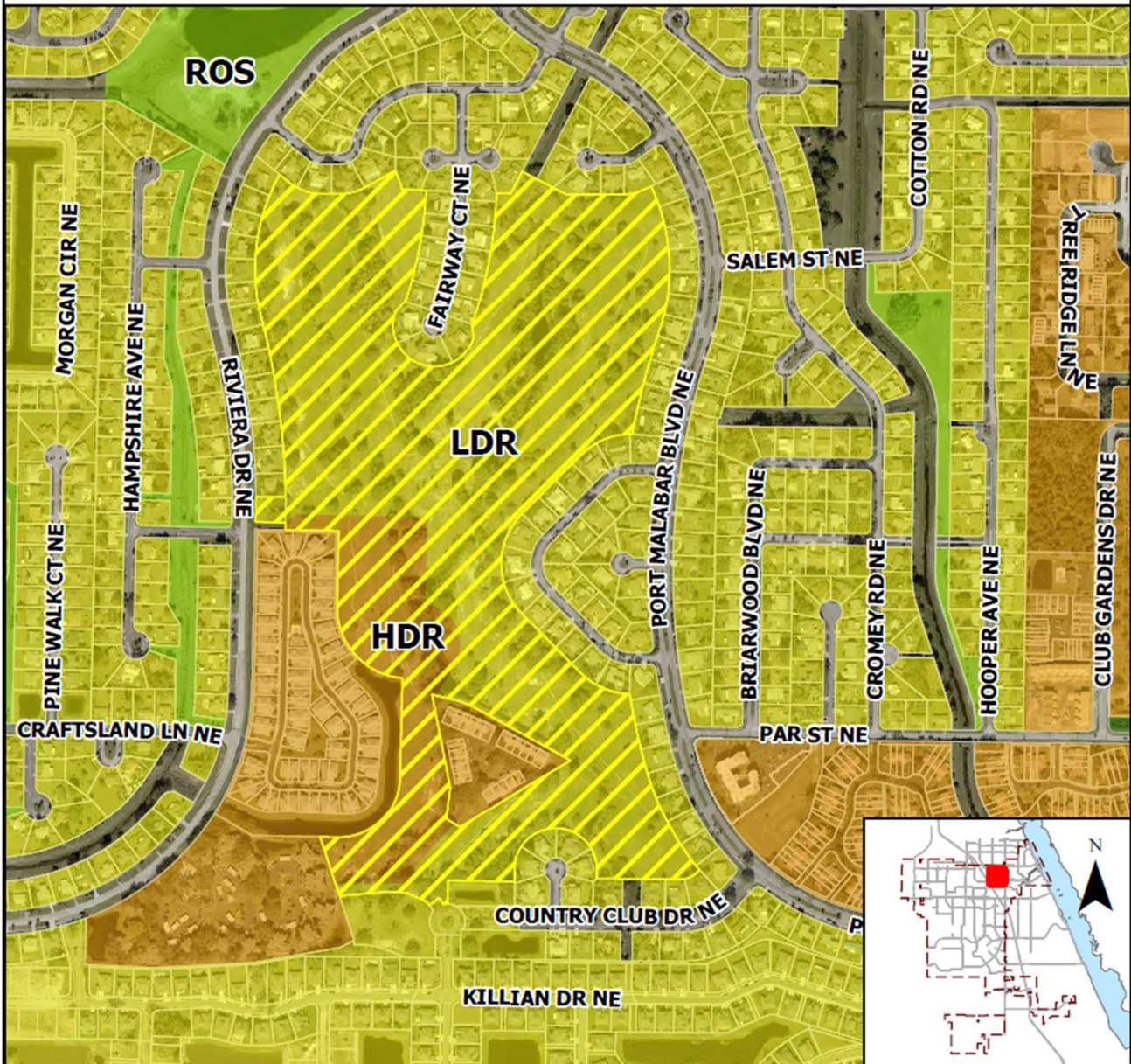
### Subject Property

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

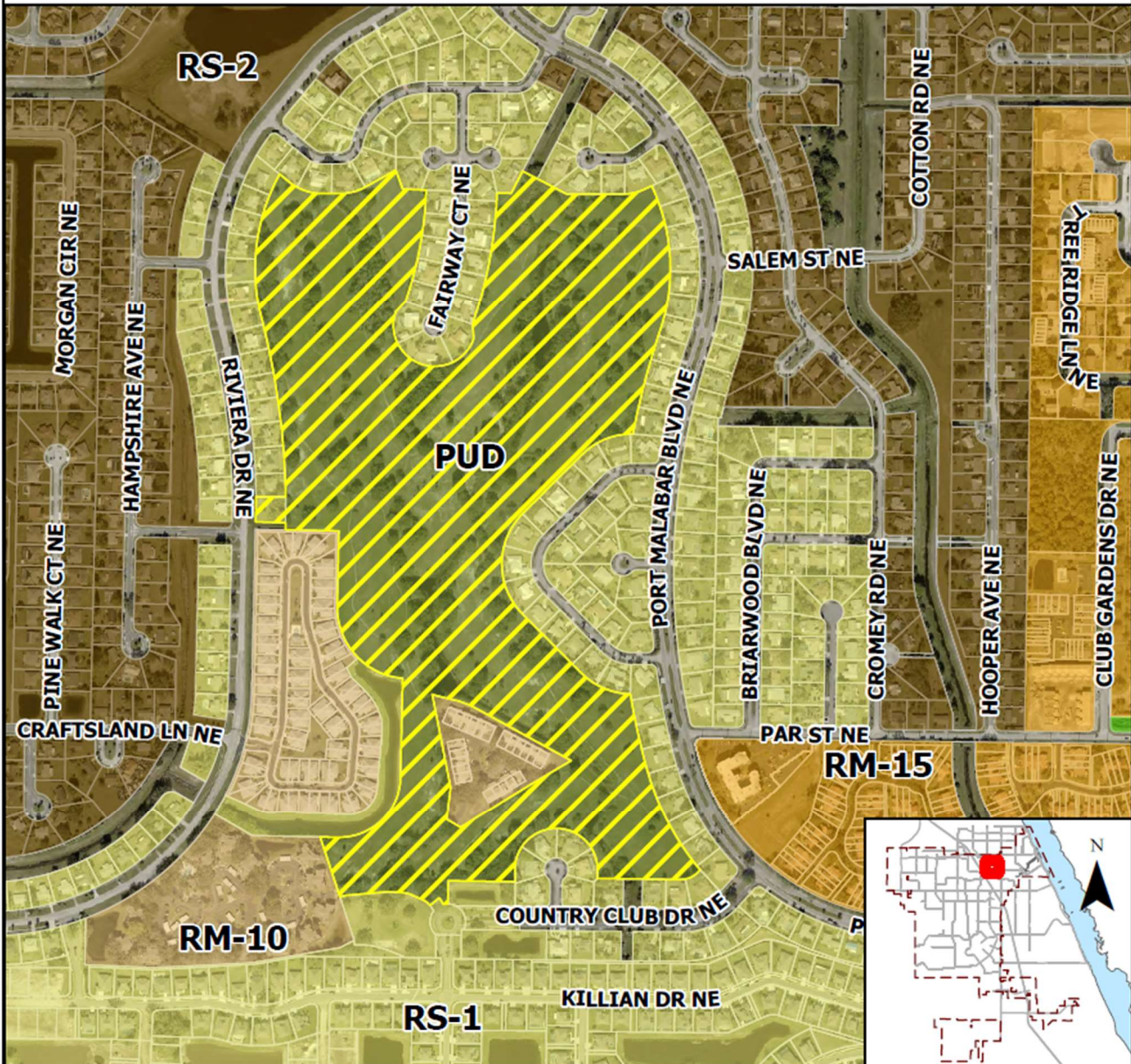
### Future Land Use Classification

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