



STAFF REPORT

LAND DEVELOPMENT DIVISION

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Prepared by

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CASE NUMBER

FS23-00015

PLANNING & ZONING BOARD HEARING DATE

March 6, 2024

PROPERTY OWNER & APPLICANT

DRP FL 6, LLC, Brian Clauson (Ana Saunders, P.E., BSE Consultants, Inc, Rep.)

PROPERTY LOCATION/ADDRESS

The final plat of a subdivision called Riverwood at Everlands Phase 2. Portions of Tax Parcel 1, Section 21, Township 28, Range 36, Brevard County, Florida, containing approximately 33.42 acres. Located in the vicinity east of St. Johns Heritage Parkway NW, north of Emerson Drive NW. Tax Account 2803857

SUMMARY OF REQUEST

The applicant requests that the property be granted Final Plat approval to allow for a proposed 114 lot residential subdivision called Riverwood at Everlands Phase 2.

Existing Zoning

PUD -- Planned Unit Development

Existing Land Use

High Density Residential

Site Improvements

Vacant

Site Acreage

Approximately 33.42 acres

SURROUNDING ZONING & USE OF LAND

North

AEU, Agricultural Estate Use (Melbourne) – Vacant

East

RS-2, Single Family Residential – Single Family Homes

South

PUD, Planned Unit Development – Single Family Homes

West

AU, Agricultural Use (County) – Vacant

COMPREHENSIVE PLAN COMPATIBILITY

Yes, the property has a High-Density Residential Future Land Use Designation

BACKGROUND:

The subject property is in the vicinity east of St. Johns Heritage Parkway NW, north of Emerson Drive NW, containing approximately 33.42 acres. The current zoning of the property is PUD, Planned Unit Development. The proposed subdivision will create 114 new single-family residential lots.

ANALYSIS:

Phase 2 will contain 114 40-foot-wide single-family lots. On January 5, 2023, City Council approved Ordinance 2023-126 granting a Final Development Plan for Everlands II (also known as NE-Quad), for a Planned Unit Development consisting of 398 units to be constructed in four phases. The final Plat for Phase 1 containing 124 mixed 40- and 50-foot lots was approved last December. Phase 2 is a total of 114 lots, leaving a balance of 160 units in Phases 3 and 4 remaining for development, which will all be 50-foot-wide lots.

Access to Phase 2 of this subdivision is through Phase 1 via a newly constructed private right of way from St. Johns Heritage Parkway, noted as Tract Z on the final plat, to be named Castleberry Lane.

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:

Staff recommends Case FS23-00015 for approval subject to the technical review conditions contained in this report.

TECHNICAL REVIEW COMMENTS:**Public Works Engineering and Environmental**

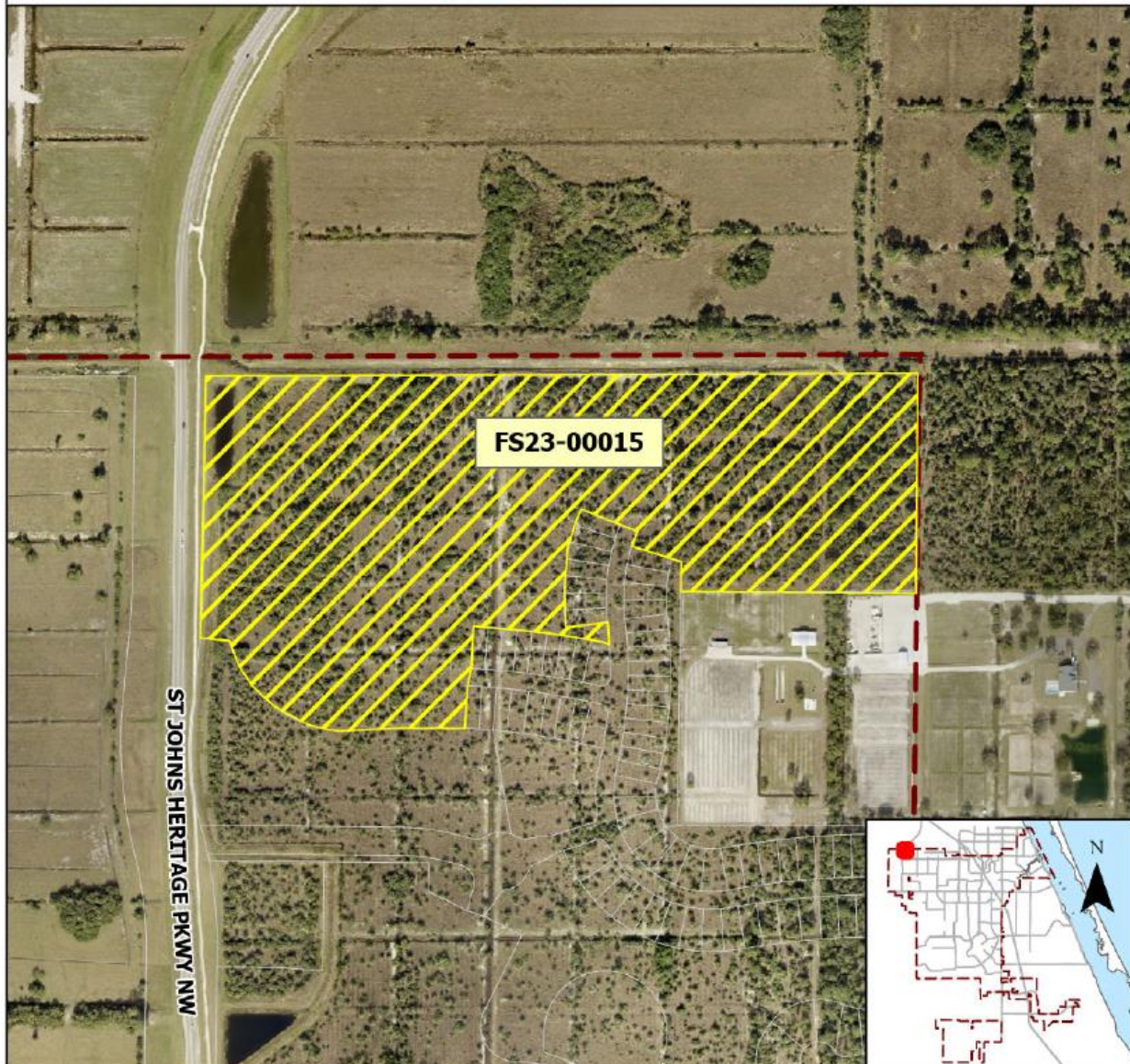
1. On site and offsite inspection fees required including previous phases as applicable.
2. update construction cost to include PCP markers for the subdivisions.
3. Update construction cost of asphalt per recent discussion. Cost is near 1/2 of expected all phases.
4. Update all other cost with latest FDOT cost for this zone.
5. Update draft bond with updated construction cost.
6. Update plat with recent plat note changes discussed about public easements.
7. Provide copy of all other agency permits prior to plat recording. Permits must be valid for the duration of the construction.

Public Works Right of Way Commercial Driveway Review

1. Original bonds required prior to plat recording.



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



AERIAL LOCATION MAP CASE: FS23-00015

Subject Property

Located in the vicinity east of St. Johns Heritage Parkway NW, north of Emerson Drive NW

