



STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042

landdevelopmentweb@palmbayflorida.org

Prepared by

Kimberly Haigler, Senior Planner

CASE NUMBER

FS24-00001

PLANNING & ZONING BOARD HEARING DATE

May 1, 2024

PROPERTY OWNER & APPLICANT

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

PROPERTY LOCATION/ADDRESS

A Final Subdivision Plat to allow for a proposed 64-lot single-family residential subdivision to be known as Riverwood at Everlands Phase 3. Portions of Tax Parcels 1 and 252, Section 21, Township 28, Range 36, Brevard County, Florida, containing approximately 23.81 acres. Located in the vicinity east of St. Johns Heritage Parkway NW, north of Emerson Drive NW. Tax Account 3033791.

SUMMARY OF REQUEST

The applicant requests Final Plat approval to allow for a proposed 64-lot residential subdivision to be called Riverwood at Everlands Phase 3.

Existing Zoning

PUD, Planned Unit Development

Existing Land Use

HDR, High Density Residential

Site Improvements

Vacant

Site Acreage

Approximately 23.81 acres

SURROUNDING ZONING & USE OF LAND**North**

PUD, Planned Unit Development and
CC, Community Commercial – Vacant

East

PUD, Planned Unit Development – Vacant

South

PUD, Planned Unit Development and
CC, Community Commercial – Vacant

West

PUD, Planned Unit Development – Vacant

COMPREHENSIVE PLAN**COMPATIBILITY**

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

BACKGROUND:

The applicant requests Final Plat approval to allow for a proposed 64-lot residential subdivision to be called Riverwood at Everlands Phase 3. This proposed final subdivision is located east of St. Johns Heritage Parkway NW, north of Emerson Drive NW, containing approximately 23.81 acres. The current zoning of the property is PUD, Planned Unit Development and the Future Land Use is HDR, High Density Residential.

On January 5, 2023, City Council approved Ordinance 2023-126 granting Preliminary Plat and Final Development Plan approval for Riverwood at Everlands (formerly known as Everlands II, NE-Quad, Medley Phase 2), for a Planned Unit Development consisting of 398 units to be constructed in four phases.

Also seeking approval at this meeting is FS24-00002, a request for a Final Plat for Phase 4. With the approval of Phase 4, the final plat for Riverwood at Everlands will be complete.

ANALYSIS:

Riverwood at Everlands, Phase 3, will consist of 64 single family homes. All parcels will be 50 ft wide lots. Phase 3 also includes "Tract Z1" (Alcove Point Drive), which is a 2.55-acre public right-of-way to be dedicated to the City with access to the subdivision's lift station. Once plat has been recorded, a Quit Claim Deed for Utility site shall be submitted. Alcove Point Drive will connect all four phases of Riverwood at Everlands to Emerson Drive NW. Another access to the subdivision will be located off St Johns Heritage Parkway NW and is currently under construction as part of Phase 1.

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 this subdivision.

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 FS24-00001 for approval. Subject to technical staff comments contained in this report.

TECHNICAL STAFF COMMENTS

Public Works Engineering & Environmental

Hector Franco

1. All portions of the outparcels with existing City Pond and easements (as indicated on the survey) which are not being vacated, shall also be indicated on the final plat with book and page number.

