



# STAFF REPORT

## LAND DEVELOPMENT DIVISION

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### Prepared by

Kimberly Haigler, Senior Planner

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#### CASE NUMBER

FS24-00002

#### PLANNING & ZONING BOARD HEARING DATE

May 1, 2024

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#### 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 96-lot single-family residential subdivision to be known as Riverwood at Everlands Phase 4. Portions of Tax Parcels 1 and 252, Section 21, Township 28, Range 36, Brevard County, Florida, containing approximately 34 acres. Located in the vicinity east of St. Johns Heritage Parkway NW, north of Emerson Drive NW. Tax Account 3033791

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#### SUMMARY OF REQUEST

The applicant requests Final Plat approval to allow for a proposed 96-lot residential subdivision to be called Riverwood at Everlands Phase 4.

##### Existing Zoning

PUD, Planned Unit Development

##### Existing Land Use

HDR, High Density Residential

##### Site Improvements

Vacant

##### Site Acreage

Approximately 34 acres

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#### SURROUNDING ZONING & USE OF LAND

##### North

PUD, Planned Unit Development – Vacant

##### East

RS-2, Single Family Residential – Developed

##### South

PUD, Planned Unit Development – Vacant

##### West

PUD, Planned Unit Development, and  
CC, Community Commercial – 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 96-lot residential subdivision to be called Riverwood at Everlands Phase 4. This proposed final subdivision is located east of St. Johns Heritage Parkway NW, north of Emerson Drive NW, containing approximately 34 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 FS24-00001, a request for a Final Plat approval for Phase 3. Together these two cases will complete the plat for the Riverwood at Everlands subdivision.

**ANALYSIS:**

Riverwood at Everlands, Phase 4, will consist of 96 single family homes. All parcels will be 50 ft wide lots. Phase 4 also includes 1.91 acres of wetland conservation area to be located within "Tract L". Access to the subdivision will be provided off St Johns Heritage Parkway NW. which is currently under construction as part of Phase 1. Another entrance at Emerson Drive NW will be constructed as part of Phase 3.

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 FS24-00002 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.





