



MEMORANDUM

TO:	Honorable Mayor and Members of the City Council
FROM:	Suzanne Sherman, City Manager
THRU:	Lisa Frazier, AICP, Growth Management Director
DATE:	May 16, 2024
RE:	**FS24-00001 – Riverwood at Everlands Phase 3 – DRP FL 6, LLC, Brian Clauson, DW General Partner, LLC (BSE Consultants, Inc., Rep.) - 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 Parcel 256, 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

SUMMARY:

The applicant requests final plat approval to allow for a proposed 64-lot single-family residential subdivision to be known as Riverwood at Everlands Phase 3. 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 the plat has been recorded, a quit claim deed for the utility site shall be submitted.

The proposed final plat is in substantial conformance with the preliminary plat and the applicable requirements of Section 184.08 of the Palm Bay Code of Ordinances.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Motion to approve.

Planning & Zoning Board Recommendation:

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

Motion by Ms. Jordan, **Seconded** by Mr. Boerema to submit Case FS24-00001 to the City Council for approval, subject to the technical staff comments contained in the staff report.

Result: Carried 5 to 0

Aye: Olszewski, Good, Boerema, Jordan, Warner

Nay: None

Abstain: None

ATTACHMENTS:

1. FS24-00001 Staff Report - REVISED
2. FS24-00001 Final Development Plan
3. FS24-00001 Final Plat - REVISED
4. FS24-00001 Survey
5. FS24-00001 Deed Restrictions
6. FS24-00001 Title Opinion
7. FS24-00001 Application
8. FS24-00001 Letter of Authorization
9. FS24-00001 Legal Acknowledgement
10. FS24-00001 Legal Ad