



## MEMORANDUM

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| <b>TO:</b>   | <b>Honorable Mayor and Members of the City Council</b>  |
| <b>FROM:</b> | <b>Suzanne Sherman, City Manager</b>  |
| <b>THRU:</b> | <b>Lisa Frazier, AICP, Growth Management Director</b>   |
| <b>DATE:</b> | <b>May 16, 2024</b>   |
| <b>RE:</b>   | <b>**FS24-00002 – Riverwood at Everlands Phase 4 – DRP FL 6, LLC, Brian Clauson, DW General Partner, LLC (BSE Consultants, Inc., Rep.) - 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 Parcel 256, 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</b> |

### SUMMARY:

The applicant requests final plat approval to allow for a proposed 96-lot single-family residential subdivision to be known as Riverwood at Everlands Phase 4. All parcels will be 50 ft wide lots. Phase 3 also includes 1.91 acres of wetland conservation area to be located within "Tract L.

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:

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

**Motion** by Ms. Jordan, **Seconded** by Mr. Good to submit Case FS24-00002 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. FS24-00002 Staff Report - REVISED
2. FS24-00002 Final Development Plan
3. FS24-00002 Final Plat - REVISED
4. FS24-00002 Survey
5. FS24-00002 Deed Restrictions
6. FS24-00002 Title Opinion
7. FS24-00002 Application
8. FS24-00002 Letter of Authorization
9. FS24-00002 Legal Acknowledgement
10. FS24-00002 Legal Ad