



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: March 21, 2024

RE: Request by DRP FL 6, LLC, for final subdivision plat approval to allow for a proposed 114-lot residential subdivision to be known as 'Riverwood at Everlands Phase 2', which property is located east of and adjacent to St. Johns Heritage Parkway, in the vicinity north of Emerson Drive, in PUD (Planned Unit Development) zoning (33.42 acres) (Case FS23-00015). (Quasi-Judicial Proceeding)

SUMMARY:

Riverwood at Everlands 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 and Preliminary Plat for Everlands II (also known as NE-Quad), for a Planned Unit Development consisting of 398 units to be constructed in four phases.

Upon review of the submitted materials, the Final Plat request is in substantial conformance with the previously approved 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 and Zoning Board Recommendation:

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

Motion to submit Case FS23-00015 to City Council for approval.

Honorable Mayor and Members of the City Council

Legislative Memorandum

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Motion by Mr. Good, seconded by Ms. Jordan. Motion carried with members voting as follows:

Aye: Olszewski, Good, Boerema, Jaffe, Jordan, McLeod.

ATTACHMENTS:

1. FS23-00015 Staff Report
2. FS23-00015 Final Development Plan
3. FS23-00015 Final Plat
4. FS23-00015 Deed Restrictions
5. FS23-00015 Title opinion
6. FS23-00015 Application
7. FS23-00015 Letter of Authorization
8. FS23-00015 Legal Acknowledgement
9. FS23-00015 Legal Ad