



STAFF REPORT

LAND DEVELOPMENT DIVISION

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Prepared by

Kimberly Haigler, GIS Planner

CASE NUMBER

FS23-00013

PLANNING & ZONING BOARD HEARING DATE

February 7, 2024

PROPERTY OWNER & APPLICANT

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

PROPERTY LOCATION/ADDRESS

Section 28, Township 28, Range 36, Brevard County, Florida, containing approximately 63.48 acres. Located in the vicinity east of St. Johns Heritage Parkway NW, north of and adjacent to Pace Drive NW., Tax Account 3032616

SUMMARY OF REQUEST

The applicant requests Final Plat approval to allow for a proposed 210-lot single-family residential subdivision called Timbers at Everlands, Phase 3.

Existing Zoning

PUD, Planned Unit Development

Future Land Use

LDR, Low Density Residential

Site Improvements

Vacant Land

Site Acreage

Approximately 63.48 acres

SURROUNDING ZONING & USE OF LAND**North**

PUD, Planned Unit Development- vacant

East

RS-2, Single Family Residential

South

AU, Agricultural Use (County)- vacant

West

PUD, Planned Unit Development- vacant

**COMPREHENSIVE PLAN
COMPATIBILITY**

Yes, the Future Land Use for the property is Low Density Residential and a single-family Planned Unit Development is compliant. The approved density is 2.88 units per acre for the entire subdivision, which is below the maximum density (5 units per acre) defined in the City's Comprehensive Plan for Low Density Residential Use.

BACKGROUND:

The property is located in the vicinity east of St. Johns Heritage Parkway NW, north of and adjacent to Pace Drive. Specifically, the subject property is Section 28, Township 28, Range 36, Brevard County, Florida, containing approximately 63.48 acres. The property is zoned PUD, Planned Unit Development and is vacant, unimproved land.

The final plat is a map indicating the proposed layout of a development and related information to show consistency with the subdivision requirements in accordance with Chapter 184 of the Palm Bay Code of Ordinances. The Preliminary Plat was approved along with the Final Development Plan on October 5, 2022 (FD-50-2022) through Ordinance 2022-118.

The applicant is now requesting Final Plat approval to create 210-lot, single-family residential subdivision called Timbers at Everlands, Phase 3.

ANALYSIS:

The proposed plat is within the Planned Unit Development zoning district. The property has frontage on Pace Drive NE. However, the only Pace Drive NW ingress/egress connection is west, at the center of the Phase 1 frontage. All four Phases of the subdivision will also have one ingress/egress at the center of St Johns Heritage Parkway NW frontage and another at the center of Emerson Drive NW frontage. Internally, new private roads will be constructed. Sidewalks will be installed on all public frontages and connections to the onsite sidewalk system will be provided.

Timbers at Everlands, Phase 3 will provide 104 40ft wide lots and 106 50ft wide lots. 8.27 acres of this phase has been set aside along the eastern boundary with the drainage canal to provide a wide linear open space with a nature trail which connects with the subdivisions extensive system of trails, sidewalks, and crosswalks throughout the community. Phase 3 will provide 34.86% of open space, more than the required minimum of 25%.

The Timbers at Everlands Subdivision is exempt from the School Board Impact Analysis as the entire development will be an active adult community (55+).

To receive Final Subdivision Plan approval, the proposal must meet the subdivision requirements of Chapter 184.08 of the City of Palm Bay's Code of Ordinances. Upon review, the request is in conformance with the applicable requirements of this section.

STAFF RECOMMENDATION:

Staff recommends Case FS23-00013 for approval, subject to the staff comments contained in this report.

TECHNICAL COMMENTS
FS23-00013: TIMBERS AT EVERLANDS PHASE 3

PW Survey Review- Joe Hale

Plat - Howard - 08 NOV 2023

1. Revise Plat Notes. Appears to be Copy and Paste of Timbers Phase 2. Among the errors is reference to LS-1.
2. Revise Dedication. References Tract LS-1.
3. Please add detail of Lot Line Easements to all sheets.
4. Please ensure that DCCR's OR Book and Page Numbers are added to plat at the time of recordation. If missing from recorded mylar, a replat will be required.
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6. Please provide 3 paper copies to the City's Growth Management Department of the signed and sealed mylar after recordation.
7. Please provide documentation showing signing authority of the managing members.
8. Please provide documentation that paid taxes are current. Print of receipt is acceptable.
9. Please provide digital copy of Closure reports including Boundary, all Lots, Tracts, etc. along with one hard copy
10. Additional comments applying to Plat Notes will be provided at next submittal.

PW ROW Utilities Commercial Driveway Review – Hector Franco

1. Plat notes; there are public drainage dedications to the city not part of the plat and for the ponds on the plat there are no dedications. The city requires a dedication for the ponds that accepts drainage from St. John Heritage PKW to the point of outfall and include all areas that allow for the 6 Laning of the roadway.
2. Plat note 11: Please add reference to St. John Heritage PKW 6 Laning and allowing drainage to enter the property ponds as the designed capacity to point of outfall.
3. Recording bond draft and final required prior to plat recording.
4. Construction schedule for this phase of construction.

PW Traffic Review – Frank Watanabe

1. Submit the PFS agreement for approval.

Flood Plain Review – Scott Stafford

1. Pending approved Letter of Map Removal (LOMR)



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



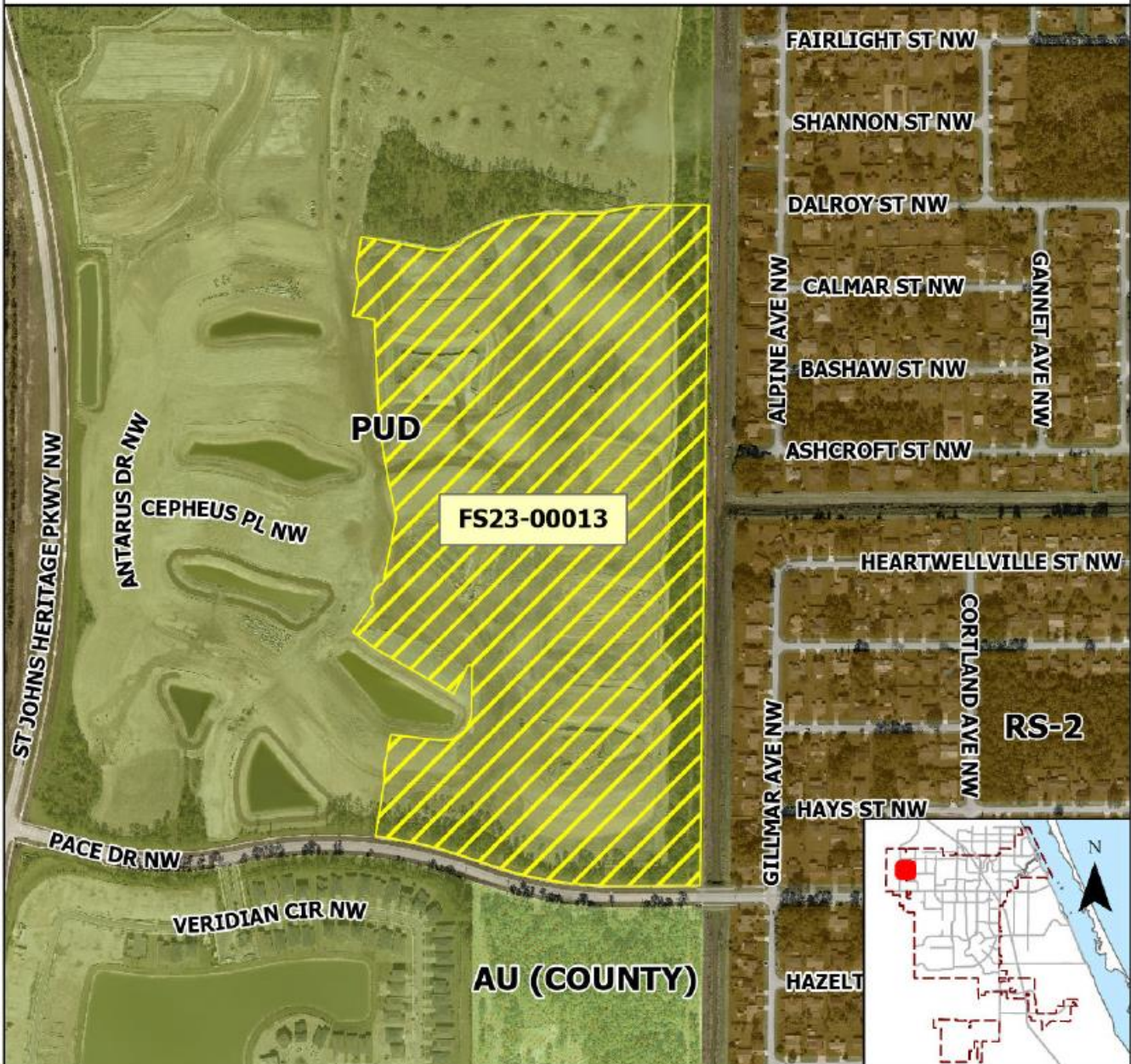
AERIAL LOCATION MAP CASE: FS23-00013

Subject Property

In the vicinity east of St. Johns Heritage Parkway NW, north of and adjacent to Pace Drive NW



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ZONING MAP CASE: FS23-00013

Subject Property

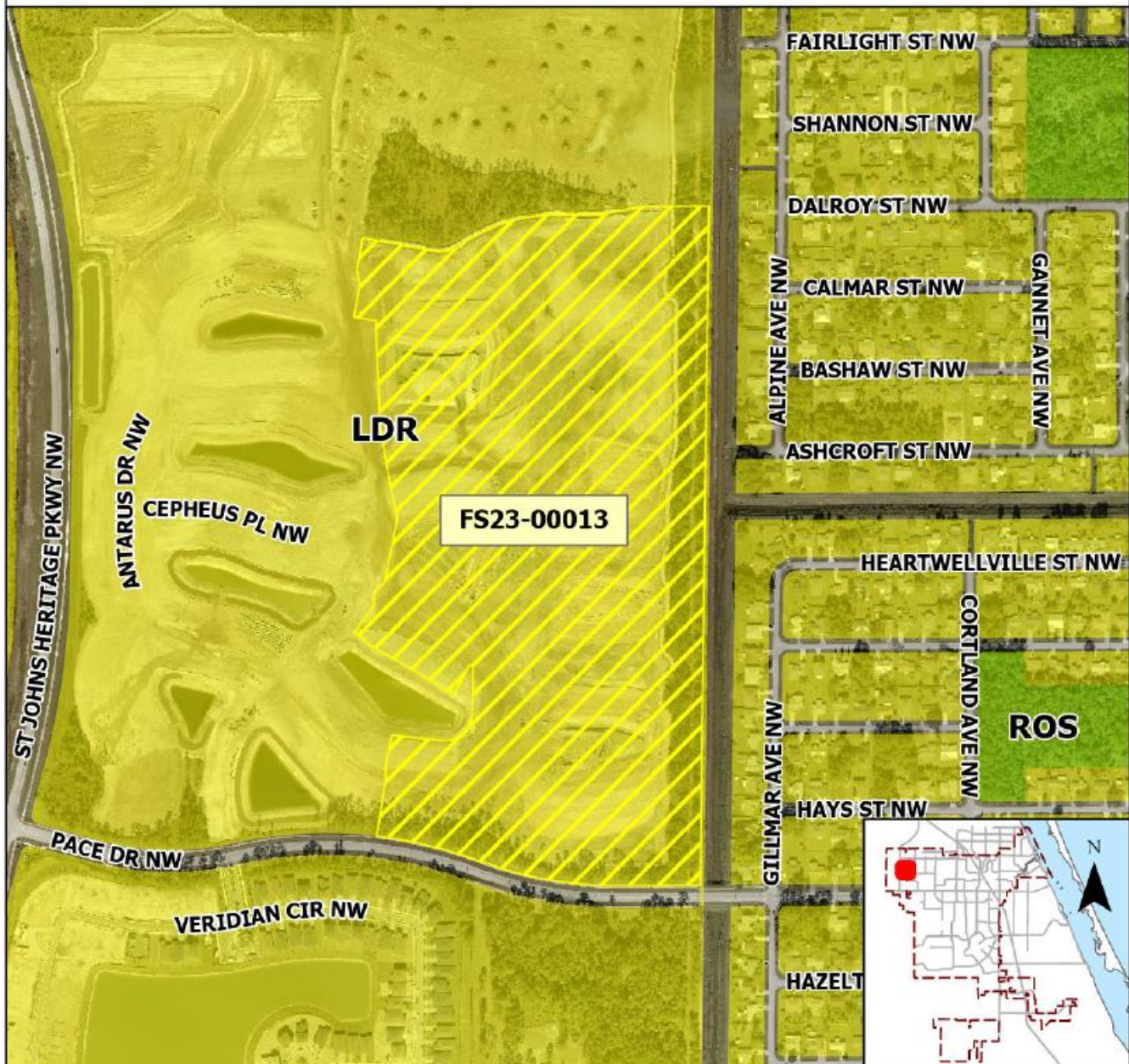
In the vicinity east of St. Johns Heritage Parkway NW, north of and adjacent to Pace Drive NW

Current Zoning Classification

PUD - Planned Unit Development



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FUTURE LAND USE MAP CASE: FS23-00013

Subject Property

In the vicinity east of St. Johns Heritage Parkway NW, north of and adjacent to Pace Drive NW

Future Land Use Classification

LDR - Low Density Residential