

PALM VISTA WEST AT EVERLANDS
B.S.E. FILE # 10860.800

PROJECT NARRATIVE

History

Palm Vista West at Everlands, a planned unit development consisting of ± 1,198.17 acres was originally approved in 2005 by the City of Palm Bay. It was zoned GU, General Use - Brevard County with a land use designation of agricultural. The City approved Palm Vista for 2,930 units as a PUD with 61.5 acres of commercial and 47 acres of institutional land use.

The project fell victim to the economic downturn of 2006-2008 and did not proceed. In the interim, the St. Johns Heritage Parkway was constructed, the landowner is extending utilities (16” potable water main and 16” sanitary sewer force main to Emerson with a potable water connection to the existing 8” water main just east of Melbourne-Tillman Canal C-59). These utility extensions were completed in early 2022. A single stand-alone phase of Palm Visa named Everlands, located east of the Parkway, received its subdivision certificate of completion in late March 2022. The water management district wetland jurisdictional and ACOE permitting has been completed east of the Parkway and west of the Parkway this process is ± 95% complete.

Current

Surrounding land use is:

- North: PRCAC- Platt Ranch
- East: Palm Vista Everlands, Medley and Everlands Phase II (zoned PUD)
- South: St. Johns Preserve residential subdivision (zoned PMU)
- West: Vacant land (AU county zoning)

Proposed Development

A portion of Palm Vista lying east of the Parkway between Pace and Emerson are covered by this application. As reference, Palm Vista Overall and including lands west of the Parkway currently consist of 4,000 units. The unit count was increased from 3,000 - 4,000 units under action taken by the City on 6/1/2017. The commercial component, still visible, is not included in this application. The commercial component is under separate ownership.

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Unit Types For This Application as Proposed are:

| Non-Age Restricted | Age Restricted |
|---------------------------------------|-----------------------------------|
| ± 364 Single Family | ± 995 Single Family |
| ± 168 (4-Unit to 6-Unit Townhomes) | ± 98 (4-Unit to 6-Unit Townhomes) |
| ± 102 Paired Villas | ± 368 Paired Villas |
| | ± 318 Multi-Family Condo |
| ± 634 units Total | ± 1,779 units Total |
| Combined Total = ± 2,413 units | |

* Note that the unit mix may vary due to public demand over the life of the project.

Amenities:

Amenities include: park, open space, tennis and pickle ball courts, pool, clubhouse and Community Center.