

Meeting Date
April 28, 2015



AGENDA	
Section	Consent
Item No.	II.A.2

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	FINAL PLAT APPROVAL RE: VISTA WIND SUBDIVISION DEVELOPER: KEVIN TROMBLEY FISCAL IMPACT: NONE	DISTRICT 1 <i>yc</i>
DEPT/OFFICE:	PLANNING AND DEVELOPMENT DEPARTMENT/LAND DEVELOPMENT	

Requested Action:
In accordance with Section 62-2841(i), it is requested that the Board of County Commissioners grant final plat approval and authorize the Chairman to sign the final plat for the above referenced project.

Summary Explanation & Background:
There are three stages of review of subdivision plan approval: the pre-application conference, the preliminary plat/final engineering plan review, and the final plat review. The pre-application conference for the above project was held on October 12, 2001. The preliminary plat and final engineering plans, which is the second stage of approval was approved by the Board on October 15, 2002. The Vista Wind subdivision infrastructure was constructed in 2007 to 2008 but did not receive a certificate of completion and was left vacant for some time. The project was reactivated in 2013 and the infrastructure has been re-inspected to verify compliance with maintenance standards for acceptance by the county.

Staff has reviewed the final plat for the Vista Wind subdivision has determined that it is in compliance with the applicable ordinances.

It is requested that the Board of County Commissioners grant final plat approval and authorize the Chairman to sign the final plat for the Vista Wind subdivision. The subdivision is located approximately 3 miles east of Highway 95, south of Columbia Boulevard, containing 14 lots on approximately 18.51 acres.

This approval is subject to minor changes, if necessary, and receipt of all documents required for recording. Board approval of this project does not relieve the developer from obtaining all other necessary jurisdictional permits.

Reference: SD0110003

Clerk to the Board instruction: Please have mylar signed by Chairman at the meeting.

Exhibits Attached: location maps

Contract /Agreement (If attached):		Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
County Manager	<i>[Signature]</i>	Assistant County Manager	Department Director / Extension Robin M. Sobrino, AICP, Planning & Development Department <i>[Signature]</i>					
Stockton Whitten		Mel Scott						



Tammy Etheridge, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
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April 29, 2015

MEMORANDUM

TO: Robin Sobrino, Planning and Development Director

RE: Item II.A.2., Final Plat Approval for Vista Wind Subdivision

The Board of County Commissioners, in regular session on April 28, 2015, granted final plat approval for Vista Wind Subdivision, subject to minor changes, if necessary, and developer responsible for obtaining all other necessary jurisdictional permits.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge

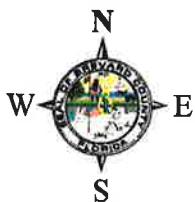
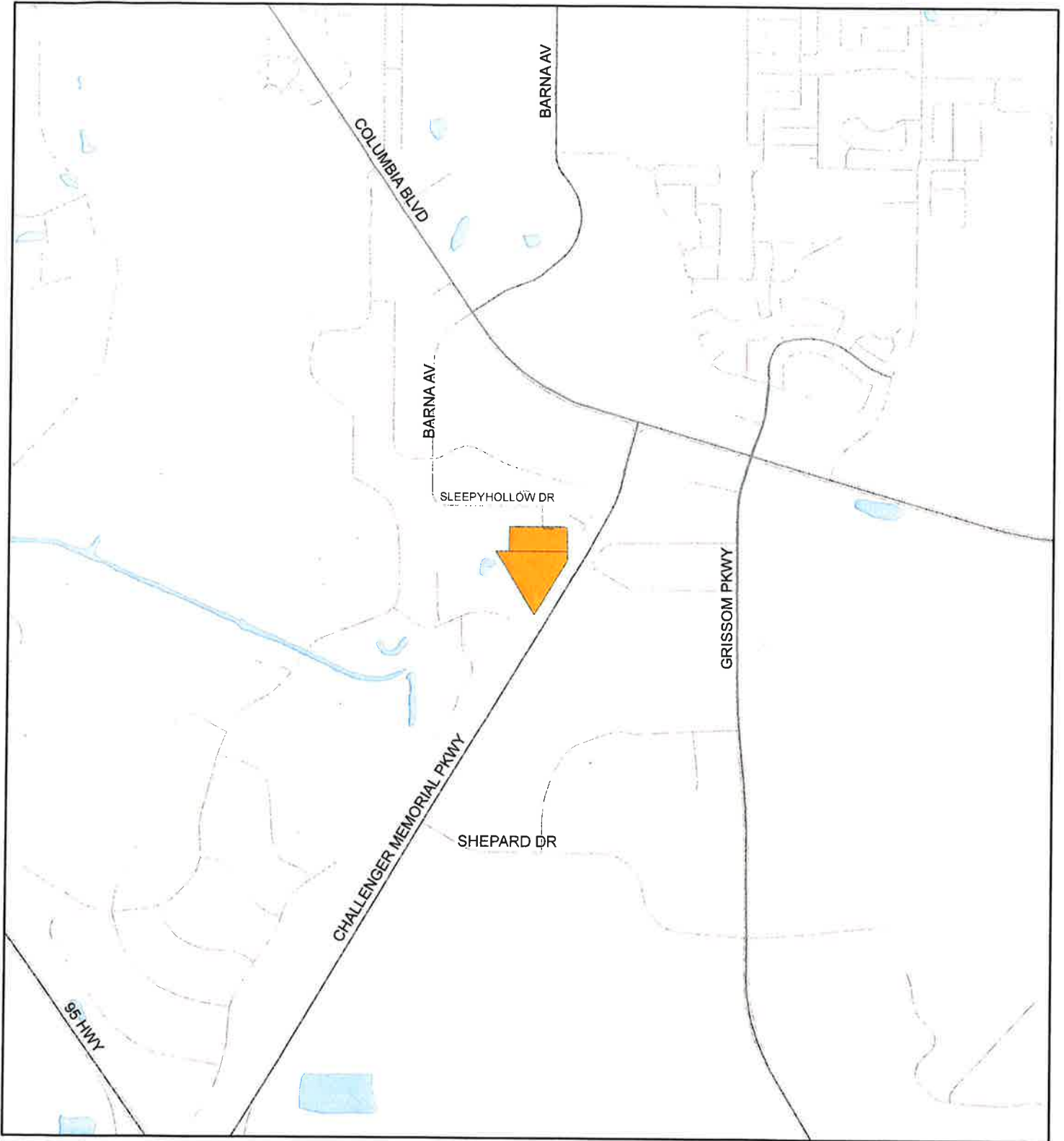
Tammy Etheridge, Deputy Clerk

/af

LOCATION MAP

VISTA WIND SUBDIVISION

SD0110003



1:24,000 or 1 inch = 2,000 feet

 Subject Property

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 1/27/2015

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A PROFESSIONAL ASSOCIATION
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05/28/2015
Vista Wind
PB 6/12-13

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◆ ◆ ◆
NICHOLAS A. VIDONI
†BOARD CERTIFIED IN REAL PROPERTY LAW

March 27, 2015

Brevard County
Board of County Commissioners
2725 Judge Fran Jamieson Way
Viera, FL 32940

Re: Vista Winds Subdivision - UPDATED Title opinion

Dear Commissioners:

I have searched the title on the Vista Winds subdivision property described in the attached Exhibit "A" up through March 4, 2015 at 8:00 a.m., and the fee simple title to the property is vested in KEVIN TROMBLEY. Said title is subject to the following matters:

1. Easement in favor of Brevard County recorded in Official Records Book 2068, Page 317, of the Public Records of Brevard County Florida.
2. Water Service Agreement between the City of Titusville and Walter A. and Mary R. Cerrato, recorded in Official Records Book 2477, Page 1361, as amended by Amendment to Water Service Agreement recorded in Official Records Book 3590, Page 284, of the Public Records of Brevard County Florida.
3. Declaration of Restrictions of Real Estate recorded in Official Records Book 2562, Page 1978 of the Public Records of Brevard County Florida
4. Easement in favor of Brevard County recorded in Official Records Book 2541, Page 2942, of the Public Records of Brevard County Florida.
5. Temporary Easement in favor of Brevard County recorded in Official Records Book 2553, Page 2967, of the Public Records of Brevard County Florida. (TO BE VACATED per Brevard County)
6. Taxes and assessments up to and including the year 2014 are paid in full.

This opinion is given to facilitate a subdivision plat approval for Vista Winds Subdivision and owner, Kevin Trombley, and is for the sole reliance of the addressee, its successors and/or assigns. If you have any questions, please do not hesitate to contact me.

Sincerely,



Timothy F. Pickles

TFP:dla

cc: Client (via email)

File No. 13-9630

EXHIBIT "A"

VISTA WIND

PLAT DESCRIPTION:

A parcel of land lying in Section 33, Township 22 South, Range 35 East and in Section 4, Township 23 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Begin at the Southwest corner of "The South Forty", according to the plat thereof, as recorded in Plat Book 31, Page 22 of the public records of Brevard County, Florida, and run S.89°57'25"E., along the South line of said subdivision, a distance of 496.00 feet to the Southeast corner thereof, said corner being also the Southwest corner of of "Whispering Woods, Phase 1", according to the plat thereof, as recorded in Plat Book 37, Page 4 of said public records; thence S.89°47'04"E., along a South line of said "Whispering Woods, Phase 1", a distance of 295.50 feet to an angle point; thence S.64°27'01"E., along a South line of said subdivision, a distance of 52.21 feet to the Northwest corner of those lands described in O.R. Book 4910, Page 1929 of said public records; thence S.00°12'56"W., along the West line of said O.R. Book 4910, Page 1929, a distance of 462.14 feet to a point on the Westerly right of way line of State Road No. 407; thence S.31°01'47"W., along said Westerly right of way line, a distance of 928.17 feet to a point on an Easterly line of "East Winds II", according to the plat thereof, as recorded in Plat Book 28, Page 79 of said public records; thence departing said right of way line, run N.31°01'51"W., along said Easterly line of "East Winds II", a distance of 1072.20 feet to the Northeast corner of said subdivision, said point being on the South line of "The Hills II", according to the plat thereof, as recorded in Plat Book 29, Page 23 of said public records; thence S.89°57'25"E., along the South line of said "The Hills II", a distance of 193.11 feet to the Southeast corner thereof; thence N.00°11'20"E., along the East line of said "The Hills II", a distance of 362.88 feet to the Point of Beginning; containing 18.514 acres.