

Meeting Date  
**May 12, 2015**



AGENDA	
Section	Consent
Item No.	<i>II A.2</i>

**AGENDA REPORT**  
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	FINAL PLAT APPROVAL RE: STROM PARK PHASE 7 SUBDIVISION DEVELOPER: THE VIERA COMPANY FISCAL IMPACT: NONE	<i>MA</i> DISTRICT 4 <i>JK</i>
DEPT/OFFICE:	PLANNING & DEVELOPMENT DEPARTMENT	

Requested Action:

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 September 20, 2012. The preliminary plat and final engineering plans, which is the second stage of approval was approved by the Board on March 5, 2013.

The Strom Park subdivision is being constructed in eight phases. This is the subdivision plat submittal is for Phase 7 which will be utilized as a dog park within Strom Park in the Village 1 development area of the West Viera DRI-PUD. Staff has reviewed the final plat has determined that it is in compliance with the applicable ordinances.

The Strom Park Phase 7 subdivision is located on the west side of Lake Andrew Drive approximately 3700 feet south of Wickham Road in Viera, containing one (1) lot and four (4) open space tracts on approximately 14.66 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: 12SD-00735, 15SD00001

Contact: Tad Calkins

Phone: 321-633-2065

Clerk to the Board instruction: Chairman to sign the plat mylar and return to Land Development

Exhibits Attached: location maps

Contract /Agreement (If attached): Reviewed by County Attorney Yes  No  PR

County Manager <i>[Signature]</i> Stockton Whitten	Assistant County Manager <i>[Signature]</i> Mel Scott	Department Director / Extension <i>[Signature]</i> Robin M. Sobrino, AICP Planning & Development Department Ext. 5-2069
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Tammy Etheridge, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972

May 13, 2015

MEMORANDUM

TO: Robin Sobrino, Planning and Development Director Attn: Tad Calkins

RE: Item II.A.2., Final Plat for Strom Park Phase 7 Subdivision – The Viera Company

The Board of County Commissioners, in regular session on May 12, 2015, granted final plat approval for Strom Park Phase 7 Subdivision, subject to minor engineering changes, as applicable, and developer responsible for obtaining all other necessary jurisdictional permits; and authorized the Chairman to execute the final plat.

Your continued cooperation is always appreciated.

Sincerely,

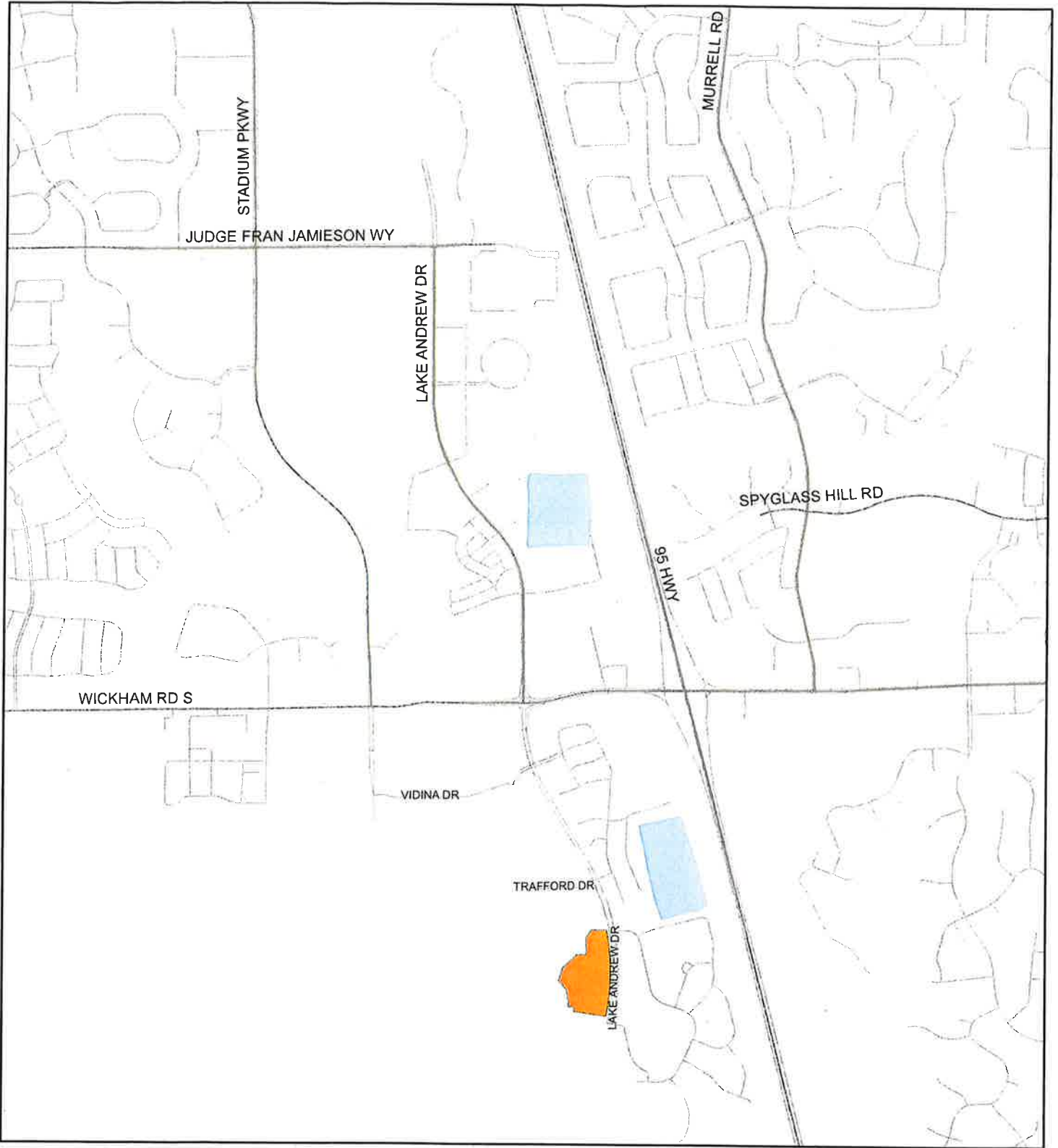
BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Etheridge, Deputy Clerk

/ds



LOCATION MAP  
STROM PARK PHASE 7 SUBDIVISION  
15SD00001



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 herein.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 4/27/2015



Dean Mead  
7380 Murrell Road  
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Viera, FL 32940

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(321) 254-4479 Fax  
www.deanmead.com

Strom Park - Phase 7

05/14/2015  
PB 61/1-3

Attorneys and Counselors at Law  
Orlando  
Fort Pierce  
Gainesville  
Tallahassee  
Viera/Melbourne

R. MASON BLAKE  
MBlake@deanmead.com

April 10, 2015

Board of County Commissioners  
Brevard County, Florida  
2725 Judge Fran Jamieson Way  
Viera, Florida 32940  
Attention: Land Development Division

Re: Opinion of Title to that certain real property described in Exhibit "A", attached hereto and made a part hereof (the "Property") referred to as Strom Park – Phase 7.

Ladies and Gentlemen:

This firm is an authorized issuing agent for Old Republic National Title Insurance Company ("Old Republic"). We have caused Old Republic to conduct a search of the Public Records of Brevard County, Florida with respect to the Property, through and including April 13, 2015 at 5:00 p.m.

The undersigned, as issuing agent for Old Republic, hereby certifies to you that the above-mentioned search of the Public Records of Brevard County, Florida, disclosed that as of April 13, 2015 @ 5:00 p.m., fee simple title to the Property was vested in The Viera Company.

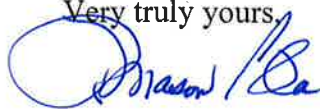
There are no mortgages encumbering the Property. There are no liens affecting the Property. Ad valorem real property taxes for 2014 and all years prior to 2014 have been paid. There are no conflicting rights-of-way, easements or plats.

April 10, 2015

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This Opinion of Title is being given to you in connection with the platting of the Property and is not to be used for any other purposes nor copies delivered to any other persons or entities without the prior written consent of the undersigned.

Very truly yours,

A handwritten signature in blue ink, appearing to read "R. Mason Blake". The signature is written in a cursive style with a large initial "R" and "B".

R. Mason Blake

RMB:ls

Enclosures

V0244660.2

EXHIBIT "A"

STROM PARK PHASE 7

A PARCEL OF LAND IN SECTIONS 15 AND 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "C", TRAFFORD WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 53, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE ACCORDING TO THE PLAT OF STROM PARK - PHASE 1, RECORDED IN PLAT BOOK 59, PAGE 71, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), AND RUN SOUTHERLY, ALONG THE ARC OF THE CURVED WESTERLY RIGHT-OF-WAY LINE OF SAID LAKE ANDREW DRIVE AND ALONG THE ARC OF THE CURVED WESTERLY RIGHT-OF-WAY LINE OF STROM PARK-PHASE 2, LAKE ANDREW DRIVE EXTENSION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 2, PAGE 100, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 3025.00 FEET, A CENTRAL ANGLE OF 23°31'10", A CHORD LENGTH OF 1233.04 FEET AND A CHORD BEARING OF S00°07'31"W), A DISTANCE OF 1241.74 TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE WEST, THENCE N82°14'24"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 468.07 FEET; THENCE N08°20'28"W A DISTANCE OF 72.33 FEET; THENCE S81°39'32"W A DISTANCE OF 66.96 FEET; THENCE N08°03'50"W A DISTANCE OF 546.53 FEET; THENCE N39°53'42"W 174.22 FEET; THENCE N17°22'57"E A DISTANCE OF 205.83 FEET; THENCE N48°26'16"E A DISTANCE OF 262.74 FEET TO THE SOUTH LINE OF SAID TRAFFORD WEST; THENCE ALONG THE BOUNDARY OF SAID TRAFFORD WEST, THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES: 1) N89°08'33"E A DISTANCE OF 138.93 FEET; 2) N00°51'27"W A DISTANCE OF 242.81 FEET; 3) N35°10'57"E A DISTANCE OF 136.27 FEET AND 4) N89°08'33"E A DISTANCE OF 217.69 FEET TO THE POINT OF BEGINNING. CONTAINING 14.66 ACRES, MORE OR LESS.

Niera Co.

15/16-26-36

Beg @ SE cor of C Trafford West PB 51/54 aka-  
on W NW lot of LE road