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Meeting Date
October 6, 2015



AGENDA	
Section	New Business
Item No.	VI.A.1

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

SUBJECT:	PRELIMINARY PLAT/FINAL ENGINEERING APPROVAL RE: SAVANNAH RIDGE OPEN SPACE SUBDIVISION DEVELOPER: COURTENAY PARKWAY PROPERTIES FISCAL IMPACT: NONE	DISTRICT 2
DEPT/OFFICE:	PLANNING & DEVELOPMENT DEPARTMENT	

Requested Action:

In accordance with Section 62-2808(e), it is requested that the Board of County Commissioners grant preliminary plat and final engineering approval 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 November 13, 2014. The current request is for approval of the preliminary plat and final engineering plans, which is the second stage of approval. The final engineering portion of this stage includes payment of inspection fees and the approval to begin construction of the infrastructure necessary to support the subdivision. Upon completion of the infrastructure or posting a performance bond, the final plat may be reviewed and recorded, to complete the third stage of the review process. Staff has reviewed the final engineering plans and preliminary plat for compliance with existing applicable ordinances.

The Savannah Ridge Open Space Subdivision meets the design standards for an open space subdivision which permits clustering of development to encourage the efficient use of land that is intended to result in an overall reduction in impervious surface coverage and encourage the creation of open space and preservation. The EU-2 zoning category requires a minimum of 20% open space to be reserved as permanent open space shown on an open space management plan and recorded on the plat. The applicant has provided 24.828 acres of combined conservation, tree preservation, and compensating storage (flood plain) comprising 22.4% of the project area.

This project has a Binding Development Plan limiting the development to 222 residential lots, and by utilizing the Open Space Subdivision code, smaller lots sizes are allowed to achieve this goal. Additionally, the Natural Resources Department favors compensatory storage within this area of North Merritt Island rather than interconnecting secondary "upland" open space.

The proposed subdivision is located on the north side of Hall Road and the east side of Courtenay Parkway. The proposed subdivision contains 222 detached single family lots, on approximately 111.03 acres.

This approval is subject to minor engineering changes as applicable. Board approval of this project does not relieve the developer from obtaining all other necessary jurisdictional permits.

Reference: 14SD-00962

Clerk to the Board instruction:

Exhibits Attached: location maps

Contract /Agreement (If attached):	Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
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County Manager

Stockton Whitten

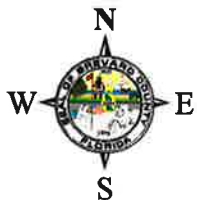
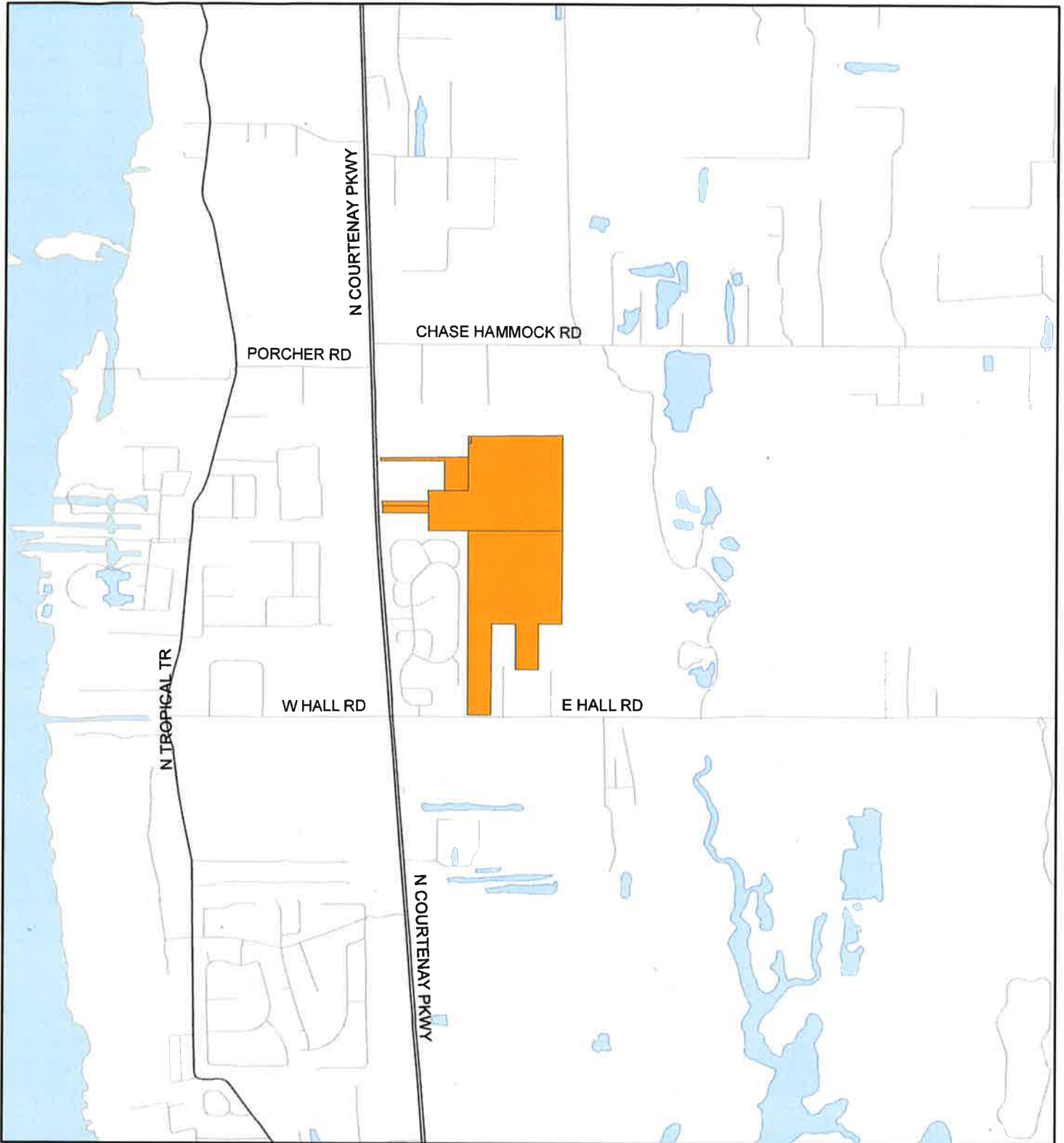
Department Director / Extension  
Robin M. Sobrino, AICP  
Planning & Development Department Ext. 5-2069



# LOCATION MAP

SAVANNAH RIDGE

14SD-00962



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: 9/21/2015