



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.2.

9/13/2022

Subject:

Final Plat Approval, Re: Lakes at St. Sebastian Preserve Phase 4
Developer: Holiday Builders, Inc. District 3

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

In accordance with Section 62-2841(i) and Section 62-2844, it is requested that the Board of County Commissioners grant final plat approval and authorize the Chair to sign the final plat for Lakes at St. Sebastian Preserve Phase 4.

Summary Explanation and Background:

There are three stages of review for 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 16, 2014. The preliminary plat and final engineering plans, which is the second stage of approval, was approved on February 16, 2016. The third stage of review is the final plat approval for recordation.

Staff has reviewed the final plat for the Lakes at St. Sebastian Preserve Phase 4 subdivision, and has determined that it is in compliance with the applicable ordinances. Section 62-2844 requires that the applicant provide performance security bonding for the construction of subdivision improvements, but such security shall not be required if a certificate of completion has been issued prior to recordation of the plat. Public Works issued a temporary certificate of completion to allow for the acceptance and recordation of the final plat.

Lakes at St. Sebastian Preserve Phase 4 is located on the south side of Micco Road, approximately 2 miles west of Highway 1. The proposed subdivision contains 37 units on 12.80 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: 21FM00023, 14SD-00875

Contact: Tim Craven, Planner II, Ext. 58266

Clerk to the Board Instructions:



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

September 14, 2022

MEMORANDUM

TO: Tad Calkins, Planning and Development Director Attn: Tim Craven

RE: Item F.2., Final Plat for Lakes at St. Sebastian Preserve, Phase 4 - Developer: Holiday Builders, Inc.

The Board of County Commissioners, in regular session on September 13, 2022, granted final plat approval; and authorized the Chair to sign the final plat for Lakes at St. Sebastian Preserve Phase 4 - Developer: Holiday Builders, Inc., subject to minor engineering changes, if necessary, receipt of all documents required for recording, and developer responsible for obtaining all other necessary jurisdictional permits.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell
Kimberly Powell, Clerk to the Board

/ds

PLAT	BOOK	PAGE
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SHEET 2 OF 2

CURVE	ARC LENGTH	AREA	CENTRAL ANGLE	CHORD BEARING	CHORD
C11	81.37	410.63	112.11°	S 63° 46' 08" E	41.24
C12	76.00	345.63	111.15°	S 65° 43' 12" E	35.83
C13	86.48	515.00	108.11°	S 67° 22' 13" W	60.43
C14	37.82	575.00	124.62°	S 61° 55' 48" W	37.81

LEGEND

- SET 1/2" IRON ROD & CAP STAMPED PRIM LB 7545
- FOUND 1/2" IRON ROD & CAP STAMPED PRIM LB 7545
- FOUND NAIL & WASHER STAMPED PCP LB 5633
- SET NAIL & WASHER STAMPED PCP LB 7545

NOTICE: THIS PLAN, AS RECORDED WITH THIS GRAPHIC FORM, IS THE OFFICIAL RECORDATION OF THE SUBORDINATE JAMES DESCRIBED HEREIN AND SHALL BE VALID IN ALL CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- LICENSED BUSINESS
- NON RADIAL
- PRIVATE DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- RIGHT OF WAY
- POINT OF BEGINNING
- POINT OF INTERSECTION
- PERMANENT REFERENCE MONUMENT

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545 1935 20TH
STREET, VERO BEACH, FLORIDA 32950
PHONE (772) 569-7800 FAX (772) 724-3611

LOCATION MAP

LAKES AT ST. SEBASTIAN PRESERVE PHASE 4

21FM00023



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 BoCC - GIS Date: 2/11/2022



BOARD OF COUNTY COMMISSIONERS
Public Works Department/Engineering

August 3, 2022

VIA EMAIL

MBV Engineering, Inc.
Attn: Bruce Moia, PE
1250 W Eau Gallie Blvd., Unit H
Melbourne, FL 32935

Re: **Lakes at St. Sebastian, Phase 4**
14SD-00875 / 22FI-00010

Dear Mr. Moia,

As of this date, Brevard County is issuing a **Conditional Certificate of Completion**. The engineer of record has certified that the work has been constructed in conformance with the plans and specifications approved by Brevard County.

The pending items are as follows: plat recordation, survey re-inspection, and water resources re-inspection. Once these items are cleared, a final Certificate of Completion will be issued for the project referenced above.

Thank you for your cooperation in the completion of this project. Please contact me if you have any questions.

Sincerely,

Rachel A. Gerena

Rachel A. Gerena, PE
Public Works Engineering Manager

cc: Project File