Agenda Report

2725 Judge Fran Jamieson Way Viera, FL 32940



Consent

F.3. 5/26/2022

Subject:

Preliminary Development Plan Amendments, Re: Tranquility Estates Planned Unit Development (PUD) Minor Amendment #1 (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

Staff is seeking the Board's confirmation on proposed amendments to the Preliminary Development Plan for the Tranquility Estates PUD that are within the administrative approval authority provided to the Zoning Official by Section 62-1448(c) Brevard County Code of Ordinances.

Summary Explanation and Background:

Section 62-1448 (c) grants the Zoning Official the administrative authority to approve minor (non-substantial) changes or deviations to the Board approved preliminary development plan for PUD zoning. This section defines substantial changes "as any change which increases the density or intensity of the project or decreases the amount of buffer areas from adjacent property or decreases the amount of common open space" and stipulates these require the Board's approval.

Staff is seeking the Board's concurrence that the following proposed amendments are not substantial and are within staff's administrative authority. The Tranquility Estates PUD Amendment #1 proposes to:

- Reduces wetland impacts by 3.99 acres to preserve 98.59 acres of undisturbed wetlands, and the overall conservation and preservation increase by 7.36 acres.
- Relocates the recreation tract from the interior of the development to a tract along the southeastern perimeter of the project.
- Provides second access to Hall Rd. to satisfy public safety emergency access requirements.
- Increases the total overall open space (active/passive) from 123.87 to 124.11 acres which is above the minimum required for single-family residential.

F.3. 5/26/2022

• Reconfigures residential lot configurations to provide greater flexibility.

Clerk to the Board Instructions:

None



FLORIDA'S SPACE COAST

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



May 27, 2022

MEMORANDUM

TO: Tad Calkins, Planning and Development Director

RE: Item F.3., Preliminary Development Plan Amendments for Tranquility Estates Planned Unit Development (PUD) Minor Amendment #1

The Board of County Commissioners, in regular session on May 26, 2022, confirmed proposed amendments to the Preliminary Development Plan for the Tranquility Estates PUD that are within the administrative approval authority provided to the Zoning Official by Section 62-1448(c) Brevard County Code of Ordinances.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS RACHEL M. SADOFF, CLERK

Kimberly Powell, Clerk to the Board

/sm

ESTATES

SUBDIVISION

PLOT MARCH 26, 2022

SCALE | 1"= 150"

TRANQUILITY

LEGAL DESCRIPTION

The South ½ of the Northeest ½ and a partion of the Southeast ½ of Section 35, Tomship 23 South, Range 38 Earl, Brevard County, Planda and being more policularly described as follows.

Canlaning 221.52 acres more or less righta-of-way of record

COCCA 分

BREVARD COUNTY, FLORIDA MERRITT ISLAND

SECTION 36, TOWNSHIP 23 SOUTH, RANGE 36 EAST

URIE TOR:

'USELWANN LAND SURVETRING, INC

'USELWANN LAND, SURVETRING, INC

'U NORTH TROPICAL TRAIL STE B

WERHIT ISLAND, FLORDA 32953

MONE: 321 — 469—6910

CONTROL: Dave Kugelmann PLS EVECTOPER / OMNER:
PORTZON TRE COMPANY, INC PURI NW 87TH AVE STE 501 MAM, FL 33172 CONTACT: Carios Trioy, Esquire 905—597—8944 ATA ENGINEERING, INC 3 BOX 351003 52BOURNE, FLORIDA 12936 YONE 121- 259-7528 NITACT: Frank Plata, P.E., CCC ENEROPMENT CONTACTS ONMENTAL CONSULTANT:
7 CONSULTING LLC
7 CONSULTING LLC
7 CONSULTING LLC
7 CONSULTING LLC
7 CONSULTANT SERIES
7 LTC - SOI - 51.15
7 Etic Muldwarau
7 T. Etic Muldwarau
7 T. Etic Muldwarau 1 OCATION OF PROJECT EAST HALL ROAD, MERRITT ISLAND

TRACT DESIGNATION AND OWNERSHIP

VICINITY MAP

BLOCK NUMBER OF LOTS

SUBDIVISION BLOCKS

PHASE

= 92

GENERAL NOTES, DEDICATION AND ADMINISTRATION III PIS PON IS PREMINARY DNUY, AND IS SUBJECT TO RINAL DESIGN AND PER

IN THIS PLAN IS PREMINDARY DRU", AND IS SUBJECT TO PINAL DESIGN AND PERMITTING

LIFETUAND LOCUIDON DATA AND PRESSIVATION AREAS SHOWN HEREDA ARE PER PIELD

COTEMANATION, APPROXIMATE CHILT, AND SUBJECT TO RECULATORY ACCIDEN WEBSCATION

AND PINAL DESIGN. J. OPER VSACE IN HE DESIGNED WA MENVIOUN, RECORDED PLATS FOR EACH PRIME AND ADMINISTERED BY A MASTER HOMEDWICKS ASSOCIATION TO BE ESTABLISHED BY HE DEVELORER.

COMMON OPEN SPACE CALCULATIONS Minimum required Open Space: 10% of Grass Site Area = 0.10×221.52 AC; = 22.15 AC.

Common Open Space Required =
1.50 AC, per 100 units = 2.73 AC
(PRIVATE ACTIVE COMMON SPACE)

Cabana, Gazebo, Tennis Courts, Playground
3.00 Agres Active Common regreation Open Open Specie 3 00

PRESERVATION / CONSERVATION TRACTS / RECREATION

121,81 acres Natural / Passive Common open Space 7.53 AC East Natural Upland Nature Observation Nature Observation Observation Stations Nature Observation Nature Observation Hiking Trail Nature Observation Observation Stations

OVERALL COMMON OPEN SPACE PROVIDED TOTAL: 124.11 Acres

Tract F includes tennis courts, playgraund, exercise trail cabana gazebo Tract L option to be dedicated to Brevard County

GENERAL STATEMENT

This results to the provide debitional construction draws whom at the see. Most Cland and CRIZ come is the senserable fract. It is outside explode disposition that ever proposed in previous development passes, keying majoritable the activity approach connected on resulted 5) for Patricol commit review at the current PIE (but) only for an activity provided. This proposed minor amendment to Preliminary Development Plan is to adjust the currer PDP 16F200005, within the same number of 162 tols and within same lats sizes.

The Primary Personant Por resides pare (o) (2) for substitute story (o) (3) for substitute story (o) (3

TING ZONING PUD IL SITE AREA = 221.52 AG. SANE AS CURRENT POP AREA = 219.42 AG. ± (NOT INCLUDING SOF HALL KOAD R/N) TO BE DEDICATED

* 130 LOTS = 93 PROPOSED 97 X 180 TO 200 LOTS - 46
PROPOSED 97 X 180 TO 200 LOTS - 46
PROPOSED 97 TO 10 200 LOTS - 48
PROPOSED 97 TO 67 X 150 LOTS - 42
PROPOSED 97 TO 67 X 150 LOTS - 48
PROPOSED 182 LOTS - SAME AS CURRENT POP

SETBACKS
FRONT = 25
SDE = 10
REAR = 20
SDE CORNER/CO SAME AS CURRENT PDP

WETLAND DATA

DRAINAGE GENERAL STATEMENT

Federabely Development Pon drahege will notice centre companie system to emission and the most and other contents of the proposed advancedor and reference and the proposed advancedor and proposed advanced and pro

TRACT DESCRIPTION, ACREAGE, AND OWNERSHIP

TOTAL AREA 59.77 AC

PRELIMINARY DEVELOPMENT PLAN

COVER SHEET

BREVARD COUNTY

TRANQUILITY ESTATES SUBDIVISION

MERRITT ISLAND

TOTAL PARCEL AREA 221 52 AC

PLE PLATA ENGINEERING, INC.

[MONTERS-PLANNESS-CONSTRUCTION MANAGEMENT
EMAL, PO BOX MINDO, MEL DEVINE, PL 2222-1003
MONLEY BENEFICE OF THE PLANNESS OF THE PLA

AND THE PROPERTY OF THE PROPER

TOTAL LOTS = 182

LOT DENSITY - D 82 LOTS/ACRE SAME AS CURRENT

PHASE

THREE 27 9

45 9

54

TOTAL

LOTS

182

D: 18.67 AC East Conservation
E: 86.24 AC West Conservation
C: 6.54 AC North Loke
1 213 AC Upland Preservation

5

STORY TOWNS

