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| Meeting Date |
| August 18, 2015 |



| AGENDA | |
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| Section | Consent |
| Item No. | <i>II.A.3</i> |

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

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| SUBJECT: | PRELIMINARY PLAT AND FINAL PLAT APPROVAL RE: SHELLBROOKE DEVELOPER: JM WATERCREST LLC AND MARKET STREET VIERA SENIOR REAL ESTATE LLC FISCAL IMPACT: NONE DISTRICT 4 |
| DEPT/OFFICE: | PLANNING & DEVELOPMENT DEPARTMENT |

Requested Action:
It is requested that the Board of County Commissioners grant preliminary plat and 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. In commercial projects, the site plan is considered a substitute for the final engineering. This is to reduce the overall approval time frame. The preliminary plat and final plat, in this case are the second and third stages of approval combined as a request for final approval of the subdivision. The pre-application conference for the above project was held on October 2, 2014, and an associated site plan review for Shellbrooke Memory Care was approved on April 6, 2015.

Staff has reviewed the preliminary and final plat and determined that they are in compliance with all applicable ordinances. It is requested that the Board of County Commissioners grant approval and authorize the Chairman to sign the final plat for the Shellbrooke subdivision.

The Shellbrooke subdivision is located on the northeast corner of Murrell Road and Crane Creek Boulevard approximately ¾ miles north of Wickham Road containing 2 lots on approximately 20 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: 14SP-00851, 15SD00008

Contact: Tad Calkins Phone: 321-633-2065

Clerk to the Board instruction: Please have original plat mylar signed.

Exhibits Attached: Location maps

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

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| County Manager <i>[Signature]</i> Stockton Whitten | Assistant County Manager | 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

August 19, 2015

MEMORANDUM

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

RE: Item II.A.3., Preliminary Plat and Final Plat Approval for Shellbrooke – JM Watercrest LLC and Market Street Viera Senior Real Estate LLC

The Board of County Commissioners, in regular session on August 18, 2015, granted preliminary plat and final plat approval for Shellbrooke, subject to minor changes, if necessary, receipt of all documents required for recording, and developer responsible for obtaining all other necessary jurisdictional permits; and authorized the Chairman to sign the final plat for the project.

Your continued cooperation is greatly appreciated.

Sincerely yours,

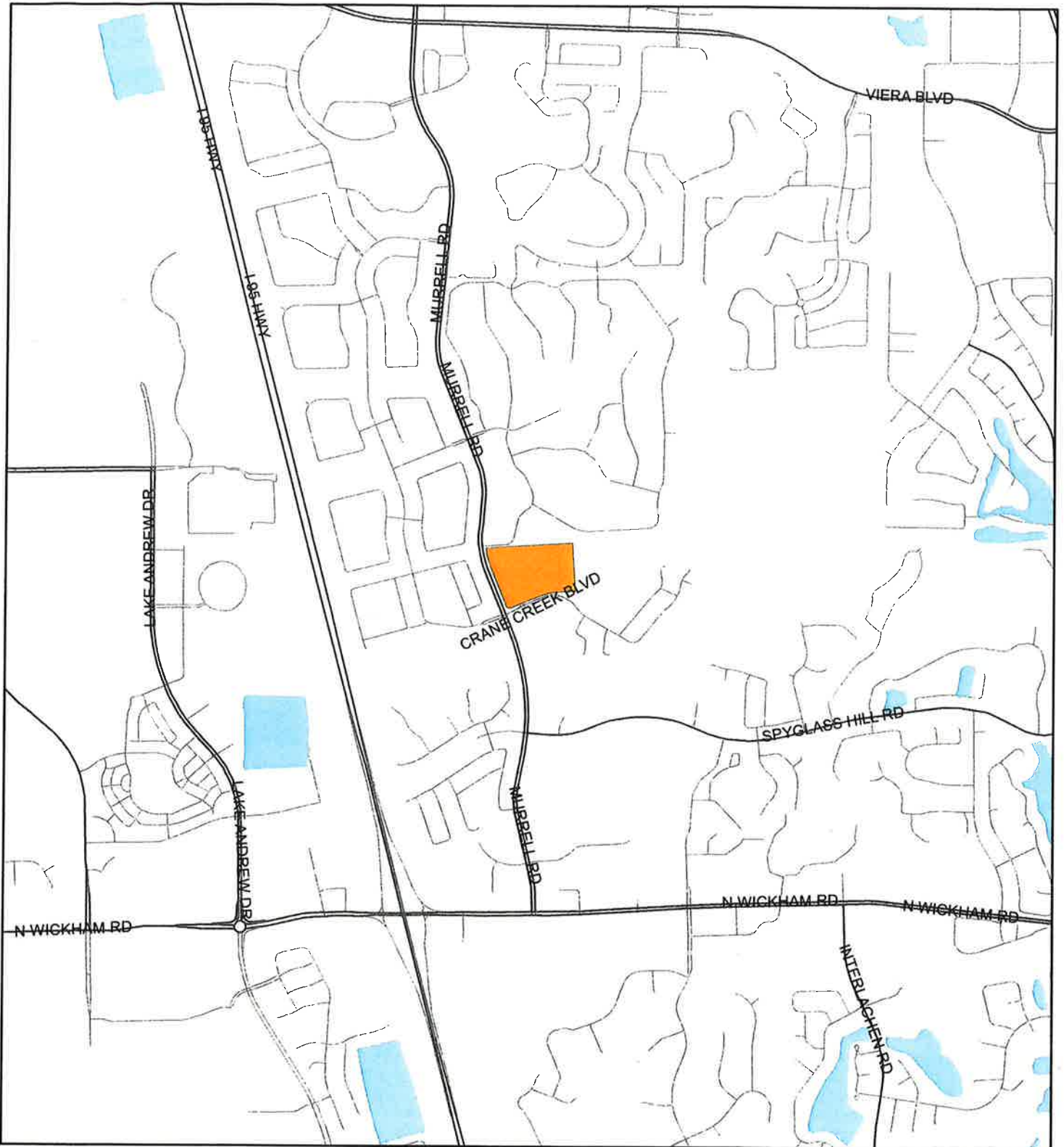
BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge, Deputy Clerk

LOCATION MAP

SHELLBROOKE

15SD00008



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: 7/30/2015