

Meeting Date
February 7, 2017



AGENDA	
Section	Consent
Item No.	II.A.1

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	FINAL PLAT APPROVAL RE: CASHEL VILLAGE AT CAPRON RIDGE PHASE TWO SUBDIVISION DEVELOPER: FLEIS GROUP, LLC FISCAL IMPACT: NONE DISTRICT 4
DEPT/OFFICE:	PLANNING & DEVELOPMENT DEPARTMENT

Requested Action:

In accordance with Section 62-2841(i), 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 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 February 21, 2013. The preliminary plat and final engineering plans, which is the second stage of approval were reviewed and approved by the Board on July 9, 2013. The preliminary plat contained 2 phases. Cashel Village at Capron Ridge Phase One was approved by the Board on April 29, 2014, and the final plat recorded on May 19, 2014. The third stage of review is the final plat approval for recordation. Phase Two was submitted in 2014 and the review was delayed by the developer to meet his time schedule. Staff has reviewed the final plat and has determined that it is in compliance with the applicable ordinances.

The Cashel Village at Capron Ridge Phase Two subdivision is located approximately 1300 feet south of Viera Boulevard between Murrell Road and US Highway 1, containing 28 lots on approximately 4.15 acres.

Board approval of this project does not relieve the developer from obtaining all other necessary jurisdictional permits.

Reference: 14SD-00124

Contact: Tad Calkins

Phone: 321-633-2065

Clerk to the Board instruction: Chairman to sign the mylar

Exhibits Attached: location maps

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

County Manager

Stockton Whitten

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



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

February 8, 2017

M E M O R A N D U M

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

RE: Item II.A.1., Final Plat Approval for Cashel Village at Capron Ridge Phase Two Subdivision – Fleis Group, LLC

The Board of County Commissioners, in regular session on February 7, 2017, granted final plat approval; and authorized the Chairman to sign the final plat for Cashel Village at Capron Ridge Phase Two Subdivision - Fleis Group, LLC, subject to minor engineering changes as applicable, and developer responsible for obtaining all other necessary jurisdictional permits.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/ds

CASHEL VILLAGE AT CAPRON RIDGE PHASE TWO

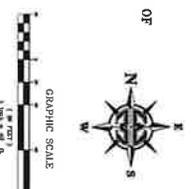
A PORTION OF PLOTS "P", "R", "G" AND A PORTION OF TRACT "A-R-8" OF ST. PATRICK PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF TRACTS F-A, F-B AND F-C, CASHEL VILLAGE AT CAPRON RIDGE PHASE ONE, AS RECORDED IN PLAT BOOK 60, PAGES 28-29, SECTION 2, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

LINE NUMBER	BEARING	DISTANCE
1	S 89°43'02" E	120.00'
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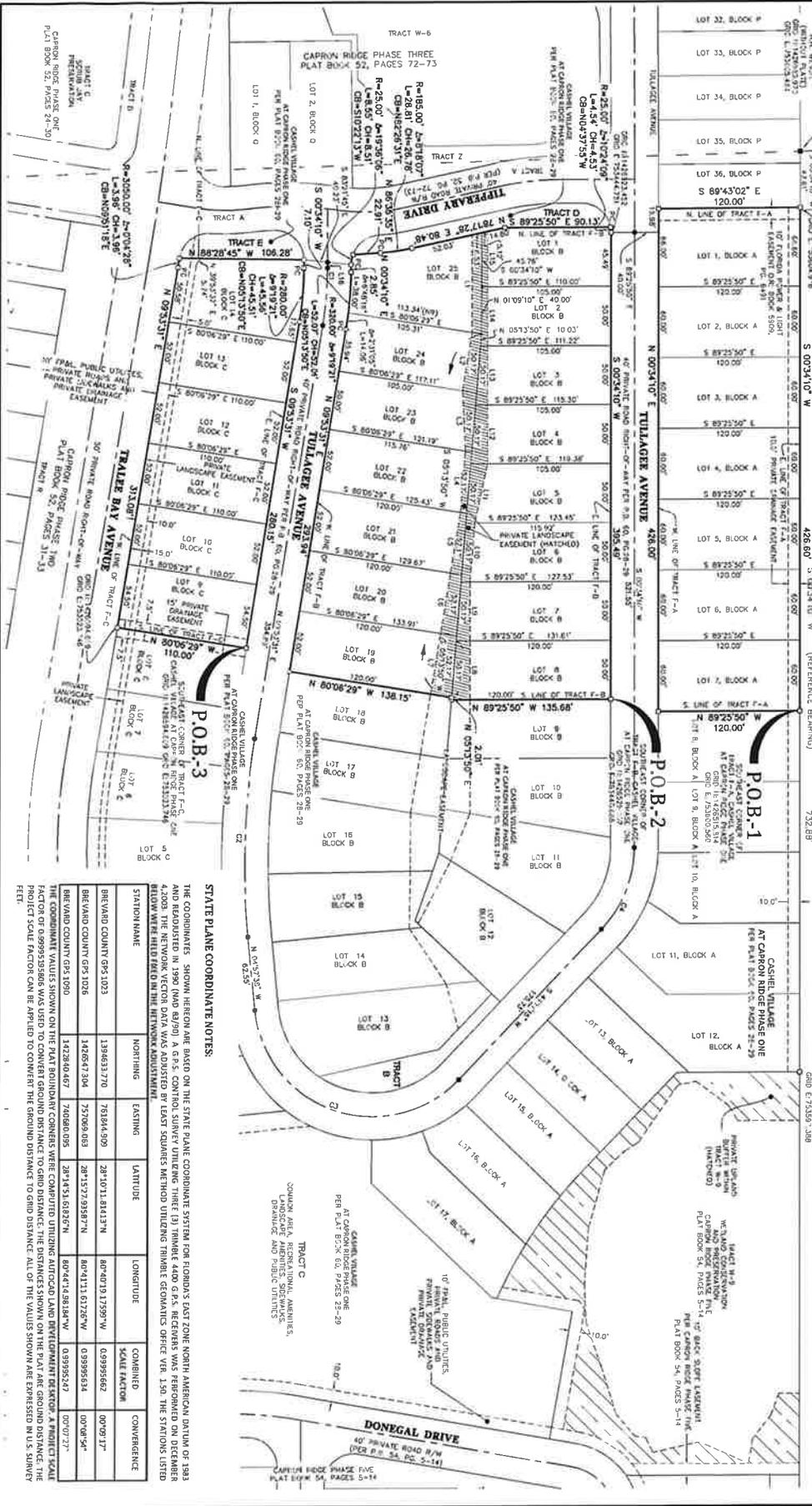
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NOTES: THIS PLAT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ORIGINAL RECORDS OF THE SUBDIVISION ARE KEPT AT THE OFFICE OF THE COUNTY CLERK, BREVARD COUNTY, FLORIDA. THE ORIGINAL RECORDS OF THE SUBDIVISION ARE KEPT AT THE OFFICE OF THE COUNTY CLERK, BREVARD COUNTY, FLORIDA. THE ORIGINAL RECORDS OF THE SUBDIVISION ARE KEPT AT THE OFFICE OF THE COUNTY CLERK, BREVARD COUNTY, FLORIDA.

TRACT "A-A"
THE SPRINGS OF SUNTREE
PLAT BOOK 44, PAGES 28-27



PLAT BOOK _____ PAGE _____
SHEET 2 OF 2
SECTION 2, TWP. 28 S., RANGE 36 E.
W.M. WILLIAM KOTT LAND SURVEYING, INC.
3155 AZALEA GABLE, SUITE 103
HELIXBLISS, FLORIDA 32940
PHONE: 407-238-4444
DRAWING NUMBER: 218-0004
DATE: 08/11/2011
CHECKED BY: JOHANNAN W. KOTT, P.L.S. 3060



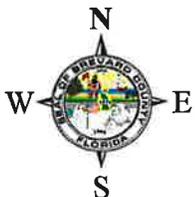
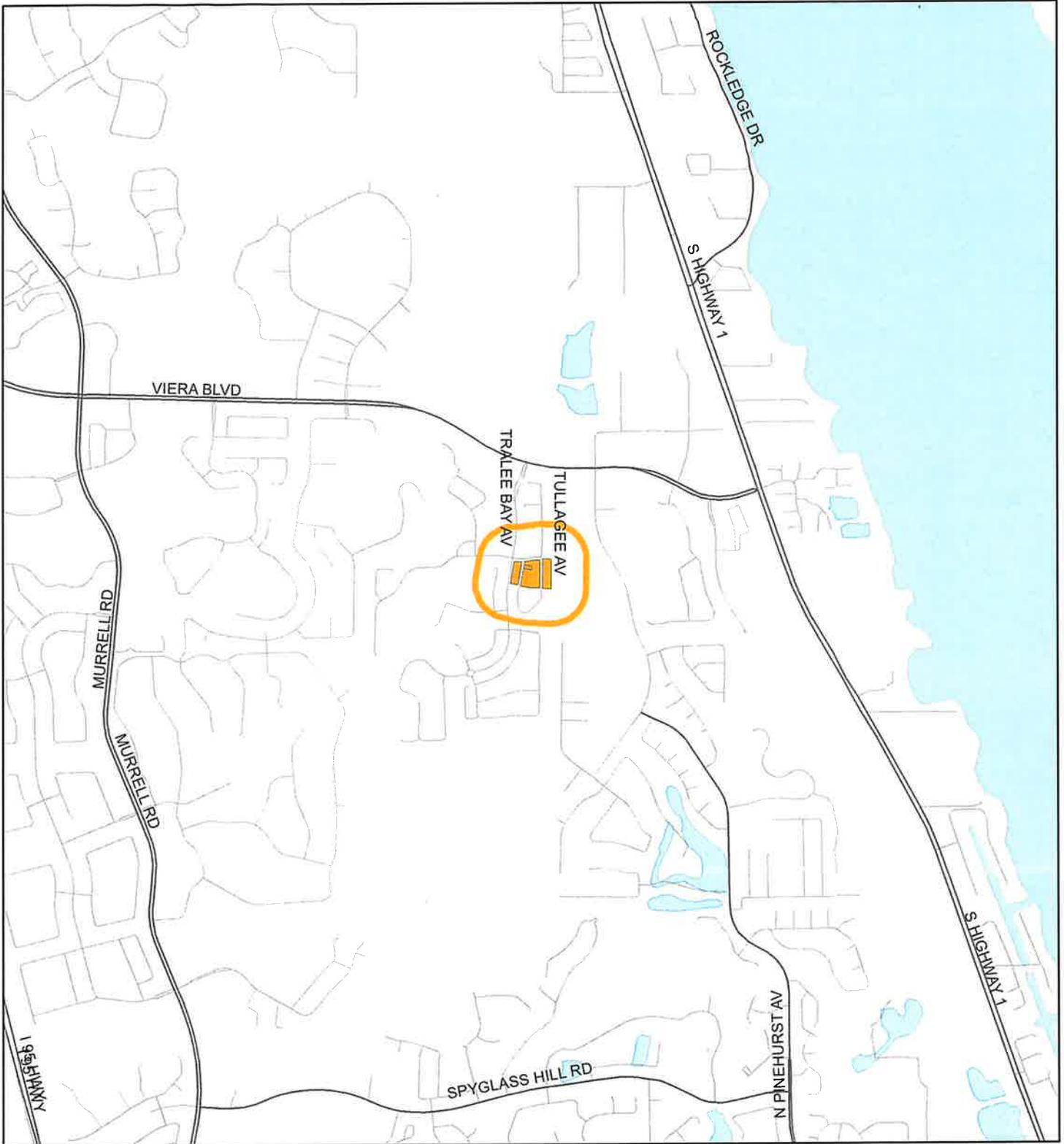
STATE PLANE COORDINATE NOTES:

THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983. THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY CORNERS WERE COMPUTED UTILIZING AIRSAC/LAND DEVELOPMENT DESIGNER, A FINITE SCALE FACTOR OF 0.9999999988 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

STATION NAME	NORTHING	EASTING	LATITUDE	LONGITUDE	COMBINED SCALE FACTOR	CONVERSION
BREVARD COUNTY GPS 1023	1384631.770	783844.020	28°10'11.81437\" N	80°40'19.17997\" W	0.99999662	0070717
BREVARD COUNTY GPS 1026	1420561.304	752069.010	28°15'27.99379\" N	80°41'11.61287\" W	0.99999644	0070854
BREVARD COUNTY GPS 1030	1422840.047	740680.095	28°14'51.61826\" N	80°41'14.98184\" W	0.99999547	0070727

LOCATION MAP

CASHEL VILLAGE at CAPRON RIDGE PHASE TWO
14SD-00124



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: 1/20/2017