



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

F.9.

5/23/2023

### Subject:

Final Plat Approval, Re: Laurasia - Phase 1 Replat  
Developer: The Viera Company      District 4

### 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 Laurasia - Phase 1 Replat.

### Summary Explanation and Background:

There are three stages of review for subdivision plan approval: the pre-application, the preliminary plat/final engineering plan review, and the final plat review. The pre-application conference for the above project was held on April 29, 2021. The preliminary plat/final engineering plans were approved on March 28, 2022. The third stage of review is the final plat approval for recordation. The original Laurasia Phase I plat was approved by the Board of County Commissioners on July 12, 2022, at which time the applicant had posted a performance bond and contract for guarantee of the completion of the infrastructure improvements with that original plat. Subsequent to the approval of the original plat, the developer chose to resize some of the lots, and those changes in lot dimensions require a replat.

Staff has reviewed the final plat for Laurasia - Phase 1 Replat, and has determined that it complies with the applicable ordinances.

Laurasia - Phase 1 Replat is located in a DRI District, south of the intersection of Pineda Boulevard and Stadium Parkway. Phase 1 of the proposed subdivision contains 164 lots on 105.74 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 23FM00002, 21SD00005, 22FM00005

Contact: Tim Craven, Planner II, Ext. 58266

**Clerk to the Board Instructions:**

Please have the plat signed, and return to Planning and Development.



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 24, 2023

**M E M O R A N D U M**

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

**RE:** Item F.9., Final Plat Approval for Laurasia – Phase 1 Replat – Developer: The Viera Company

The Board of County Commissioners, in regular session on May 23, 2023, granted final plat approval; and authorized the Chair to sign the final plat for Laurasia - Phase 1 Replat.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

*Kimberly Powell*  
Kimberly Powell, Clerk to the Board

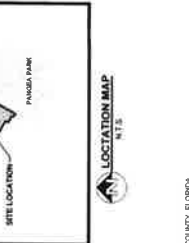
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PLAT BOOK PAGE 152-111 SECTION 33-33-33-23, TOWNSHIP 26 SOUTH, RANGE 36 EAST



LAURASIA - PHASE 1 REPLAT BEING A RE-PLAT OF LAURASIA - PHASE 1 AS RECORDED IN PLAT BOOK 72, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, LYING IN SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

LAURASIA - PHASE 1 REPLAT DEED OF CONVEYANCE TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN VERA STEWARDSHIP DISTRICT AMENDED AND REINSTATED NOTICE OF SPECIAL ASSESSMENT GOVERNMENTAL LENS OF RECORDS DATED SEPTEMBER 15, 2021, AS RECORDED IN OFFICIAL RECORDS BOOK 474, PAGE 179, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



THE LAKES PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING: 1. BEARING REFERENCE ASSUMED BEARING OF INSTRUMENT ON THE WEST BOUNDARY OF PANAZA PARK, SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN VERA STEWARDSHIP DISTRICT AMENDED AND REINSTATED NOTICE OF SPECIAL ASSESSMENT GOVERNMENTAL LENS OF RECORDS DATED SEPTEMBER 15, 2021, AS RECORDED IN OFFICIAL RECORDS BOOK 474, PAGE 179, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 27th day of February, 2022.

NOTICE OF DEEDS AND INSTRUMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

THE BOARD OF COUNTY COMMISSIONERS HEREBY CERTIFIES THAT THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT COMPARES WITH THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN VERA STEWARDSHIP DISTRICT AMENDED AND REINSTATED NOTICE OF SPECIAL ASSESSMENT GOVERNMENTAL LENS OF RECORDS DATED SEPTEMBER 15, 2021, AS RECORDED IN OFFICIAL RECORDS BOOK 474, PAGE 179, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

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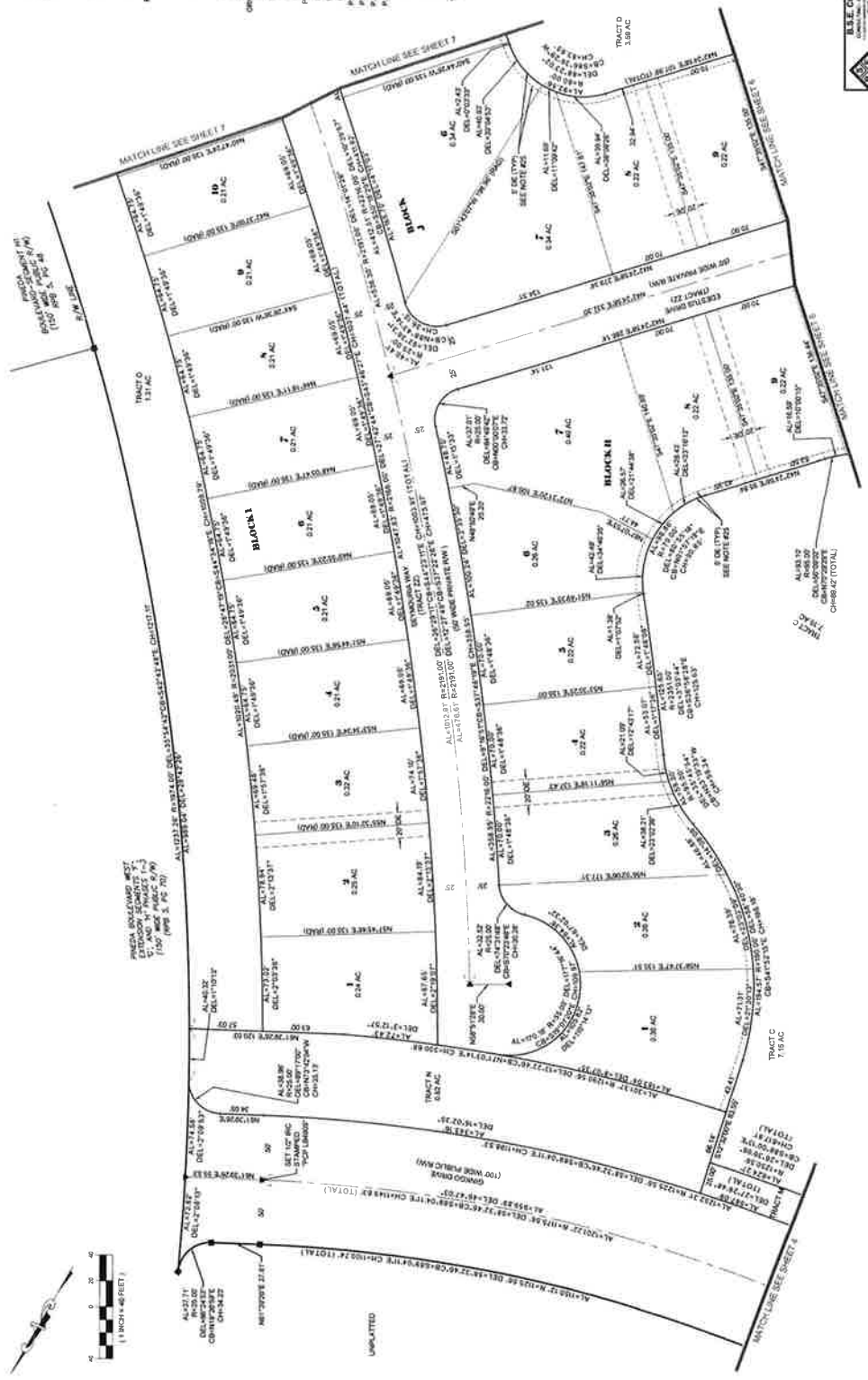


**SURVEY SYMBOL LEGEND**  
■ MONUMENT WITH DISK STAMPED FROM THIS PLAT  
● SET OR BORN ROD AND CAP, STAMPED FROM THIS PLAT UNLESS OTHERWISE NOTED  
□ POINT REFERENCE MONUMENT  
▲ MONUMENT WITH DISK STAMPED FROM THIS PLAT UNLESS OTHERWISE NOTED  
▲ PERMANENT CONTROL POINT (PCP)  
▲ SET IRON NAIL AND DISK STAMPED PCP  
▲ IRON NAIL UNLESS OTHERWISE NOTED

- ABBREVIATIONS**  
M UNDEVELOPED  
C CONCRETE  
D DRIVEWAY  
AZ ADJACENT  
AL AREA LENGTH  
CH CHORD BEARING  
CL CHORD LENGTH  
CM CONCRETE MONUMENT  
CK PRIVATE DRAINAGE EASEMENT  
E EXISTING  
ECC END OF CURVE  
EX EXISTING  
FHRL FRONT BUILDING RESTRICTION LINE  
FT FOOTFEET  
IR IRON ROD AND CAP  
N NORTHING  
NTL NON-TANGENT INTERSECTION  
NTI NON-TANGENT INTERSECTION  
OGRS OFFICIAL RECORDS BOOK  
P PLAT BOOK  
PCH PERMANENT CONTROL POINT  
PND PARKWAY NAIL AND DISK  
PNS PERMANENT CONTROL POINT (SOUTH PHASE)  
PPC POINT OF COMMENCEMENT  
PPL PUBLIC DRAINAGE EASEMENT  
PSE PUBLIC DRAINAGE EASEMENT  
PUE PUBLIC UTILITY EASEMENT  
PUL PUBLIC UTILITY EASEMENT  
R RADIAL  
RD ROAD  
RND ROAD PLAT BOOK  
ROR ROAD RIGHT OF WAY  
TYP TYPICAL  
VSD VISTA STEWARDSHIP DISTRICT

# LAURASIA - PHASE 1 REPLAT

BEING A RE-PLAT OF LAURASIA - PHASE 1 AS RECORDED IN PLAT BOOK 72, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, LYING IN SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA



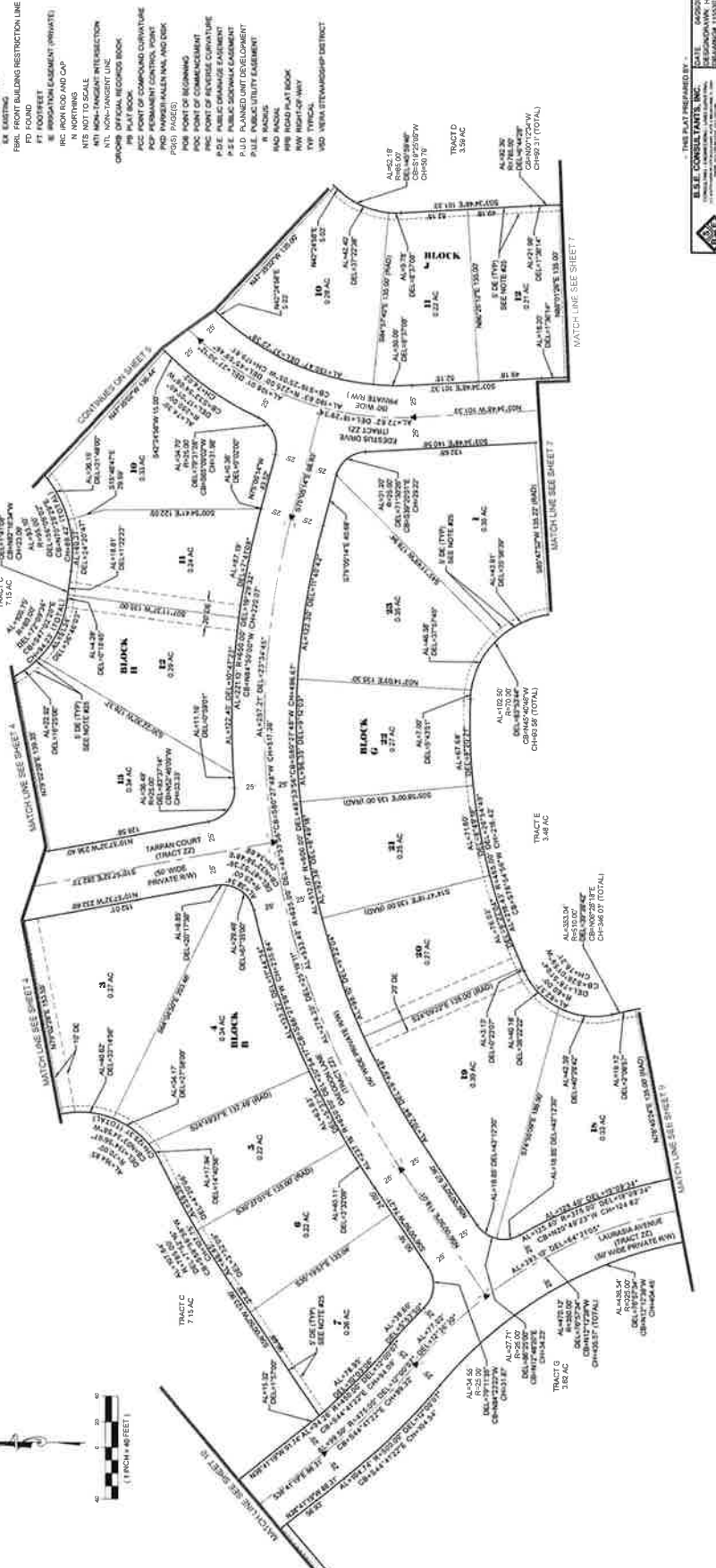




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28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, LYING  
IN SECTIONS 28 & 29, TOWNSHIP 26 SOUTH,  
RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

- SURVEY SYMBOL LEGEND**
- █ PRISM SET AND IRON CONCRETE MONUMENT WITH DISK STAMPED FROM SURVEY DATA
  - SET IRON NAIL AND CAP (UNLESS PERM IS PAID UNLESS OTHERWISE NOTED)
  - ▣ IRON FOUND 44 INCH CONCRETE MONUMENT WITH DISK STAMPED FROM SURVEY DATA (UNLESS OTHERWISE NOTED)
  - ▲ SET IRON NAIL AND DISK STAMPED FROM SURVEY DATA (UNLESS OTHERWISE NOTED)
- ABBREVIATIONS**
- M - MINTSET STREET
  - R - ROAD
  - D - DROPPED
  - A.C. - ACRES
  - A.L. - ARC LENGTH
  - B.O.C. - BEGINNING OF CURVE
  - C.M. - CENTER MARK
  - C.H. - CONCRETE MONUMENT
  - D.E. - PRIVATE DRIVEWAY EASEMENT
  - D.C. - CENTRAL DELTA ANGLE
  - E.O.C. - END OF CURVE
  - E.F. - EXISTING
  - F.R.L. - FRONT BUILDING RESTRICTION LINE
  - F.D. - FOUND
  - F.T. - FEET
  - I.E. - IRON FOUND EASEMENT (PRIVATE)
  - R.C. - IRON ROAD AND CAP
  - N - NORTHING
  - N.E.T. - NOT TO SCALE
  - INT. - INTERSECTION
  - N.T. - NON-TANGENT LINE
  - OR.D. - OFFICIAL RECORD BOOK
  - P.I. - POINT OF INTERSECTION
  - P.P. - POINT OF BEGINNING
  - P.P.C. - POINT OF CURVATURE
  - P.S. - PAGES
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF CURVATURE
  - P.E. - PUBLIC SIDEWALK EASEMENT
  - P.L.D. - PLANNED UNIT DEVELOPMENT
  - P.L. - PLANNED UNIT DEVELOPMENT
  - R - RADIOS
  - R.A.D. - RADIAL
  - R.F. - ROAD PLAT BOOK
  - R.O.F.M. - RIGHT-OF-WAY
  - U.D. - UTAH DISTRICT





**SURVEY SYMBOL LEGEND**  
PERMANENT REFERENCE MONUMENT WITH DISK STAMPED FROM MONUMENT UNLESS OTHERWISE NOTED  
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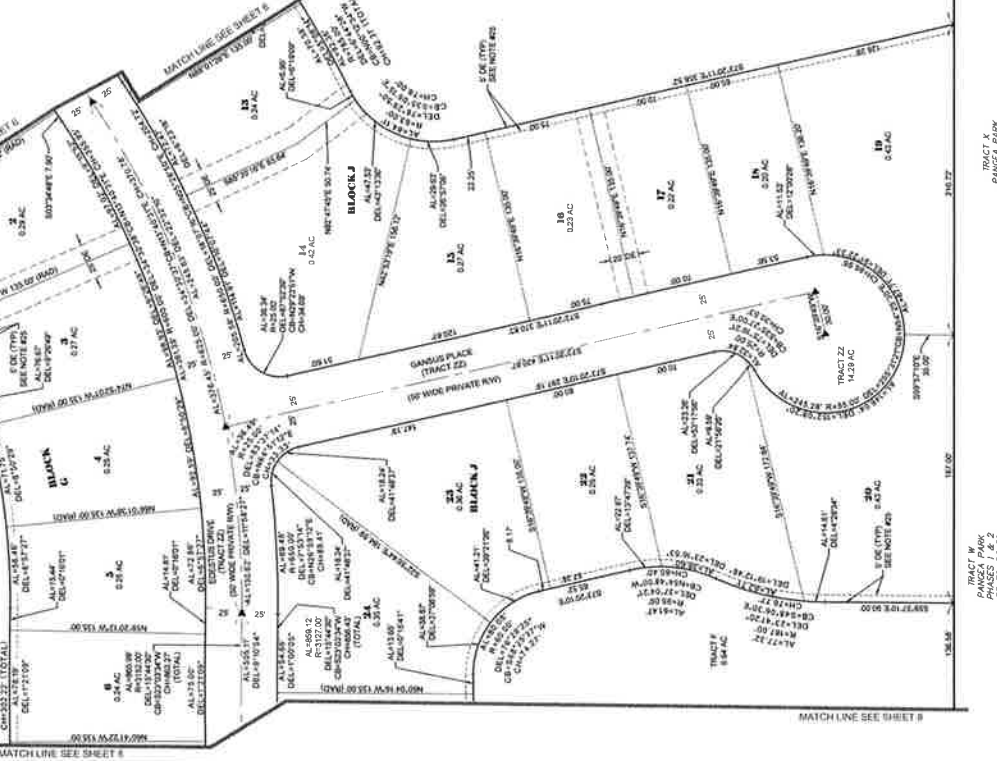
**ABBREVIATIONS**  
MINUTE POINT  
ECCENTRICITIES  
ECCENTRICITIES  
AL ACCLINITY  
BOC BEGINNING OF CURVE  
CO CHORD BEARING  
CH CHORD LENGTH  
CE CENTER OF CURVE  
DEL DECENTRAL ANGLE  
E EXISTING  
EOC END OF CURVE  
FPT POINT OF BEGINNING OF CURVE  
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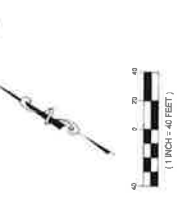
TRACT 1 3.46 AC  
TRACT 2 0.37 AC  
TRACT 3 0.37 AC  
TRACT 4 0.37 AC  
TRACT 5 0.37 AC  
TRACT 6 0.37 AC  
TRACT 7 0.37 AC  
TRACT 8 0.37 AC  
TRACT 9 0.37 AC  
TRACT 10 0.37 AC  
TRACT 11 0.37 AC  
TRACT 12 0.37 AC  
TRACT 13 0.37 AC  
TRACT 14 0.37 AC  
TRACT 15 0.37 AC  
TRACT 16 0.37 AC  
TRACT 17 0.37 AC  
TRACT 18 0.37 AC  
TRACT 19 0.37 AC  
TRACT 20 0.37 AC  
TRACT 21 0.37 AC  
TRACT 22 14.35 AC



TRACT 23 0.37 AC  
TRACT 24 0.37 AC  
TRACT 25 0.37 AC  
TRACT 26 0.37 AC  
TRACT 27 0.37 AC  
TRACT 28 0.37 AC  
TRACT 29 0.37 AC  
TRACT 30 0.37 AC  
TRACT 31 0.37 AC  
TRACT 32 0.37 AC  
TRACT 33 0.37 AC  
TRACT 34 0.37 AC  
TRACT 35 0.37 AC  
TRACT 36 0.37 AC







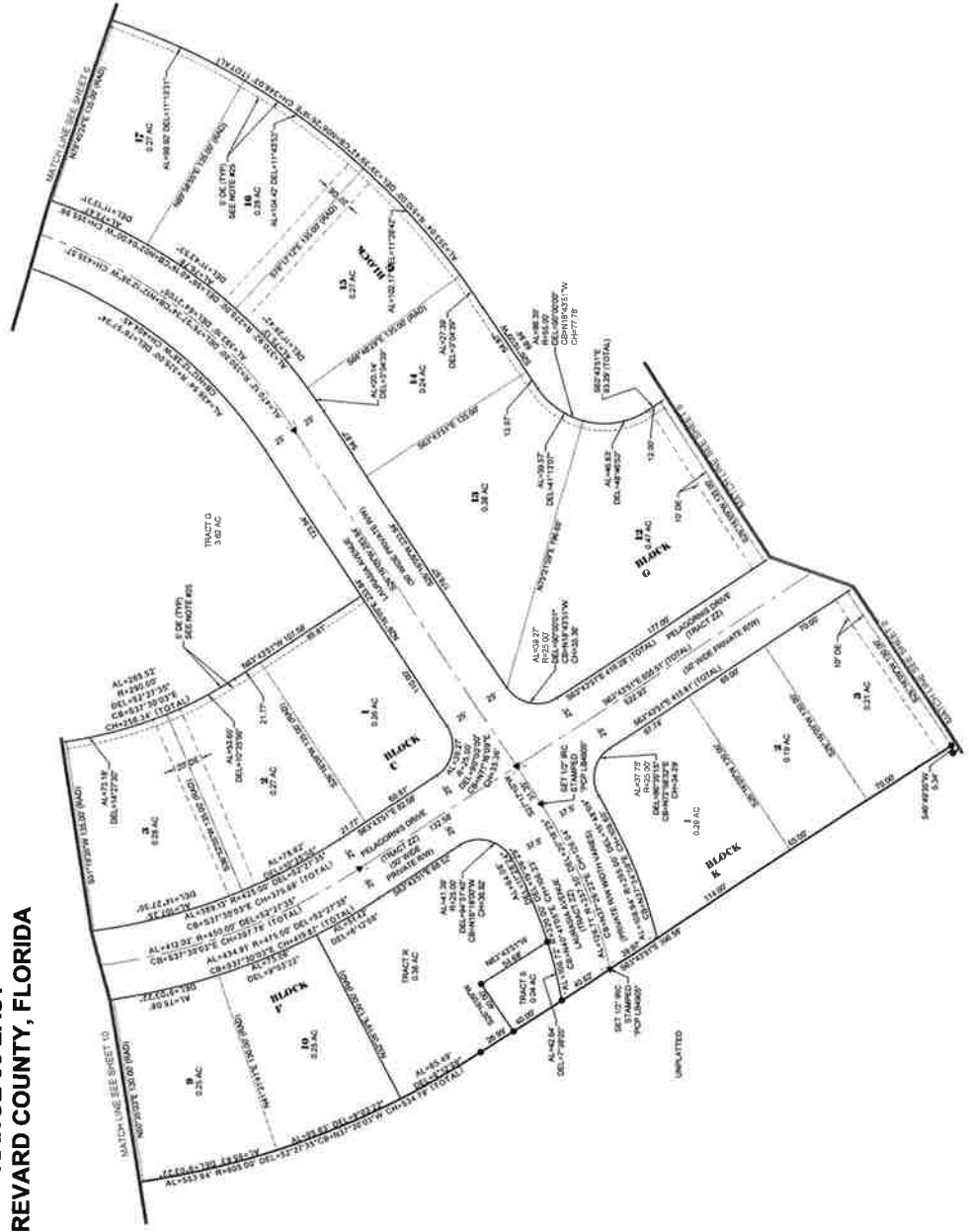
**ABBREVIATIONS**

- MINUTE/DEGREE
- SECONDS/DEGREES
- AC ACRES
- AD ADDRESS
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DEL DELIMITATION POINT
- DEL. CENTRAL ANGLE
- E EASTING
- EOC END OF CURVE
- FRM FROM BUILDING RESTRICTION LINE
- FT FOOT/FEET
- IR IRRIGATION LASEMENT (PRIVATE)
- IRI IRRIGATION LASEMENT (PUBLIC)
- N NORTHING
- NNTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OB OLD PLAT BOOK
- ORR ORIGIN OF ROAD RIGHT OF WAY
- PCB POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PIB PLANNED IMPROVEMENTS AND DISK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- PRD PUBLIC DRAINAGE EASEMENT
- PRM PRIVATE ROAD
- PLD PLANNED UNIT DEVELOPMENT
- PLU PUBLIC UTILITY EASEMENT
- R RADIUS
- RW ROAD PLAT BOOK
- RW RIGHT-OF-WAY
- USD USDA STEWARDSHIP DISTRICT
- TY TYPICAL

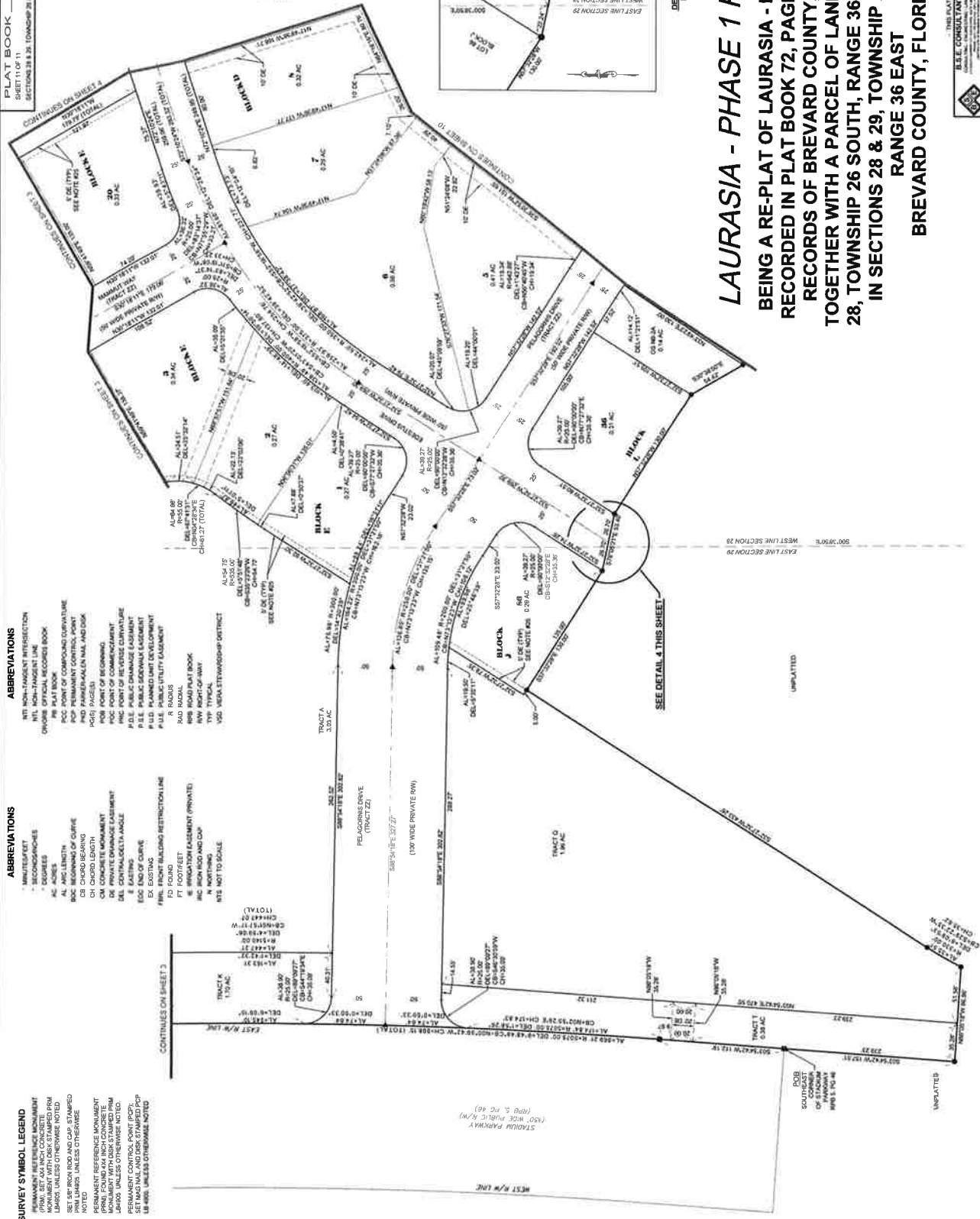
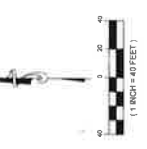
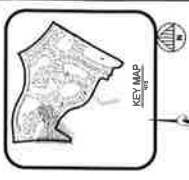
**SURVEY SYMBOL LEGEND**

- PERMANENT MONUMENT
- MONUMENT WITH DISK STAMPED FROM PLAT
- MONUMENT WITH DISK STAMPED FROM PLAT (OTHER THAN THIS PLAT)
- PERMANENT MONUMENT (NOT STAMPED FROM PLAT)
- PERMANENT MONUMENT (NOT STAMPED FROM PLAT) UNLESS OTHERWISE NOTED
- PERMANENT SURVEY MONUMENT
- MONUMENT WITH DISK STAMPED FROM PLAT
- MONUMENT WITH DISK STAMPED FROM PLAT (OTHER THAN THIS PLAT)
- PERMANENT MONUMENT (NOT STAMPED FROM PLAT)
- MONUMENT WITH DISK STAMPED FROM PLAT (OTHER THAN THIS PLAT)
- UNLESS OTHERWISE NOTED

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 RANGE 36 EAST  
 BREVARD COUNTY, FLORIDA







DETAIL 4  
 NTS

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 IN SECTIONS 28 & 29, TOWNSHIP 26 SOUTH,  
 BREVARD COUNTY, FLORIDA

**ABBREVIATIONS**

- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OSR OFFICIAL RECORDS BOOK
- POC POINT OF COMPOUND CURVATURE
- POP PERMANENT CONTROL POINT
- PPD PARKER-KALEN NAIL AND DIAL
- POI (PAGES)
- POC POINT OF COMMENCEMENT
- PDC POINT OF REVERSE CURVATURE
- PDE PUBLIC DAMAGE EASEMENT
- PFE PUBLIC EASEMENT
- PAL PUBLIC TRUST EASEMENT
- R RADIUS
- RD RADIAL
- RFB REFERENCE BOOK
- CSB CURVED SURFACE BOUNDARY
- TRM TYPICAL
- MSD METAL STAKE W/STAMP DISTRIC

**ABBREVIATIONS**

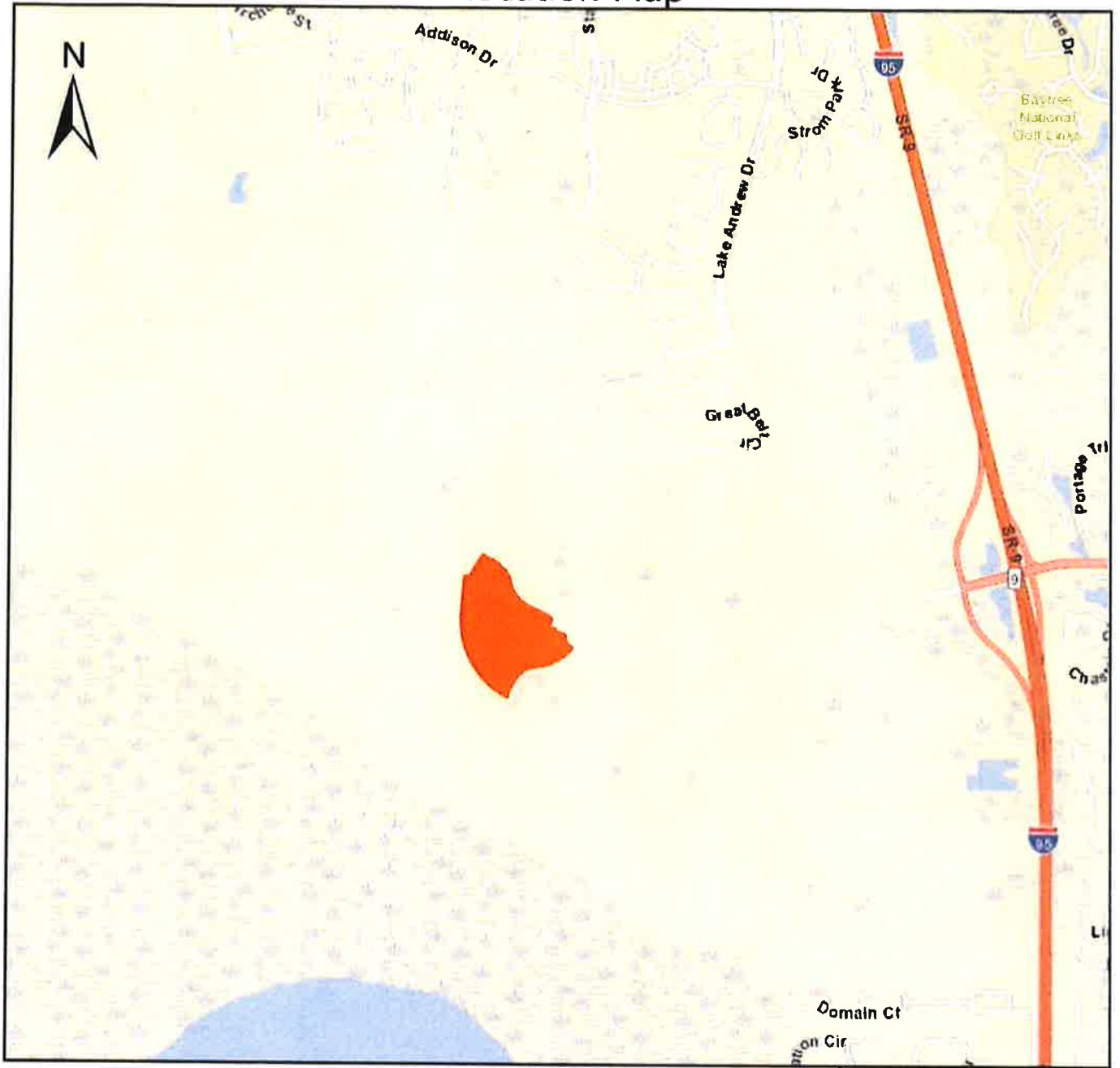
- M MINUTE/DEGREE
- S SECONDS/INCHES
- D DEGREES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CH CHORD BEARING
- CH CHORD LENGTH
- CO CENTER OF CURVATURE
- DE DELTA CENTRAL ANGLE
- E EASING
- EC EASEMENT CURVE
- FD FRONT BUILDING RESTRICTION LINE
- FT FOOT/FEET
- IR IRREGULAR EASEMENT (PRIVATE)
- IRB IRREGULAR EASEMENT (PUBLIC)
- N NORTHING
- NTS NOT TO SCALE

**SURVEY SYMBOL LEGEND**

- PERMANENT REFERENCE MONUMENT WITH IRON ROD AND CAP, STAMPED PERMANENTLY
- PERMANENT REFERENCE MONUMENT WITH IRON ROD AND CAP, STAMPED PERMANENTLY
- PERMANENT REFERENCE MONUMENT WITH IRON ROD AND CAP, STAMPED PERMANENTLY
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- PERMANENT REFERENCE MONUMENT WITH IRON ROD AND CAP, STAMPED PERMANENTLY
- PERMANENT REFERENCE MONUMENT WITH IRON ROD AND CAP, STAMPED PERMANENTLY
- PERMANENT REFERENCE MONUMENT WITH IRON ROD AND CAP, STAMPED PERMANENTLY
- PERMANENT REFERENCE MONUMENT WITH IRON ROD AND CAP, STAMPED PERMANENTLY

THIS PLAT PREPARED BY  
 E. E. GIBSON & ASSOCIATES, INC.  
 SURVEYORS  
 1100 UNIVERSITY AVENUE, SUITE 100  
 BREVARD COUNTY, FLORIDA 32909  
 PHONE: 352.633.1111  
 FAX: 352.633.1112

# Location Map



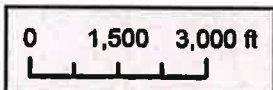
Subject Property in Orange

## General County Information Layers

 County Boundary

Disclaimer: 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.

Scale: 1:36,000  
1 inch equals 3,000 feet



Print Time: 5/9/2023 11:37 AM