

Meeting Date
January 27, 2015



AGENDA	
Section	Consent
Item No.	II. A. 2

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	PRELIMINARY PLAT/FINAL ENGINEERING APPROVAL RE: ADDISON PRESERVE DEVELOPER: TGO CAMPSITE LLC FISCAL IMPACT: NONE DISTRICT 1
DEPT/OFFICE:	PLANNING & DEVELOPMENT DEPARTMENT

Requested Action:

In accordance with Section 62-2808(e), it is requested that the Board of County Commissioners grant preliminary plat and final engineering approval 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. The pre-application conference for the above project was held on May 1, 2014 and the applicant received a waiver of the 15' perimeter buffer requirement from the Board on July 22, 2014. The current request is for approval of the preliminary plat and final engineering plans, which is the second stage of approval. Staff has reviewed the final engineering plans and preliminary plat and has determined that they are in compliance with existing applicable ordinances. The final engineering portion of this stage includes payment of inspection fees and the approval to begin construction of the infrastructure necessary to support the subdivision. Upon completion of the infrastructure or posting a performance bond, the final plat may be reviewed and recorded, to complete the third stage of the review process.

The proposed Addison Preserve subdivision is located within The Great Outdoors (TGO) Premier RV Park west of Interstate 95 approximately 1.5 miles south of State Highway 50, and is a Development of Regional Impact (DRI). The Great Outdoors is an RV destination resort which is defined as a large scale, low density RV park oriented to the long term permanent or part time/seasonal resident. As such, the destination resort offers facilities that exceed that of a standard RV park including more open space and recreational facilities as well as supporting commercial facilities. TGO's overall development plan includes approval of up to 1,000 cabins and 1,000 recreational vehicle sites, as well as commercial uses, an 18 hole golf course and amenities. The proposed Addison Preserve subdivision contains 30 resort home lots on approximately 12.07 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: 14SD-00334 and 14WV-00589

Clerk to the Board instruction:

Exhibits Attached: location maps

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

County Manager

Assistant County Manager

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

Stockton Whitten

Mel Scott, AICP

Robin M Sobrino



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January 28, 2015

MEMORANDUM

TO: Robin Sobrino, Planning and Development

RE: Item II.A.2., Final Plat and Final Engineering Approval for Addison Preserve – TGO
Campsite, LLC

The Board of County Commissioners, in regular session on January 27, 2015, granted preliminary plat and final engineering approval for Addison Preserve Developer – TGO Campsite, LLC, subject to minor changes, if necessary, and developer is responsible for obtaining all other necessary jurisdictional permits.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge

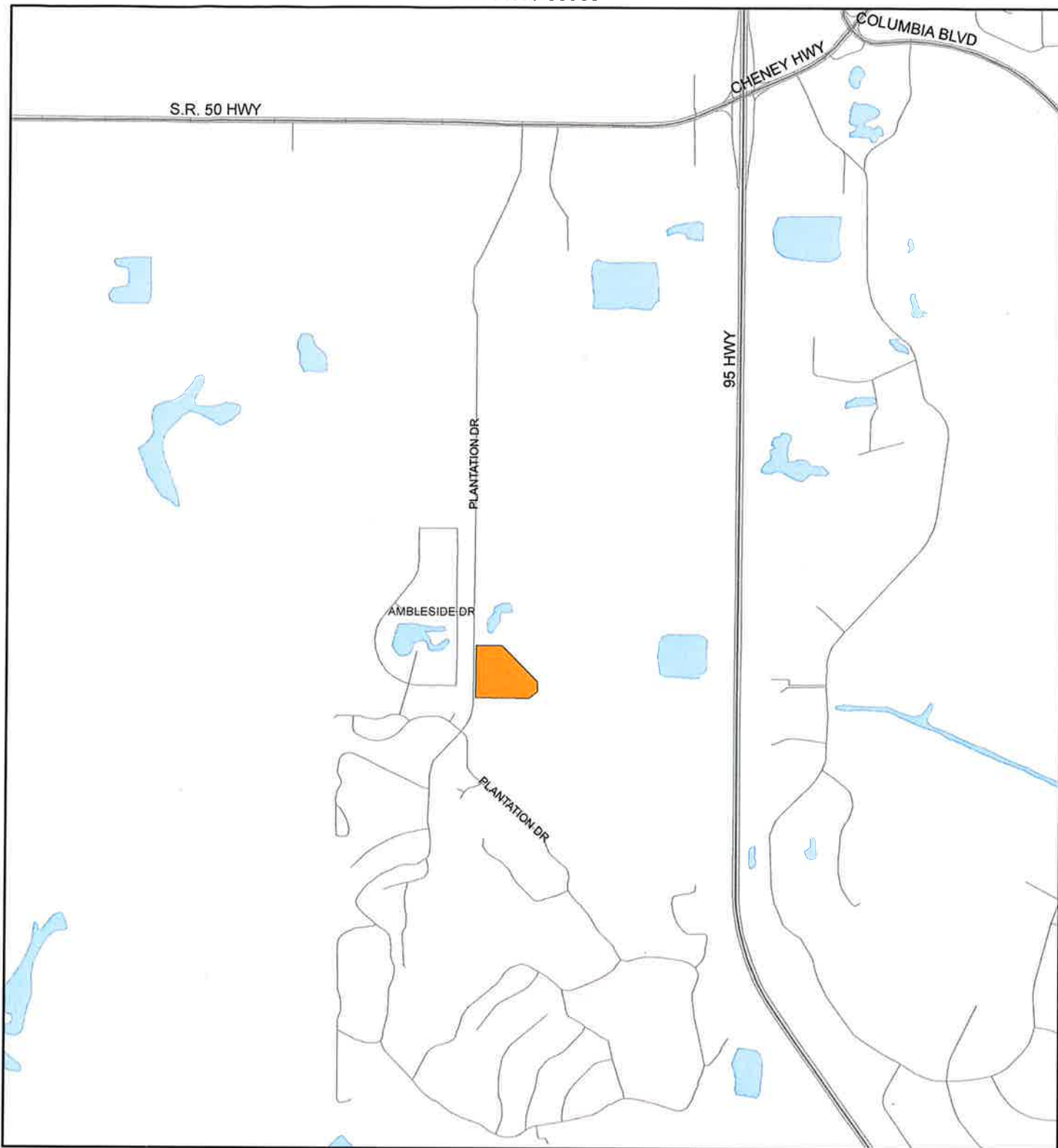
Tammy Etheridge, Deputy Clerk

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LOCATION MAP

The Great Outdoors TGO Campsite LLC

14WV-00589



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: 7/9/2014