



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5036, **Version:** 1

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### **Subject:**

Final Plat Approval, Re: Hickory Ridge - Phase 4 (District 1)  
Developer: Granite Property Development, Inc.

### **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 Hickory Ridge - Phase 4.

### **Summary Explanation and 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 June 15, 2017. The preliminary plat and final engineering plans, which is the second stage of approval, was approved on December 8, 2017. The third stage of review is the final plat approval for recordation.

Section 62-2844 requires that the applicant provide performance security bonding for the construction of subdivision improvements, but such security shall not be required if a certificate of completion has been issued prior to recordation of the plat. Public Works has issued a certificate of completion certifying that the improvements are complete and covered by a 2-year maintenance bond. Staff has reviewed the final plat for the Hickory Ridge - Phase 4 subdivision, and has determined that it is in compliance with the applicable ordinances.

Hickory Ridge - Phase 4 is located on the west side of U.S. Highway 1, north of Pam Lem Street in Sharpes. The proposed subdivision contains 50 single family lots on 8.79 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: 22FM00016, 17SD00015

Contact: Tim Craven, Planner II, Ext. 58266

**Clerk to the Board Instructions:**

Please have the final plat signed by the Chair and return to Planning and Development.