



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6628, **Version:** 1

Subject:

Final Plat and Contract Approval, Re: Christian Commons
Developer: Plumosa Investment Partners, LLC District 2

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 and infrastructure contract for Christian Commons.

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 May 12, 2022. The preliminary plat and final engineering plans, which is the second stage of approval, were approved on May 8, 2023. The third stage of review is the final plat approval for recordation. The applicant is posting a performance bond and contract for guarantee of the completion of the infrastructure improvements.

Christian Commons is located at the southeast corner of East Merritt Island Causeway and North Plumosa Street in a Community Commercial District designated by Brevard County's Future Land Use Map. Potable water for the subdivision will be provided by the City of Cocoa, and sewer service will be provided by Brevard County. The proposed subdivision contains 6 lots on 6.72 acres. Staff has reviewed the final plat and contract for Christian Commons and has determined that it complies with the applicable ordinances.

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: 22SP00023, 23FM00007

Contact: Tim Craven, Planner III, Ext. 58266

Clerk to the Board Instructions:

Please have the contract signed and return the original and a certified copy to Planning and Development.