Brevard County Board of County Commissioners

Legislation Text

File #: 1570, **Version:** 1

Subject:

Final Plat and Contract Approval, Re: Harbor Island Beach Club (20SD00006) (District 3)
Developer: Phoenix Park Fund V, LP

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 contract for Harbor Island Beach Club.

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 March 18, 2019 along with the site plan for Harbor Island Beach Club. The preliminary plat and final engineering plans, which is the second stage of approval, was approved on November 8, 2018. 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.

Staff has reviewed the final plat and contract for the Harbor Island Beach Club subdivision, and has determined that it is in compliance with the applicable ordinances.

Harbor Island Beach Club is located within RU-2-8 zoning south of Melbourne Beach, at the intersection of Strand Drive (previously known as Versailles Drive) and Highway A1A. The proposed subdivision contains 54 single family units and 88 condominium units on approximately 20.71 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: 20SD00006, 18SP00007, 20WV00007

Contact: Tad Calkins, Director, Extension 58299

Clerk to the Board Instructions:

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