



April 16, 2004

Re: Article VII, Chapter 62 Revisions – Subdivisions and Plats

Dear Developers, Engineers and Surveyors:

On April 13, 2004, the Board of County Commissioners approved the revisions to Article VII that regulates subdivisions, roadways and plats. These changes become effective May 1, 2004 and include the following:

Surveying/ Platting:

1. All subdivision plats shall be tied to a published geodetic control network. State Plane Coordinates shall be labeled and shown on a minimum of 4 plat PRMs. A digital file of the plat that has been rotated and transformed to the Florida State Plane Coordinate system shall be submitted with the final plat.
2. A minimum of one (1) permanent benchmark shall be established and shown on the record plat. The benchmark shall be a Brevard County 2-1/2" brass domed disk stamped with an approved identification number. The BM description, location and datum shall be shown on the record plat.
3. Line and Curve tables shall not be allowed for plat boundary dimensions.
4. The Brevard County Final Plat Review sheet shall be completed and signed by the Surveyor of Record, and submitted with the final plat.

Open Space:

1. Maximum lot size has been deleted.
2. New table for open space calculations has been created.
3. This division of the code has been written to be more user friendly and encourage this type of development.

Other Changes:

1. New definitions added.
2. Review periods have been changed from 30 calendar days to 15 calendar days and number of plans has been reduced from 15 to 5; both reflecting current staff policies.
3. HOA covenants and restrictions must be recorded prior to or with final plat recordation.
4. A note concerning the creation of an MSTU for maintenance of common areas should the HOA fail to maintain must be added to the plat.
5. The section on walls and subdivision signs has been amended to reflect current staff policy.

Affected Projects:

All projects submitted for preliminary plat, (site plans), or final engineering and preliminary plat on subdivisions on or after May 1, 2004 must comply with the new requirements.

Projects submitted prior to May 1, 2004 for the preliminary plat, (site plans), or final engineering and preliminary plat on subdivisions, will fall under the old code.

As soon as we receive the executed copy of the ordinance from the Secretary of State, it will be available if you would like a copy. Please call me if you have any questions about the changes.

Sincerely,

Gwen Heller
Land Development

GJH/men