



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.11.

11/14/2023

Subject:

Adopt Resolution and Release Performance Bond: Pineda Boulevard West Extension Segments F, G, & H, Phases 1 -3 - District 4
Developer: The Viera Company

Fiscal Impact:

None

Dept/Office:

Public Works/Engineering

Requested Action:

In accordance with Section 62-2844(b), it is requested that the Board of County Commissioners adopt the attached Resolution and authorize the Chair to sign the Resolution releasing the Contract and Surety Performance Bond dated August 30, 2022, for Pineda Boulevard West Extension Segments F, G, & H, Phases 1 - 3 Subdivision/Road Plat.

Summary Explanation and Background:

The Pineda Boulevard West Extension Segments F, G, & H, Phases 1 - 3 Subdivision/Road Plat is located within the Viera Development of Regional Impact (DRI), south of Wickham Road between Stonecrest Drive and just south of Ginkgo Drive. The proposed Subdivision/Road Plat contains 17.45 acres.

The Pineda Boulevard West Extension Segments F, G, & H, Phases 1 - 3 Subdivision/Road Plat received preliminary plat and final engineering plans on May 17, 2022, and final plat and contract approval on August 30, 2022. The developer posted a Surety Performance Bond for guarantee of the completion of the infrastructure improvements according to the approved plans.

Per Section 62-2809(b)(2), "Construction after final plat recordation: ...the applicant shall provide security required in Section 62-2844 for the performance of such construction..." Section 62-2844(a) states: "An applicant shall be required to secure its performance security of the construction required under this article by a surety bond, letter of credit, savings account, certificate of deposit or execution of a tri-party escrow agreement. Such security shall not be required if a certificate of completion has been issued for all the subdivision improvements prior to final plat recordation." Because the applicant chose to plat the subdivision prior to completion of construction, the applicant entered into a Contract with the Board and posted a Surety Performance Bond to guarantee the completion of the infrastructure improvements according to the approved plans.

On August 8, 2023, the Board authorized the reduction of the Performance Bond for Phases 1 and 3 as

infrastructure improvements for those phases received a Certificate of Completion and we were in receipt of a 2-year maintenance bond. As of October 20, 2023, the Phase 2 infrastructure improvements have received a Certificate of Completion and we are in receipt of a 2-year Maintenance bond.

Reference: 22FM00006, 22SD00001

Contact: Christine Verrett, Special Projects Coordinator III, Extension 58328

Clerk to the Board Instructions:

Please forward the Board action to the Public Works Department and provide one original of the Resolution.



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

November 15, 2023

MEMORANDUM

TO: Marc Bernath, Public Works Director

RE: Item F.11., Resolution and Release of Performance Bond for Pineda Boulevard West Extension Segments F, G, and H, Phases 1 – 3, Developer: The Viera Company

The Board of County Commissioners, in regular session on November 14, 2023, adopted Resolution No. 23-133, authorizing the release of the Contract and Surety Performance Bond dated August 30, 2022, for Pineda Boulevard West Extension Segments F, G, and H, Phases 1 – 3 Subdivision/Road Plat, Developer: The Viera Company. Enclosed is the fully-executed Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

for: Denna Scott
Kimberly Powell, Clerk to the Board

Encl. (1)

RESOLUTION 23133

WHEREAS, the Board of County Commissioners of Brevard County, Florida and The Viera Company entered into a contract to guarantee the construction of improvements on property commonly known as Pineda Boulevard West Extension, Segments F, G, & H.

WHEREAS, by execution of the Contract, the Board of County Commissioners of Brevard County, Florida agreed to accept said improvements for public use at such time as said improvements were satisfactorily completed; and

WHEREAS, The Viera Company completed all of the infrastructure improvements and has requested that the executed contract approved on August 30, 2022, be released and release of all undisbursed funds referenced in the Contract hereinabove described.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Brevard County, Florida that:

1. The Board of County Commissioners of Brevard County, Florida hereby acknowledges that there is satisfactory completion of all improvements to that certain real property commonly known as Pineda Boulevard West Extension, Segments F, G, & H.
2. The Board of County Commissioners of Brevard County, Florida hereby releases the contract and performance bond executed on August 30, 2022.
3. This Resolution shall take effect immediately upon adoption.

DONE, ORDERED, AND ADOPTED in Regular Session the 14th day of November 2023.

ATTEST:



Rachel Sadoff, Clerk of the Court

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

By: 

Rita Pritchett, Chair

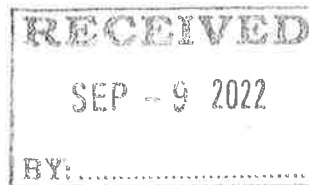
As approved by the Board on November 14, 2023



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

August 31, 2022



MEMORANDUM

TO: Tad Calkins, Planning and Development Director Attn: Tim Craven

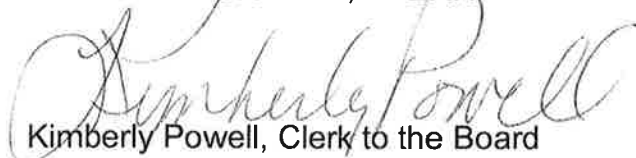
RE: Item F.1., Final Plat and Contract Approval for Pineda Boulevard West Extension
– Segments F, G & H Phases 1-3, Developer: The Viera Company

The Board of County Commissioners, in regular session on August 30, 2022, granted final plat approval; and authorized the Chair to sign the final plat and contract for Pineda Boulevard West Extension – Segments F, G & H, Phases 1-3, Developer: The Viera Company; and subject to minor changes, if necessary, receipt of all documents required for recording, developer is responsible for obtaining all other necessary jurisdictional permits. Enclosed are fully-executed and certified copy of the Contract.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK



Kimberly Powell, Clerk to the Board

/sm

Encls. (2)

Subdivision No. 22SD00001

Project Name Pineda Boulevard West Extension

Segments F, G & H Phases 1-3

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 30 day of August 2022, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and The Viera Company, hereinafter referred to as "PRINCIPAL."

WITNESSETH:

IN CONSIDERATION of the mutual covenants and promises herein contained, the parties hereto agree as follows:

1. The PRINCIPAL agrees to construct the improvements described below:

and all other improvements depicted in subdivision number 22SD00001. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

2. Principal agrees to construct the improvements strictly in accordance with the plans and specifications on file in the Land Development Division (which construction is hereinafter referred to as the "Work"). Such plans and specifications (hereinafter referred to as the "Plans") are hereby incorporated into this Agreement by reference and made a part hereof. Principal warrants to County that the Work will conform to the requirements of the Plans and other requirements specified in the County's approval of the Work. Principal also warrants to County that the Work will be free from faults and defects. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered to be defective. All defective Work, whether or not in place, may be rejected, corrected or accepted as provided in this paragraph 2.

If within two (2) years after approval and acceptance of the improvements by County, any Work is found to be defective, Principal shall promptly, without cost to County, either correct such defective Work, or, if it has been rejected by County, remove it from the site and replace it with non-defective Work. If Principal does not promptly comply with the terms of such instructions, County may elect any of the remedies provided for in paragraph 6 herein below. Corrective Work shall be warranted to be free from defects for a period of six (6) months. Any defect in such Work shall be corrected again by Principal promptly upon notice of the defect from County. In the event the maintenance bond given by Principal in connection with County's acceptance of the improvements is extended, the two (2) year warranty period provided for herein shall be extended for a like period.

To the extent assignable, Principal assigns to County all of Principal's warranty rights under its construction contract with the contractor constructing the improvements (including all warranties provided by law of in equity with respect to such construction contract), which warranties may be asserted by County on behalf of Principal in the event Principal fails to perform its warranty obligations hereunder. Where warranties granted hereunder overlap, the more stringent requirement shall control."

3. The PRINCIPAL agrees to complete said construction on or before the 30th day of September, 2024

4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of \$13,167,457.81 . If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners within five (5) business days of the County's acceptance of this contract. Said bond shall be 125% of the estimated cost of construction, as determined by the Land Development Division. PRINCIPAL shall maintain such records and accounts, including property, personnel, financial records, as are deemed necessary by the COUNTY to ensure proper accounting for all funds expended under the agreement. Said records shall be made available upon request for audit purposes to Brevard County and its auditors.
5. The COUNTY agrees to accept said plat above described for recording in the public records of Brevard County, Florida and to accept the areas depicted thereon as dedicated for public use, including but not limited to streets and parks, at such time as said improvements are satisfactorily completed. Satisfactory completion in accordance with the plans and specifications shall be determined by written approval of the County Development Engineer or designated assistant.
6. In the event, PRINCIPAL fails to complete said improvements within the time prescribed, the COUNTY may elect to take all or any of the following actions:
 - A. Vacate all or part of such recorded plat where improvements have not Been completed in accordance with the plans and specifications,
 - B. Complete the improvements utilizing COUNTY employees and materials and request payment from the bond or the PRINCIPAL,
 - C. Request the surety on said performance bond to complete such improvements, or
 - D. Contract for completion of said improvements.
7. The PRINCIPAL and Surety on said performance bond shall be liable for all costs, expenses, and damages incurred by the COUNTY, including attorney's fees, in the event the PRINCIPAL defaults on this contract.
8. In the performance of this Agreement, the PRINCIPAL shall keep books, records, and accounts of all activities, related to the agreement, in compliance with generally accepted accounting procedures. Books, records and accounts related to the performance of this agreement shall be open to inspection during regular business hours by an authorized representative of the Office and shall be retained by the PRINCIPAL for a period of three years after termination of this agreement. All records, books and accounts related to the performance of this agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119 of the Florida Statutes.
9. No reports, data, programs or other materials produced, in whole or in part for the benefit and use of the County, under this agreement shall be subject to copyright by PRINCIPAL in the United States or any other country.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

ATTEST:


Rachel M. Sarloff, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA


Kristine Zonka, Chair

As approved by the Board on: AUGUST 30, 2022.

WITNESSES:

PRINCIPAL: The Viera Company

Karen P. Prosen

Todd J. Pokrywa, as President
DATE July 28TH, 2022


Mary Ellen McKibben

State of: Florida

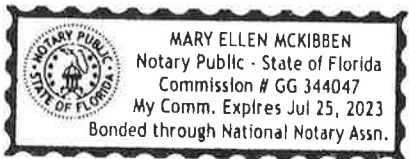
County of: Brevard

The foregoing instrument was acknowledged before me this 28TH day of July 2022, by Todd J. Pokrywa, Pres. who is personally known to me ~~or who has produced~~ as identification and who ~~did~~ (did not) take an oath.

My commission expires:

Mary Ellen McKibben
Notary Public

S E A L



Commission Number:

Mary Ellen McKibben
Notary Name printed, typed or stamped

SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, **THE VIERA COMPANY**, hereinafter referred to as "Owner" and, **TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**, hereinafter referred to as "Surety", are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County", in the sum of **\$13,167,457.81** for the payment of which we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, Owner has entered into a contract with the County dated the ____ day of _____, 20____, which contract is made a part hereof by reference.

NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by September 30th, 2024 then this obligation shall be null and void, otherwise it shall remain in full force and effect.

If the Owner shall be declared in default of said contract by the County, the Surety shall have sixty (60) days from the date of said default within which to take whatever action it deems necessary in order to insure performance. If, at the expiration of sixty (60) days from the date of said default, no arrangements have been made by the Owner or surety satisfactory to the County for the completion of said contract, then the County shall have the right to complete said contract and the Owner and Surety jointly and severally, shall pay all costs of completing said contract to the County, including but not limited to engineering, legal and other costs, together with any damages, either direct or consequential, which the County may sustain on account of the Owner's default of said contract. After the expiration of the aforesaid grace period, the County shall have the additional right to contract for the completion of said contract upon which the Owner has defaulted and upon the County's acceptance of the lowest responsible bid for the completion of said contract, the Owner and Surety shall become immediately liable for the amount of said bid and in the event the County is required to commence legal proceedings for the collection thereof, interest shall accrue at the rate of six percent (6%) per annum beginning with the commencement of such legal proceedings. The County, in its discretion, may permit the Surety to complete said contract, in the event of Owner's default.

In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

EXECUTED this 28th day of July, 2022

OWNER: THE VIERA COMPANY


Todd J. Pokrywa, President

SURETY:


Christine Payne Attorney-in-Fact






**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Christine Payne** of **ORLANDO, Florida**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

City of Hartford ss.

By:
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2026



Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **28th** day of **July**, 2022



Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**

PINEDA BOULEVARD WEST EXTENSION SEGMENTS "F", "G", AND "H" PHASES 1-3

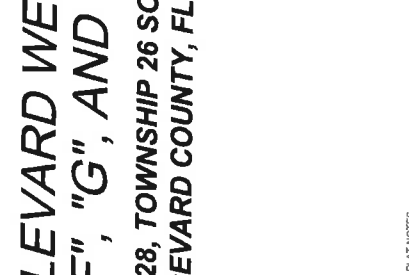
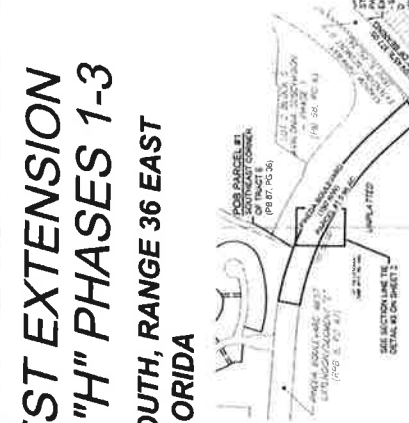
SECTION 20, 21, & 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

ROAD PLAT BOOK PAGE
SECTION 20, 21, & 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST
DEDICATED TO THE PUBLIC USE OF THE STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS, That the County of Brevard, Florida, in and for the State of Florida, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat as the same appears on file in the office of the County Clerk of Brevard County, Florida, and that the same has been duly recorded in the public records of said County, Florida, in accordance with the provisions of the Statutes in that behalf made.

CERTIFICATE OF COUNTY SURVEYOR
I, **WALTER J. JENNINGS**, County Surveyor of Brevard County, Florida, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat as the same appears on file in the office of the County Clerk of Brevard County, Florida, and that the same has been duly recorded in the public records of said County, Florida, in accordance with the provisions of the Statutes in that behalf made.

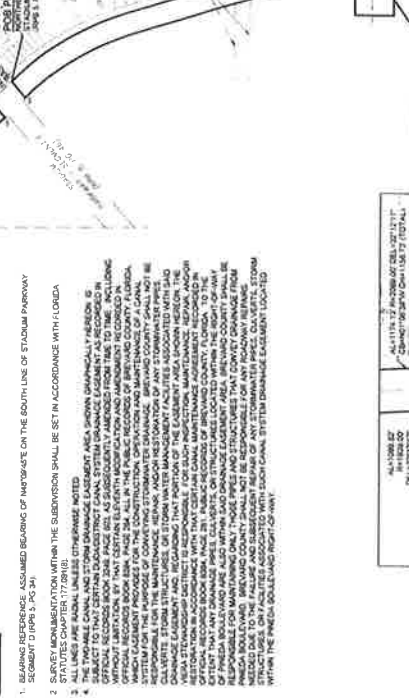
CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
I, **WALTER J. JENNINGS**, County Surveyor of Brevard County, Florida, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat as the same appears on file in the office of the County Clerk of Brevard County, Florida, and that the same has been duly recorded in the public records of said County, Florida, in accordance with the provisions of the Statutes in that behalf made.



PLAT NOTES

1. BEARING INSTRUMENTS, UNADJUSTED BEARINGS OF METERS SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.00(1).
2. SURVEY INSTRUMENTS FROM WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.00(1).
3. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
4. THIS PLAT IS A RECONSTRUCTION OF THE ORIGINAL PLAT AS THE SAME APPEARED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, IN ACCORDANCE WITH THE PROVISIONS OF THE STATUTES IN THAT BEHALF MADE. THE ORIGINAL PLAT IS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF BREVARD COUNTY, FLORIDA.
5. THE ORIGINAL PLAT IS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF BREVARD COUNTY, FLORIDA.
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SECTION LINE TIE DETAIL #5

SECTION 20, 21, & 28, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

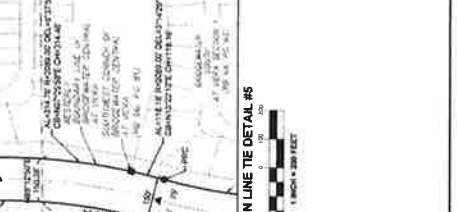
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CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
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CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
I, **WALTER J. JENNINGS**, County Surveyor of Brevard County, Florida, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat as the same appears on file in the office of the County Clerk of Brevard County, Florida, and that the same has been duly recorded in the public records of said County, Florida, in accordance with the provisions of the Statutes in that behalf made.

CERTIFICATE OF CLECK
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DESCRIPTION	RD	NORTHING	EASTING	E METERS	N METERS	W. LONGITUDE	N. LATITUDE	SCALE FACTOR	CONVERGENCE
STATION 1	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1.000000	0.000000
STATION 2	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1.000000	0.000000
STATION 3	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1.000000	0.000000
STATION 4	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1.000000	0.000000
STATION 5	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1.000000	0.000000

STATE PLANE COORDINATE NOTES
THE COORDINATE SPHERE HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST NORTH-AMERICAN DATUM OF 1983 AND LISTED IN 1988 AND 1989.

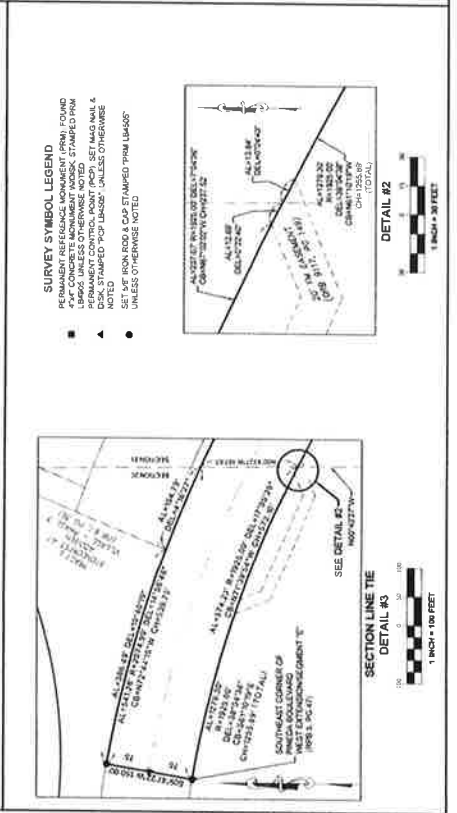
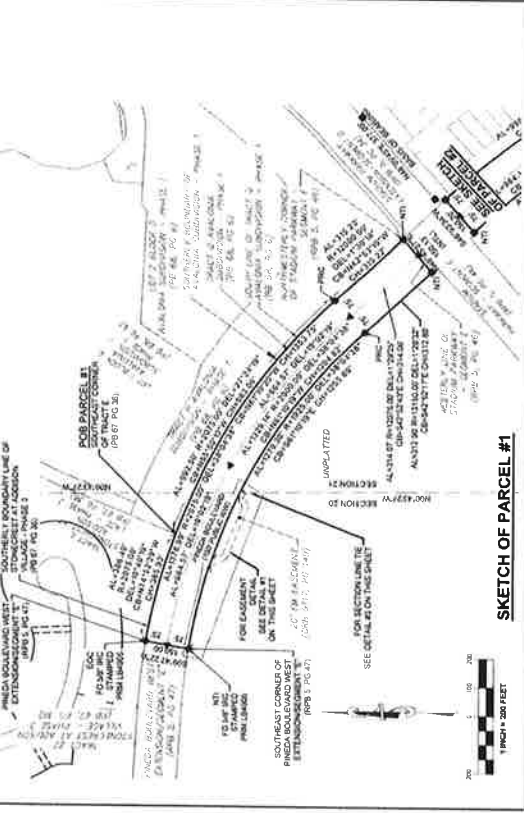
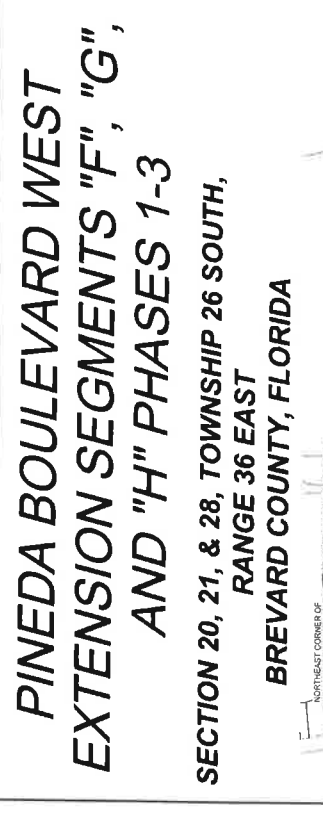
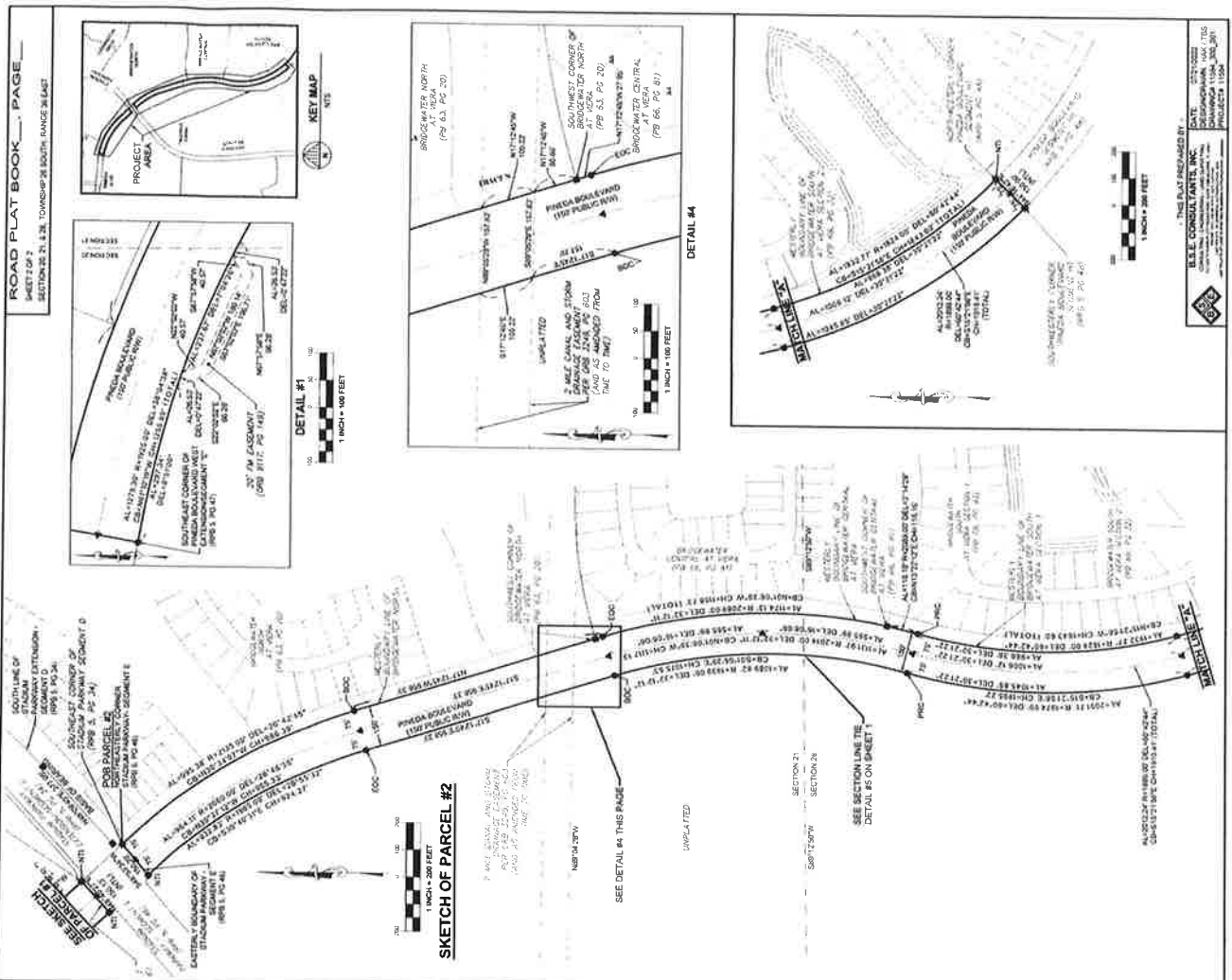
A GROUND SURVEY WITHIN THE STATE PLANE COORDINATE SYSTEM HAS BEEN MADE BY THE SURVEYOR. THE NETWORK VECTOR DATA HAS ADJUSTED BY LEAST SQUARES METHOD TO THE STATE PLANE COORDINATE SYSTEM. THE STATION SPAN BELOW WERE FIELD MEASUREMENTS.

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PINEDA BOULEVARD WEST EXTENSION SEGMENTS "F", "G", AND "H" PHASES 1-3

SECTION 20, 21, & 28, TOWNSHIP 26 SOUTH,
RANGE 36 EAST
BREVARD COUNTY, FLORIDA



- SURVEY SYMBOL LEGEND**
- REMAINING REFERENCE MONUMENT (PRM) FOUND UNLESS OTHERWISE NOTED
 - ▲ PERMANENT CONTROL POINT (PCP) SET MAG NAIL & UNLESS OTHERWISE NOTED
 - SET 5/8" IRON ROD & CAP STAMPED FROM LAMPS UNLESS OTHERWISE NOTED

LOCATION MAP

THE VIERA COMPANY

22FM00006





1:24,000 or 1 inch = 2,000 feet

Buffer Distance: -10 feet

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 BoCC - GIS Date: 8/3/2022

-  Buffer
-  Subject Property