Agenda Report

2725 Judge Fran Jamieson Way
Viera, FL 32940

Consent

F.7. 7/8/2025

Subject:
Final Plat and Contract Approval, Re: Reeling Park South, Phase 6
Developer: The Viera Company District 4

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 Reeling Park South, Phase 6.

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 4, 2017. The preliminary plat and final engineering plans, which is the second stage of approval, were approved on June 7, 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 Reeling Park South, Phase 6, and has determined that it complies with the applicable ordinances.

Reeling Park South - Phase 6 is located within the Viera DRI, on the east side of Stadium Parkway, south of Addison Drive, and consists of 97 units on 16.26 acres. Potable water for the subdivision will be provided by the City of Cocoa. Sanitary sewer service will be provided by Brevard County.

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: 25FM00002, 17SD00012
Contact: Tim Craven, Senior Planner, Ext. 58266

Clerk to the Board Instructions:
Please have the contract signed and return the original to Planning and Development.

BREVARD County
BOARD OF COUNTY COMMISSIONERS

FLORIDA'S SPACE COAST

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

July 9, 2025

MEMORANDUM

TO: Billy Prasad, Planning and Development Director Attn: Tim Craven

RE: Item F.7., Final Plat and Contract Approval for Reeling Park South, Phase 6 Developer – The Viera Company

The Board of County Commissioners, in regular session on July 8, 2025, in accordance with Section 62-2841(i) and Section 62-2844, granted final plat approval; and authorized the Chair to sign the final plat and Contract for Reeling Park South, Phase 6 Developer – The Viera Company, subject to minor engineering changes as applicable, and developer responsible for obtaining all other necessary jurisdictional permits. Enclosed is a fully-executed Contract.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell

Kimberly Powell, Clerk to the Board

/sj

Encl. (1)

Subdivision No. 17SD00012 Project Name: **Reeling Park South – Phase 6**

Subdivision Infrastructure Contract

THIS CONTRACT entered into this 8 day of July, 2025, 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 17SD00012. 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 referredto 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 15th day of July 2026.

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 **$2,336,340.31.** If such bond is a cash bond or a certificate ofdeposit, 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. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA

Rob Feltner, Chair

As approved by the Board on: July 8, 2025.

WITNESSES:

Karen E. Esposito

Karen E. Esposito

Mary Ellen McKibben

Mary Ellen McKibben

PRINCIPAL:

Todd Pokrywa, as President

6-12-2025

DATE

State of: Florida

County of: Brevard

The foregoing instrument was acknowledged before me this 12th day of June 2025, by Todd Pokrywa who is personally known to me ~~or who has produced~~ _____ ~~as identification~~ and who ~~did~~ (did not) take an oath.

My commission expires:

S E A L

Commission Number:

MARY ELLEN MCKIBBEN
Notary Public - State of Florida
Commission # HH 403980
My Comm. Expires Jul 25, 2027
Bonded through National Notary Assn.

Mary Ellen McKibben
Notary Public

Mary Ellen McKibben
Notary Name printed, typed or stamped.

Revised 12/03/2014

Bond #: 108255384

Reeling Park South Phase 6
Infrastructure Improvements
#17SD00012

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 **$2,336,340.31** 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 8 day of July, 2025, 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 **July 15th, 2026,** 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 10th **day of** June, **20** 25.

OWNER: **THE VIERA COMPANY**

Todd J. Pokrywa, President

SURETY: Christine Payne

Christine Payne, Attorney-in-Fact

THE VIERA COMPANY CORPORATE SEAL 1966 FLORIDA

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA HARTFORD, CONN.

TRAVELERS

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**.

SEAL SEAL SEAL

State of Connecticut

By: _____
Robert L. Raney, Senior Vice President

City of Hartford ss.

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 CONNECTICUT

_____
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 10th day of June, 2025.

SEAL SEAL SEAL

_____
Kevin E. Hughes, Assistant Secretary

To verifythe 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.

25FM00002

REELING PARK SOUTH-PHASE 6

SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT NOTES

1. BEARING REFERENCE: ASSUMED BEARING OF N82°41'55"E ON THE NORTH LINE OF PIVOTAL WAY (50' PUBLIC R/W), REELING PARK SOUTH - PHASE 4, AS RECORDED IN PLAT BOOK 71, PAGE 63, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091(7), 177.091(8) & 177.091(9).
3. BREVARD COUNTY VERTICAL CONTROL MARK G[illegible] IS LOCATED WITHIN THE VICINITY OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
4. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
5. BREVARD COUNTY MANDATORY PLAT NOTES:

A. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORM WATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.

B. EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.

C. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.

6. THE LANDS PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:

a. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VIERA COMMUNITY RECORDED JULY 25, 1994 IN OFFICIAL RECORDS BOOK 3408, PAGE 824, AS AMENDED AND MODIFIED BY THAT CERTAIN SUPPLEMENTAL DECLARATION AND FOURTEENTH AMENDMENT TO THE DECLARATION AND ANNEXATION AGREEMENT NUMBER SIXTY FOUR RECORDED IN OFFICIAL RECORDS BOOK 9871, PAGE 630, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (THE "COMMUNITY DECLARATION").

b. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR REELING PARK SOUTH NEIGHBORHOOD AREA RECORDED IN OFFICIAL RECORDS BOOK 8891 PAGE 2106, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME (THE "NEIGHBORHOOD DECLARATION") (UPON ANNEXATION)

c. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR ADDISON VILLAGE CLUB RECORDED IN OFFICIAL RECORDS BOOK 7787, PAGE 2722, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE FURTHER AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME.

d. NOTICE OF CREATION AND ESTABLISHMENT OF THE VIERA STEWARDSHIP DISTRICT DATED AUGUST 8, 2008, AS RECORDED IN OFFICIAL RECORDS BOOK 5883, PAGE 2929, AS AMENDED BY THAT CERTAIN NOTICE OF BOUNDARY AMENDMENT FOR THE VIERA STEWARDSHIP DISTRICT DATED DECEMBER 14, 2009 AND RECORDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1341, AND AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 6081, PAGE 1354, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

e. DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY VIERA STEWARDSHIP DISTRICT DATED MAY 1, 2013 AS RECORDED IN OFFICIAL RECORDS BOOK 6879, PAGE 1970, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

f. MINERAL RIGHTS RESERVED BY CONSOLIDATED NAVAL STORES COMPANY, RECORDED IN DEED BOOK 270 PAGE 409, AS AFFECTED BY WARRANTY DEED FROM CONSOLIDATED FINANCIAL CORPORATION (F/K/A CONSOLIDATED NAVAL STORES COMPANY) TO CONSOLIDATED-TOMOKA LAND CO., RECORDED IN OFFICIAL RECORDS BOOK 1097, PAGE 584 AND PARTIALLY RELEASED BY THE RELEASE OF SURFACE ENTRY RIGHTS WITH RESPECT TO OIL GAS AND MINERAL INTERESTS, DATED 9/30/1987, BY CONSOLIDATED-TOMOKA LAND CO. IN OFFICIAL RECORDS BOOK 2852 PAGE 1304, WHICH RELEASES "ALL OF THE RIGHTS OF THE RELEASOR TO EXPLORE FOR, DRILL FOR, DEVELOP, MINE AND REMOVE OIL, GAS, AND OTHER MINERALS, OR OTHERWISE TO ENTER UPON, USE, OCCUPY, DISRUPT OR DAMAGE THE SURFACE . . . OR TO AUTHORIZE ANY OTHER PERSON TO DO SO"; SAID MINERAL RIGHTS WERE FURTHER CONVEYED BY CONSOLIDATED- TOMOKA LAND CO. TO INDIGO GROUP, INC. BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5367 PAGE 3789, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

g. RIGHTS EXIST PURSUANT TO THAT CERTAIN RIGHT OF FIRST OFFER AGREEMENT RECORDED JUNE 11, 2013, IN OFFICIAL RECORDS BOOK 6897, PAGE 187, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, IN FAVOR OF PUBLIX SUPER MARKETS, INC.

7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

8. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS, ABUTTING AND COINCIDENT WITH THE PUBLIC STREET RIGHT-OF-WAYS AND PRIVATE ALLEYS A 5' WIDE PERPETUAL PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED), FOR PURPOSES OF THIS PLAT, UTILITY COMPANIES SHALL INCLUDE, BUT NOT BE LIMITED TO, FLORIDA POWER & LIGHT CO., BELLSOUTH TELECOMMUNICATIONS, LLC, PIVOTAL UTILITY HOLDINGS, INC. D/B/A FLORIDA CITY GAS, AND CV OF VIERA LLP, (A CABLE TELEVISION AND TELECOMMUNICATION SERVICE PROVIDER).

9. LOTS 1-8 BLOCK A, LOTS 1-5, BLOCK B, LOTS 1-6, BLOCK C-1, LOTS 1-4, BLOCK E, LOTS 1-5, BLOCK F, LOTS 1-6, BLOCK G-1, LOTS 2-7, BLOCK H, LOTS 1-6, BLOCK J-1, LOTS 1-5, BLOCK K, LOTS 2-7, BLOCK L, LOTS 1-5, BLOCK M, LOTS 2-6, BLOCK N-1, LOTS 2-5, BLOCK O, LOTS 1-3, BLOCK P, LOTS 2-7, BLOCK Q, AND LOTS 2-4, BLOCK R SHOWN HEREON ARE SUBJECT TO A 5' PRIVATE EASEMENT FOR ROOF OVERHANG AND OTHER ENCROACHMENTS, COUNTYAND ALL MAINTENANCE, GENERAL MAINTENANCE, DRAINAGE, AND RELATED IMPROVEMENTS, TOGETHER WITH INGRESS AND EGRESS ASSOCIATED THEREWITH, IN FAVOR OF REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC AND APPURTENANT TO THE LOT OF WHICH THE ENCROACHMENTS ARE A PART, ON THE NON-ZERO SIDE LOT LINE OF THE SERVIENT LOT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION AND AS SHOWN ON SHEET 7 HEREOF. LANDSCAPING AND OTHER IMPROVEMENTS INSTALLED WITHIN THIS EASEMENT AREA ARE SUBJECT TO REMOVAL, RELOCATION, OR TEMPORARY SCREENING OR SECURING BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC AS IT DEEMS REASONABLY NECESSARY TO EXERCISE THE EASEMENT RIGHTS IN THIS NOTE.

10. THE VIERA STEWARDSHIP DISTRICT IS GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH TRACTS A, B, AND D, FOR THE INSTALLATION, CONSTRUCTION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF PROJECT STORMWATER DRAINAGE FACILITIES AND RELATED IMPROVEMENTS COMPRISING THE "VSD DRAINAGE SYSTEM" (AS SUCH TERM IS DEFINED IN THE NEIGHBORHOOD DECLARATION), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT OVER AND ACROSS SUCH TRACTS IN CONNECTION THEREWITH, TO FACILITATE THE CONTROL, OPERATION AND MAINTENANCE OF ALL VSD DRAINAGE SYSTEM FACILITIES LOCATED THEREON BY THE VIERA STEWARDSHIP DISTRICT.

11. TRACTS A, B & D COMPRISING THE PRIVATE INGRESS/EGRESS FOR BARATHEA LANE, GRAYLYN ALLEY, DANZIO LANE & MARSCAY ALLEY SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. INCLUDING WITHOUT LIMITATION ALL PRIVATE LANE/ALLEYS IMPROVEMENTS LOCATED THEREON. SUCH ASSOCIATION IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM SUCH PRIVATE LANE/ALLEYS IMPROVEMENTS INTO AND THROUGH THE PRIVATE DRAINAGE EASEMENTS GRANTED TO THE VIERA STEWARDSHIP DISTRICT HEREUNDER, TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE DRAINAGE EASEMENTS ARE ALSO WITHIN TRACTS A, B, & D AND RECEIVE STORMWATER DRAINAGE FROM TRACTS A, B, & D, REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. SHALL BE RESPONSIBLE FOR MAINTAINING SUCH DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN TRACTS A, B, & D.

12. TRACTS J & K SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. AND RESERVED FOR PARKING AND LANDSCAPING. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS LOCATED ON TRACTS J & K.

13. TRACTS OSN3-1A, OSN3-1B, OSN3-13, AND OSN3-14 SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. AND IS RESERVED FOR OPEN SPACE, LANDSCAPING, IRRIGATION, SIDEWALKS, VSD DRAINAGE SYSTEM FACILITIES, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC., SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS LOCATED ON TRACTS OSN3-1A, OSN3-1B, OSN3-13, AND OSN3-14 AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING THE VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.

14. TRACTS OSN3-2, OSN3-6, OSN3-8, & OSN3-10 SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. AND SHALL BE RESERVED FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, OPEN SPACE, SIDEWALK, AND RELATED IMPROVEMENTS. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS LOCATED ON TRACTS OSN3-2, OSN3-6, OSN3-8, & OSN3-10 AS PROVIDED IN THIS PLAT OR OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPT AND EXCLUDING THE VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.

15. TRACTS OSN3-3, OSN3-4, OSN3-5, AND OSN3-12 SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. AND SHALL BE RESERVED FOR LANDSCAPING AND OPEN SPACE. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. SHALL OPERATE AND MAINTAIN ALL IMPROVEMENTS LOCATED ON TRACTS OSN3-3, OSN3-4, OSN3-5, AND OSN3-12.

STATE PLANE COORDINATE NOTES:
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99).

A GPS CONTROL SURVEY UTILIZING THREE ASHTECH PROMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04. THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING ASHTEC SOLUTIONS VERSION 2.7. THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
DURAN AZ MK 6	AK7516	1,426,329.224	434,746.017	738,933.411	225,227.354	28°15'26.18982"	080°44'34.43002"	0.99994903	(+)0°07'18.2"
BREVARD GPS 1090	AK7524	1,422,845.465	433,682.642	740,660.093	225,759.744	28°14'51.81826"	080°44'14.98184"	0.99994936	(+)0°07'27.3"
I 95 73A44	AK2946	1,416,452.316	431,735.530	746,854.0344	227,641.565	28°13'48.22785"	080°43'06.11244"	0.99996250	(+)0°07'58.8"

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTODESK LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.99995030 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

16. TRACTS OSN3-7 & OSN3-9 SHALL BE OWNED AND MAINTAINED BY REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. AND SHALL BE RESERVED FOR VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, & OPEN SPACE. REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC. SHALL OPERATE AND MAINTAIN IMPROVEMENTS LOCATED ON TRACTS OSN3-7 & OSN3-9, EXCEPT AND EXCLUDING THE VSD DRAINAGE SYSTEM FACILITIES AND RELATED IMPROVEMENTS LOCATED THEREON WHICH SHALL BE CONTROLLED, OPERATED AND MAINTAINED BY THE VIERA STEWARDSHIP DISTRICT PURSUANT TO THE EASEMENTS GRANTED TO THE DISTRICT UNDER THIS PLAT.

17. ALL DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE VIERA STEWARDSHIP DISTRICT WITH RESPECT TO THE VSD DRAINAGE SYSTEM AND REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION, INC. WITH RESPECT TO THE NEIGHBORHOOD DRAINAGE SYSTEM (AS DEFINED IN THE NEIGHBORHOOD DECLARATION). BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM ALL PUBLIC RIGHT-OF-WAYS WITHIN OR ADJOINING THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND, NOTWITHSTANDING THE FOREGOING, TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE DRAINAGE EASEMENTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENT IMPROVEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

18. LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE, FLOW WAY OR WETLAND OR ANY STORM WATER MANAGEMENT FACILITY CONSTRUCTED SUBSEQUENT TO THIS PLAT SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH LAKE, FLOW WAY, WETLAND OR DRAINAGE FACILITY, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE POND, LAKE, DRAINAGE STRUCTURE OR AQUATIC LANDSCAPE FEATURE WHICH MAY BE CONSTRUCTED AS PART OF SAID FACILITY.

19. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VIERA STEWARDSHIP DISTRICT AND ITS DESIGNEES OVER AND ACROSS TRACTS A, B, & D AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF INGRESS AND EGRESS FOR PEDESTRIANS, VEHICLES AND EQUIPMENT IN CONNECTION WITH THE CONSTRUCTION, INSTALLATION, REPAIR, RECONSTRUCTION, USE, MAINTENANCE, IMPROVEMENT AND INSPECTION OF VSD DRAINAGE SYSTEM FACILITIES, STREET LIGHTING, AND RELATED IMPROVEMENTS.

20. A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CENTRAL VIERA COMMUNITY ASSOCIATION, INC. OVER AND ACROSS TRACTS A, B, & D AND THE PRIVATE STREET IMPROVEMENTS LOCATED THEREON FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN CONNECTION WITH OFFICIAL BUSINESS PERFORMED IN ACCORDANCE WITH THE COMMUNITY DECLARATION REFERENCED IN PLAT NOTE 6(A) ABOVE.

LOCATION MAP
N.T.S.

SHEET LAYOUT
N.T.S.

DESCRIPTION OF REELING PARK SOUTH - PHASE 6

A PARCEL OF LAND LOCATED IN SECTION 16 AND 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE NORTHEAST CORNER OF STADIUM PARKWAY, A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY, ACCORDING TO THE PLAT OF ADDISON DRIVE AND STADIUM PARKWAY SOUTH EXTENSION - PHASE 1, AS RECORDED IN PLAT BOOK 64, PAGE 81, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN ALONG THE ARC OF THE CURVED EAST BOUNDARY OF SAID ADDISON DRIVE AND STADIUM PARKWAY SOUTH EXTENSION - PHASE 1; (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 1425.00 FEET, A CENTRAL ANGLE OF 18°[illegible], A CHORD BEARING OF S09°58'10"W, AND A CHORD LENGTH OF 458.44 FEET), A DISTANCE OF [illegible] FEET TO THE SOUTHEAST CORNER OF SAID STADIUM PARKWAY, ACCORDING TO THE PLAT OF STADIUM PARKWAY SOUTH EXTENSION - PHASE 2, AS RECORDED IN ROAD PLAT BOOK 4, PAGE 68, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALONG THE CURVED EAST BOUNDARY OF SAID STADIUM PARKWAY SOUTH EXTENSION - PHASE 2 [illegible] ... A CHORD BEARING OF S83°33'23"W, AND A CHORD LENGTH OF 35.57 FEET), A DISTANCE OF 38.98 FEET TO THE POINT OF BEGINNING. CONTAINING 18.26 ACRES, MORE OR LESS.

SEE SHEET 2 FOR BOUNDARY DIMENSIONS, CENTERLINE GEOMETRY, AND DETAIL "A". SEE SHEETS 3-6 FOR LOT, TRACT AND R/W GEOMETRY; SEE SHEET 7 FOR EASEMENT INFORMATION

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
DE	DRAINAGE EASEMENT (PRIVATE)
DEL	CENTRAL/DELTA ANGLE
EOC	END OF CURVE
ID#	IDENTIFICATION NUMBER
LB	LICENSED BUSINESS
N.T.S.	NOT TO SCALE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PCC	POINT OF COMPOUND CURVATURE
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
FD	FND
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

TRACT AREA SUMMARY TABLE

TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	0.59	INGRESS AND EGRESS, PUBLIC UTILITIES, VSD DRAINAGE SYSTEM FACILITIES, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC ; VIERA STEWARDSHIP DISTRICT (FOR VSD DRAINAGE FACILITIES ONLY)
TRACT B	0.33	INGRESS AND EGRESS, PUBLIC UTILITIES, VSD DRAINAGE SYSTEM FACILITIES, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC.; VIERA STEWARDSHIP DISTRICT (FOR VSD DRAINAGE FACILITIES ONLY)
TRACT D	0.37	INGRESS AND EGRESS, PUBLIC UTILITIES, VSD DRAINAGE SYSTEM FACILITIES, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC ; VIERA STEWARDSHIP DISTRICT (FOR VSD DRAINAGE FACILITIES ONLY)
TRACT J	0.19	PARKING,& LANDSCAPING	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC
TRACT K	0.21	PARKING,& LANDSCAPING	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC.
TRACT OSN3-1A	0.07	OPEN SPACE, LANDSCAPING, IRRIGATION, SIDEWALKS, VSD DRAINAGE SYSTEM FACILITIES, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC ; VIERA STEWARDSHIP DISTRICT (FOR VSD DRAINAGE FACILITIES ONLY)
TRACT OSN3-1B	0.47	OPEN SPACE, LANDSCAPING, IRRIGATION, SIDEWALKS, VSD DRAINAGE SYSTEM FACILITIES, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC.; VIERA STEWARDSHIP DISTRICT (FOR VSD DRAINAGE FACILITIES ONLY)
TRACT OSN3-2	0.10	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, OPEN SPACE, & SIDEWALK	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC ; VIERA STEWARDSHIP DISTRICT (FOR VSD DRAINAGE FACILITIES ONLY)
TRACT OSN3-3	0.03	LANDSCAPING & OPEN SPACE	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC
TRACT OSN3-4	0.05	LANDSCAPING & OPEN SPACE	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC
TRACT OSN3-5	0.05	LANDSCAPING & OPEN SPACE	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC
TRACT OSN3-6	0.15	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, OPEN SPACE, & SIDEWALK	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC ; VIERA STEWARDSHIP DISTRICT (FOR VSD DRAINAGE FACILITIES ONLY)
TRACT OSN3-7	0.07	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, & OPEN SPACE	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC ; VIERA STEWARDSHIP DISTRICT (FOR VSD DRAINAGE FACILITIES ONLY)
TRACT OSN3-8	0.06	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, OPEN SPACE, & SIDEWALK	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC.; VIERA STEWARDSHIP DISTRICT (FOR VSD DRAINAGE FACILITIES ONLY)
TRACT OSN3-9	0.07	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, & OPEN SPACE	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC.; VIERA STEWARDSHIP DISTRICT (FOR VSD DRAINAGE FACILITIES ONLY)
TRACT OSN3-10	0.06	VSD DRAINAGE SYSTEM FACILITIES, LANDSCAPING, OPEN SPACE, & SIDEWALK	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC ; VIERA STEWARDSHIP DISTRICT (FOR VSD DRAINAGE FACILITIES ONLY)
TRACT OSN3-12	0.03	LANDSCAPING & OPEN SPACE	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC
TRACT OSN3-13	0.03	OPEN SPACE, LANDSCAPING, IRRIGATION, SIDEWALKS, VSD DRAINAGE SYSTEM FACILITIES, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC ; VIERA STEWARDSHIP DISTRICT (FOR VSD DRAINAGE FACILITIES ONLY)
TRACT OSN3-14	0.07	OPEN SPACE, LANDSCAPING, IRRIGATION, SIDEWALKS, VSD DRAINAGE SYSTEM FACILITIES, UTILITIES, SIGNAGE, AND RELATED IMPROVEMENTS	REELING PARK SOUTH NEIGHBORHOOD ASSOCIATION INC ; VIERA STEWARDSHIP DISTRICT (FOR VSD DRAINAGE FACILITIES ONLY)

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING · ENGINEERING · LAND SURVEYING

DATE: 5/19/25
DESIGN/DRAWN: HAK/EAK
DRAWING# 1135008_301_001
PROJECT# 11359.08

PLAT BOOK ____, PAGE ____
SHEET 1 OF 7
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, The Viera Company, being the owner in fee simple of the lands described in

REELING PARK SOUTH-PHASE 6

Hereby dedicates said lands and plat for the uses and purposes herein expressed and hereby dedicates the public right-of-ways of Allure Drive, and Landon Street, and public utility easements shown hereon to Brevard County for public use. No other easements are hereby dedicated or granted to the public, except as otherwise expressly provided in the Plat Notes, it being the intention of the undersigned that all other easements and tracts shown hereon be owned and maintained privately or by Viera Stewardship District, its successors and/or assigns as described hereon and that Brevard County and the public have no right or interest therein.

By: ____________
President Todd J. Pokrywa

Attest: ____________
Secretary Mark J. Boyd

THE VIERA COMPANY
7380 MURRELL ROAD, SUITE 201
MELBOURNE, FLORIDA 32940

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, this 27th June 2025 by Todd J. Pokrywa and Mark J. Boyd, respectively President and Secretary of the above named corporation incorporated under the laws of State of Florida, on behalf of the company, who are personally known to me ✓ or have produced ________________ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date

Mary Ellen McKibben
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 09/25/2024 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-2841 (c)(d) as amended, and that [illegible] in Brevard County, Florida.

____________ Registration Number [illegible]
LESLIE E. HOWARD
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-2841(c)(d) as amended.

____
Michael J. Sweeney, Professional Surveyor & Mapper No. 4870

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts the right-of-way of Allure Drive, and Landon Street, all public utility easements and all other easements for public use dedicated under this plat.

____
Rob Feltner, Chairman

ATTEST: ____________
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on ____________, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

____
Rob Feltner, Chairman

ATTEST: ____________
Clerk of the Board

CERTIFICATE OF CLERK

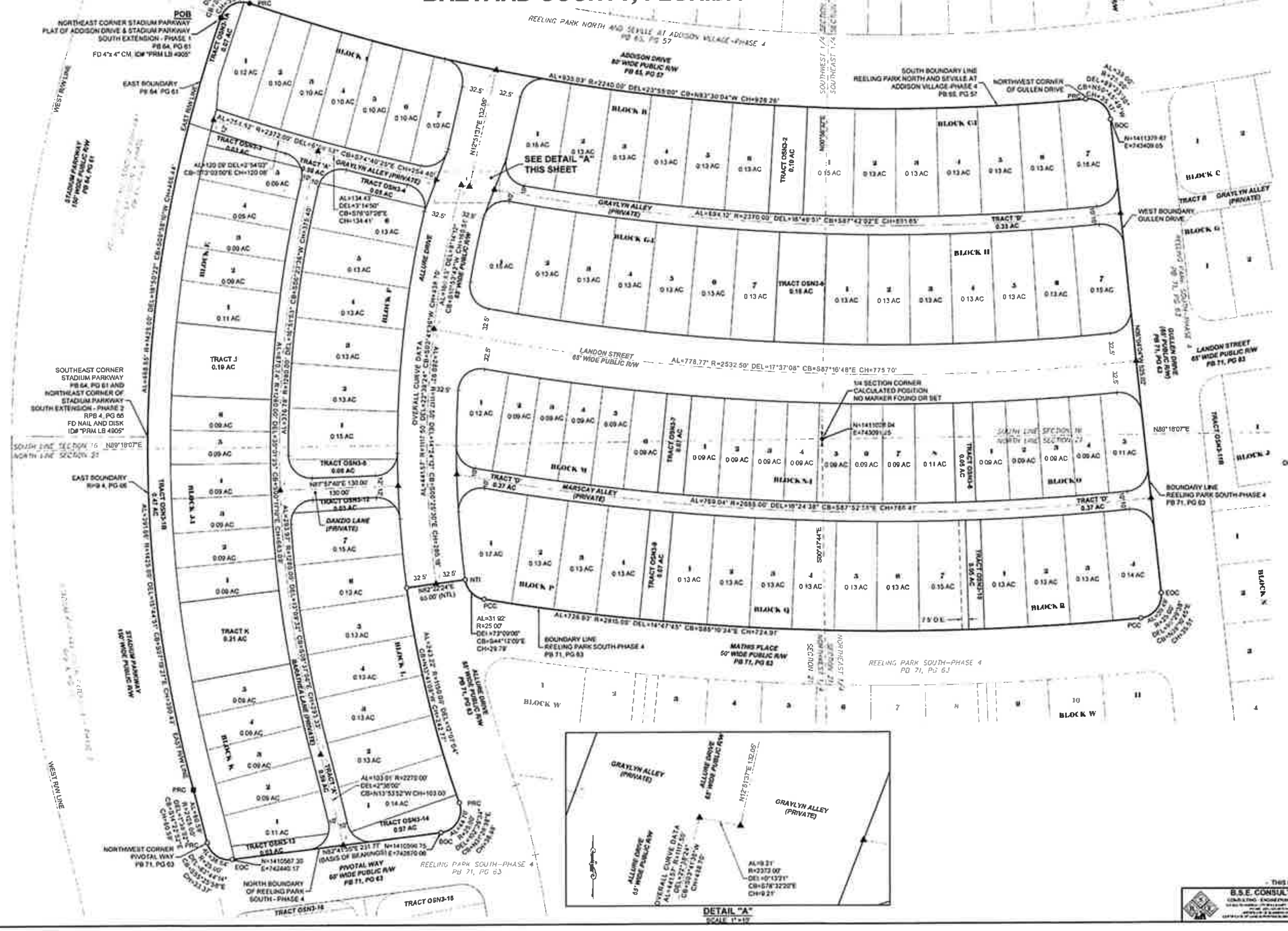
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed for record on ________ at ________, File No.________

ATTEST: ____________
Clerk of the Circuit Court in and for Brevard County, Fla.

REELING PARK SOUTH-PHASE 6

SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA



ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
DE	DRAINAGE EASEMENT (PRIVATE)
DEL	CENTRAL/DELTA ANGLE
EOC	END OF CURVE
ID#	IDENTIFICATION NUMBER
LB	LICENSED BUSINESS
N.T.S.	NOT TO SCALE
(NR)	NOT RADIAL
ORVORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PCC	POINT OF COMPOUND CURVATURE
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
FD	FIND
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

- ■ SET CONCRETE MONUMENT (CM) W/ DISC STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ◘ FOUND CONCRETE MONUMENT (CM) W/ DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ● SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ○ FOUND 5/8" IRON ROD AND CAP STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP); SET MAG NAIL & DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.

DATE: 5/19/25
DESIGN/DRAWN: HAK/EAK
DRAWING# 11359\6_301_002
PROJECT# 11359.06

REELING PARK SOUTH-PHASE 6

SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK ___, PAGE __
SHEET 3 OF 7
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	41.90'	25.00'	96°01'25"	N34°41'12"E	37.18'
C2	36.72'	25.00'	84°09'26"	S55°13'17"E	33.51'
C3	81.83'	2250.00'	2°03'23"	N14°10'11"W	81.83'
C4	40.01'	25.00'	91°42'11"	S42°08'34"W	35.88'
C5	38.48'	25.00'	88°11'44"	N47°56'28"W	34.79'
C6	38.48'	25.00'	88°11'44"	N43°53'48"E	34.79'
C7	40.01'	25.00'	91°42'11"	S46°11'16"E	35.88'
C8	298.17'	1270.00'	13°27'06"	S08°23'24"W	297.48'
C9	73.87'	2260.00'	1°52'22"	N14°15'41"W	73.87'

SHEET LAYOUT
N.T.S.

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
DE	DRAINAGE EASEMENT (PRIVATE)
DEL	CENTRAL/DELTA ANGLE
EOC	END OF CURVE
ID#	IDENTIFICATION NUMBER
LB	LICENSED BUSINESS
N T S	NOT TO SCALE
(NR)	NOT RADIAL
ORO/RB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PCC	POINT OF COMPOUND CURVATURE
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
FD	FIND
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

- ■ SET CONCRETE MONUMENT (CM) W/ DISC STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ◘ FOUND CONCRETE MONUMENT (CM) W/ DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ● SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ○ FOUND 5/8" IRON ROD AND CAP STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP) SET MAG NAIL & DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

SEE SHEET 2 FOR CENTERLINE GEOMETRY DETAIL "A"

30 0 15 30
1 INCH = 30 FEET

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING ENGINEERS LAND SURVEYORS
DATE 6/19/23
DESIGN/DRAWN NAK/EAK
DRAWING# 113909B_301_003
PROJECT# 113909.08

PLAT BOOK ___, PAGE __

SHEET 4 OF 7

SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

REELING PARK SOUTH-PHASE 6

SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

SHEET LAYOUT
N.T.S.

1 INCH = 30 FEET

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
DE	DRAINAGE EASEMENT (PRIVATE)
DEL	CENTRAL/DELTA ANGLE
EOC	END OF CURVE
ID#	IDENTIFICATION NUMBER
LB	LICENSED BUSINESS
N.T.S.	NOT TO SCALE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PCC	POINT OF COMPOUND CURVATURE
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
FD	FIND
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

- ■ SET CONCRETE MONUMENT (CM) W/ DISC STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- □ FOUND CONCRETE MONUMENT (CM) W/ DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ● SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ○ FOUND 5/8" IRON ROD AND CAP STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP): SET MAG NAIL & DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

SEE SHEET 2 FOR CENTERLINE GEOMETRY DETAIL "A"

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C8	37.63'	25.00'	86°53'34"	N30°13'27"W	34.40'
C9	39.94'	25.00'	91°31'40"	S58°52'47"W	35.82'
C10	34.36'	25.00'	78°45'24"	N37°38'35"W	31.72'
C11	35.60'	25.00'	81°34'45"	S61°56'51"W	32.66'
C12	39.22'	25.00'	89°52'37"	N57°47'55"E	35.32'
C13	3.82'	25.00'	8°17'52"	N17°00'33"E	3.82'
C14	3.33'	25.00'	7°38'19"	S13°16'08"W	3.33'
C15	34.54'	25.00'	79°08'53"	S60°39'48"W	31.85'

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING

DATE 5/19/23
DESIGN/DRAWN HAK/EAK
DRAWING# 1135008_301_004
PROJECT# 11350.08

REELING PARK SOUTH-PHASE 6

SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK ___, PAGE ___
SHEET 5 OF 7
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

SHEET LAYOUT
N.T.S.

1 INCH = 30 FEET

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
DE	DRAINAGE EASEMENT (PRIVATE)
DEL	CENTRAL/DELTA ANGLE
EOC	END OF CURVE
ID#	IDENTIFICATION NUMBER
LB	LICENSED BUSINESS
N.T.S.	NOT TO SCALE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PCC	POINT OF COMPOUND CURVATURE
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
FD	FIND
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

- ■ SET CONCRETE MONUMENT (CM) W/ DISC STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ◘ FOUND CONCRETE MONUMENT (CM) W/ DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ● SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ○ FOUND 5/8" IRON ROD AND CAP STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP) SET MAG NAIL & DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

SEE SHEET 2 FOR CENTERLINE GEOMETRY DETAIL "A"

- THIS PLAT PREPARED BY -

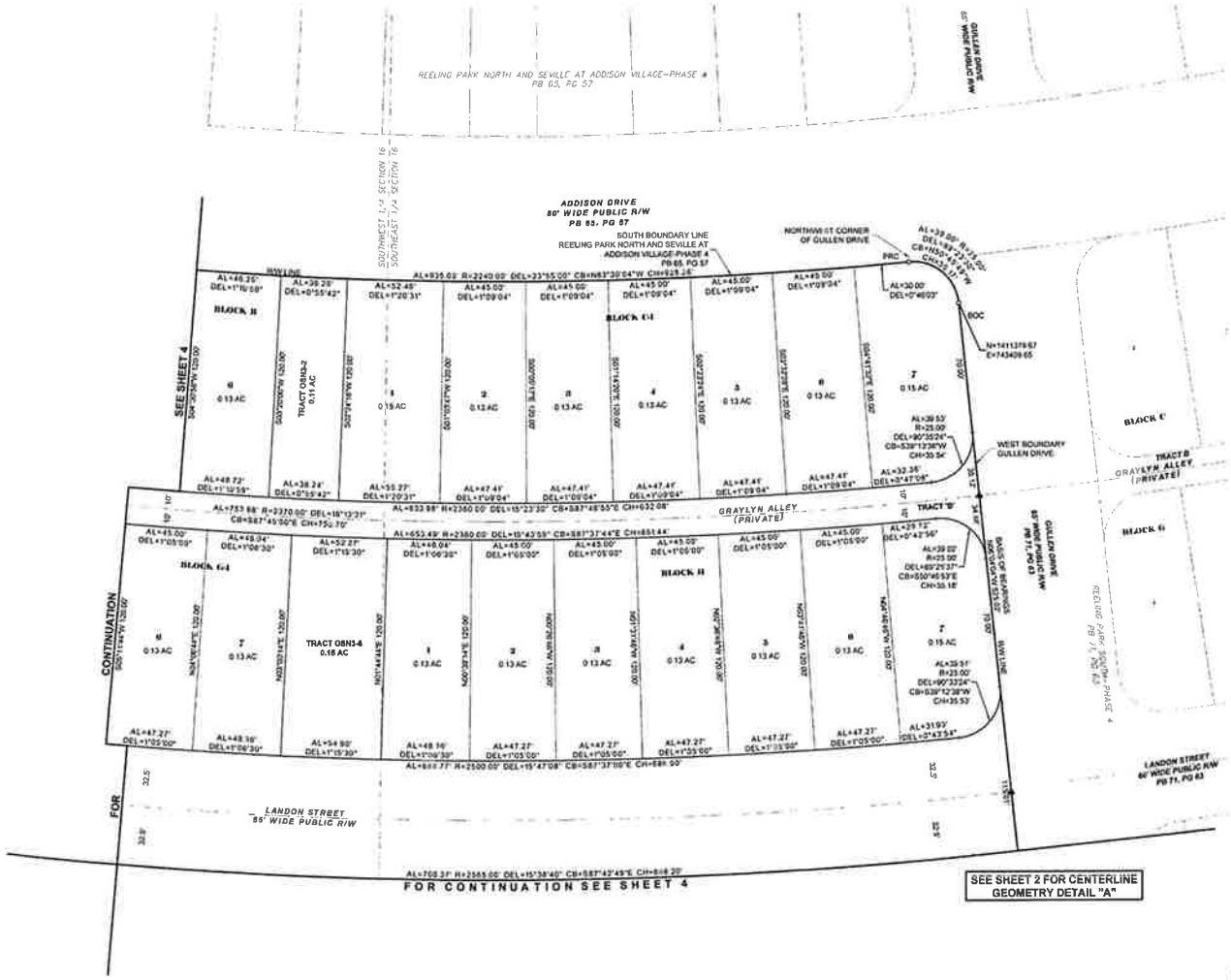
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING

DATE: 5/19/25
DESIGN/DRAWN: HAK/EAK
DRAWING# 113998_301_005
PROJECT# 113998

REELING PARK SOUTH-PHASE 6

SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK ___, PAGE ___
SHEET 6 OF 7
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST



SEE SHEET 2 FOR CENTERLINE GEOMETRY DETAIL "A"

SHEET LAYOUT
NTS

1 INCH = 30 FEET

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
DE	DRAINAGE EASEMENT (PRIVATE)
DEL	CENTRAL/DELTA ANGLE
EOC	END OF CURVE
ID#	IDENTIFICATION NUMBER
LB	LICENSED BUSINESS
N.T.S	NOT TO SCALE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PCC	POINT OF COMPOUND CURVATURE
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
FD	FIND
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT

SURVEY SYMBOL LEGEND

- ■ SET CONCRETE MONUMENT (CM) W/ DISC STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ◘ FOUND CONCRETE MONUMENT (CM) W/ DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ● SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ○ FOUND 5/8" IRON ROD AND CAP STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP) SET MAG NAIL & DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

THIS PLAT PREPARED BY

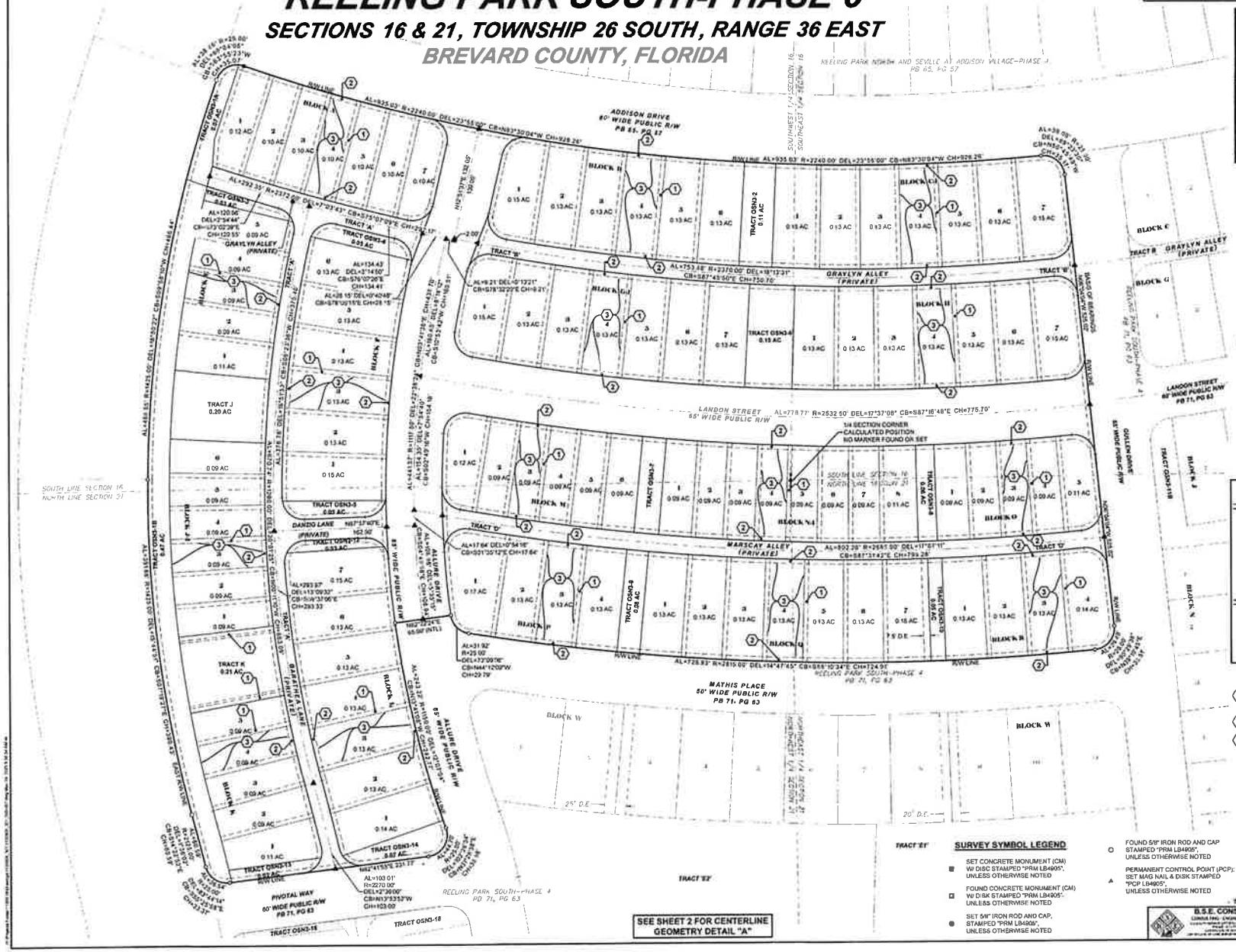
B.S.E. CONSULTANTS, INC.
CONSULTING ENGINEERING LAND SURVEYING
DATE 9/19/05
DESIGN/DRAWN HAK/EAK
DRAWING# 1135909_301_006
PROJECT# 11359.08

REELING PARK SOUTH-PHASE 6

SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK ___, PAGE ___
SHEET 7 OF 7
SECTIONS 16 & 21, TOWNSHIP 26 SOUTH, RANGE 36 EAST

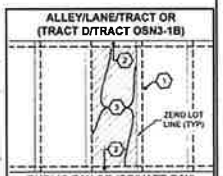


SHEET LAYOUT

N.T.S.

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
DE	DRAINAGE EASEMENT (PRIVATE)
DEL	CENTRAL/DELTA ANGLE
EOC	END OF CURVE
ID#	IDENTIFICATION NUMBER
LB	LICENSED BUSINESS
N.T.S.	NOT TO SCALE
(NR)	NOT RADIAL
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PCC	POINT OF COMPOUND CURVATURE
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE
FD	FIND
RPB	ROAD PLAT BOOK
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VSD	VIERA STEWARDSHIP DISTRICT



TYPICAL UTILITY EASEMENT AND MAXIMUM BUILDING ENVELOPE DETAIL

N.T.S.

KEY NOTES

1. 6' PRIVATE EASEMENT FOR ROOF OVERHANG DRAINAGE AND OTHER ENCROACHMENTS. SEE PLAT NOTE 9, SHEET 1, (TYPICAL)
2. 5' PUBLIC UTILITY EASEMENT. SEE PLAT NOTE 8, SHEET 1, (TYPICAL)
3. MAXIMUM BUILDING ENVELOPE (SEE DETAIL ABOVE)

SURVEY SYMBOL LEGEND

- SET CONCRETE MONUMENT (CM) W/ DISC STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- FOUND CONCRETE MONUMENT (CM) W/ DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP, STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD AND CAP STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP): SET MAG NAIL & DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

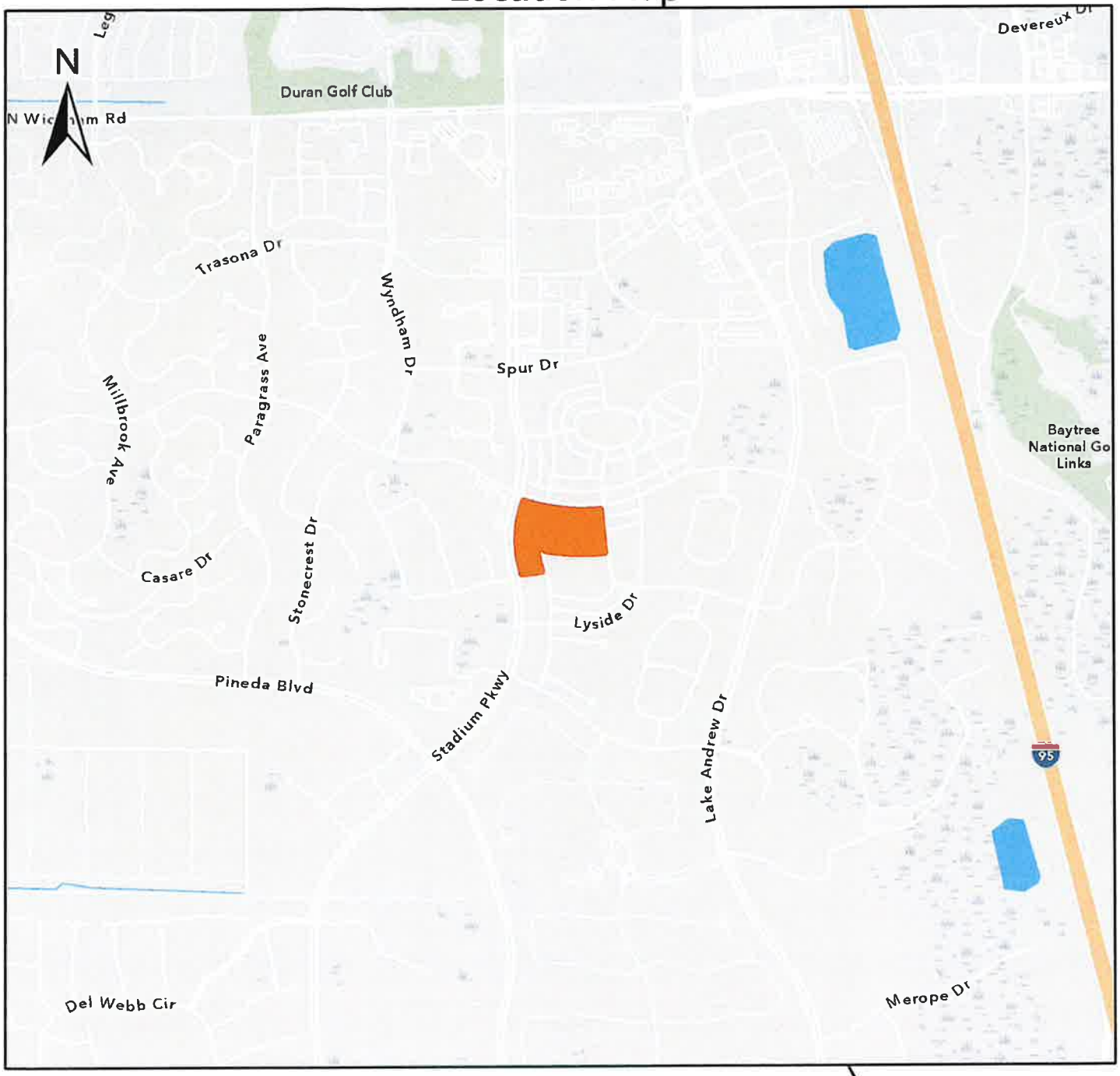
1 INCH = 50 FEET

THIS PLAT PREPARED BY

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
LICENSED BUSINESS NUMBER LB 4905

DATE: 5/19/25
DESIGN/DRAWN: HAK/EAK
DRAWING# 11359B_301_007
PROJECT# 11359.06

Location Map



Subject Property in Orange

Disclaimer: 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.

Scale: 1:24,000
1 inch equals 2,000 feet

0 1,000 2,000 ft

Brevard COUNTY

Print Time: 6/16/2025 3:11 PM

From: Todd J. Pokrywa
To: Craven, Tim; Mary Ellen McKibben; Hassan Kamal
Cc: Prasad, Billy; Gilliam, Trina; Alicia Mateo; Michael L. Arnold; Jay Decator; Mark Boyd; Rachel Pringle
Subject: RE: New Florida Statute Regarding Plat Approvals
Date: Thursday, June 26, 2025 9:17:48 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning Tim,

Yes, we are aware of the new statute but wish to proceed with the pending plats under the current procedure to avoid any potential delays.

Thanks,
Todd J. Pokrywa
#exploreVIERA

Todd J. Pokrywa
President
todd.pokrywa@viera.com
t: 321.242.1200 x4573
f: 321.253.1800
www.Viera.com
7380 Murrell Road, Suite 201
Viera, FL 32940

PRIVILEGED INFORMATION DISCLAIMER: This email is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please delete this email, destroy any hard copies thereof, and notify us immediately by telephone. Thank you.

From: Craven, Tim <Tim.Craven@brevardfl.gov>
Sent: Thursday, June 26, 2025 8:48 AM
To: Mary Ellen McKibben <MaryEllen.McKibben@duda.com>; Hassan Kamal <hkamal@lja.com>
Cc: Prasad, Billy <Billy.Prasad@brevardfl.gov>; Gilliam, Trina <Trina.Gilliam@brevardfl.gov>; Alicia Mateo <amateo@lja.com>; Todd J. Pokrywa <Todd.Pokrywa@Viera.com>
Subject: New Florida Statute Regarding Plat Approvals

External Email!

Use caution when following links as they could open malicious web sites or include attachment files that can contain a virus.

External Email!

Use caution when following links as they could open malicious web sites or include attachment files that can contain a virus.

Good morning:

I am reaching out to you regarding the new Florida Bill 784 requiring that certain plat or replat submittals be administratively approved with no further action by certain entities under certain circumstances; requiring the governing body of such county or municipality to designate an administrative authority to receive, review, and process plat or replat submittals; requiring the administrative authority to approve, approve with conditions, or deny a plat or replat submittal in accordance with the timeframe in the initial written notice to the applicant. The bill is set to become effective on July 1.

The Reeling Park South, Phase 6 plat and the Lake Andrew Drive, Segment G plat are both scheduled to go before the Board on July 8 under the current standard procedure that the County has had in place for plat review and approval. I am writing to verify that you would like the plat to continue under the same standard procedure through the Board meeting rather than wait for the County to work through the new statute and designate who the administrative authority for review and approval will be, and what that new standard procedure will look like. That process could take some time and potentially delay your project.

Please respond with an email stating that you are aware of the new statute, but would still like to continue to the Board under the current standard platting procedures to avoid any potential delays in plat approval caused by implementation of the new statute. Or that you would like to wait for the County to designate the person that will have the authority and develop a new approval and acceptance process.

Thank you,

Tim

Timothy Craven
Senior Planner
Land Development Section
Brevard County Planning & Development Department
(321) 350-8266
Tim.Craven@brevardfl.gov

This office can only provide information regarding the Land Develelopment Section in the Brevard County Code of Ordinances. You may wish to contact other County agencies to fully determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

"Under Florida Law, email addresses are Public Records. If you do not want your e-mail address released in response to public record requests, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."