



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.6.

7/8/2025

Subject:

Final Plat and Contract Approval, Re: Crossings at Viera
Developer: Star Rush, LLC 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 infrastructure contract for Crossings at Viera.

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 November 18, 2021. The preliminary plat and final engineering plans, which is the second stage of approval, were approved on July 21, 2023. The third stage of review is the final plat approval for recordation. The applicant is posting a performance bond and contract for guarantee of the completion of the infrastructure improvements.

Crossings at Viera is located at the southeast corner of the intersection of the northbound lanes of Interstate 95 and Viera Boulevard in a DRI District designated by Brevard County's Future Land Use Map. Potable water for the commercial subdivision will be provided by the City of Cocoa, and sewer service will be provided by Brevard County. The proposal is for 4 lots and two tracts on 29.37 acres. Staff has reviewed the final plat and contract for Crossings at Viera and has determined that it complies with the applicable ordinances.

This approval is subject to minor engineering changes as applicable. Board approval of this project does not relieve the developer from obtaining all other necessary jurisdictional permits.

Reference: 21SP00038, 24FM00008

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.



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

M E M O R A N D U M

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

RE: Item F.6., Final Plat and Contract Approval for Crossings at Viera Developer – Star Rush, LLC

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 Infrastructure Contract for Crossings at Viera Developer – Star Rush, LLC, 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, Clerk to the Board

/sj

Encl. (1)

Subdivision No. 24FM00008

Project Name VIERA STATION WESTERN OUTPARCEL

**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 STAR RUSH LLC A DELAWARE LLC, 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:

Infrastructure improvements consisting of ~~water, sewer, storm drainage, roadways, sidewalks,~~ and all other improvements depicted in subdivision number 24FM00008. 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 nondefective 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 8 day of JULY, 2027.

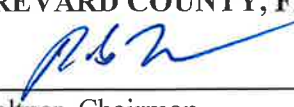
4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of \$ 597,564.06. If such bond is a cash bond or a certificate of deposit, said amount 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:

**BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA**


Rachel M. Sadoff, Clerk


Rob Feltner, Chairman

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

WITNESSES:

PRINCIPAL: Star Rush LLC, a Delaware limited liability company
By: Star Rush Manager, LLC,
a Georgia limited liability company, its Manager


Jeffrey A. DeHart, Manager


DATE 6/5/2025

State of: Georgia

County of: Fulton

The foregoing instrument was acknowledged before me this 5th day of June, 2025, by
Jeffrey A. DeHart 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:




Notary Public

Wade Law
Notary Name printed, typed or stamped

SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Star Rush LLC, hereinafter referred to as "Owner" and, Capitol Indemnity Corporation, 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 \$ 597,564.06, 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 22 day of May, 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 May 22, 2028, 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 22 day of May, 2025.

OWNER: Star Rush, LLC

Jeffrey Dehart

SURETY: Capitol Indemnity Corporation

Nancy Steffen Attorney-in-Fact



**CAPITOL INDEMNITY CORPORATION
POWER OF ATTORNEY**

CIC1958075

Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the **CAPITOL INDEMNITY CORPORATION**, a corporation of the State of Wisconsin, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

----- ERIC RAGONE; KAYLA PLOWMAN; MATTHEW C. LOVEIN; NANCY STEFFEN -----

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

----- ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED: \$20,000,000.00 -----

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **CAPITOL INDEMNITY CORPORATION** at a meeting duly called and held on the 15th day of May, 2002.


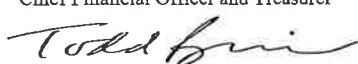
"RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

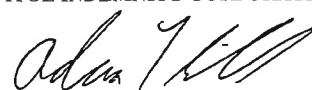
IN WITNESS WHEREOF, the **CAPITOL INDEMNITY CORPORATION** has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of September, 2022.

Attest:


Ryan J. Byrnes
Senior Vice President,
Chief Financial Officer and Treasurer

Todd Burrick
Chief Underwriting Officer



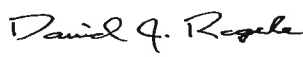
CAPITOL INDEMNITY CORPORATION


Adam L. Sills
Chief Executive Officer and President

STATE OF WISCONSIN }
COUNTY OF DANE } S.S.:

On the 1st day of September, 2022 before me personally came Adam L. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is Chief Executive Officer and President of **CAPITOL INDEMNITY CORPORATION**, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



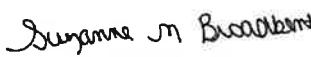

David J. Regele
Notary Public, Dane Co., WI
My Commission Is Permanent

STATE OF WISCONSIN }
COUNTY OF DANE } S.S.:

I, the undersigned, duly elected to the office stated below, now the incumbent in **CAPITOL INDEMNITY CORPORATION**, a Wisconsin Corporation, authorized to make this certificate, **DO HEREBY CERTIFY** that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 22nd day of May, 2025.




Suzanne M. Broadbent
Secretary

PLAT BOOK _____ PAGE _____
SHEET 2 OF 11
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST

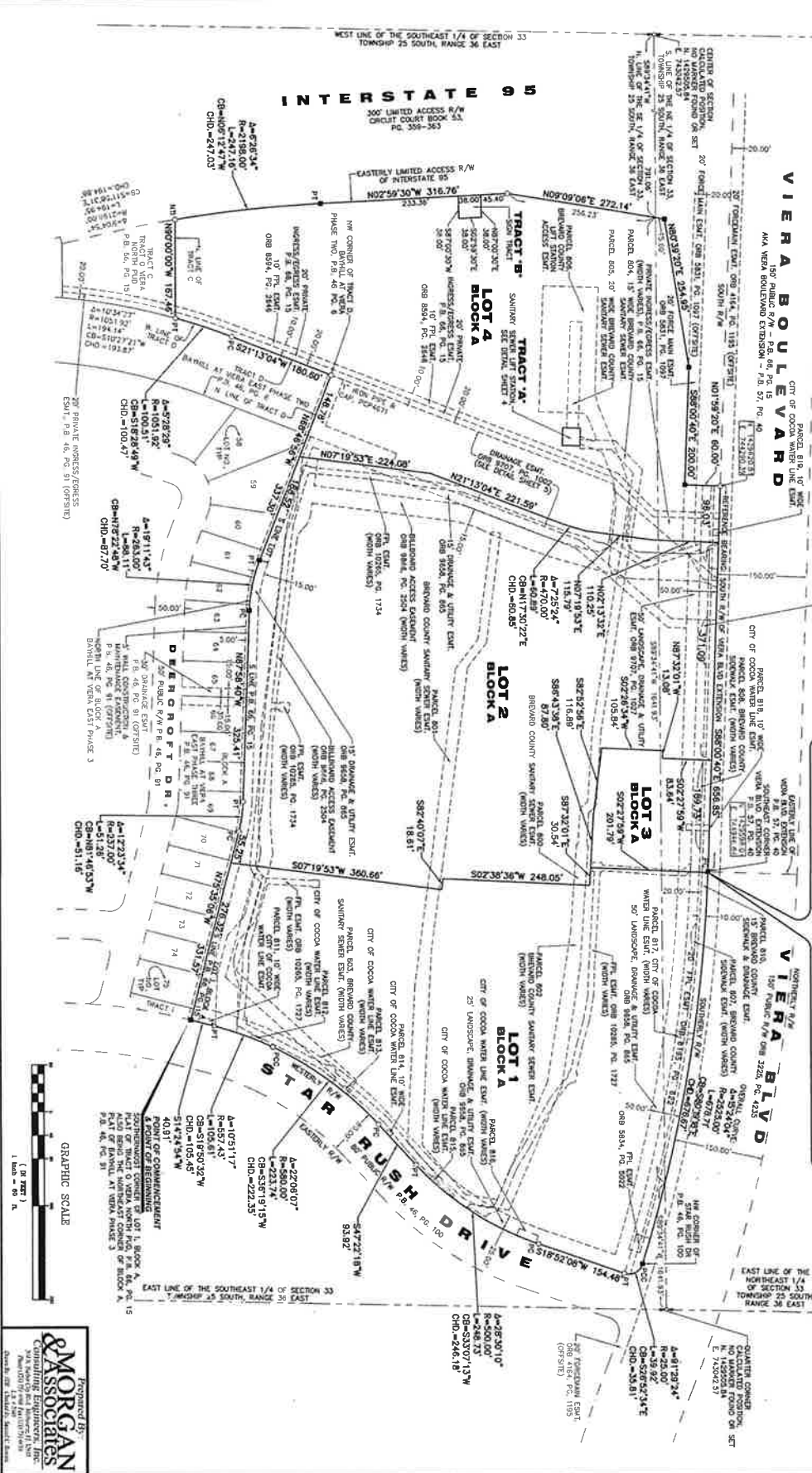
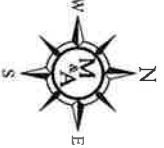
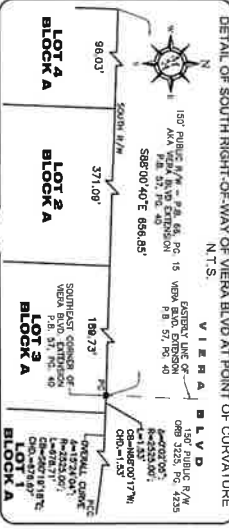
AM

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PLAT BOOK _____ PAGE _____
SHEET 3 OF 11
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST

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		POD	POST OFFICE DRIVE	RESERVE
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CONC	CONCRETE			

_____ = RECORDING
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 _____ = SECTION
 _____ = EXAMINER
 ■ = 1" x 1" CONCRETE ANCHORAGE FOUND WITH
 NAIL & DISK MARKING: "P84
 (UNLESS OTHERWISE NOTED) LB 4893"
 ○ = SET 5/8" ROD MARKER "P84 P54 5950"
 △ = NAIL & DISK SET "P84 P54 5950"
 √ = BREAKLINE

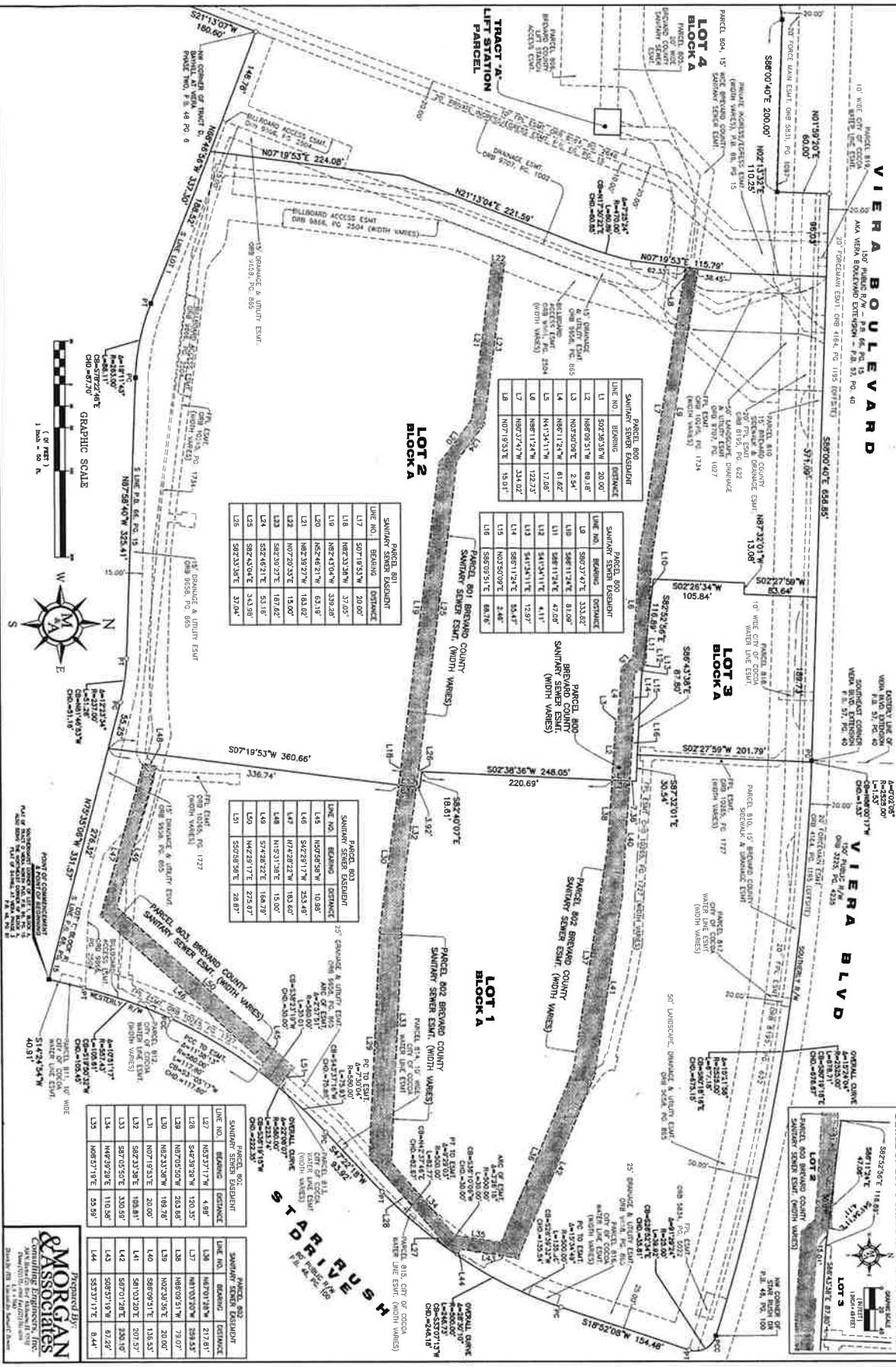


Prepared by:
MORGAN & Associates
Consulting Engineers, Inc.
200 A. Sappington Road, Baltimore, H. 12012
Phone: (410) 766-1400
L.S. & S. Inc.
Over 1000 Statewide Service

CROSSINGS AT VIERA

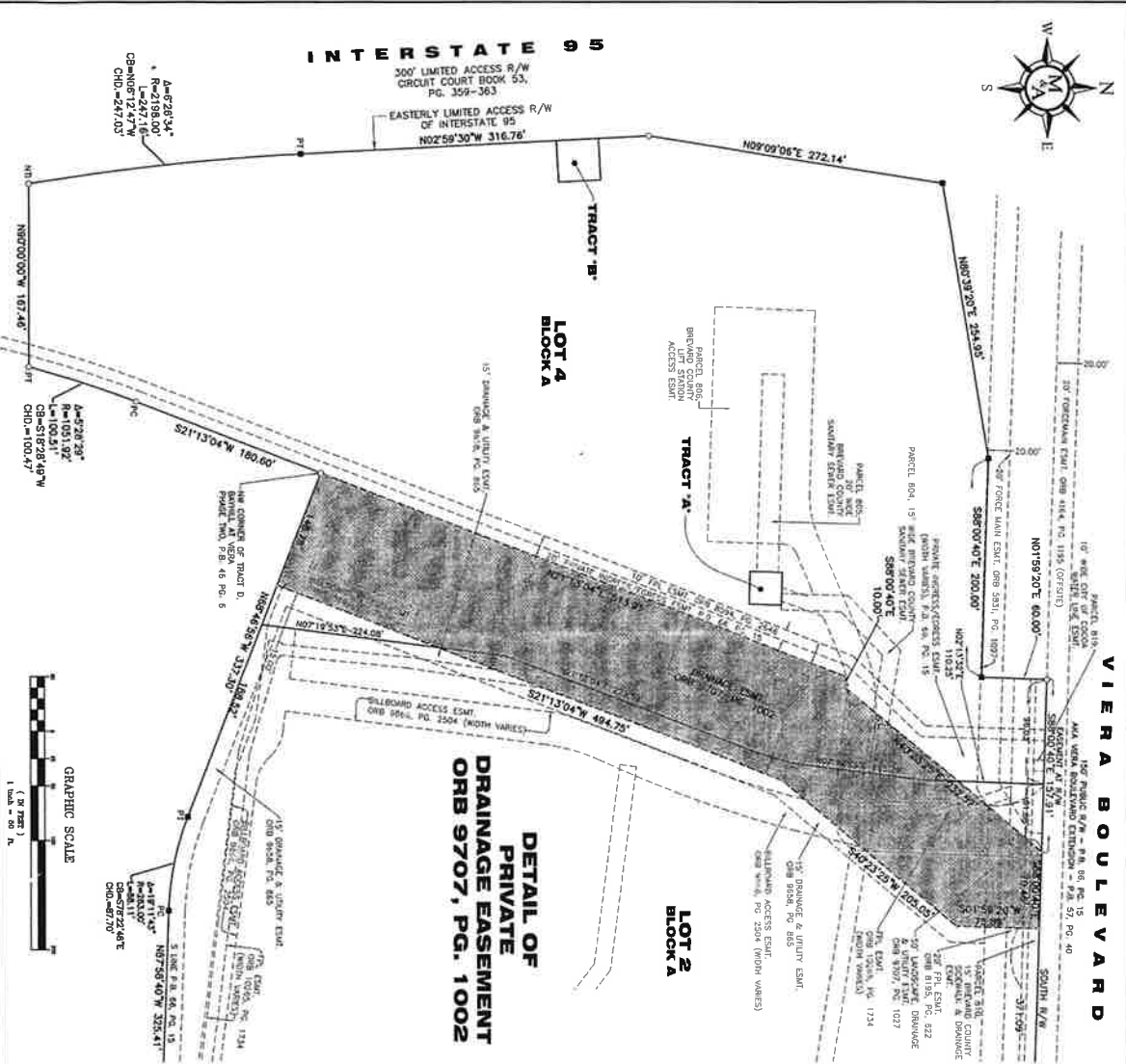
BEING A REPLAT OF LOT 1, BLOCK A & TRACTS A & B, TRACT 2, VIERA NORTH PUD, PLAT BOOK 68, PAGE 16, LYING IN SECTION 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA
DETAIL OF LOT 1, LOT 2, LOT 3, OF BLOCK A, PUBLIC SANITARY SEWER EASEMENTS

PLAT BOOK _____ PAGE _____
 SHEET 4 OF _____
 SECTION 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST

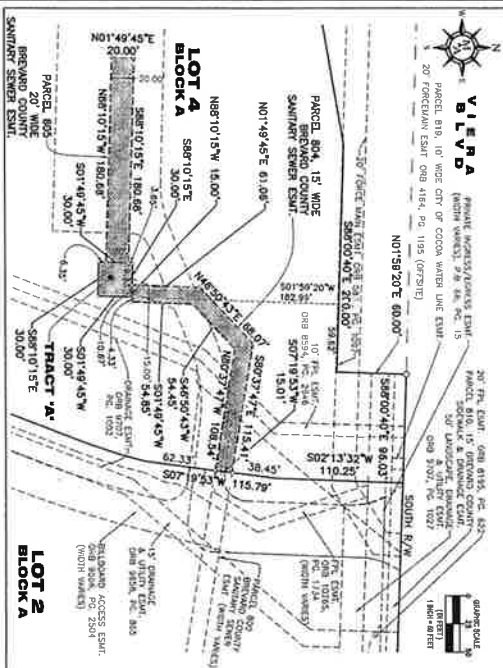


MORGAN & ASSOCIATES
 Consulting Engineers, Inc.
 1000 N. US Highway 1, Suite 100
 Viera, FL 32980
 Phone: (321) 321-1111
 Fax: (321) 321-1112
 Email: info@morgan-engineers.com

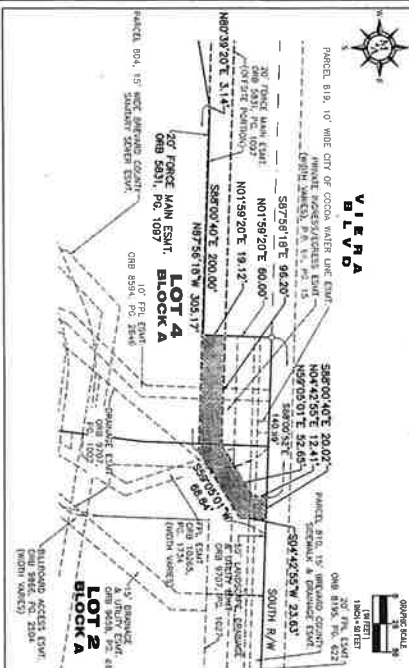
CROSSINGS AT VIERA



DETAIL OF LOT 4 PUBLIC SANITARY SEWER ESMT. PARCEL 804, PARCEL 805, & TRACT A

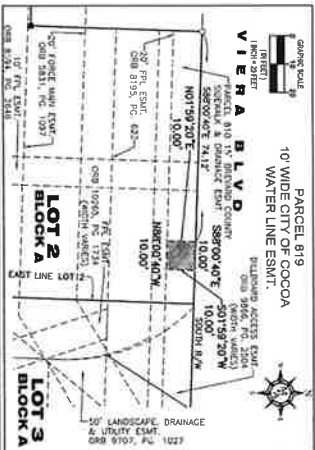
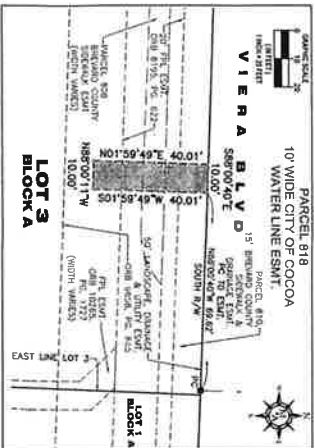
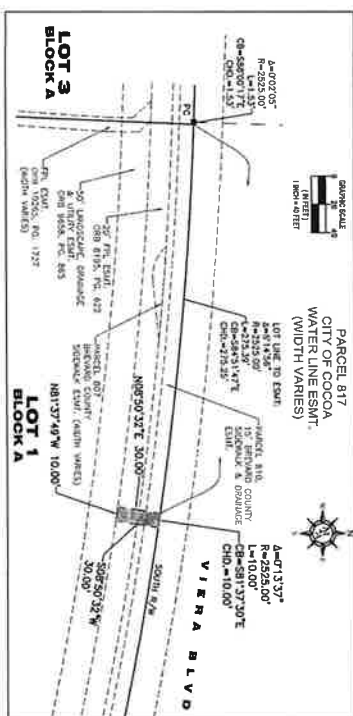
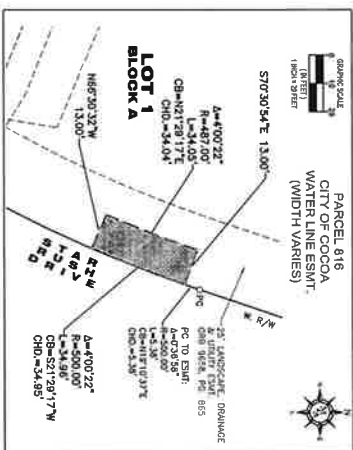
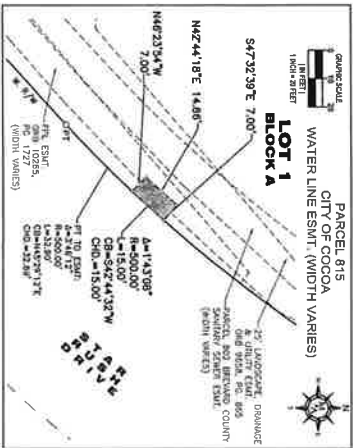
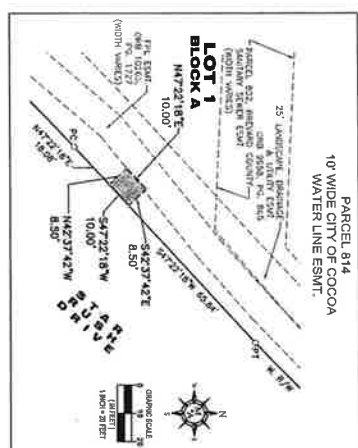
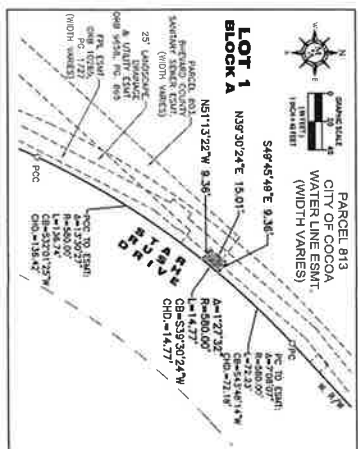
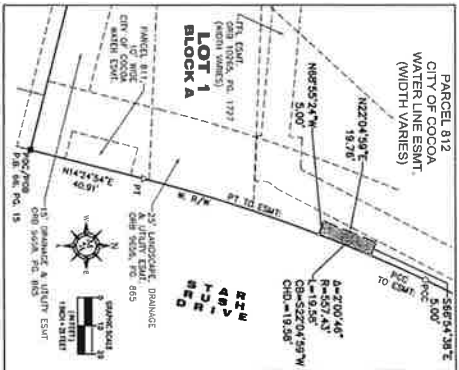


DETAIL OF PUBLIC SANITARY SEWER ESMT. ORB 5631, PG. 1097

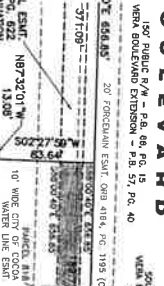
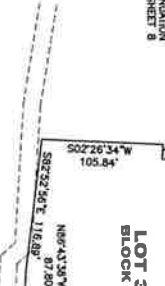
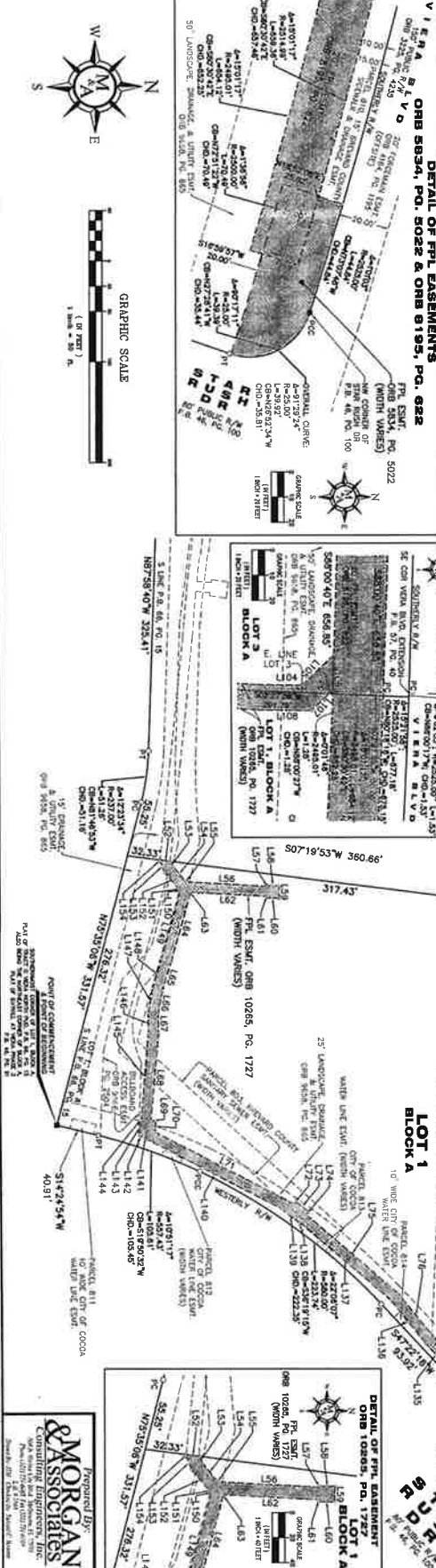


BEING A REPLAT OF LOT 1, BLOCK A & TRACTS A & B, TRACT O WIERA NORTH PLUD - PLAT BOOK 86, PAGE 15, LYING IN SECTION 33, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 6 OF 11
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST

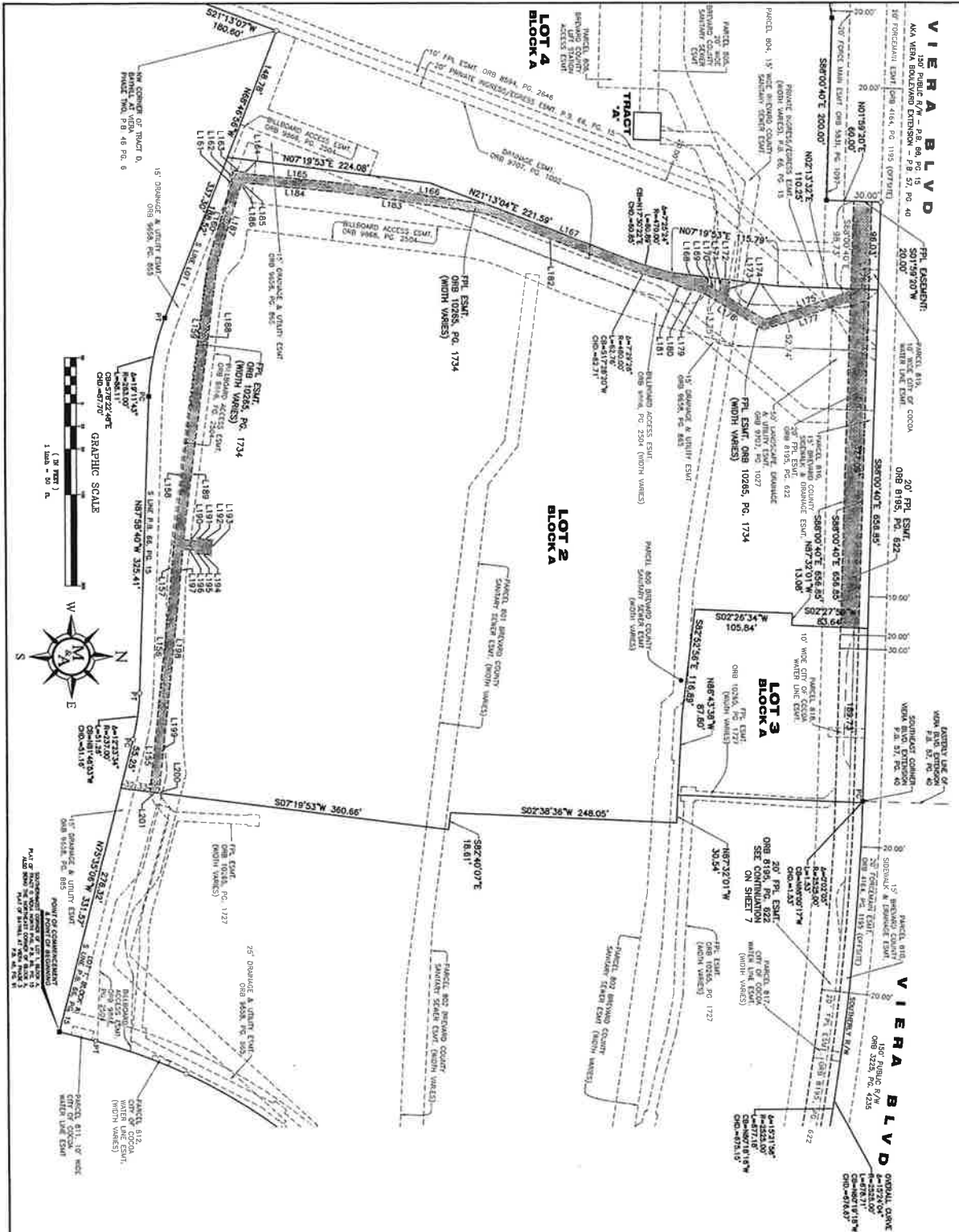


LINE NO.	FROM	TO	BEARING	DISTANCE
L101	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L102	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L103	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L104	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L105	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L106	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L107	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L108	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L109	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L110	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L111	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L112	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L113	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L114	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L115	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L116	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L117	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L118	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L119	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
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L122	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L123	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L124	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L125	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L126	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L127	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L128	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L129	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L130	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L131	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L132	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L133	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L134	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L135	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L136	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
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L138	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L139	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L140	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L141	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L142	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L143	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L144	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L145	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
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L147	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L148	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
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L150	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L151	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L152	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L153	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L154	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
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L156	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
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L160	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
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L162	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L163	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L164	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
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L166	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L167	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L168	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
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L178	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
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L180	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
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L185	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
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L192	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L193	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
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L195	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L196	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L197	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L198	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L199	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00
L200	FROM LOT 1	TO LOT 3	N 0° 0' 0" E	10.00



CROSSINGS AT VIERA

BEING A REPLAT OF LOT 1, BLOCK A & B, TRACT A & B, TRACT C VIERA NORTH PUD - PLAT BOOK 66, PAGE 15, LYING IN SECTION 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA
DETAIL OF LOT 2 FPL EASEMENTS & PORTION OF LOT 4 FPL EASEMENT



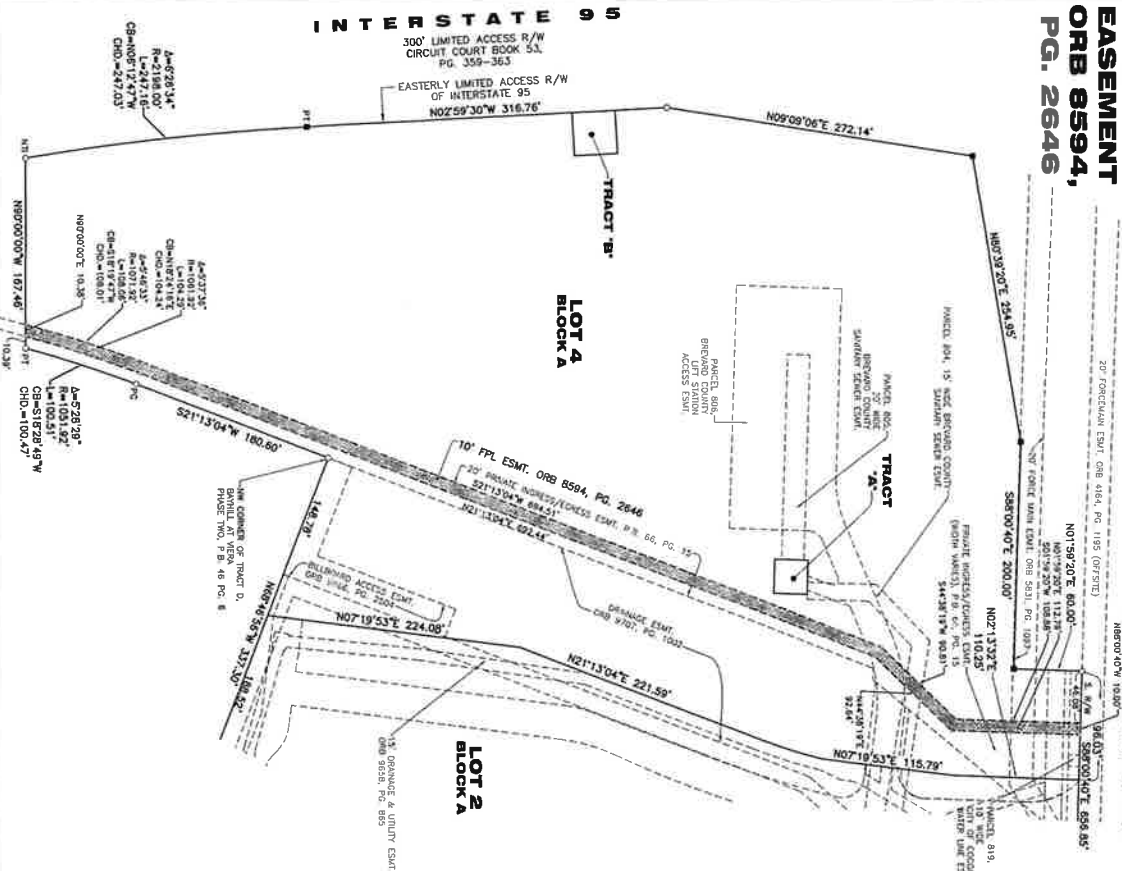
LINE NO.	DESCRIPTION	DISTANCE
L101	10' FPL EASEMENT	10.00'
L102	10' FPL EASEMENT	10.00'
L103	10' FPL EASEMENT	10.00'
L104	10' FPL EASEMENT	10.00'
L105	10' FPL EASEMENT	10.00'
L106	10' FPL EASEMENT	10.00'
L107	10' FPL EASEMENT	10.00'
L108	10' FPL EASEMENT	10.00'
L109	10' FPL EASEMENT	10.00'
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L111	10' FPL EASEMENT	10.00'
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L114	10' FPL EASEMENT	10.00'
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L117	10' FPL EASEMENT	10.00'
L118	10' FPL EASEMENT	10.00'
L119	10' FPL EASEMENT	10.00'
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L134	10' FPL EASEMENT	10.00'
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L142	10' FPL EASEMENT	10.00'
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L197	10' FPL EASEMENT	10.00'
L198	10' FPL EASEMENT	10.00'
L199	10' FPL EASEMENT	10.00'
L200	10' FPL EASEMENT	10.00'
L201	10' FPL EASEMENT	10.00'

PLAT BOOK _____ PAGE _____
SHEET 9 OF 11
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 35 EAST

PLAT BOOK _____ PAGE _____
SHEET 9 OF 11
SECTION 33, TOWNSHIP 25 SOUTH, RANGE 35 EAST

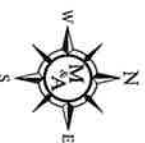
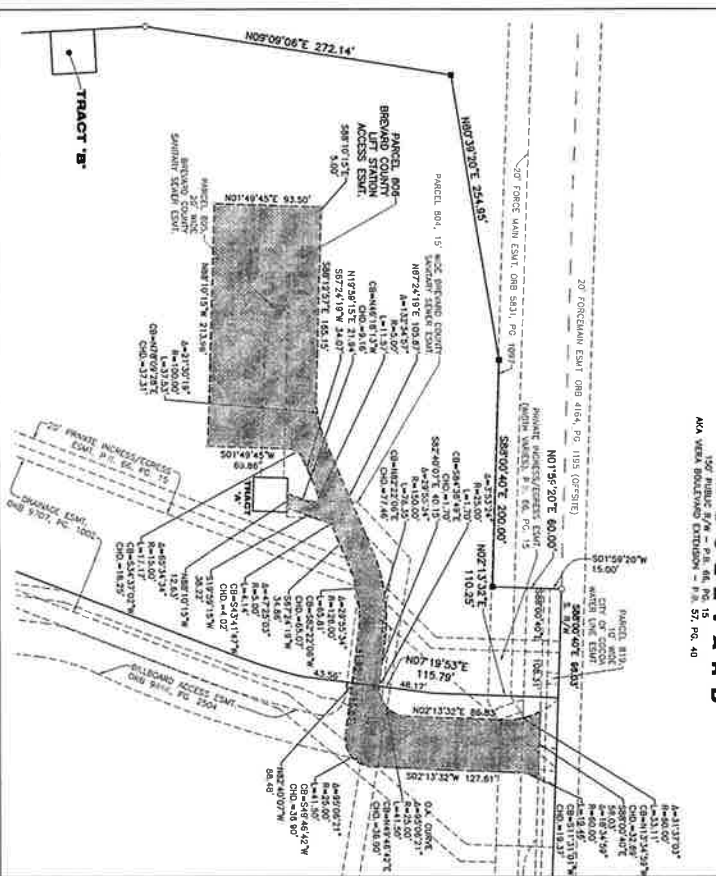
**FPL
EASEMENT
ORB 8594,
PG. 2646**

VIERA BOULEVARD
150' PUBLIC R/W - P. 88, PG. 15
AKA. VERA BOULEVARD EXTENSION - P. 9, 57, PG. 40



**PARCEL 806, BREVARD COUNTY
LIFT STATION ACCESS EASEMENT**

VIERA BOULEVARD



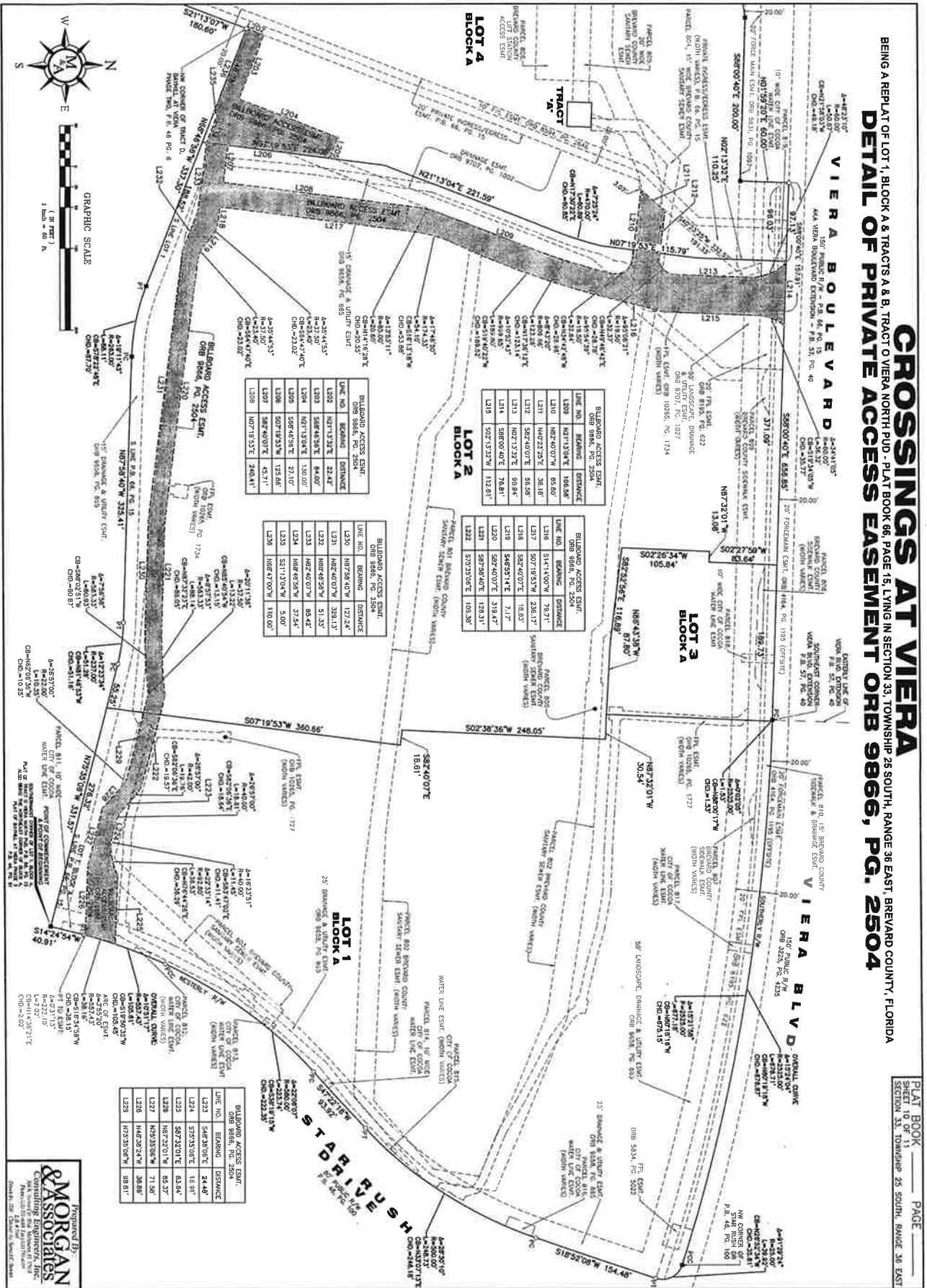
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

Prepared By:
MORGAN & ASSOCIATES
Consulting Engineers, Inc.
8001 Judds Creek Road, Jacksonville, FL 32217
Phone (904) 750-1000 Fax (904) 750-1007
E & E 3240

BEING A REPLAT OF LOT 1, BLOCK A & TRACTS A & B, TRACT O VIERA NORTH PUD - PLAT BOOK 66, PAGE 15, LYING IN SECTION 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

CROSSINGS AT VIERA

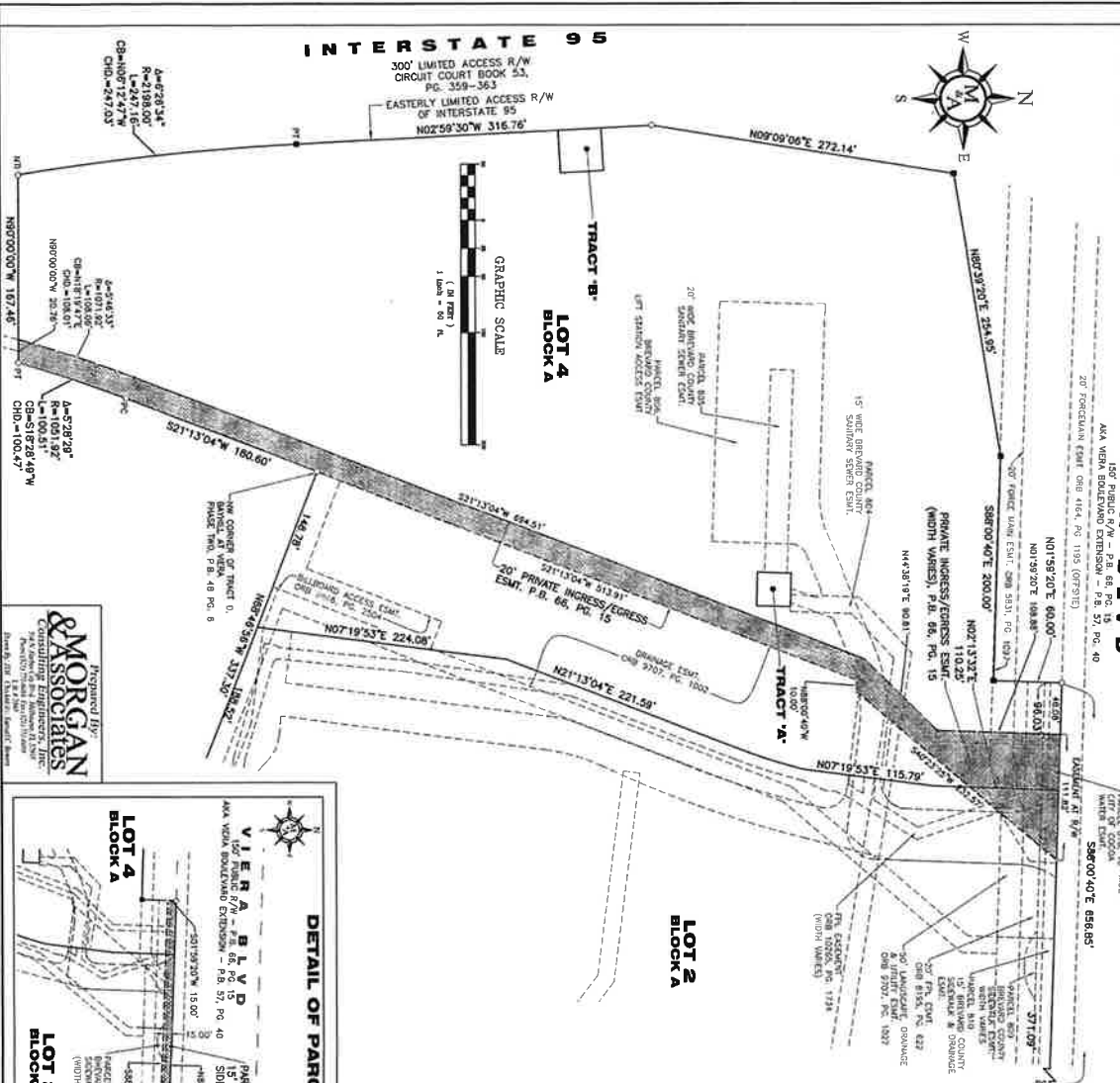
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SECTION 33, TOWNSHIP 26 SOUTH, RANGE 36 EAST



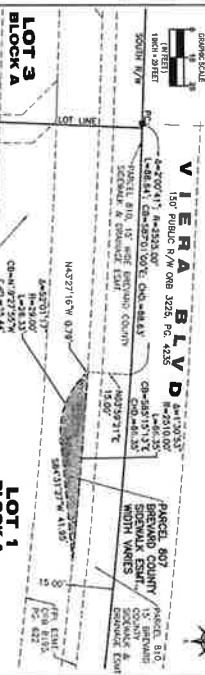
CROSSINGS AT VIERA

DETAIL OF PRIVATE INGRESS/EGRESS EASEMENT
PER P.B. 66, PG. 15

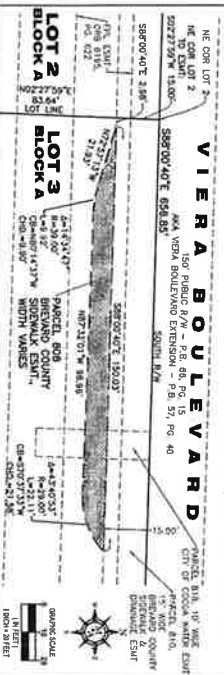
VIERA BLVD



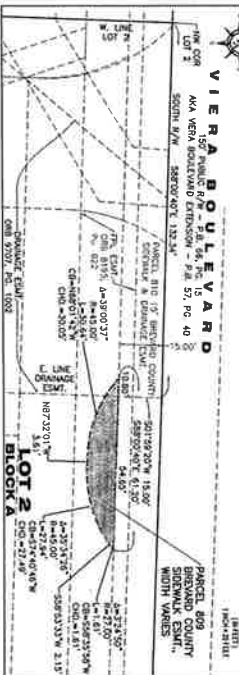
DETAIL OF PUBLIC SIDEWALK EASEMENT
PARCEL 807 AT LOT 1, BLOCK A (WIDTH VARIES)



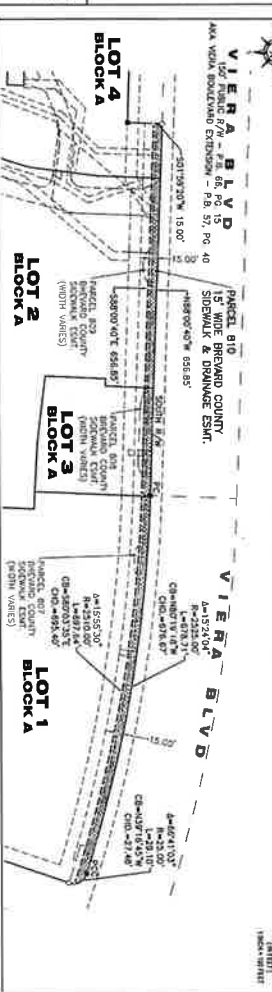
DETAIL OF PUBLIC SIDEWALK EASEMENT
PARCEL 808 AT LOT 2 & LOT 3, BLOCK A (WIDTH VARIES)



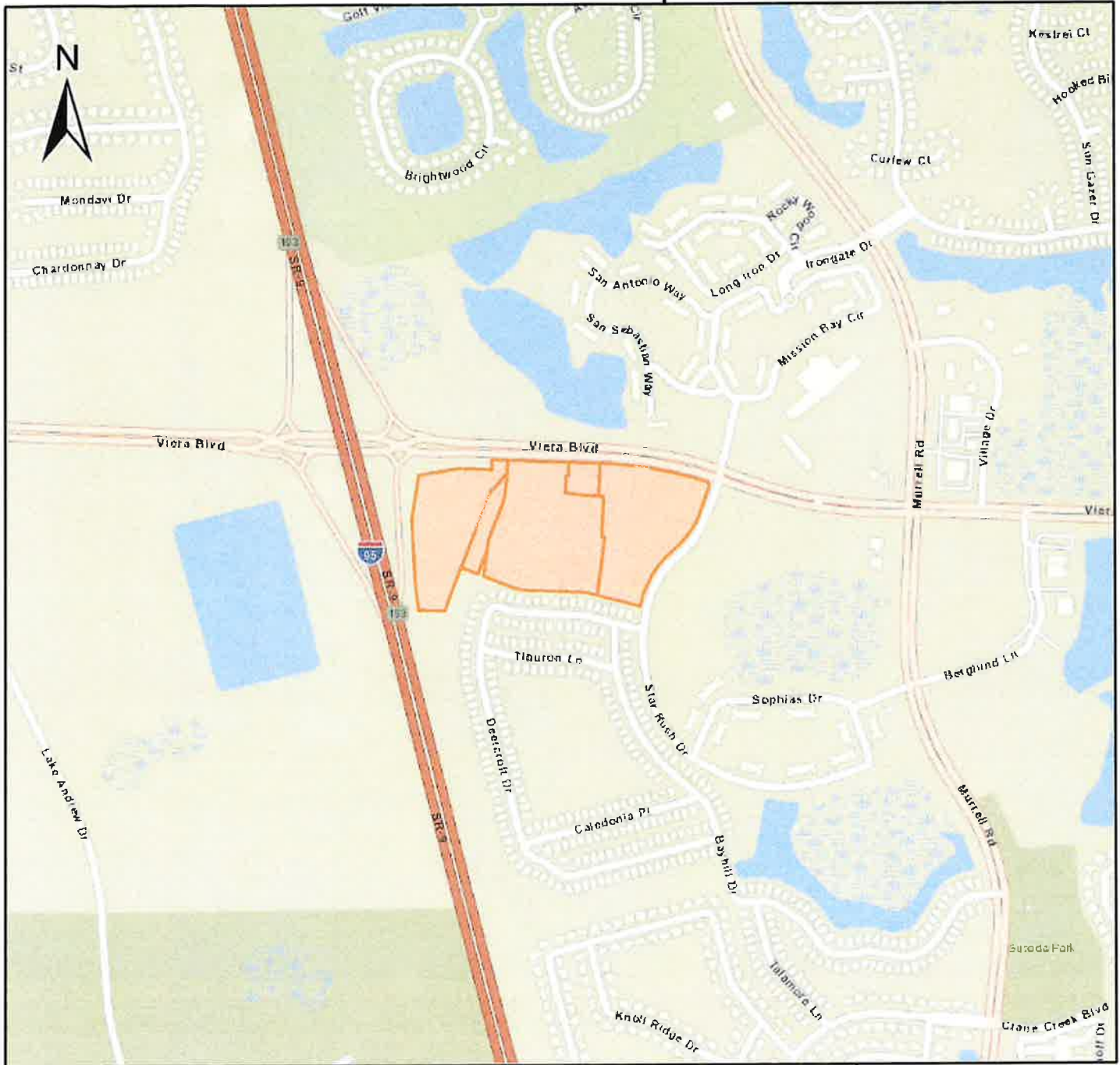
DETAIL OF PUBLIC SIDEWALK EASEMENT
PARCEL 809 AT LOT 2, BLOCK A (WIDTH VARIES)



DETAIL OF PARCEL 810, PUBLIC 15' SIDEWALK & DRAINAGE ESMT.
AT LOT 1, LOT 2, LOT 3, & LOT 4



Location Map



Subject Property in Orange

General County Information Layers

 County Boundary



Print Time: 6/12/2025 3:11 PM

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: 1:12,000
1 inch equals 1,000 feet

