



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.2.

11/7/2024

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### Subject:

Acceptance, Re: Binding Development Plan with Villas of Sherwood Titusville, Inc.; Algarrobo Development, LLC; Sherwood Gold Club, Inc.; TRSTEE, LLC. (23Z00035) (District 1)

### Fiscal Impact:

None

### Dept/Office:

Planning and Development

### Requested Action:

In accordance with Section 62-1157, it is requested that the Board of County Commissioners accept, and the Vice Chair sign, the Binding Development Plan.

### Summary Explanation and Background:

A BDP (Binding Development Plan) is a voluntary agreement presented by the property owner to self-impose limits upon development of a property in support of a change of zoning or conditional use permit. Pursuant to Section 62-1157, a BDP shall be recorded in the public records within 120 days of the Board's approval of the zoning request. Following staff and legal review, the BDP is presented to the Board in recordable form as a Consent Agenda item in order to finalize the zoning action.

On September 05, 2024, the Board approved a change of zoning classification from GU, AU, EU, SR, RU-1-11, RU-1-13, RU-2-10, RU-2-15, and PUD with two existing BDP's to all PUD and removal of two existing BDP's; approved with a BDP incorporating 14 conditions. The attached BDP includes these 14 conditions.

### Clerk to the Board Instructions:

Upon recordation, please return two certified copies of the BDP 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

November 8, 2024

**M E M O R A N D U M**

TO: Desiree Jackson, Zoning

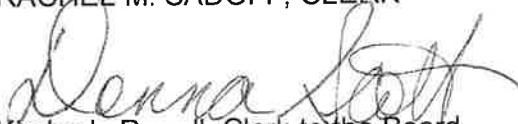
RE: Item F.2., Binding Development Plan with Villas of Sherwood Titusville, Inc., Algarrobo Development, LLC, and Sherwood Golf Club, Inc.,

The Board of County Commissioners, in regular session on November 7, 2024, executed Binding Development Plan Agreement with Villas of Sherwood Titusville, Inc. Algarrobo Development, LLC, and Sherwood Golf Club, Inc. for the property as described in the Binding Development Plan. Enclosed for your necessary action are two certified copies of the recorded document.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

*for:*   
Kimberly Powell, Clerk to the Board

Encls. (2)

## Resolution 23Z00035

On motion by Commissioner Tobia, seconded by Commissioner Goodson, the following resolution was adopted by a unanimous vote:

**WHEREAS, Villas of Sherwood Titusville, Inc.; Algarrobo Development, LLC; Sherwood Gold Club, Inc.; TRSTEE, LLC.** request a change of zoning classification from GU (General Use), AU (Agricultural Residential), EU (Estate Use Residential), SR (Suburban Residential), RU-1-11 (Single-Family Residential), RU-1-13 (Single-Family Residential), RU-2-10 (Medium Density Multi-Family Residential), RU-2-15 (Medium Density Multi-Family Residential), and PUD (Planned Unit Development) with two existing BDP's (Binding Development Plan) o all PUD and removal of two existing BDP's, on property described as Tax Parcel 2, as recorded in ORB 8306, Page 2402, of the Public Records of Brevard County, Florida; Tracts B, C, R1, & R2, Sherwood Villas, as recorded in ORB 8038, Pages 115 - 119, of the Public Records of Brevard County, Florida; Tax Parcels 2.1 & 4.1, as recorded in ORB 8088, Pages 2822 - 2831, of the Public Records of Brevard County, Florida; Tax Parcels 4 & 41, as recorded in ORB 8282, Pages 503 - 505, of the Public Records of Brevard County, Florida; Tax Parcels 5, 7.1, 21, & 22, as recorded in ORB 8141, Pages 2657 - 2661, of the Public Records of Brevard County, Florida; Tax Parcel 519, as recorded in as recorded in ORB 10093, Pages 1859 – 1861, of the Public Records of Brevard County, Florida. **Section 24, Township 21, Range 34.** (137 +/- acres) Located on the west side of I-95, approx. ½ mile south of S.R. 46. (No assigned address. In the Mims area.)

**WHEREAS,** a public hearing of the Brevard County Planning and Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning and Zoning Board recommended that the application be approved; and

**WHEREAS,** the Board, after considering said application and the Planning and Zoning Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application should be approved as recommended; now therefore,

**BE IT RESOLVED** by the Board of County Commissioners of Brevard County, Florida, that the requested change of zoning classification from GU, AU, EU, SR, RU-1-11, RU-1-13, RU-2-10, RU-2-15, and PUD with two existing BDP's, to all PUD with a BDP and removal of two existing BDPs, be approved. The Planning and Development Director, or designee, is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

**BE IT FURTHER RESOLVED** that this resolution shall become effective as of November 13, 2024.

BOARD OF COUNTY COMMISSIONERS  
Brevard County, Florida



Rita Pritchett, Vice Chair  
Brevard County Commission

As approved by the Board on November 7, 2024.

ATTEST:



RACHEL SADOFF, CLERK

(SEAL)

P&Z Board Hearing – August 12, 2024

BOCC Hearing- September 5, 2024

Please note: A CUP (Conditional Use Permit) will generally expire on the three-year anniversary of its approval if the use is not established prior to that date. CUPs for Towers and Antennas shall expire if a site plan for the tower is not submitted within one year of approval or if construction does not commence within two years of approval. A Planned Unit Development Preliminary Development Plan expires if a final development plan is not filed within three years. **The granting of this zoning does not guarantee physical development of the property. At the time of development, said development must be in accordance with the criteria of the Brevard County Comprehensive Plan and other applicable laws and ordinances.**



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

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

November 8, 2024

**M E M O R A N D U M**

**TO:** Recording

**RE:** Item F.2., Binding Development Plan with Villas of Sherwood Titusville, Inc.; Algarrobo Development, LLC; Sherwood Golf Club, Inc

The Board of County Commissioners, in regular session on November 7, 2024, accepted and executed Binding Development Plan with Villas of Sherwood Titusville, Inc., Algarrobo Development, LLC, and Sherwood Golf Club, Inc. for the property description as listed in the Binding Development Plan. Enclosed are original Binding Development Plan Agreement and Check No. 4874 for \$256.50.

**Please record the Agreement in the Public Records and return the recorded instrument to this office.**

Your continued cooperation is always appreciated.

Sincerely,  
BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

*for: Donna Scott*  
Kimberly Powell, Clerk to the Board

Encls. (2)

**RACHEL M. SADOFF**  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
BREVARD COUNTY, FLORIDA



POST OFFICE BOX 2767  
TITUSVILLE, FLORIDA 32781-2767  
(321) 637-2006  
WWW.BREVARDCLERK.US

Transaction #: 3756093  
Receipt #: 63538894  
Cashier Date: 11/13/2024 12:04:49 PM  
Cashier Branch: Titusville - Six Story

Print Date:  
11/13/2024 12:04:57 PM

CUSTOMER INFORMATION	TRANSACTION INFORMATION		PAYMENT SUMMARY	
MBV ENGINEERING INC 1835 20TH ST VERO BEACH, FL 32960	Date Received:	11/13/2024	Total Fees	\$256.50
	Source Code:	Titusville - Six Story	Total Payments	\$256.50
	Return Code:	Hand Carried	Balance Due:	\$0.00
	Trans Type:	Recording		

1 Payments

<b>CHECK #4874</b>	\$256.50
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1 Recorded Items

<b>AGREEMENT</b>	BK/PG: 10199/1595 CFN: 2024226727 Date: 11/13/2024 12:04:48 PM
From: To:	
Recording @ 1st=\$10 Add'l=\$8.50 ea.	30 \$256.50

1 Miscellaneous Items

<b>AGENT TRANSMITTAL</b>
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Prepared by: Kimberly B. Rezanka, Esq.  
Address: Lacey Lyons Rezanka  
1290 Rockledge Blvd, Suite 103  
Rockledge, FL 32955

### **BINDING DEVELOPMENT PLAN (BDP)**

**THIS AGREEMENT**, entered into this 7th day of November, 2024 between the **BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida (hereinafter referred to as "County") and **Villas of Sherwood Titusville, Inc.; Algarrobo Development, LLC; and Sherwood Golf Club, Inc.**; (hereinafter referred to as "Developer/Owner").

### **RECITALS**

**WHEREAS**, Developer/Owner owns property (hereinafter referred to as the "Property") in Brevard County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

**WHEREAS**, the Developer/Owner has requested a rezoning of the Property to a Planned Unit Development zoning classification with a binding development plan, pursuant to the Brevard County Code, Section 62-1157, desiring to develop the Property as a mixed single and multi-family residential project, more particularly described herein; and

**WHEREAS**, the County is authorized to regulate development of the Property.

**NOW, THEREFORE**, the Parties agree as follows:

1. The above recitals are true and accurate and are incorporated into this Agreement by their reference.
2. The County shall not be required or obligated in any way to construct, maintain or participate in any way in the construction or maintenance of the improvements. It is the intent of the Parties that the Developer/Owner, its grantees, successors or assigns in interest, or some other association and/or assigned satisfactory to the County shall be responsible for the maintenance of any improvements.

3. This Binding Development Plan shall constitute:

- a. The proposed development shall be limited to 187 single-family units and 408 multi-family units.
- b. Due to historical drainage patterns and flooding issues, a drainage study with an associated master drainage plan is needed prior to construction of the first phase of the development.
- c. Approval of requested waiver from Sec. 62-1446. PUD-Land Use Regulations; Sub-Section(d) Minimum lot area, frontage, and setbacks; accessory uses; Paragraph (1) – to reduce the required 5,000 sf minimum lot area to 4,000 sf. (POD III Only). All affected lots shall have substantial relationship to a 15' common open space tract directly adjacent to the affected dwelling units.
- d. Approval of requested waiver from Sec. 62-1446. PUD-Land Use Regulations; Sub-Section (d) Minimum lot area, frontage, and setbacks; accessory uses; Paragraph (3) – to reduce the required minimum 20 feet rear setback to 10 feet. (POD III). This is conditioned upon POD III containing a minimum of eighteen (18) acres of common recreation and open space, as defined by Brevard County Code.
- e. Approval of requested waiver from Sec. 62-2956. Transportation technical guidelines and performance standards.; Sub-Section (a) Roadway; Paragraph (1) – to reduce the required minimum 50 feet wide right-of-way to a minimum of 30 feet with 10-foot easements on each side for Pod III. The affected rights-of-way shall be private and maintained by the Homeowner's Association.
- f. Approval of requested waiver from Sec. 62-2956. Transportation technical guidelines and performance standards.; Sub-Section (a) Roadway; Paragraph (1) – to reduce the required minimum 50 feet wide right-of-way to a minimum of 30 feet with a 5-foot easement on each side for Pods I and IV. The affected rights-of-way shall be private and maintained by the Homeowner's Association.



- g. Approval of requested waiver from Sec. 62-2956. Transportation technical guidelines and performance standards.; Sub-Section (a) Roadway; Paragraph (3) – to reduce the minimum 100- foot setback of the cul-de-sac right-of-way to the plat boundary to 15 feet with the inclusion of a 6' high wall and landscaping in one (1) location (Pod III).  
Landscaping shall consist of a minimum of two (2) shade trees per 100 LF and four (4) understory trees per 100 LF.
- h. Approval of requested waiver from Sec. 62-2883. General design requirements and standards.; Sub-Section (d) – to replace the required 15' perimeter buffer tract with a 15' perimeter buffer easement, or 10' perimeter easement where adjacent to an existing drainage easement, and allow it to be disturbed for grading, landscape, and buffer improvements, including but not limited to walls, fences, retention slopes, walking paths, and utilities (Pod III).
- i. Prior to County approval of a construction plan and/or Preliminary Plat, the Developer shall execute an agreement, which may include, but is not limited to, a Proportionate Fair Share agreement, with the County, addressing and/or mitigating any infrastructure deficiencies relating to the offsite transportation impacts, as identified in a traffic study, that are caused by the development. The Agreement may include provisions requiring the Developer to design, permit, and construct the identified improvements at a cost to the Developer that is proportionate to the project's impact. In addition, the agreement will identify timeframes for the necessary improvements, and monitoring and updating the traffic study as appropriate.
- j. Prior to County approval of a construction plan and/or Preliminary Plat and/or Site Plan, the Developer shall demonstrate that adequate water and sewer services will be available to the development and are available prior to issuance of Certificate of Occupancy.
- k. Address all staff comments regarding the PDP prior to, or concurrent with, site plan and subdivision submittals.

- l. In accordance with Sec. 62-1301, if it is the opinion of the zoning official that an amendment to the PDP warrants Board evaluation, such modifications shall be submitted for Board approval.
  - m. Prior to County approval of a construction plan and/or Preliminary Plat and/or Site Plan, the Developer shall submit a road system condition assessment to include an evaluation of potential impacts on public safety. The study will be conducted per methodology provided for in County land development code or as otherwise agreed to with staff.
  - n. Prior to County approval of a construction plan and/or Preliminary Plat and/or Site Plan, the Developer shall submit a traffic calming study for the affected roadways and will identify necessary improvements to mitigate speeding and encourage preferred routing of traffic. The study will be conducted per methodology provided for in County land development code or as otherwise agreed to with staff.
- 4. Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement provides no vested rights against changes to the Brevard County Comprehensive Plan or land development regulations as they may apply to this Property.
- 5. This Agreement shall be binding and shall inure to the benefit of the successors or assigns of the parties and shall run with the subject Property unless or until rezoned and shall be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property, and shall be subject to the above referenced conditions as approved by the Board of County Commissioners on 11/7/2024.  
In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.
- 6. Violation of this Agreement shall constitute a violation of the zoning classification and of this Agreement. This Agreement may be enforced by Sections 1-7 and 62-5 of the Code of Ordinances of Brevard County, Florida, as may be amended.
- 7. Conditions precedent. All mandatory conditions set forth in this Agreement mitigate the potential for incompatibility and shall be satisfied before Developer/Owner may implement

the approved use(s), unless stated otherwise. The failure to timely comply with any condition is a violation of this Agreement and constitutes a violation of the Zoning Classification and is subject to enforcement action as described in the above paragraph.

8. Severability clause. If any provision of this BDP is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provision shall continue in full force and effect without being impaired or invalidated in any way.

**IN WITNESS THEREOF**, the parties hereto have caused these presents to be signed all as of the date and year first written above.

ATTEST:

  
\_\_\_\_\_  
Rachel M. Sadoff, Clerk of Court  
(SEAL)

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA  
2725 Judge Fran Jamieson Way  
Viera, FL 32940

  
\_\_\_\_\_  
Rita Prichett, Vice Chair

As approved by the Board on NOV 07 2024

**Developer**

Sherwood Golf Club, Inc.

Mohammed Talukder

By: \_\_\_\_\_

WITNESS 1:

\_\_\_\_\_  
Signature

Signature

Fahim Talukder

Print Name

4349 Vista Verde Way

Address

Oceanside, CA 92057

WITNESS 2:

\_\_\_\_\_  
Signature

Signature

Krishna Schielke

Print Name

825 College Blvd Ste 102

Address

Oceanside, CA 92057

STATE OF FLORIDA §

COUNTY OF BREVARD §

The foregoing instrument was acknowledged before me, by means of \_\_\_\_\_ physical presence or  
\_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_  
as \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_  
as identification.

My commission expires:

Commission No.:

Notary Public SEAL

(Name typed, printed or stamped)

*See Attached*

*CA. All Purpose*

*Certificate of Acknowledgement*

*\* 10/29/2024 Emily M. Siler \**

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

On OCT. 29, 2024 before me, EVELYN MARIE GILES, NOTARY PUBLIC  
(Here insert name and title of the officer)

personally appeared MOHAMMED TALUKDER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Evelyn Marie Giles  
Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

**Developer**

Villas of Sherwood Titusville, Inc.  
Johnny K. Lee, as Manager

By: \_\_\_\_\_

WITNESS 1:

Mei Li  
Signature

mei Li  
Printed Name

8230 bryce canyon Ave  
winterere FL 34786  
Address

WITNESS 2:

Richard Horvath  
Signature

Richard Horvath  
Printed Name

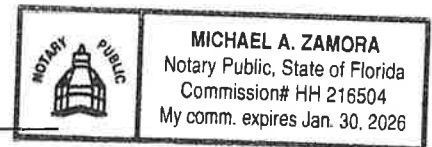
4418 Sherwood Forest II  
Titusville, FL 32796  
Address

STATE OF FLORIDA §

COUNTY OF BREVARD §

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or  
\_\_\_\_\_ online notarization, this 18<sup>th</sup> day of October, 2024, by Johnny K Lee  
as Manager, who is personally known to me or who has produced FL DL  
as identification.

[Signature]



My commission expires: 1/30/2026  
Commission No.: HH216504

Notary Public SEAL  
(Name typed, printed or stamped)

**Developer**

Algarrobo Development, LLC  
Jorge Ballarena, as Manager

By: \_\_\_\_\_

WITNESS 1:

Signature \_\_\_\_\_

Carissa Barrang

Printed Name

420 Alredo Avenue  
Local Habla, FL 33134  
Address

WITNESS 2:

Signature \_\_\_\_\_

Sabrina Escobar

Printed Name

10001 NW 50th St. Doral, FL  
Address 33178

STATE OF FLORIDA §

COUNTY OF BREVARD §

The foregoing instrument was acknowledged before me, by means of X physical presence or  
\_\_\_\_\_ online notarization, this 21st day of October, 2024, by Jorge Ballarena,  
as Manager, who is personally known to me or who has produced \_\_\_\_\_  
as identification.



**ANED MADAN**  
Commission # HH 415668  
Expires August 30, 2027

My commission expires:  
Commission No.:

Notary Public SEAL  
(Name typed, printed or stamped)

**Exhibit "A"**

**LEGAL DESCRIPTION:**



LEGAL DESCRIPTION :

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO 1260451-AI, APRIL 22, 2022

(1) PARCEL A-14 DRIVING RANGE

A part of the Northeast 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, described as follows:

Commencing at the point of intersection of the Westerly right of way line of Carpenter Road and the Northerly right of way line of Londontown Road, run thence Westerly along said Northerly right of way line of the following five (5) courses and distances, South 70°00'20" West, 144.51 feet to the point of curvature of a circular curve concave Southeasterly, having a radius of 210.00 feet and a central angle of 12°00'20", Southwesterly along the arc of said curve, 44.00 feet to the point of reverse curvature of a circular curve concave Northerly, having a radius of 320.00 feet and a central angle of 45°30'00", Westerly along the arc of said curve, 254.12 feet to the point of reverse curvature of a circular curve concave Southerly, having a radius of 300.00 feet and a central angle of 13°30'00", Westerly along the arc of said curve, 70.69 feet to the point of tangency, West, 75.00 feet to the Point of Beginning of the lands herein described, thence North 13°34'54" West, 787.14 feet, thence North 54°08'30" West, 225.00 feet, thence South 35°51'30" West, 230.15 feet, thence South 22°00'00" East, 766.19 feet to a point on the aforementioned Northerly right of way line of Londontown Road, thence East along said right of way line, 215.00 feet to the Point of Beginning.

(2) PARCEL A-21 2ND DRIVING RANGE

A parcel of land lying in the Northeast 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, more particularly described as follows:

Commencing at the intersection of the Westerly right of way line of Carpenter Road ( a 66-foot wide right of way) with the Northerly right of way line of Londontown Road ( a 60-foot wide right-of-way), thence along said Northerly right of way line of Londontown Road the following six courses and distances, thence South 70°00'20" West, 144.51 feet to the point of curvature of a circular curve, concave Southeasterly and having a radius of 210.00 feet, thence Southwesterly, along the arc of said curve, through a central angle of 12°00'20', a distance of 44.00 feet to the point of reverse curvature of a circular curve, concave Northerly and having a radius of 320.00 feet, thence Westerly, along the arc of said curve, through a central angle of 45°30'00", a distance of 254.12 feet to the point of reverse curvature of a circular curve, concave Southerly and having a radius of 300.00 feet, thence Westerly, along the arc of said curve, through a central angle of 13°30'00", 70.69 feet to the point of tangency, thence on a bearing of West, 59.07 feet to the Point of Beginning, thence on a bearing of West, 35.93 feet, thence departing the Northerly right of way line of Londontown Road, on a bearing of North 13°03'28" West, 796.59 feet, thence South 54°06'53" East, 53.29 feet, thence South 13°03'28" East, 764.52 feet to the Point of Beginning.

(3) PARCEL 102

A parcel of land lying in the Northeast 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 24, thence North 88°46'29" East, along the North line of said Northeast 1/4 of Section 24, a distance of 870.37 feet, thence South 32°57'46" East, 214.32 feet, thence South 57°02'14" West, 151.47 feet to a point lying on the East boundary line of SHERWOOD FOREST PUD II STAGE TWO, PHASE ONE as recorded in Plat Book 31, Page 88, of the Public Records of Brevard County, Florida, thence along the boundaries of said Plat, the following two courses, thence South 36°13'31" East, 30.00 feet, thence North 88°46'29" East, 260.00 feet to the Point of Beginning of the land herein described thence South 54°06'53" East, 660.01 feet, thence South 13°03'28" East, 796.60 feet to a point lying on the North right of way line of Londontown Road as shown on the Plat of SHERWOOD ESTATES UNIT NO 7, as recorded in Plat Book 20, Page 96, of the Public Records of Brevard County, Florida, thence along said North right of way line of Londontown Road, the following two courses and distances, thence East 95.00 feet to the point of curvature of a circular curve, concave Southerly and having a radius of 300.00 feet, thence Easterly, along the arc of said curve, through a central angle of 04°26'50", 23.29 feet, thence North 13°03'28" West, 867.26 feet, thence North 54°06'53" West, 703.07 feet, thence South 35°53'07" West, 115.00 feet to the Point of Beginning.

(4) PARCEL A

A parcel of land lying in the Northwest 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, described as follows: Commencing at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 21 South, Range 34 East; thence North 88°46'22" East along the North line of said Section 24, a distance of 364.95 feet; thence South 02°21'27" East, 137.73 feet to a point lying on the arc of a circular curve, concave Southeasterly having a radius of 50.00 feet and to which point a radial line bears North 02°21'27" West; thence Southwesterly, along the arc of said curve through a central angle of 76°00'07", a distance of 66.32 feet to the Point of Beginning of the land herein described; thence continue Southeasterly, along the arc of the aforesaid curve, through a central angle of 62°11'11", 611.54 feet; thence South 71°45'29" West, 41.62 feet; thence South 13°25'19" West, 311.07 feet; thence South 02°51'15" West, 471.47 feet; thence South 02°06'07" East, 328.99 feet; thence South 38°43'50" West, 78.60 feet; thence South 01°13'45" East, 300.00 feet; thence North 89°00'55" East, 219.35 feet, thence North 00°59'05" West, 86.88 feet; thence North 77°26'21" East, 270.54 feet; thence North 31°41'42" West, 94.82 feet; thence North 31°15'04" East, 108.89 feet; thence North 85°17'13" East, 324.23 feet; thence South 63°33'29" West, 65.83 feet; thence South 40°13'20" West, 435.42 feet; thence South 89°00'55" West, 521.23 feet to a point lying on an Easterly boundary of the land described in Official Records Book 2566, Page 275 of the Public Records of Brevard County, Florida; thence along the boundaries of said parcel, the following two courses and distances; thence North 01°13'45" West, 390.05 feet; thence South 88°46'15" West, 92.98 feet to the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 21 South, Range 34 East; thence North 01°02'15" West, along the West line of said Northeast 1/4 of the Northwest 1/4 of Section 24, a distance of 1151.41 feet; thence North 88°46'22" East, 320.49 feet to the Point of Beginning.

(5) PARCEL B

A parcel of land lying in the North 1/2 of Section 24, and the Southeast 1/4 of Section 13, Township 21 South, Range 34 East, Brevard County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 21 South, Range 34 East; thence North 88°46'22" East, along the North line of said Section 24, a distance of 364.95 feet; thence South 02°21'27" East, 137.73 feet to a point lying on the arc of a circular curve,

concave Southwesterly having a radius of 50.00 feet and to which point a radial line bears North 02°21'27" West; thence Southeasterly along the arc of said curve, through a central angle of 78°15'43", a distance of 68.30 feet to the Point of Beginning of the land herein described; thence North 88°46'22" East, 145.15 feet; thence South 06°10'44" East, 160.68 feet., thence South 27°44'22" East, 351.26 feet; thence South 52°04'06" East, 99.75 feet; thence South 62° East 207.19 feet; thence North 45 024' 19" East 55.98 feet; thence North 55°57'19" East 219.18 feet; thence North 54°27'09" East 183.46 feet; thence North 31°37'38" East, 51.91 feet; thence South 45°19'31" East, 17.25 feet to the point of curvature of a circular curve concave Northwesterly and having a radius of 25.00 feet; thence Southeasterly, Easterly and Northeasterly along the arc of said curve, through a central angle of 145°06'27", 63.32 feet to the point of compound curvature of a circular curve concave Southwesterly and having a radius of 81.97 feet; thence Northwesterly along the arc of said curve, through a central angle of 84°35'27", 121.03 feet to the point of tangency; thence South 84°58'35" West, 45.67 feet; thence South 50°38'47" West, 42. 74 feet to the point of curvature of a circular curve, concave Northeasterly and having a radius of, 58.00 feet; thence Southwesterly, Northwesterly and Northeasterly, along the arc of said curve through a central angle of 143°21'58", 145.13 feet to the point of tangency; thence North 14°00'45" East, 101.37 feet; thence North 28°35'52" East, 217.01 feet; thence North 01°20'25" West, 115.40 feet to the Southwest corner of the Southeast 1/4 of Section 13, Township 21 South, Range 34 East; thence North 00°57'00" West, along the West line of said Southeast 14 of Section 13, a distance of 898.51 feet to a point lying on the North line of Parcel G-5 as recorded in Official Records Book 3080, Page 4652, of the Public Records of Brevard County, Florida; thence along the boundaries of said parcel, The following six courses and distances; thence North 89°03'123" East, 224.28 feet; thence South 00°161 19" West, 568.68 feet; thence South 08°10'142" West, 590.70 feet to a corner of the REPLAT OF SHERWOOD FOREST P.U.D. II, STAGE ONE, TRACT B as recorded in Plat Book 30, Page 94 , of the Public Records of Brevard County, Florida; thence along the boundaries of the above said plat and the REPLAT OF SHERWOOD FOREST P.U.D. II, STAGE ONE, TRACT A as recorded in Plat Book 29, Page 46 of said Public Records, the following three courses and distances; thence South 78°13'131" East 380.00 feet; thence South 00°44'146" East, 137.37 feet; thence South 51°03'1 10" West, 900.00 feet; thence North 70°35'59" West, 405.67 feet; thence North 56°06'142" West 162.26 feet; thence North 43°47'140" West, 96.88 feet; thence North 02°46'121" West, 205.89 feet; thence North 02°19'101" West 303.65 feet; thence South 81°32'56" West, 111.06 feet to a point lying on the arc of a circular curve, concave Northwesterly, having a radius of 50.00 feet and to which point a radial line bears South 44°10'104" East; thence Northeasterly along the arc of said curve, through a central angle of 59°55'40", 52.30 feet to the Point of Beginning.

(6) PARCEL G-2

A part of the North 1/2 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, more particularly described as follows:

Begin at the Northwest corner of Lot 9, SHERWOOD VILLAS UNIT ONE, as recorded in Plat Book 23, Page 90, of the Public Records of Brevard County, Florida; run thence Easterly along the Northerly boundary of said SHERWOOD VILLAS UNIT ONE, the following four courses and distances: North 32°47'45" East, a distance of 61.47 feet; thence North 51°03'1 10" East, a distance of 184.71 feet; North 89°45'135" East, a distance of 263.39 feet; South 56°15'1 15" East, a distance of 427.79 feet; thence North 55°00'00" East, a distance of 137.20 feet; thence South 35°00'100" East, a distance of 215.09 feet to a point on the Northerly right-of-way line of Londontown Road (a 60 foot R/W), said point being on the arc of a circular

curve concave Southeasterly, having a radius of 300.00 feet at which point a radial line bears South 36°54'33" East; thence Northeasterly along the arc of said curve through a central angle of 01°54'33" a distance of 10.00 feet; thence North 35°00'00" West, along a line radial to the last mentioned curve, a distance of 888.22 feet; thence North 56°15'15" West, a distance of 425.48 feet to the Southeast corner of SHERWOOD FOREST P.U.D. II STAGE TWO PHASE ONE, as recorded in Plat Book 31, Page 88 of the aforesaid Public Records; thence South 89°45'35" West, along the boundary of said SHERWOOD FOREST P.U.D. II STAGE TWO PHASE ONE and along the boundary of REPLAT OF SHERWOOD FOREST P.U.D. II STAGE ONE TRACT B, as recorded in Plat Book 30, at Page 94, of the aforesaid Public Records, a distance of 366.46 feet; thence South 51°03'10" West, along the boundary of said REPLAT OF SHERWOOD FOREST P.U.D. II, STAGE ONE TRACT B and along the boundary of REPLAT OF SHERWOOD FOREST P.U.D. II STAGE ONE TRACT A, as recorded in Plat Book 29, at Page 46, of the aforesaid Public Records, a distance of 592.58 feet to the Northeast corner of TRACT C, SHERWOOD FOREST P.U.D. II STAGE ONE as recorded in Plat Book 29, Page 40, of the aforesaid Public Records; thence South 08°56'50" East along the Easterly line of said TRACT C, a distance of 11.55 feet; thence North 51°03'10" East, a distance of 105.67 feet; thence South 38°56'50" East, a distance of 55.50 feet; thence South 42°16'09" East, a distance of 169.03 feet; thence North 54°36'53" East, a distance of 161.09 feet to the Point of Beginning.

(7) A part of the Northeast 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 24; run thence North 88°46'29" East, along the North line of the Northeast 1/4, a distance of 1100.00 feet; thence South 46°13'31" East, 10.51 feet to the Point of Beginning of the land herein described; thence South 43°46'29" West, 84.97 feet; thence South 32°57'46" East, a distance of 24.62 feet; thence South 54°06'53" East, a distance of 879.36 feet; thence South 13°03'28" East, a distance of 867.26 feet to a point on the Northerly right-of-way line of Londontown Road (a 60-foot R/W), said point being on the arc of a circular curve concave Southerly, having a radius of 300.00 feet, at which point a radial line bears South 04°26'50" West, thence Easterly along the arc of said curve and along said Northerly right-of-way line through a central angle of 09°03'10", a distance 47.40 feet to the point of reverse curvature of a circular curve concave Northerly, having a radius of 320.00 feet; thence continue Easterly along the arc of the last mentioned curve and along said Northerly right-of-way line through a central angle of 17°19'14", a distance of 96.74 feet; thence North 14°04'52" West, a distance of

561.92 feet; thence North 00°13'50" West, a distance of 187.94 feet; thence North 19°59'40" West, a distance of 230.00 feet; thence North 62°01'29" West, a distance of 657.48 feet; thence North 46°13'31" West, a distance of 289.50 feet to the Point of Beginning.

(8) PARCEL G-4

A part of the Northeast 1/4 of Section 24 and a part of the Southeast 1/4 of Section 13, all in Township 21 South, Range 34 East, Brevard County, Florida, more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 24; run thence North 88°46'29" East, along the North line of the Northeast 1/4, a distance of 670.87 feet to the Point of Beginning of the lands herein described; thence South 36°13'31" East, a distance of 319.78 feet; thence North 57°02'14" East, a distance of 151.47 feet; thence North 32°57'46" West, a distance of 1043.88 feet; thence North 57°02'14" East, a distance of 75.00 feet; thence North 32°57'46" West, a distance of 214.28 feet; thence

South 78°03'33" West, a distance of 89.37 feet; thence South 18°18'48" East, a distance of 621.04 feet; thence South 27°12'39" East, a distance of 161.04 feet; thence South 36°13'31" East, a distance of 210.22 feet to the Point of Beginning.

(9) PARCEL G-6

A part of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, as more particularly described as follows:

Begin at the Southwest corner of SHERWOOD VILLAS UNIT ONE, as recorded in Plat Book 23, at Page 90 of the Public Records of Brevard County, Florida; run thence due East along the boundary of said SHERWOOD VILLAS UNIT ONE a distance of 159.17 feet to a point on the arc of a circular curve concave Westerly, having a radius of 200.00 feet at which point a radial line bears South 62°56'11" West, said point being on the boundary of SHERWOOD VILLAS UNIT NO. TWO, as recorded in Plat Book 24, at Page 32 of said Public Records; thence along said boundary the following three courses and distances: Southerly along the arc of the last mentioned curve through a central angle of 20°54'50" (20°54'44" plat), a distance of 73.00 feet; South 60°16'20" West, a distance of 613.36 feet; South 48°51'10" West, a distance of 148.28 feet; thence North 41°08'50" West, a distance of 40.00 feet; thence South 48°51'10" West, a distance of 348.23 feet; thence North 58°49'20" West, a distance of 106.24 feet; thence South 79°30'00" West, a distance of 529.26 feet; thence South 10°30'00" East, a distance of 55.00 feet to a point on the aforesaid boundary of SHERWOOD VILLAS UNIT NO. TWO; thence along said boundary the following seven courses and distances; South 79°30'00" West, a distance of 134.95 feet; South 87°58'10" West, a distance of 804.62 feet; South 02°05'35" West, a distance of 305.84 feet; South 87°04'40" East, a distance of 707.50 feet; South 75°23'20" East, a distance of 155.30 feet; South 67°52'10" East, a distance of 387.80 feet; South 80°37'40" East, a distance of 401.22 feet; thence South 00°54'25" East, a distance of 165.93 feet to a point on the boundary of SHERWOOD ESTATES UNIT NO. 9 (as now established), as recorded in Plat Book 21, at Page 8 of the aforesaid Public Records; thence Westerly along said boundary the following two courses and distances; South 89°05'45" West (South 89°02'03" West Plat) a distance of 75.00 feet; South 58°07'45" West (South 58°04'13" West Plat), a distance of 29.16 feet to a point on the boundary of SHERWOOD ESTATES UNIT NO. 10 (as now established) as recorded in Plat Book 22, at Page 2, of the aforementioned Public Records; thence Westerly along said boundary the following five courses and distances; North 00°54'25" West (North 00°57'57" West Plat), a distance of 0.46 feet; North 80°54'38" West (North 80°58'10" West Plat), a distance of 354.67 feet (355.28 feet Plat); North 67°56'28" West (North 68°00'00" West Plat) a distance of 397.83 feet; North 75°09'05" West (North 75°12'37" West Plat), a distance of 123.91 feet; North 85°56'41" West (North 86°00'00" West Plat), a distance of 402.77 feet (402.83 feet Plat) to the Northeast corner of SHERWOOD ESTATES UNIT FIFTEEN, as recorded in Plat Book 29, at Page 28, of the aforesaid Public Records; thence along the boundary of said SHERWOOD ESTATES UNIT FIFTEEN the following five courses and distances; North 85°53'16" West, (North 85°55'04" West Plat), a distance of 127.17 feet; South 89°08'47" West (South 89°06'59" West Plat), a distance of 300.00 feet; North 28°32'46" West (North 28°34'34" West Plat), a distance of 151.71 feet; North 16°00'50" East (North 15°59'02" East Plat), a distance of 80.89 feet; North 05°10'34" East (North 05°08'46" East Plat), a distance of 32.40 feet; thence North 05°06'06" East, a distance of 484.67 feet; thence North 44°59'41" East, a distance of 50.00 feet; thence North 65°40'51" East, a distance of 156.60 feet; thence South 87°00'33" East, a distance of 803.07 feet; thence

North 89°00'55" East, a distance of 642.62 feet; thence North 40°16'13"20" East, a distance of 510.00 feet; thence North 70°58'50" East, a distance of 425.00 feet; thence due East a distance of 105.06 feet to the Point of Beginning.

(10) PARCEL G-7

A part of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, more particularly described as follows:

Begin at the most Westerly corner of Lot 26, Block 8, SHERWOOD ESTATES UNIT NO. 7 (as now established), as recorded in Plat Book 20, Page 96 of the Public Records of Brevard County, Florida; run thence along the boundary of said SHERWOOD ESTATES UNIT NO. 7, the following eleven courses and distances; South 26°10'30" East, a distance of 81.97 feet; South 19°52'39" West, a distance of 183.30 feet; South 13°00'00" West, a distance of 215.84 feet; (232.36 feet plat); South 10°04'05" West, (South 08°04'05" West, Plat) a distance of 603.70 feet (594.65 feet Plat); South 56°40'30" East, (South 58°40'30" East, Plat) a distance of 191.11 feet (193.79 feet Plat); South 47°40'30" East, (South 49°40'30" East Plat) a distance of 168.04 feet (165.41 feet Plat); South 49°01'32" East (South 41°10'30" East, Plat), a distance of 137.10 feet (117.77 feet Plat); South 43°49'33" West, a distance of 63.71 feet (63.99 feet Plat); South 15°08'10" West, a distance of 178.72 feet; South 88°41'43" West, a distance of 135.40 feet; South 01°16'17" East, a distance of 30.00 feet to a point on the boundary of SHERWOOD ESTATES UNIT NO. 8 (as now established), as recorded in Plat Book 20, at Page 149 of the aforesaid Public Records; thence along said boundary, the following four courses and distances; South 88°41'43" West, a distance of 5.07 feet; South 03°50'00" West, a distance of 119.31 feet; South 45°25'43" West, (South 43°54'20" West, Plat) a distance of 51.64 feet (48.25 feet Plat); South 84°57'50" West (South 64°54'18" West Plat), a distance of 267.00 feet to a point on the boundary of SHERWOOD ESTATES UNIT NO. 9 (as now established) as recorded in Plat Book 21, at Page 89 of the aforesaid Public Records; thence along said boundary the following five courses and distances; North 87°27'53" West (North 87°28'38" West Plat), a distance of 84.68 feet (85.02 feet Plat) North 01°14'45" West, (North 01°18'17" West Plat), a distance of 274.54 feet; South 79°52'31" West (South 79°48'59" West Plat), a distance of 405.66 feet, North 89°48'40" West (North 89°52'12" West Plat), a distance of 162.08 feet; South 78°47'17" West, (South 78°43'45" West Plat), a distance of 111.80 feet; thence North 00°54'25" West, a distance of 80.07 feet; thence North 69°01'26" East, a distance of 115.43 feet; thence North 00°54'25" West, a distance of 60.00 feet to a point on the boundary of SHERWOOD VILLAS UNIT NO. 2, as recorded in Plat Book 24, at Page 32 of the aforesaid Public Records; thence along said boundary the following six courses and distances; North 85°47'10" East, a distance of 280.22 feet; North 65°47'10" East, a distance of 372.55 feet; North 23°46'10" East, a distance of 218.71 feet; North 01°27'20" East, a distance of 613.35 feet; North 06°04'50" West, a distance of 190.01 feet to a point on the arc of a circular curve concave Westerly having a radius of 250.00 feet and at which point a radial line bears North 59°12'54" West, Northerly along the arc of said curve through a central angle of 58°17'54" (58°18'02" Plat), a distance of 254.37 feet to a point on the aforementioned boundary of SHERWOOD VILLAS UNIT NO. ONE; thence Easterly along said boundary the following two courses and distances; North 48°40'30" East, a distance of 152.91 feet; South 58°56'00" East, a distance of 197.74 feet to the Point of Beginning.

(11) PARCEL G-8A

A part of Section 24, Township 21 South, Range 34 East Brevard County, Florida, more particularly described as follows:

Begin at the Southeast corner of Lot 1, Block 8, SHERWOOD ESTATES UNIT NO. 7, as recorded in Plat Book 20, at Page 96 h1€ 1E of the Public Records of Brevard County, Florida; run thence South 41°21'35" East, a distance of 286.96 feet; thence South 13°29'51" West, a distance of 460.03 feet to a rear corner point of Lot 6 Block 7 as shown on the aforesaid plat of SHERWOOD ESTATES UNIT NO. 7; thence along said boundary of SHERWOOD ESTATES UNIT NO. 7 (as now established), the following 19 courses and distances; South 12°20'58" West, a distance of 302.86 feet; South 07°04'56" West, a distance of 100.27 feet; South 14°00'58" West, a distance of 90.00 feet; North 75°59'02.11 West, a distance of 30.00 feet; South 14°00'58" West, a distance of 108.50 feet; South 19°43'36" West, a distance of 97.53 feet; South 25°19'34" West, a distance of 95.41 feet (94.97 feet Plat); South 44°41'15" West (South 46°15'17" West Plat), a distance of 15.78 feet (17.54 feet Plat); North 65°32'40" West (North 65°23'42" West Plat), a distance of 114.03 feet (114.53 feet Plat); North 63°47'39" West, a distance of 60.13 feet; South 82°30'58" West, a distance of 121.10 feet; South 48°49'33" West, a distance of 9.08 feet; North 49°01'32" West (North 36°27'05" West Plat), a distance of 140.88 feet (113.61 feet Plat); North 62°00'00" East, (North 60°00'00" East Plat), a distance of 120.00 feet; North 13°20'46" West (North 15°21'05" West Plat), a distance of 165.45 feet (165.53 feet Plat); North 00°23'44" East (North 02°15'36" West Plat), a distance of 146.54 feet (146.08 feet Plat); North 01°02'07" East (North 00°57'53.11 West Plat), a distance of 275.35 feet (280.33 feet Plat); North 08°30'11" East, (North 06°59'12" East Plat), a distance of 93.01 feet (87.13 feet Plat); North 13°00'00" East, a distance of 100.00 feet; thence South 77°00'00" East, a distance of 20.00 feet; thence North 13°00'00" East, a distance of 84.98 feet; thence North 62°55'23" West, a distance of 20.62 feet to a point on the aforesaid boundary of SHERWOOD ESTATES UNIT NO. 7; thence North 35°21'39" East, along said boundary of SHERWOOD ESTATES UNIT NO. 7, a distance of 74.58 feet; thence South 48°01'30" East, a distance of 20.11 feet; thence North 48°00'00" East, a distance of 97.89 feet; thence North 42°00'00" West, a distance of 20.00 feet to a point on the aforesaid boundary of SHERWOOD ESTATES UNIT NO. 7; thence along the boundary of said SHERWOOD ESTATES UNIT NO. 7; the following two courses and distances; North 48°00'00" East, a distance of 306.10 feet; North 61°32'40" East, a distance of 82.74 feet to the Point of Beginning.

(12) PARCEL C

A part of the Northeast 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, more particularly described as follows:

Begin at the Southeast corner of Lot 1, Block 8, SHERWOOD ESTATES UNIT NO. 7, as recorded in Plat Book 20, at Page 96, of the Public Records of Brevard County, Florida; run thence due North along the boundary of said SHERWOOD ESTATES UNIT NO. 7, a distance of 120.00 feet to a point on the Southerly right-of-way line of Londontown Road (a 60-foot R/W); thence due East along said right-of-way line, a distance of 330.80 feet to the point of curvature of a circular curve concave Southerly, having a radius of 240.00 feet; thence Easterly along the arc of said curve through a central angle of 13°30'00" a distance of 56.55 feet to point of reverse curvature of a circular curve concave Northerly, having a radius of 380.00 feet; thence Easterly along the arc of said curve through a central angle of 26°39'22", a distance of 176.90 feet; thence South 19°59'40" East; a distance of 291.11 feet, thence South 70°00'20" West, a distance of 237.19 feet; thence North 19°59'40" West, a distance of 110.00 feet; thence South 70°00'20"

West, a distance of 225.00 feet; thence North 41°21'35" West, a distance of 286.96 feet to the Point of Beginning.

AND THE FOLLOWING DESCRIBED PARCELS

(13) A parcel of land lying in the SW 1/4 of the SE 1/4 of Section 13 and the NW 1/4 of the NE 1/4 of Section 24, Township 21 South Range 34 East, Brevard County, Florida described as follows: Beginning at the most Northerly corner of Tract A-2 as shown on the plat of Sherwood Forest PUD II Stage Two Phase One as recorded in Plat Book 31, page 88 of the Public Records of Brevard County, Florida; thence S88°46'29"W, along the North line of said Tract A-2 a distance of 235.00 feet to the Northwest corner thereof, thence S23°46'29"W, along the West line of said Tract A-2 and along the West line of Tract A-1 as shown on the replat of Sherwood Forest PUD II Stage One Tract B as recorded in Plat Book 30 page

94 of the Public Records of Brevard County, Florida, a distance of 470.00 feet to the most Westerly corner of said Tract A-1 and a corner of parcel B as described in Official Records Book 5495, page 1440 of said Public Records of Brevard County, Florida, thence along the boundaries of said parcel B the following two courses and distances; thence N08°10'42"E, 590.70 feet thence N00°16'19"E 568.68 feet, thence N78°03'33"E 70.43

feet to a point lying on the Westerly boundary of parcel G-4 as described in the aforesaid Official Records Book 5495, Page 1440, thence along the boundaries of said parcel G-4 the following two courses and distances thence S18°18'48"E, 621.04 feet thence S27°12'39"E, 161.04 feet to the Point of Beginning.

and

(14) A parcel of land lying in the Southeast 1/4 of Section 13, Township 21 South, Range 34 East Brevard County, Florida described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 13, thence N00°56'18"W, along the West line of said Southeast 1/4 of Section 13 a distance of 920.79 feet to a point lying on the arc of a circular curve, concave Northwesterly having a radius of 300.00 feet and to which point a radial line bears S58°28'55"E thence Northeasterly along the arc of said curve, through a central angle of 12°37'49", 66.13 feet to the point of tangency, thence N18°53'16"E, 32.69 feet to a point lying on the Southeasterly right of way line of Hammock Trail as described in Official Records Book 1212, page 917 of the Public Records of Brevard County, Florida and the arc of a circular curve, concave Northwesterly, having a radius of 644.65 feet and to which point a radial line bears S37°46'02"E thence Northeasterly along said right of way line and along the arc of said curve, through a central angle of 17°54'23", 201.47 feet to a point lying on the Westerly boundary of that parcel of land described in Official Records Book 2676, page 0012 of the Public Records of Brevard County, Florida, thence along the boundaries of said parcel, the following two courses and distances thence S54°21'29"E, 247.45 feet, thence S32°57'46"E 82.36 feet, thence S78°03'33"W, 123.00 feet to the Point of Beginning of the parcel of land herein described thence N77°42'41"W, 18.00 feet, thence S83°32'24"W, 76.00 feet, thence S40°24'42"W, 16.00 feet, thence N89°03'23"E 25.55 feet thence N78°03'33"E 79.66 feet to the Point of Beginning.

and

(15) Part of land described in Official Records Book 5423, Page 1760, Public Records of Brevard County, Florida, and being part of the S.E. 1/4 of Section 13, Township 21 S., Range 34 E., Brevard County, Florida being more particularly described as follows:



Commence at the S.W. corner of said S.E. 1/4 of Section 13; thence N88°46'29"E (assumed bearing) along the South line of said Section 13, 870.37 feet to the Westerly line of said land described in Official Records Book 5423, page 1760 ; thence N32°57'46"W, along said Westerly line 569.55 feet to the Point of Beginning of this description; thence continue along said Westerly line N32°57'46"W, 260.00 feet to the Northwesterly corner of said land; thence N57°02'14"E, along the Northerly line of said land 49.00 feet; thence S22°17'25"E, 264.58 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

(16) Part of Parcel "G-3" as described in Official Records Book 5495, page 1440, Public Records of Brevard County, Florida, being part of the N.E. 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, more particularly described as follows:

Commence at the N.W. corner of the N.E. 1/4 of said Section 24; run thence N88°46'29" 11E, (assumed bearing) along the North line of the N.E. 1/4, a distance of 1100.00 feet; thence S46°13'3" 11E, 10.51 feet to the Point of Beginning of the land herein described and the Northern most corner of said Parcel "G-3"; thence S43°46'29" W, 84.97 feet; thence S32°57'46"E, a distance of 24.62 feet; thence S54°06'53"E, along the Southwesterly line of said Parcel "G-3" also being the Northeasterly line of land described in Official Records Book 5423 page 1760 , Public Records of Brevard County, Florida, a distance of 11.14 feet; thence N43°46'29" E, 89.09 feet to the Northeasterly line of said parcel "G-3"; thence N46°46'31" W, along said Northeasterly line 35.00 feet to the Point of Beginning.

and

(17) Part of Parcel "G-4" as described in Official Records Book 5495, page 1440, Public Records of Brevard County, Florida and being part of the N.E. 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, more particularly described as follows:

Commence at the N. W corner of the N.E. 1/4 of said Section 24; run thence N88°46'29"E, (assumed bearing) along the North line of the N.E. 1/4 a distance of 870.37 feet to the Easterly line of said parcel "G-4"; thence S32°57'46"E, along said Easterly line 164.32 feet to the Point of Beginning of this description; thence continue S32°57'46"E, along said Easterly line 50.00 feet to the Southeast corner of said Parcel "G-4"; thence S57°02'14"W, along the Southerly line of said Parcel "G-4", 50.00 feet to the point of cusp of a curve concave Northwest having a radius of 50.00 feet from which a radial line bears N32°57'46"W, thence Northeasterly along the arc of said through a central of 90°00'00", a distance of 78.54 feet to the Point of Beginning.

and

(18) A part of the S.E. 1/4 of Section 13, Township 21 S., Range 34 E., Brevard County, Florida, also being part of Parcel G-4, as described in Official Records Book 5495, Page 1440, Public Records of Brevard County, Florida, and being more particularly described as follows:

Commence at the S. W. corner of S.E. 1/4 of said Section 13; thence N. 88°46'29" E., along the South line of said Section 13, 870.37 feet to the Easterly line of said Parcel G-4; thence N. 32°57'46" W., along said Easterly line, 829.55 feet; thence N. 57°02'14" E, along the Southerly boundary of Parcel G-4, 49.0 feet to the Point of Beginning of this description; thence N. 32°57'46" W., parallel to said Easterly line of Parcel G-4, 224.27 feet to the Northerly line thereof; thence N. -78°03'33" E., along said Northerly line, 27.85

feet to the Northern most corner of said Parcel G-4; thence S. 32°57'46" E., along said Easterly line of said Parcel G-4, 214.28 feet; thence S. 57°02'14" W., along the Southerly boundary of said Parcel G-4, 26.0 feet to the Point of Beginning.

Together with Easement (per Official Records Book 3692 Page 1934)

(19) A ten-foot-wide Easement for ingress, egress, private and public utility purposes lying five feet on either side of the following described centerline:

A part of the North 1/2 of Section 24, Township 21 South, Range 34 East., Brevard County., Florida., more particularly described as follows: Commence at the Northeast corner of Tract C, SHERWOOD FOREST P.U.D. II, STAGE ONE, as recorded in Plat Book 29, at Page 40 , of the Public Records of Brevard County, Florida; thence South 08°56'50" East, along the East boundary line of said Tract C, a distance of 5.76 feet to the Point of Beginning of the centerline of Easement herein described; thence South 51°03'10" West, a distance of 156.97 feet; thence North 77°01'12" West, a distance of 159.86 feet; thence South 85°17'13" West, a distance of 113.40 feet to the point of termination. Less that portion lying within Tract C, Sherwood Forest P.U.D. II, Stage One, Plat Book 29, Page 40 , Public Records of Brevard County, Florida.

and Easement (per Official Records Book 3080 Page 4680)

(20) A ten (10.0 foot) wide Easement for ingress, egress, private and public utility purposes lying five feet (5 feet) on either side of the following described centerline: A part of the Southeast 1/4 of Section 13, Township 21 South, Range 34 East, Brevard County, Florida, more particularly described as follows: Commence at the Northeast corner of Northwest 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida; run thence North 00°56'37" West, along the West line of the aforesaid Southeast 1/4 of Section 13, a distance of 898.60 feet; thence North 89°03'23" East, a distance of 223.63 feet; thence South 00°16' 19" West, a distance of 5.12 feet to the POINT OF BEGINNING of the centerline of Easement herein described; thence North 78°03'54" East, a distance of 72.08 feet to the point of termination of the centerline of Easement.

and Easement (per Official Records Book 3692 Page 1938)

(21) A ten (10 foot) wide Easement for ingress, egress, private and public utility purposes lying five feet (5 feet) on either side of the following described centerline: A part of the Southeast 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, more particularly described as follows: Commence at the Northwest corner of SHERWOOD ESTATES UNIT NO. 9, as recorded in Plat Book 21, at Page 89 , of the Public Records of Brevard County, Florida; run thence along the boundary of said SHERWOOD ESTATES NO. 9 the following two courses and distances; North 58°07'45" East (North 58°04'13" East Plat), a distance of 29.16 feet; North 89°05'35" East (North 89°02'03" East Plat), a distance of 75.00 feet; thence North 00°54'25" West, a distance of 75.07 feet to the Point of Beginning of the centerline of Easement herein described; thence North 89°05'35" East, a distance of 75.00 feet to the point of termination of the centerline of Easement.

AND

(22) PARCEL A: A parcel of land lying in the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 3, Block 6, of Sherwood Estates, Unit No. 6, as recorded in Plat Book 19, Page 118, public records of Brevard County, Florida, said point being on the Westerly right of way line of Carpenter Road, and run North 00° 59' 02" West, along said right of way line, a distance of 131.51 feet to the point of curvature of a 1000.0 foot radius curve to the left; thence run Northwesterly along the arc of said curve and along said right of way line, thru a central angle of 02° 01' 37", an arc distance of 35.38 feet; thence run South 89° 00' 58" West, 268.67 feet; thence run South 01° 49' 22" East, 156.90 feet to a point on the North line of Lot 4, Block 6, of said Sherwood Estates Unit No. 6; thence run North 89° 00' 58" East along the said North line of Lot 4, Block 6, a distance of 117.0 feet to the Northeast corner of said Lot 4; thence run South 00° 59' 02" East along the East line of said Lot 4, a distance of 10.0 feet to the Northwest corner of the aforesaid Lot 3, Block 6, of Sherwood Estates Unit No. 6; thence run North 89° 00' 58" East, along the North line of said Lot 3, a distance of 150.0 feet to the Point of Beginning.

(23) PARCEL B:

A part of Section 24, Township 21 South, Range 34 East, Brevard County, Florida more particularly described as follows: Commencing at the Northeast corner of Lot 1, Block 8, SHERWOOD ESTATES UNIT NO. 7, as recorded in Plat Book 20, Page 96, of the Public Records of Brevard County, Florida; thence on a bearing of South, along the East line of said Lot 1, 120.00 feet to the Southeast corner thereof; thence South 41°21'35" East, 286.96 feet to the Point of Beginning of the land herein described; thence South 13°29'51" West, 460.03 feet to the most rear corner of Lot 6, Block 7 as shown on the aforementioned Plat of SHERWOOD ESTATES UNIT NO. 7; thence along the boundaries of said plat, the following five courses and distances; thence North 48°22'12" East, 135.37 feet; thence North 89°00'58" East, 300.00 feet; thence South 85°16'24" East, 100.50 feet; thence North 89°00'58" East, 119.00 feet; thence South 00°59'02" East, 40.00 feet to the Northwest corner of Flintshire Way as shown on the plat of SHERWOOD ESTATES UNIT NO. 6, as recorded in Plat Book 19, Page 118, of the Public Records of Brevard County, Florida; thence North 89°00'58" East along the North line of said Plat, 73.07 feet to the Southwest corner of the parcel of land described in Official Records Book 1859, Page 834, of the Public Records of Brevard County, Florida; thence North 01°46'41" West, along the West line of said parcel and the Northerly prolongation thereof 233.05 feet; thence South 88°13'19" West 240.44 feet; thence North 01°46'41" West 176.16 feet; thence South 70°00'20" West, 90.00 feet; thence North 19°59'40" West 110.00 feet; thence South 70°00'20" West, 225.00 feet to the Point of Beginning.

(24) PARCEL C:

A part of the Northeast 1/4 of Section 24, Township 21 South, Range 34 East., Brevard County, Florida., more particularly described as follows: Commence at the Southeast corner of Lot 1, Block 8, SHERWOOD ESTATES UNIT NO. 7, as recorded in Plat book 20, Page 96, of the Public Records of Brevard County, Florida; run thence due North along the boundary of said SHERWOOD ESTATES UNIT NO. 7, a distance of 120.00 feet to a point on the Southerly right of way line of Londontown Road (a 60 foot R/W); thence due East along said right of way line, a distance of 330.80 feet to the point of curvature of a circular curve concave Southerly, having a radius of 240.00 feet; thence Easterly along the arc of said curve through a central angle of 13°30'00"13°30'00", a distance of 56.55 feet to a point of reverse curvature of a circular curve concave Northerly, having a radius of 380.00 feet; thence Easterly along the arc of said curve through a central angle of 26°39'22", a distance of 176.90 feet; thence South 19°59'40" East, a distance of 291.11 feet; thence South 70°00'20" West a distance of 117.19 feet to the Point of Beginning

of the lands herein described; thence continue South 70°00'20" West a distance of 30.00 feet; thence South 01°46'41" East, a distance of 176.16 feet; thence North 88°13'19" East, a distance 240.44 feet; thence North 01°46'41" West, a distance of 151.58 feet; thence North 19°59'40" West a distance of 98.50 feet; thence South 70°00'20" West, a distance of 43.50 feet; thence South 19°59'40" East, a distance of 17.26 feet to the point of curvature of a circular curve concave Westerly, having a radius of 94.44 feet; thence Southerly along the arc of said curve through a central angle of 19°00'36" a distance of 31.33 feet; thence South 88°41'13" West, a distance of 149.95 feet to the Point of Beginning.

PARCEL D:

(25) Parcel 1:

A part of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, described in Official Records Book 1049, Page 733, LESS AND EXCEPT Official Records Book 1418, Page 990, and Official Records Book 1603, Page 374, Public Records of Brevard County, Florida.

(26) Parcel 2:

A part of the Northeast 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida described as follows: Beginning at the Point of Intersection of the Southerly right-of-way line of LONDONTOWN ROAD and the Westerly right-of-way line of CARPENTER ROAD, run thence South 19 degrees 59'40" East., along said Westerly right-of-way line, a distance of 300.00 feet; thence South 70 degrees 00'20" West, 300.00 feet; thence North 19 degrees 59'40" West, 291.11 feet to a point on the aforesaid Southerly right-of-way line of Londontown Road, said point being on the arc of a circular curve concave Northwesterly, having a radius of 380.00 feet; thence along said Southerly right-of-way line, the following three (3) courses and distances; Northeasterly along the arc of said curve through a central angle of 18 degrees 50'38", a distance of 124.98 feet to a point of reverse curvature of a circular curve concave Southeasterly, having a radius of 150.00 feet; Northeasterly along the arc of said curve through a central angle of 12 degrees 00'20", a distance of 31.43 feet to the point of tangency; North 70 degrees 00'20" East, 144.51 feet to the Point of Beginning.

(27) Parcel 3:

A parcel of land lying in the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 21, South, Range 34 East, Brevard County, Florida, described as follows: Commence at the Northeast corner of Lot 3, Block 6, SHERWOOD ESTATES UNIT NO. 6, as recorded in Plat Book 19, Page 118, Public Records of Brevard County, Florida, said point being on the Westerly right-of-way line of Carpenter Road (a 70' R/W); thence run Northerly along said Westerly right-of-way line the following two courses and distances: North 00 degrees 59'02" West, 131.97 feet (131.51' Deed) to the point of curvature of a circular curve concave Westerly having a radius of 1000.00 feet; thence along the arc of said curve through a central angle of 11 degrees 51'01", a distance of 206.83 feet to the point of beginning of the lands described herein, thence continue Northerly along the aforesaid Westerly right-of-way line the following two courses and distances: continue along the arc of the aforesaid curve through a central angle of 7 degrees 09'37" a distance of 124.97 feet to the point of tangency; North 19 degrees 59'40" West, 109.72 feet (110.64' Deed); thence run South 70 degrees 00'20" West, 226.50 feet, thence South 19 degrees 59'40" East,

98.50 feet; thence South 1 degrees 46'41" East, (South 1 degrees 49'22" East Deed), 57.23 feet, thence North 89 degrees 00'58" East, 250.24 feet to the POINT OF BEGINNING.

AND

No. 1297851, DATED JULY 26, 2022.

(28) Parcel 1:

Tract R1 of Sherwood Villas, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 5514, Page 341, as amended in O.R. Book 5665, Page 7850 and O.R. Book 5832, Page 2.3152315, and all exhibits and amendments thereof, Public Records of Brevard County, Florida.

(29) Parcel 2:

Tract R2 of Sherwood Villas, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 5514, Page 341., as amended in O.R. Book 5665, Page 7850 and O.R. Book 5832, Page 2315, and all exhibits and amendments thereof, Public Records of Brevard County, Florida.

(30) Parcel 3:

A part of the Northeast 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, described as follows: Beginning at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 24, run thence North 88°44'52" East along the North line of said Northeast 1/4 of Section 24, a distance of 613.12 feet to a point on the Westerly right of way line of Carpenter Road; thence South 19°59'40" East along said Right of Way line, 895.11 feet; thence South 70°00'20" West, 286.00 feet; thence North 0°13'50" West, 187.94 feet; thence North 19°59'40" West, 230.00 feet; thence North 62°00'18" West, 658.43 feet; thence North 46°15'08" West, 300.00 feet to a point on the North line of said Northeast 1/4 of Section 24; thence North 88°44'52" East along said line 227.28 feet to the point of beginning.

(31) Parcel 4:

Tract B, Sherwood Villas, Sherwood Forest P.U.D. II, Stage 2, Phase 2 and Stage 3, according to the Plat thereof, as recorded in Plat Book 53, Pages 67 through 70, inclusive, of the Public Records of Brevard County, Florida.

(32) Parcel 5:

Tract C, Sherwood Villas, Sherwood Forest P.U.D. II, Stage 2, Phase 2 and Stage 3, according to the Plat thereof, as recorded in Plat Book 53, Pages 67 through 70, inclusive, of the Public Records of Brevard County, Florida.

AND

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT No. 1326908, DATED OCTOBER 2, 2022.

(33) A part of the Southeast 1/4 of Section 24, Township 21 South, Range 34 East, Brevard County, Florida, more particularly described as follows: Commence at the Northwest corner of Sherwood Estates Unit No. 9 the following two courses and distances: N 58°07'45" E (N 58°04'13" E plat), a distance of

29.16 feet; N 89°05'35" E (N 89°02'03" E plat), a distance of 75.00 feet to the Point of Beginning of the lands described; thence N 00°54'25" W, a distance of 165.93 feet to a point on the Boundary of Sherwood Villas No. 2 as recorded in Plat Book 14 at page 32 of the aforesaid public records; thence along said boundary of Sherwood Villas No. 2 the following two courses and distances: S 80°37'40" E a distance of 23.78 feet; thence N 82°40'37" E, a distance of 161.03 feet; thence S 00°54'25" E, a distance of 60.00 feet; thence S 69°01'26" W, a distance of 115.43 feet; thence S 00°54'25" E, a distance of 80.07 feet to a point on the aforesaid boundary of Sherwood Estates Unit No. 9; thence S 89°05'35" W (S 89°02'03" W plat), a distance of 75.00 feet to the Point of Beginning.

Less and except those lands described in deed recorded in Official Records Book 9058, Page 2591, Public Records of Brevard County, Florida.

**JOINDER IN BINDING DEVELOPMENT PLAN BY MORTGAGEE CORPORATION**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the authorized agent and signatory for the owner and holder of that certain Mortgage dated June 15<sup>th</sup>, 2023, given by Sherwood Golf Club, Inc., as mortgagor, in favor of the undersigned, Hoven Financial Corporation, as mortgagee, recorded in Official Records Book 9817, Page 2626, of the Public Records of Brevard County, Florida, and encumbering lands described in said Mortgage, does hereby join in the foregoing Binding Development Plan for the purpose of consenting to the change of property use and development requirements as set forth therein.

Hoven Financial Corporation  
4521 PGA Blvd Suite 201, Palm Beach Gardens, FL 33418

Hoven Financial Corporation

4521 PGA Blvd, Suite 201, Palm Beach Gardens, FL 33418  
Street City State Zip Code

[Signature] STEVEN DARR President  
\*Authorized Agent Signature Authorized Agent Printed Name and Title

\*Note: All others besides CEO or President require attachment of original corporate resolution of authorization to sign documents of this type.

**AFFIX CORPORATE SEAL**

**WITNESSES**

[Signature]  
Signature

Holly E. Tarr  
Print Name 4521 PGA Blvd #201 PBG 33418

[Signature]  
Signature

Ryan Anderson  
Print Name 4521 PGA Blvd #201 PBG 33418

STATE OF Florida

COUNTY OF Saint Lucie

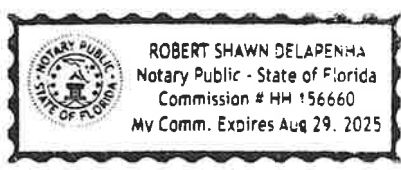
The foregoing instrument was acknowledged before me this 30 day of Oct, 20 24,

by Steven Tarr, who is personally known to me or who has produced

FL DL as identification.

  
Notary Public Signature

Robert Delapenha  
Name Printed



SEAL



# JOINDER IN BINDING DEVELOPMENT PLAN BY MORTGAGEE CORPORATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the authorized agent and signatory for the owner and holder of that certain Mortgage dated February 7<sup>th</sup>, 2018, given by Sherwood Golf Club, Inc. as mortgagor, in favor of the undersigned, Sherwood Golf, LLC, as mortgagee, recorded in Official Records Book 8088, Page 2832, of the Public Records of Brevard County, Florida, and encumbering lands described in said Mortgage, does hereby join in the foregoing Binding Development Plan for the purpose of consenting to the change of property use and development requirements as set forth therein.

Sherwood Golf, LLC  
4348 Caper Court Titusville, FL 32796

Sherwood Golf, LLC

4335 LONDON TOWN RD TITUSVILLE FL 32796  
Street City State Zip Code  
Andrew Ali ANDREW ALI PRESIDENT  
\*Authorized Agent Signature Authorized Agent Printed Name and Title

\*Note: All others besides CEO or President require attachment of original corporate resolution of authorization to sign documents of this type.

## AFFIX CORPORATE SEAL

### WITNESSES

Carol Salas  
Signature

Carol Salas  
Print Name

2600 BANA AVE Titusville FL  
Address 32780

### WITNESSES

Annette Ali  
Signature

ANNETTE ALI  
Print Name

4348 CAPER CT TITUSVILLE, FL.  
Address 32796

STATE OF Florida

COUNTY OF Brevard

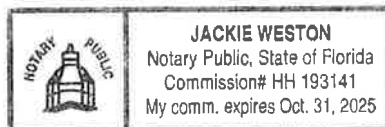
The foregoing instrument was acknowledged before me this 30 day of October, 2024.

by Andrew D Ali, who is personally known to me or who has produced

FIDEL as identification.

Jackie Weston  
Notary Public Signature

Jackie Weston  
Name Printed



SEAL

STATE OF FLORIDA  
COUNTY OF Brevard

Johnny Kit Lee as President for  
Villas of Sherwood Titusville, Inc. \_\_\_\_\_, after being duly sworn, deposes and says:

The undersigned is the owner of the real property described as follows:

Brevard County Parcel Numbers:  
21-34-24-00-2, 21-34-24-09-B, 21-34-24-09-C, 21-34-24-09-R1, and 21-34-24-09-R2

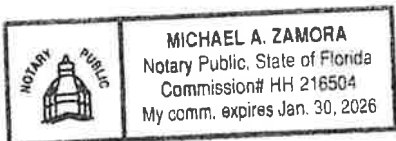
There are no mortgages on the above described property

Dated this 18 day of October, 2024

Signature

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was sworn to before me this 18<sup>th</sup> day of October, 2024, by  
Johnny Kit Lee, who is personally known to me or who has  
produced FLDL as identification, and who did take an oath.



Notary Public:

My Commission Expires: 1/30/2026

(SEAL)

STATE OF Florida

COUNTY OF Brevard

Jose Ballarena, as manager for  
Algarrobo Development LLC, after being duly sworn, deposes and says:

The undersigned is the owner of the real property described as follows:

Brevard County Parcel Number:  
21-34-24-00-519

There are no mortgages on the above described property


Dated this 21st day of October, 2024.

  
Signature

STATE OF Florida  
COUNTY OF Brevard

The foregoing instrument was sworn to before me this 24th day of October, 2024 by  
Jorge Ballarena, who is personally known to me or who has  
produced - as identification, and who did take an oath.

Notary Public:

  
My Commission Expires: **ANED MADAN**

(SEAL)

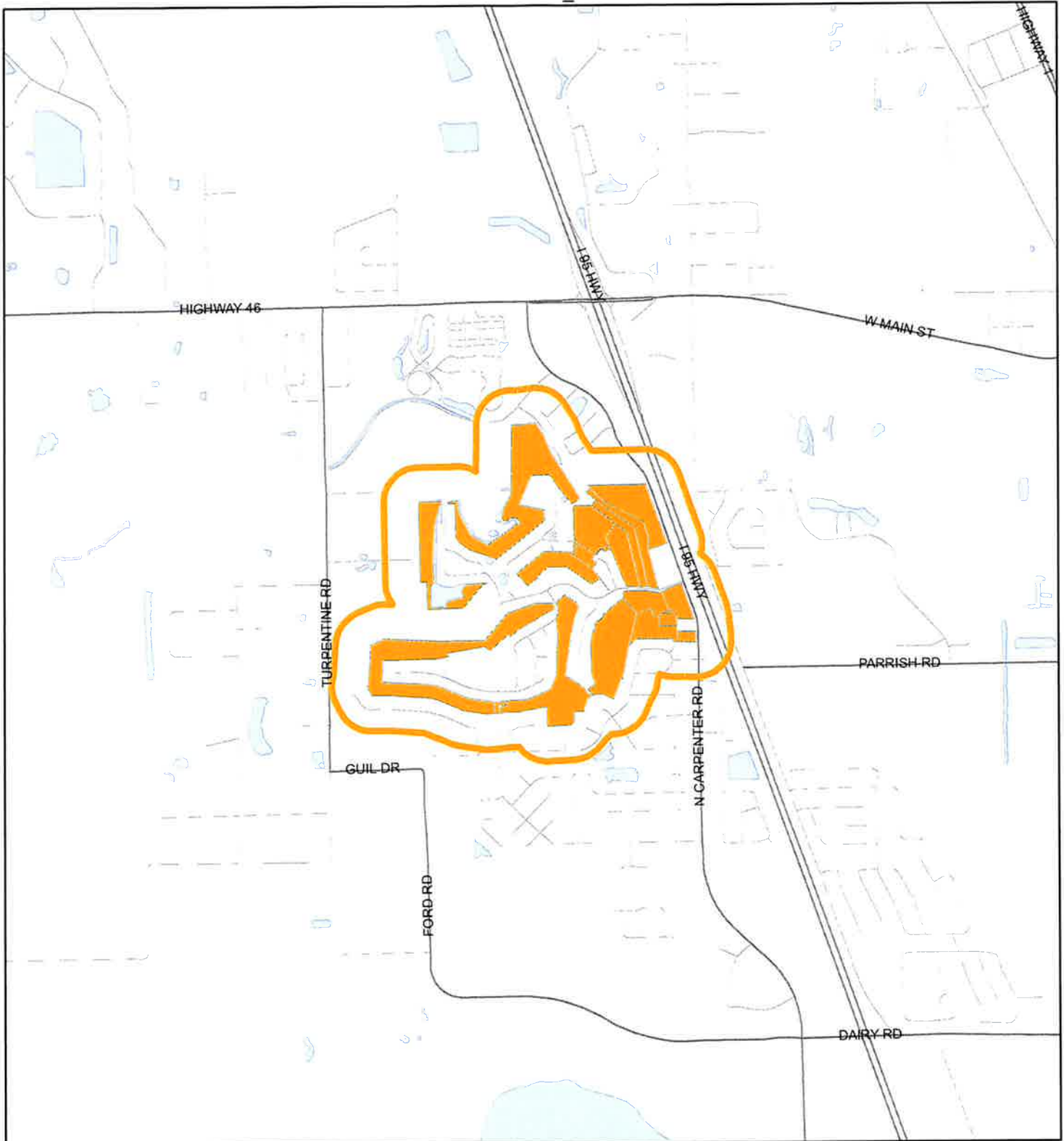


Commission # **HH 415668**  
Expires **August 30, 2027**

# LOCATION MAP

Sherwood Golf Club Inc

23Z00035\_V2



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

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

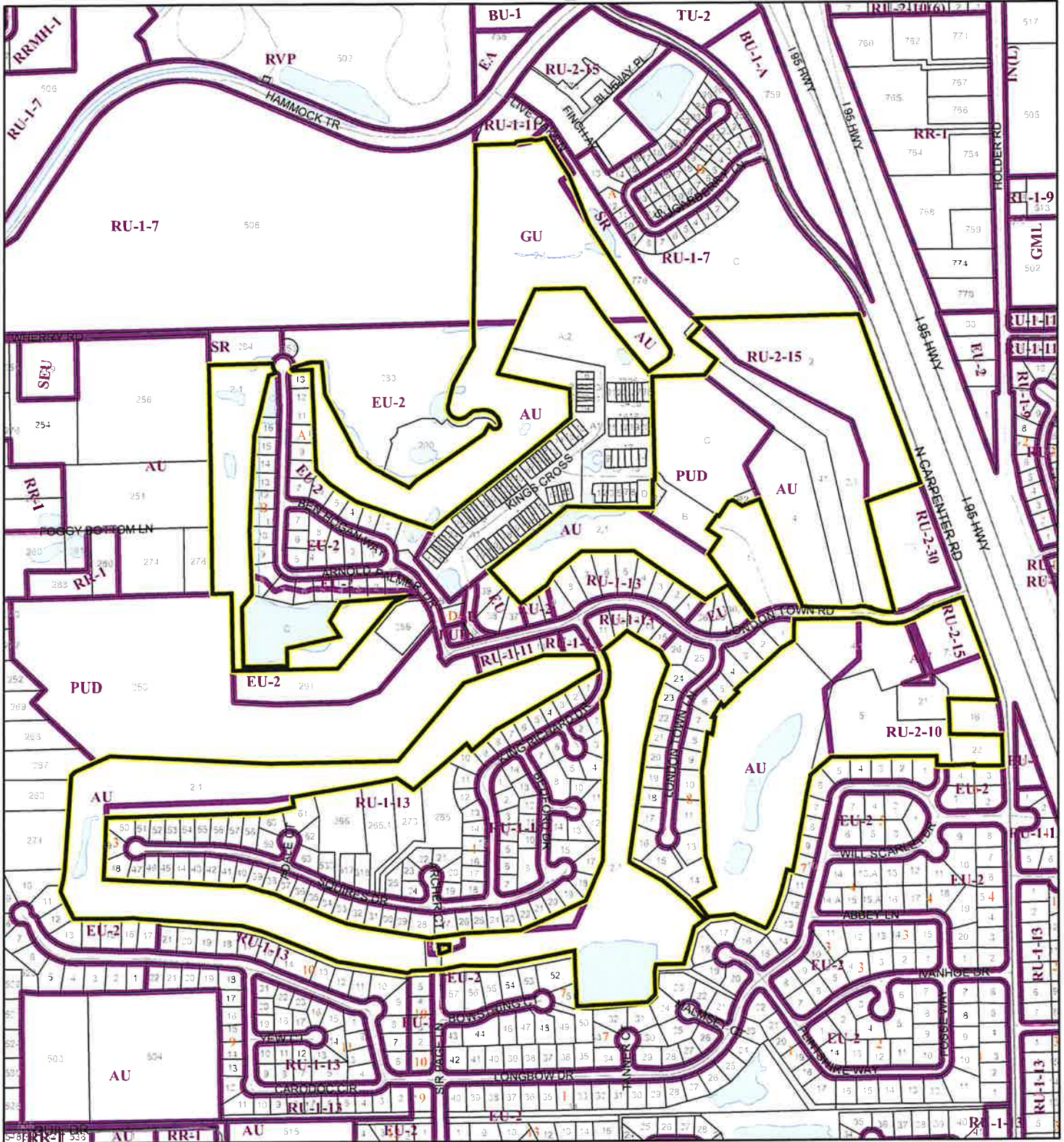
Produced by BoCC - GIS Date: 7/25/2024

Buffer  
Subject Property



# ZONING MAP

Sherwood Golf Club Inc  
23Z00035 V2



1:8,400 or 1 inch = 700 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 7/25/2024

- Subject Property
- Parcels
- Zoning

## H. PUBLIC HEARINGS

Planning and Zoning Board / Local Planning Agency  
Monday, August 12, 2024, at 3:00 p.m.

Brevard County Board of County Commissioners  
Thursday, September 05, 2024, at 5:00 p.m.

Both at the  
Brevard County Government Center  
2725 Judge Fran Jamieson Way, Building C, First Floor, Viera, Florida

**(23Z00035) Villas of Sherwood Titusville, Inc.; Algarrobo Development, LLC; Sherwood Golf Club, Inc.; and TRSTE, LLC (Jorge Ballarena)** requests a change of zoning classification from GU, AU, EU, SR, RU-1-11, RU-1-13, RU-2-10, RU-2-15, and PUD with two existing BDP's, to all PUD and removal of two existing BDPs, on 136.46.0 acres, located on the west side of I-95 approximately one-half mile south of SR (No address assigned. In the Titusville area) (Tax Accounts 2100937, 2113020, 2112021, 2113023, 2113024, 2100938, 2100939, 2100940, 2100942, 2100943, 2100952, 2100953, 2111319, & 2101061) (District 1)

P&Z Recommendation: Bartcher/Minneboo – Approved. The vote was unanimous.

**BCC ACTION: Pritchett/Tobia, with Feltnerf voting Nay. Approved the request for change of zoning classification from GU, AU, EU, SR, RU-1-11, RU-1-13, RU-2-10, RU-2-15, and PUD with two existing BDP's to all PUD and removal of two existing BDP's; approved with a BOP incorporating the following 14 conditions:** 1) The proposed development shall be limited to 187 SF units and 408 MF units. 2) Due to historical drainage patterns and flooding issues a drainage study with and associated master drainage plan is needed prior to construction of the first phase of the development. 3) Approval of requested waiver from Sec. 62-1446. PUD-Land Use Regulations; Sub-Section(d) Minimum lot area, frontage, and setbacks; accessory uses; Paragraph (1)-to reduce the required 5,000 sf minimum lot area to 4,000 sf. (POD 111 Only). All affected lots shall have substantial relationship to a 15' common open space tract directly adjacent to the affected dwelling units. 4) Approval of requested waiver from Sec. 62-1446. PUD-Land Use Regulations; Sub-Section (d) Minimum lot area, frontage, and setbacks; accessory uses; Paragraph (3) - to reduce the required minimum 20 feet rear setback to 10 feet. (POD III). This is conditioned upon POD III containing a minimum of eighteen acres of common recreation and open space as defined by Brevard County Code. 5) Approval of requested waiver from Sec. 62-2956. Transportation technical guidelines and performance standards.; Sub-Section (a) Roadway; Paragraph (1) - to reduce the required minimum 50 feet wide right-of-way to a minimum of 30 feet with 10-foot easements on each side for Pod III. The affected rights-of-way shall be private and maintained by the Homeowner's Association. 6) Approval of requested waiver from Sec. 62-2956. Transportation technical guidelines and performance standards. ; Sub-Section (a) Roadway; Paragraph (1) - to reduce the required minimum 50 feet wide right-of-way to a minimum of 30 feet with a 5-foot easement on each side for Pods I and IV. The affected rights-of-way shall be private and maintained by the Homeowner's Association. 7) Approval of requested waiver from Sec. 62-2956. Transportation technical guidelines and performance standards.; Sub-Section (a) Roadway; Paragraph (3) to reduce the minimum 100-foot setback of the cul-de-sac right-of-way to the plat boundary to 15 feet with the inclusion of a 6' high wall and landscaping in one (1) location (Pod III). Landscaping shall consist of a minimum of 2 shade trees per 100 LF and 4 understory trees per 100 LF. 8) Approval of requested waiver from Sec. 62-2883. General design requirements and standards; Sub-Section (d) to replace the required 15' perimeter buffer tract with a 15'

perimeter buffer easement, or 1 O' perimeter easement where adjacent to an existing drainage easement, and allow it to be disturbed for grading, landscape, and buffer improvements, including but not limited to walls, fences, retention slopes, walking paths, and utilities (Pod III). 9) Prior to County approval of a construction plan and/or Preliminary Plat, the Developer shall: a. Execute an agreement, which may include, but is not limited to, a Proportionate Fair Share agreement, with the County addressing and/or mitigating any infrastructure deficiencies relating to the offsite transportation impacts as identified in a traffic study that is caused by the development. The agreement may include provisions requiring the developer to design, permit, and construct the identified improvements at a cost to the developer that is proportionate to the project's impact. In addition, the agreement will identify timeframes for the necessary improvements, and monitoring and updating the traffic study as appropriate. 10) Prior to County approval of a construction plan and/or Preliminary Plat/and or Site Plan, the Developer shall demonstrate that adequate water and sewer services will be available to the development and are available prior to issuance of Certificate of Occupancy. 11) Address all staff comments regarding the PDP prior to, or concurrent with, site plan and subdivision submittals. 12) In accordance with Sec. 62-1301, if it is the opinion of the zoning official that an amendment to the PDP warrants Board evaluation, such modifications shall be submitted for Board approval. 13) Prior to County approval of a construction plan and/or Preliminary Plat and/or Site Plan, the Developer shall submit a road system condition assessment to include an evaluation of potential impacts on public safety. The study will be conducted per methodology provided for in County land development code or as otherwise agreed to with staff. 14) Prior to County approval of a construction plan and/or Preliminary Plat and/or Site Plan, the Developer shall submit a traffic calming study for the affected roadways and will identify necessary improvements to mitigate speeding and encourage preferred routing of traffic. The study will be conducted per methodology provided for in County land development code or as otherwise agreed to with staff.



October 31, 2024

Ms. Desiree Jackson  
Brevard County Planning and Development Department  
2725 Judge Fran Jamieson Way  
Building A, Room 114  
Viera, FL 32940

Subject: Sherwood PUD  
County #: 23Z00035 / 23SS00008  
MBV #: 21-1114

Ms. Jackson :

Please allow this letter to serve as the necessary correspondence regarding notification of the BDP recording for this project to be heard by Council on November 7, 2024.

Please forward all correspondence to [wandak@mbveng.com](mailto:wandak@mbveng.com)

Within this submittal you will find:

Originally Signed BDP  
Exhibit A – Legal Description  
Recording Fee of \$256.50, MBV Check # 4874

Sincerely,



Wanda Kessler, Permitting Coordinator

11-07-2024  
Via Paper Submittal  
Ball  
Item F.2.