



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.7.

2/25/2020

Subject:

Adopt Resolution and Release Performance Bond: Tract C at Adelaide - District 4
Developer: The Viera Company

Fiscal Impact:

None

Dept/Office:

Public Works/Engineering

Requested Action:

In accordance with Section 62-2844(b), it is requested that the Board of County Commissioners adopt the attached Resolution and authorize the Chair to sign the Resolution releasing the Contract and Surety Performance Bond dated October 8, 2019 for the above referenced project.

Summary Explanation and Background:

Tract C at Adelaide Subdivision is located within the Viera Development of Regional Impact (DRI), on the south side of Lake Adelaide Place at Stadium Parkway. The proposed subdivision contains 24 units on 14.33 acres.

The Tract C at Adelaide subdivision received approval of its preliminary plat and final engineering plans on November 15, 2018, and final plat and contract approval on October 8, 2019. The developer posted a Surety Performance Bond for guarantee of the completion of the infrastructure improvements according to the approved plans.

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

As of January 24, 2020, the Tract C at Adelaide subdivision infrastructure improvements have been completed.

Reference: 17SD00011 and 18WV00022

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

Clerk to the Board Instructions:

Please forward the Board action to the Public Works Department and provide 2 originals of the Resolution.



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

February 26, 2020

MEMORANDUM

TO: Corrina Gumm, Interim Public Works Director Attn: Christine Verrett

RE: Item F.7., Resolution Releasing Performance Bond for Tract C at Adelaide – The Viera Company

The Board of County Commissioners, in regular session on February 25, 2020, adopted Resolution No. 20-014, releasing the Contract and Surety Performance Bond dated October 8, 2019, for Tract C at Adelaide Subdivision. Enclosed are two fully-executed Resolutions.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

Encls. (2)

RESOLUTION 20-014

WHEREAS, the Board of County Commissioners of Brevard County, Florida and The Viera Company entered into a contract to guarantee the construction of improvements on property commonly known as Tract C at Adelaide.

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

WHEREAS, The Viera Company completed all of the infrastructure improvements and has requested that the executed contract approved on October 8, 2019 be released and release of all undisbursed funds referenced in the Contract hereinabove described.

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

1. The Board of County Commissioners of Brevard County, Florida hereby acknowledges that there is satisfactory completion of all improvements to that certain real property commonly known as Tract C at Adelaide.
2. The Board of County Commissioners of Brevard County, Florida hereby releases the contract and performance bond executed on October 8, 2019.
3. This Resolution shall take effect immediately upon adoption.


DONE, ORDERED, AND ADOPTED in Regular Session the 25th day of February 2020.

ATTEST:



Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

By: 

Bryan Lober, Chair

As approved by the Board on February 25, 2020

Subdivision No. 17SD00011

Project Name Tract C at Adelaide

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 8th day of October 2019, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and The Viera Company, hereinafter referred to as "PRINCIPAL."

WITNESSETH:

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

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

TRACT C AT ADELAIDE INFRASTRUCTURE IMPROVEMENTS

and all other improvements depicted in subdivision number 17SD00011. 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 30th day of SEPTEMBER, 2021.

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 \$1,270,870.44. 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:

Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

Kristine Isnardi, Chair

As approved by the Board on: October 8, 2019.

WITNESSES:

K.P. Prosser

KAREN P. PROSSER,

PRINCIPAL:

Todd J. Pokrywka

Todd J. Pokrywka, as President

Mary Ellen McKibben
Mary Ellen McKibben

9-9-19
DATE

State of: Florida

County of: Brevard

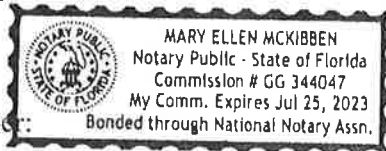


The foregoing instrument was acknowledged before me this 9th day of Sept 2019, by Todd J. Pokrywka, Pres. who is personally known to me or who has produced as identification and who ~~did~~ (did not) take an oath.

My commission expires:

S E A L

Commission Number:



Mary Ellen McKibben
Notary Public

Mary Ellen McKibben
Notary Name printed, typed or stamped

SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, THE VIERA COMPANY, hereinafter referred to as "Owner" and, TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, hereinafter referred to as "Surety", are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County", in the sum of \$1,270,870.44 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 8th day of October, 2019, which contract is made a part hereof by reference.

NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by September 30, 2021 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 9th day of Sept., 2019.

OWNER: THE VIERA COMPANY


Todd J. Pokrywa, President

SURETY:


Thomas M. Cotton, Attorney-In-Fact



TRAVELERS

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

POWER OF ATTORNEY

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

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **3rd** day of **February**, **2017**.



State of Connecticut

City of Hartford ss.

By: _____

Robert L. Raney, Senior Vice President

On this the **3rd** day of **February**, **2017**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2021**



Marie C. Tetreault

Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

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

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

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

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

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **13th** day of **August**, **2019**



Kevin E. Hughes
Kevin E. Hughes, Assistant Secretary

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

PLAT BOOK _____ PAGE _____
SHEET 2 OF 3
SECTION 28 TOWNSHIP 15 S. R. 14 E. RANGE 18 EAST



ABBREVIATIONS
MINUTES PER FT
SECONDS PER INCHES
DEGREES
NOT RAPID
ARC LENGTH
POINT OF CONCRETE PLACEMENT
CHORD LENGTH
CONCRETE MONUMENT
POINT OF BEGINNING
HEAVY DRAINAGE EASEMENT

ABBREVIATIONS

DEL DUTIAL DELTA ANGLE
E EAST
FL FLUORINE
FO FOUR
FT FOOT/FEET
L8 UNBLENDED POLYMER
N NORTH
NTS NOT TO SCALE
ONS OPTICAL MICROSCOPIC
PB PLAT BLOCK
PCC POINT OF CONDENSATION CURCUL

ABBREVIATIONS

FCP	PERMANENT CUMULATIVE POINT
GrD	PROBABLE MAXIMUM AND OTHER
	RAILS
U/D	PLANNED UNIT DEVELOPMENT
U/E	PUBLIC UTILITY EASEMENT
R	RADIUS
FOY/	FOOT OF YARD
S	SOUTH
SRE	SANITARY SEWER EASEMENT
W	WEST

SURVEY SYMBOL LEGEND

PERMANENT SURVEY MARKERS: YELLOW-PAINTED STAMPS: TO BE USED FOR
EVIDENCE OF SURVEILLANCE WITHIN EACH STAMPED "PRM LB ARMY"
UNLESS OTHERWISE NOTED

PERMANENT COORDINATE POINTS: STAMPED "PRM LB ARMY" WITH
STAMPED COORDINATE VALUE: USE FOR COORDINATE NOTICE

SET SURVEY MARK AND CAP, STAMPED "PRM LB ARMY"
UNLESS OTHERWISE NOTED

SET MAG RAIL AND DACK STAMPED "PRM LB ARMY" UNLESS
OTHERWISE NOTED

COURSE DATA					
TUTORIAL	DATE/TIME/PL	PRGNO	DETA	CHRGD	REMARKS
C1	3-6	25-30	17-19	13-16	5-8
C2	9-12	30-34	19-21	16-18	17-19
C3	15-18	35-39	21-23	18-20	20-22
C4	21-22	40-44	23-25	20-22	23-25
C5	23-25	45-49	25-27	22-24	25-27
C6	27-28	50-54	27-29	24-26	27-29
C7	30-31	55-59	29-31	26-28	30-31

CUMULATIVE DATA					
DATE	APR 12 1971	APR 13 1971	APR 14 1971	APR 15 1971	APR 16 1971
10	10.0	10.0	10.0	10.0	10.0
20	20.0	20.0	20.0	20.0	20.0
30	30.0	30.0	30.0	30.0	30.0
40	40.0	40.0	40.0	40.0	40.0
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60	60.0	60.0	60.0	60.0	60.0
70	70.0	70.0	70.0	70.0	70.0
80	80.0	80.0	80.0	80.0	80.0
90	90.0	90.0	90.0	90.0	90.0
100	100.0	100.0	100.0	100.0	100.0

SEE SHEET 3 FOR TRACY 22
CENTERLINE INFORMATION

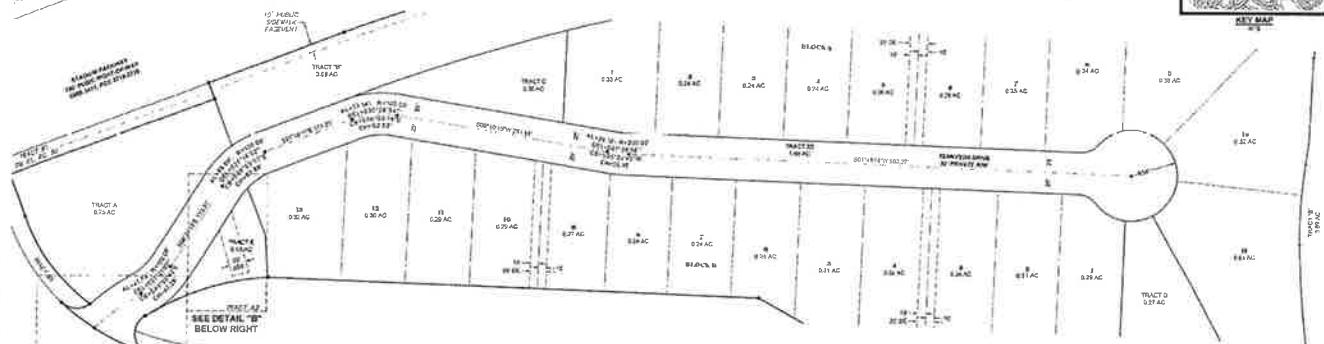
THIS PLAN PROVIDED BY:

B.E. CONSULTANTS, INC.
CORPORATE OFFICE: 1000 CENTRAL AVENUE, SUITE 100
HOUSTON, TEXAS 77002
TELEPHONE: (713) 861-1111
FAX: (713) 861-1112

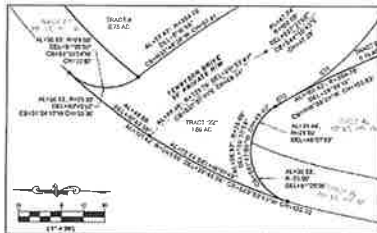
ADELAIDE TRACTS C, C1 & Z REPLAT

SECTION 29 TOWNSHIP 25 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK PAGE
REEL 101
SECTION 29 TOWNSHIP 25 SOUTH RANGE 36 EAST



SEE DETAIL "A" BELOW
SEE DETAIL "B" BELOW RIGHT
LAND ADJACENT PLACE FOR PLATS



DETAIL "A"



DETAIL "B"

ABBREVIATIONS

- 1. UNPLATTED
- 2. OF COURTESY
- 3. DECEASED
- 4. NOT PLATTED
- 5. A/C, LOST
- 6. POINT OF COMMENCEMENT
- 7. CHAIN LAYING
- 8. KNOWN LAYING
- 9. EVIDENT MONUMENT
- 10. POINT OF BEGINNING
- 11. PRIVATE OWNERS EASEMENT
- 12. CANTONELLA ANGLE
- 13. EAST
- 14. SURVEYOR
- 15. ROUND
- 16. FOOTPRINT
- 17. LOTS/PLATTED

ABBREVIATIONS

- 1. NOT TO SCALE
- 2. OFFICIAL RECORDS BOOK
- 3. PLAT BOOK
- 4. POINT OF COMMENCEMENT
- 5. PERMANENT CONTROL POINT
- 6. PERMANENT CONTROL POINT AND DEAR
- 7. PLATTED
- 8. PLATTED UNIT BEHIND
- 9. PUBLIC UTILITY CASE
- 10. RADIUS
- 11. RADIUS
- 12. RADIUS
- 13. RADIUS
- 14. RADIUS
- 15. RADIUS
- 16. RADIUS
- 17. RADIUS

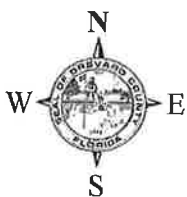
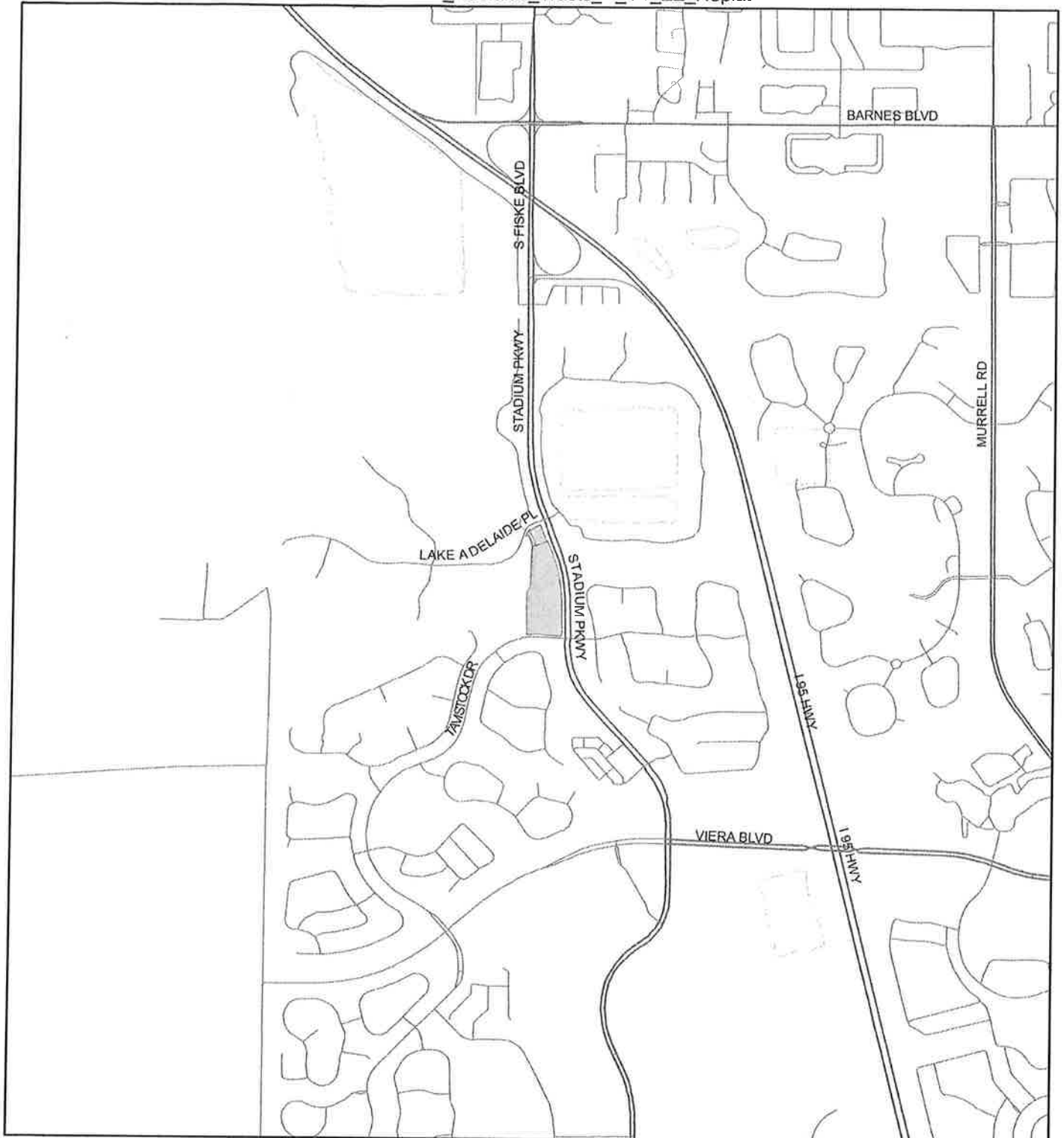
SURVEY SYMBOL LEGEND

- 1. PERMANENT SURVEY MONUMENT: 10-15 INCHES
- 2. PERMANENT SURVEY MONUMENT: 10-15 INCHES
- 3. PERMANENT SURVEY MONUMENT: 10-15 INCHES
- 4. PERMANENT SURVEY MONUMENT: 10-15 INCHES
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- 13. PERMANENT SURVEY MONUMENT: 10-15 INCHES
- 14. PERMANENT SURVEY MONUMENT: 10-15 INCHES
- 15. PERMANENT SURVEY MONUMENT: 10-15 INCHES
- 16. PERMANENT SURVEY MONUMENT: 10-15 INCHES
- 17. PERMANENT SURVEY MONUMENT: 10-15 INCHES

THIS PLAT PREPARED BY:
E.L.C. CONSULTANTS INC.
DATE: 10/1/10
BY: [Signature]
CHECKED BY: [Signature]
DRAWN BY: [Signature]
SCALE: 1" = 100'

LOCATION MAP

ADELAIDE TRACTS "C", "C1" & "ZZ" REPLAT
17SD00011_Adelaide_Tracts_C_C1_ZZ_Replat



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

 Subject Property

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: 6/6/2019