



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.3.

4/9/2024

Subject:

Adopt Resolution and Release Performance Bond: Reeling Park North, Phase 5 - 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 January 10, 2023, for Reeling Park North, Phase 5.

Summary Explanation and Background:

Reeling Park North, Phase 5 is located within the Viera Development of Regional Impact (DRI), east of Stadium Parkway between Spur Drive and Addison Drive. The public rights-of-way created by the plat are Banter Lane, Allure Drive, and a portion of Reeling Circle. The proposed plat contains 50 lots on 11.26 acres.

The Reeling Park North, Phase 5 plat received preliminary plat and final engineering plans on June 7, 2018, and final plat and contract approval on January 10, 2023. The developer posted a Surety Performance Bond for guarantee of the completion of the infrastructure improvements according to the approved plans.

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

As of March 8, 2024, the Reeling Park North, Phase 5 infrastructure improvements have been completed and we are in receipt of a two-year maintenance bond.

Reference: 14SD00544, 22FM00011

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

Clerk to the Board Instructions:

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



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

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

April 10, 2024

M E M O R A N D U M

TO: Marc Bernath, Public Works Director Attn: Christine Verrett

RE: Item F.3., Adopt Resolution and Release Performance Bond: Reeling Park North, Phase 5 – Developer: The Viera Company

The Board of County Commissioners, in regular session on April 9, 2024, executed and adopted Resolution No. 24-025, releasing the Contract and Surety Performance Bond dated January 10, 2023, for Reeling Park North, Phase 5 – Developer: The Viera Company. Enclosed is the fully-executed Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell
Kimberly Powell, Clerk to the Board

/ds

Encl. (1)

RESOLUTION 24- 025

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 Reeling Park North, Phase 5.

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

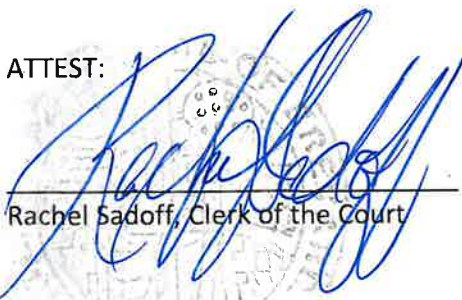
WHEREAS, The Viera Company completed all the infrastructure improvements and has requested that the executed contract approved on January 10, 2023, be released and release of all undisbursed funds referenced in the Contract hereinabove described.

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 Reeling Park North, Phase 5.
2. The Board of County Commissioners of Brevard County, Florida hereby releases the contract and performance bond executed on January 10, 2023.
3. This Resolution shall take effect immediately upon adoption.

DONE, ORDERED, AND ADOPTED in Regular Session the 9th day of April 2024.

ATTEST:



Rachel Sadoff, Clerk of the Court

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

By: 

Jason Steele, Chair

As approved by the Board on April 9, 2024



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

January 11, 2023

MEMORANDUM

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

RE: Item F.3., Final Plat and Contract Approval for Reeling Park South – Phase 5, Developer:
The Viera Company

The Board of County Commissioners, in regular session on January 10, 2023, granted final plat approval; authorized the Chair to sign the final plat and Contract for Reeling Park South – Phase 5, Developer: The Viera Company; subject to minor changes, if necessary, receipt of all documents required for recording, and developer responsible for obtaining all other necessary jurisdictional permits. Enclosed are fully-executed and certified copy of the Contract.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell, Clerk to the Board

/pp

Encls. (2)

Subdivision No. 14SD00544/15ER00025/17ER00026

Project Name Reeling Park North Phase 5

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 10 day of JANUARY, 2023, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and The Viera Company, hereinafter referred to as "PRINCIPAL."

WITNESSETH:

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

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

and all other improvements depicted in subdivision number 14SD00544/15ER00025/17ER00026. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

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

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

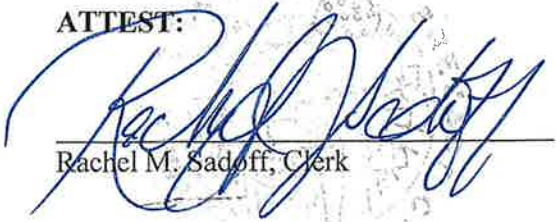
To the extent assignable, Principal assigns to County all of Principal's warranty rights under its construction contract with the contractor constructing the improvements (including all warranties provided by law of in equity with respect to such construction contract), which warranties may be asserted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

3. The PRINCIPAL agrees to complete said construction on or before the 15th day of December, 2023.


4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of **\$2,846,905.81**. If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners within five (5) business days of the County's acceptance of this contract. Said bond shall be 125% of the estimated cost of construction, as determined by the Land Development Division. PRINCIPAL shall maintain such records and accounts, including property, personnel, financial records, as are deemed necessary by the COUNTY to ensure proper accounting for all funds expended under the agreement. Said records shall be made available upon request for audit purposes to Brevard County and its auditors.
5. The COUNTY agrees to accept said plat above described for recording in the public records of Brevard County, Florida and to accept the areas depicted thereon as dedicated for public use, including but not limited to streets and parks, at such time as said improvements are satisfactorily completed. Satisfactory completion in accordance with the plans and specifications shall be determined by written approval of the County Development Engineer or designated assistant.
6. In the event, PRINCIPAL fails to complete said improvements within the time prescribed, the COUNTY may elect to take all or any of the following actions:
 - A. Vacate all or part of such recorded plat where improvements have not been completed in accordance with the plans and specifications,
 - B. Complete the improvements utilizing COUNTY employees and materials and request payment from the bond or the PRINCIPAL,
 - C. Request the surety on said performance bond to complete such improvements, or
 - D. Contract for completion of said improvements.
7. The PRINCIPAL and Surety on said performance bond shall be liable for all costs, expenses, and damages incurred by the COUNTY, including attorney's fees, in the event the PRINCIPAL defaults on this contract.
8. In the performance of this Agreement, the PRINCIPAL shall keep books, records, and accounts of all activities, related to the agreement, in compliance with generally accepted accounting procedures. Books, records and accounts related to the performance of this agreement shall be open to inspection during regular business hours by an authorized representative of the Office and shall be retained by the PRINCIPAL for a period of three years after termination of this agreement. All records, books and accounts related to the performance of this agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119 of the Florida Statutes.
9. No reports, data, programs or other materials produced, in whole or in part for the benefit and use of the County, under this agreement shall be subject to copyright by PRINCIPAL in the United States or any other country.

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

ATTEST:



Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



Rita Pritchett, Chair

As approved by the Board on: Jan. 10, 2023.

WITNESSES:

Mary Ellen McKibben
Mary Ellen McKibben

Tyler Duda

PRINCIPAL:


Todd J. Pokrywa, as President



12-21-22
DATE

State of: Florida

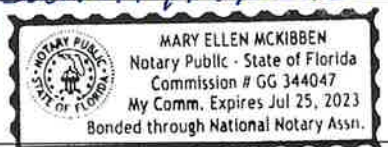
County of: Brevard

The foregoing instrument was acknowledged before me this 21st day of Dec, 2022, by
Todd J. Pokrywa, as President who is personally known to me and who did (did not) take an oath.

My commission expires:



Mary Ellen McKibben
Notary Public



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 \$2,846,905.81 for the payment of which we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, Owner has entered into a contract with the County dated the 10 day of JANUARY, 20 23, 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 December 15th, 2023 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.

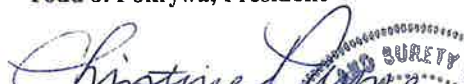
In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

EXECUTED this 21st day of Dec, 2022.

OWNER: THE VIERA COMPANY


Todd J. Pokrywa, President

SURETY:


Christine Payne, Attorney-in-Fact





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

POWER OF ATTORNEY

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

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



State of Connecticut

City of Hartford ss.

By: _____

Robert L. Raney
 Robert L. Raney, Senior Vice President

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

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

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



Anna P. Nowik
 Anna P. Nowik, Notary Public

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

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

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

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

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

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

Dated this **19th** day of **December**, 2022



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(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

PLAT BOOK _____ PAGE _____
SHEET 1 OF 6
SECTION 16, TOWNSHIP 25 SOUTH, RANGE 26 EAST
DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Board of Directors of the City of
Reeling Park North and Seville at
Addison VII, I, J. A. Phases 5

ADDITION VILLAGE PHASE 5

5872
 President Todd J. Phillips
 5872
 Secretary Jay A. Dineen, III

VERO COMPANY, SUITE 201
THIS OFFICE IS LOCATED AT:
MELBOURNE, FLORIDA 32940

STATE OF FLORIDA, COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by the maker of ☒ physical presence of ☐ online notarization, the
by Todd J. Polyzio and Jan A. Duzar, Jr. respectively, President and Secretary of
VERO COMPANY, a corporation duly organized under the laws of the State of Florida, on
before me, a Notary Public in and for the State of Florida, who are personally known to the ☒ or have practiced
as disinterested.

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

David M. Williams

DAVID M. WILLIAMS
Attorney at Law
1000 17th Street, N.W.
Washington, D.C. 20036
(202) 462-1111

CERTIFICATE OF SURVEYOR


 212 South Highway City Boulevard, Suite #4
 Melbourne, FL 32901
 Certificate of Authorization Number: LH-0004625

CERTIFICATE OF COUNTY SURVEYOR

HARLEBY COUNTY. That I have reviewed the foregoing plat and find it to be in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 82-7941(06) as amended.

Secretary of Surveys, Harleby County Surveyor & Mapper No. 0110

**CERTIFICATE OF ACCEPTANCE OF DEDICATION
BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accept the right-of-way of Admiral Drive, Banner Lane, and Fensling Circle, all public utility easements and all other easements for public use indicated under this plat.

Adm. Comm. Chair

ATTEST _____
 Clerk of the County

**CERTIFICATE OF APPROVAL
 BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY that on _____ the foregoing bill was
 approved by the Board of County Commissioners of Franklin County, Florida.

ATTEST _____
HIS HONORABLE CLERK

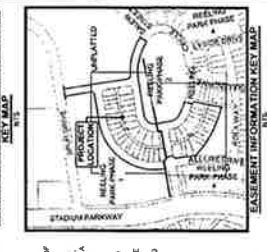
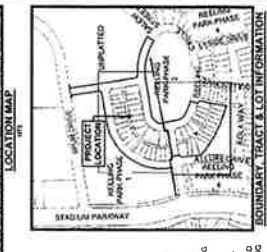
_____ Clerk of the Board

CERTIFICATE OF CLERK

ATTEST:

Clerk of the Circuit Court in and for Broward County, Fla.

WELBERT CANTY, Trial I have examined the foregoing plat and find it compliant
in form with all the requirements of Chapter 177, part 1 of Florida Statutes, and was filed
for record on _____ at _____ File No. _____



SEE SHEET 2 FOR

FOR CENTERLINE GEOMETRY SEE
SHEET 2, FOR LOT AND TRACT
GEOMETRY SEE SHEETS 3 & 4,
AND FOR EASEMENT
INFORMATION SEE SHEETS 5 & 6.

[illegible][illegible][illegible]

A PARCEL OF AND LOCATED IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 35 EAST, BREWSTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible][illegible][illegible][illegible][illegible][illegible]

1. BEARING REFERENCE. ASSUMED BEARING OF 300K+140° ALONG THE SOUTH-OF-WAY LINE OF SHIRDNING ACCORDING TO THE PLAT OF RELEASO PAVER NORTH AND SOUTHWEST ALONG VILLAGE. INSET 1 ARE ACCORDING TO PLAT BOOK 81 PAGE 17 PUBLIC RECORDS.
2. SURVEYED PLANT LOCATION WITHIN THE SUBDIVISION SHALL BE AS FOLLOWS: 17.89161 N 87° 00' 00" E 177.89161 FT TO BROADWAY COUNTY VERTICAL CONTROL MARK (G3) IS LOCATED WITHIN THE NORTHEAST QUARTER OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA, CONTACT THE BROADWAY COUNTY SURVEYING AND MAPPING DEPARTMENT.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
4. BROADWAY COUNTY MANUALLY PLANT NOTES.

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A. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VERBA COMMUNITY. THE CENTRAL VERBA COMMUNITY, A COMMUNITY OF INTEREST, HAS BEEN FORMED BY THE SIGNATURE OF THE FOLLOWING INDIVIDUALS, WHO ARE THE OWNERS OF THE LANDS SHOWN ON THE ATTACHED MAP, AND WHO AGREE TO BE BOUND BY THE CERTAIN SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR CENTRAL VERBA COMMUNITY, A COMMUNITY OF INTEREST, HEREIN SET FORTH AND AGREE TO BE BOUND BY THE CERTAIN SUPPLEMENTAL OFFICIAL RECORDED BOOK 971 PAGE 181 PUBLIC RESERVATIONS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME ("COMMUNITY DECLARATION").

B. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR HARK NORTH HIGGINSWOOD COMMUNITY. THE HARK NORTH HIGGINSWOOD COMMUNITY, A COMMUNITY OF INTEREST, HAS BEEN FORMED BY THE SIGNATURE OF THE FOLLOWING INDIVIDUALS, WHO ARE THE OWNERS OF THE LANDS SHOWN ON THE ATTACHED MAP, AND WHO AGREE TO BE BOUND BY THE CERTAIN SUPPLEMENTAL OFFICIAL RECORDED BOOK 971 PAGE 182 PUBLIC RESERVATIONS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME ("HIGGINSWOOD DECLARATION").

C. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR HADSON VILLAGE CLUSTER RECORDED IN OFFICIAL RECORDED BOOK 977 PAGE 772. OF THE PUBLIC RESERVATIONS OF BREVARD COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME ("HADSON VILLAGE DECLARATION").

[illegible][illegible]

TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH AS CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC UTILITY COMMISSION.

THERE IS HEREBY DEDICATED AND CONVEYED THE FRONT OF ALL LOTS AND TRACTS, ALTHOUGH NOT IDENTIFIED WITH THE PUBLIC RECORDS, TO THE FLORIDA TURNPIKE AUTHORITY, TO BE USED FOR THE PURPOSES OF THIS PLAN, PUBLIC AND PRIVATE UTILITY COMPANIES, INCLUDING, BUT NOT LIMITED TO, LIGHT RAIL TOWNSHIP CO., BELLFLOWER TELECOMMUNICATIONS, INC., PRIVATY UTILITY HOLDINGS, INC., TURNPIKE LIGHT GAS AND GAS OF VERA LUIS, A CABLE TELEVISION AND TELECOMMUNICATIONS SERVICE PROVIDER.

THE FLORIDA TURNPIKE AUTHORITY, IN ORDER TO PROMOTE AND FURTHER ECONOMIC DEVELOPMENT AND FINANCE IN FAVOR OF FELLING BURN NORTH NEIGHBORHOOD ASSOCIATION, INC. AND APPURTENANT TO THE LOT CONTAINING THE BILLBOARD, IMPROVEMENT OF WHICH THE NEIGHBORHOODS HAVE A RIGHT, ON THE FINANCING BIDDING LOT LINE OF THE SELEMENT OF LOT 25 DESCRIBED IN THE

[illegible][illegible]

MAINTAINED BY THE REGIONAL TRAILWAYS ASSOCIATION, INC. AND ARE RESERVED FOR OPEN SPACE, RECREATION, LANDSCAPING, AND OTHER FACILITIES. UTILITIES (ELECTRICITY, GAS, WATER, AND TELEPHONE) ARE NOT TO BE LOCATED IN THE TRAILWAYS. TRAILWAYS ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THOSE SPECIFIED IN THE TRAILWAY AGREEMENT. THE TRAILWAYS ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THOSE SPECIFIED IN THE TRAILWAY AGREEMENT. THE TRAILWAYS ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THOSE SPECIFIED IN THE TRAILWAY AGREEMENT.

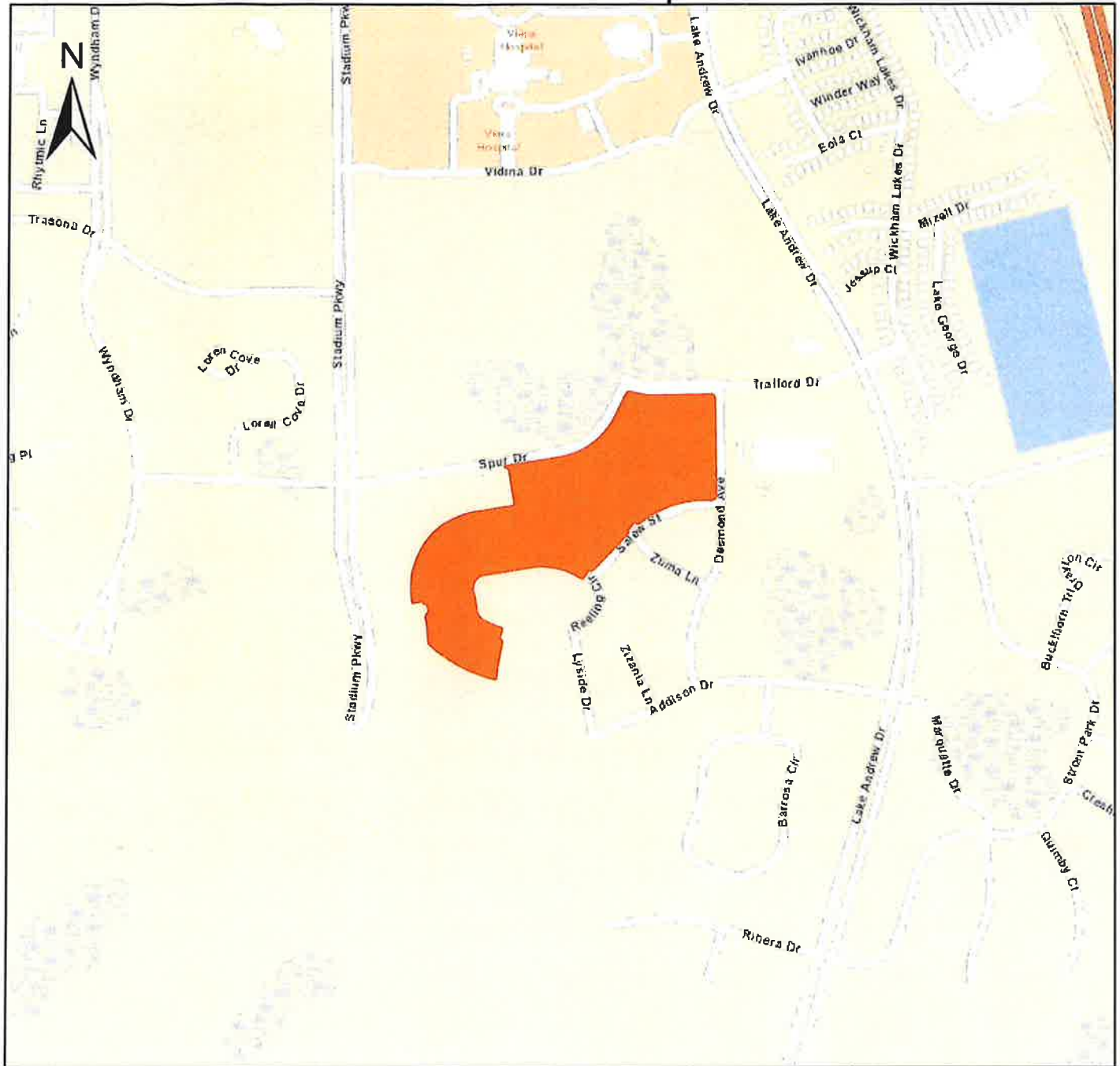
PORT OF INHERENT AND FORESEEN FOR PERMANENT VEHICLES AND EQUIPMENT CLOSURE AND ACCESS SHALL EXHAUST ALL MEANS IN CONNECTION THEREWITH TO PREVENT DAMAGE TO THE VEHICLE AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE VEHICLE AND EQUIPMENT FROM INACCIDENTS (OTHER THAN TANK, POOL, TOWER, PIPES, DISCHARGES, SLABS, ROAD, PAVEMENT, COMPRESSORS) AND OTHER IMPROVEMENTS NOT BE INSTALLED OR CONSTRUCTED WITHIN THE CURBLINE AREA, WITHOUT LIMITING THE FOLLOWING: (1) THE PROTECTION OF ANY TYPE OF SIGN WITHIN THE DRAINAGE, NO ACCESS SHALL BE DENIED TO THE PUBLIC; (2) BE PROHIBITED.

[illegible]

PLAT BOOK PAGE
SHEET 2 OF 6
SECTION 14, TOWNSHIP 26 SOUTH, RANGE 28 EAST



Location Map



Buffer Boundary in Dark Orange

Subject Property in Orange

General County Information Layers

 County Boundary

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



Print Time: 12/22/2022 1:25 PM

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

