



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.2.

3/7/2023

Subject:

Approval, Re: Dedication by Warranty Deed for Tract W, Del Webb at Viera Phase 2 and Bill of Sale from Pulte Home Company, LLC, for the benefit of Lift Station W-39 - District 4.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition / Utility Services Department

Requested Action:

It is requested that the Board of County Commissioners accept the attached Warranty Deed and Bill of Sale.

Summary Explanation and Background:

The subject property is located in Section 29, Township 26 South, Range 36 East, west of Stadium Parkway on Del Webb Circle in Viera.

Pulte Home Company, LLC established Del Webb Phase 2 by Plat, recorded in Plat Book 72 at Page 1. The Plat contained a dedication of Tract W to Brevard County for the purpose of a Sanitary Sewer Lift Station. The attached Warranty Deed will convey fee simple ownership of Tract W to the County from Pulte Home Company, LLC. The attached Bill of Sale formally conveys the related utility infrastructure that shall be County owned and maintained. The final as-built lift station survey will be provided to the Utility Services Department upon completion. Service for the lift station will not be activated until reviewed and approved by the Department.

The User Department approves this request.

This acquisition follows the policies and procedures as set forth in Administrative Order 37, the Criteria for Water and Sewage Systems within Brevard County 2.6.5. and County Code 110-184.

Clerk to the Board Instructions:

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Dedication by Warranty Deed for Tract W, Del Webb at Viera Phase 2 and Bill of Sale from Pulte Home Company, LLC, for the benefit of Lift Station W-39 – District 4.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lucy Hamelers, Land Acquisition Supervisor

CONTACT PHONE: 321-350-8351

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	<u><i>LH</i></u>	<u></u>	<u>02/13/2023</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u><i>CMS</i></u>	<u></u>	<u>02/13/2023</u>



March 8, 2023

M E M O R A N D U M

TO: Marc Bernath, Public Works Director **Attn:** Lucy Hamelers

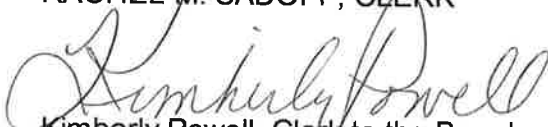
RE: Item F.2., Approval for Dedication by Warranty Deed for Tract W, Del Webb at Viera Phase 2 and Bill of Sale from Pulte Home Company, LLC, for the Benefit of Lift Station W-39

The Board of County Commissioners, in regular session on March 7, 2023, approved and accepted the Warranty Deed for Tract W, Del Webb at Viera Phase 2 and Bill of Sale from Pulte Home Company, LLC, for the benefit of Lift Station W-39.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/sm

cc: Utility Services

Prepared by and return to: Andrew Malach
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940
A portion of interest in Tax Parcel ID: 26-36-29-YL-*-W

WARRANTY DEED

THIS DEED is made this 6th day of February, 2023, by Pulte Home Company, LLC, a Michigan limited liability company, hereafter called the Grantor, whose mailing address is 3350 Peachtree Road Northeast, Suite 1500, Atlanta, Georgia 30326, to Brevard County, a political subdivision of the State of Florida, hereafter called the Grantee, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

WITNESSETH that the Grantor, for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other valuable considerations, paid, receipt of which is acknowledged, does grant, bargain, sell, and convey unto the Grantee, its successors and assigns the following described lands, lying and being in the Brevard County, Florida, to-wit:

Tract W, Del Webb at Viera Phase 2, according to the Plat thereof as recorded in Plat Book 72, Page 1, Public Records of Brevard County, Florida, lying in Section 29, Township 26 South, Range 36 East, Brevard County, Florida.

Together with all riparian and littoral rights appertaining thereto, and all interest in subsurface oil, gas, and minerals.


The Grantors agree that upon conveyance of the property, no covenants or restrictions put in place by Grantor shall apply to the property hereto in perpetuity.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise incident and/or appertaining thereto and all the estate, right, title and interest forever, and the Grantor does fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

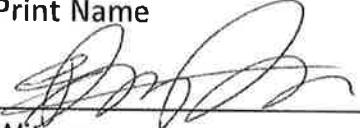
(Signatures and Notary on next page)

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:




Witness
Alexandra V Castro
Print Name



Witness
EUGENIA RIOS-DORIA
Print Name

GRANTOR:
Pulte Home Company, LLC, a
Michigan limited liability company

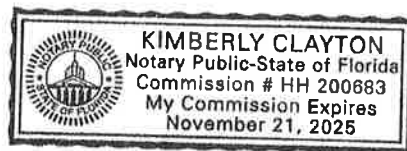
By: 

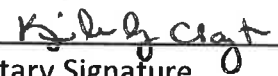
Doug Hoffman, VP of Land
Development

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 6th day of February, 2023, by Doug Hoffman, as VP of Land Development for Pulte Home Company, LLC, a Michigan limited liability company. Is ☒ personally known or ☐ produced personally known as identification.





Notary Signature
SEAL

BILL OF SALE

Pulte Home Company, LLC, a Michigan limited liability company, whose mailing address is 3350 Peachtree Road Northeast, Suite 1500, Atlanta, Georgia 30326 (hereinafter "SELLER"), for and in consideration of good and valuable consideration to it paid by Brevard County, a political subdivision of the State of Florida (hereinafter "BUYER"), the receipt and sufficiency of which consideration is hereby acknowledged, by these presents does grant, bargain, sell, transfer and deliver unto BUYER, its successors and assigns, the goods, chattels and items of personal property owned by SELLER, their successors and assigns, (hereinafter "property") as that property is set forth on **EXHIBIT "A"** attached hereto and made a part thereof, and being situate on certain real property described on **EXHIBIT "B"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto BUYER, its successors and assigns, forever.

AND SELLER, does, for themselves and their successors and assigns, covenant to and with BUYER, its successors and assigns, that SELLER is the lawful owner of said property; that said property is free from all liens and encumbrances; that SELLER has good right to sell the same aforesaid; and that SELLER will warrant and defend the sale of said property hereby made unto BUYER, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, SELLER, by its duly authorized representative, has caused this instrument to be executed and delivered and has intended this instrument to be and become effective as of the 15th day of December, 2022.

Pulte Home Company, LLC, a
Michigan limited liability company



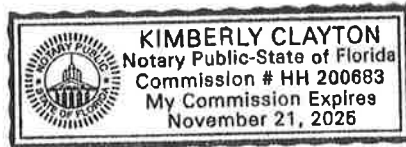
Aaron Struckmeyer, Director of Land
Development

STATE OF FLORIDA
COUNTY OF ORANGE

(Corporate Seal)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 15th day of December, 2022 by Aaron Struckmeyer, as Director of Land Development for Pulte Home Company, LLC, a Michigan limited liability company, ☒ who are personally known to me or ☐ who have provided a personally known as identification.

SEAL



Kj. Clayton
Notary Public

My Commission Expires: 11/21/2025

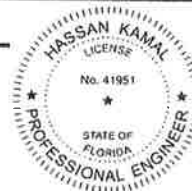
Exhibit "A"

**VIERA VILLAGE 2, NEIGHBORHOOD 8 - PHASE 1 INFRASTRUCTURE IMPROVEMENTS
(DEL WEBB - PHASE 2)**

ITEMIZED COST OF CONSTRUCTION

EXHIBIT A

ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
PART A -- SANITARY SEWER SYSTEM				
8" SDR26 PVC Gravity Sewer Main 0 - 6'	LF	511	\$ 25.10	\$ 12,826.10
8" SDR26 PVC Gravity Sewer Main 6' - 8'	LF	965	\$ 25.88	\$ 24,974.20
8" SDR26 PVC Gravity Sewer Main 8' - 10'	LF	371	\$ 26.79	\$ 9,939.09
8" SDR26 PVC Gravity Sewer Main 12' - 14'	LF	537	\$ 43.79	\$ 23,515.23
8" SDR26 PVC Gravity Sewer Main 14' - 16'	LF	769	\$ 49.11	\$ 37,765.59
8" SDR26 PVC Gravity Sewer Main 16' - 18'	LF	177	\$ 62.15	\$ 11,000.55
8" C900 Gravity Sewer Main 18' - 20'	LF	42	\$ 73.96	\$ 3,106.32
4' Ø Sanitary Sewer Manhole 0 - 6'	EA	2	\$ 4,523.58	\$ 9,047.16
4' Ø Sanitary Sewer Manhole 6' - 8'	EA	3	\$ 5,687.00	\$ 17,061.00
4' Ø Sanitary Sewer Manhole 8' - 10'	EA	1	\$ 6,925.23	\$ 6,925.23
4' Ø Sanitary Sewer Manhole 12' - 14'	EA	2	\$ 10,819.31	\$ 21,638.62
4' Ø Sanitary Sewer Manhole 14' - 16'	EA	3	\$ 12,176.45	\$ 36,529.35
4' Ø Sanitary Sewer Manhole 16' - 18'	EA	1	\$ 12,176.45	\$ 12,176.45
10' Ø Sanitary Lift Station, COMPLETE	LS	1	\$ 390,000.00	\$ 390,000.00
6" DR18 PVC Force Main	LF	2,290	\$ 20.56	\$ 47,082.40
Fittings & Restraints for Force Main	LS	1	\$ 29,724.31	\$ 29,724.31
Air Release Valve	EA	3	\$ 4,356.97	\$ 13,070.91
8" SDR26 PVC Gravity Sewer Main Stubs w/Plug 12' - 14'	LF	241	\$ 43.79	\$ 10,553.39
Single Service	EA	4	\$ 1,040.95	\$ 4,163.80
Double Service	EA	26	\$ 1,109.27	\$ 28,841.02
SUBTOTAL - PART A				\$ 749,940.72
PART B -- RECLAIMED WATER SYSTEM				
4" DR18 PVC Reuse Main	LF	280	\$ 13.32	\$ 3,729.60
6" DR18 PVC Reuse Main	LF	1,280	\$ 20.26	\$ 25,932.80
10" DR18 PVC Reuse Main	LF	580	\$ 44.80	\$ 25,984.00
4" Gate Valve	EA	1	\$ 1,436.40	\$ 1,436.40
6" Gate Valve	EA	4	\$ 1,793.39	\$ 7,173.56
10" Gate Valve	EA	3	\$ 3,597.63	\$ 10,792.89
2" Blow Off Valve	EA	2	\$ 1,917.72	\$ 3,835.44
Single Service	EA	68	\$ 749.70	\$ 50,979.60
SUBTOTAL - PART B				\$ 129,864.29
TOTAL (PARTS A-B)				\$ 879,805.01



Digitally signed
by Hassan Kamal
Date: 2022.12.13
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Exhibit "B"

Real Property

Tract W, Del Webb at Viera Phase 2, according to the Plat thereof as recorded in Plat Book 72, Page 1, Public Records of Brevard County, Florida, lying in Section 29, Township 26 South, Range 36 East, Brevard County, Florida.

LOCATION MAP

Section 29, Township 26 South, Range 36 East - District: 4

PROPERTY LOCATION: West of Stadium Parkway on Del Webb Circle in Viera.

OWNERS NAME: Pulte Home Company, LLC

