



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.3.

10/26/2021

Subject:

Final Plat and Contract Approval, Re: Aripeka at Viera - Phase 1
Developer: The Viera Company District 4

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

In accordance with Section 62-2841(i) and Section 62-2844, it is requested that the Board of County Commissioners grant final plat approval and authorize the Chair to sign the final plat and contract for Aripeka at Viera - Phase 1.

Summary Explanation and Background:

There are three stages of review for subdivision plan approval: the pre-application conference, the preliminary plat/final engineering plan review, and the final plat review. The pre-application conference for the above project was held on June 4, 2020. The preliminary plat and final engineering plans, which is the second stage of approval, was approved on July 9, 2021. The third stage of review is the final plat approval for recordation. The applicant is posting a performance bond and contract for guarantee of the completion of the infrastructure improvements.

Staff has reviewed the final plat and contract for the Aripeka at Viera - Phase 1 subdivision, and has determined that it is in compliance with the applicable ordinances.

Aripeka at Viera - Phase 1 is located within the Viera DRI, east of the intersection at Lake Andrew Drive and Cuddington Drive . The proposed subdivision contains 45 lots on 72.79 acres.

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

Reference: 21FM00013, 20SD00011

Contact: Amanda Elmore, Assistant Director Ext. 58996

Clerk to the Board Instructions:

Please have the contract signed and return the original and a certified copy 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

October 27, 2021

M E M O R A N D U M

TO: Tad Calkins, Planning and Development Director Attn: Amanda Elmore

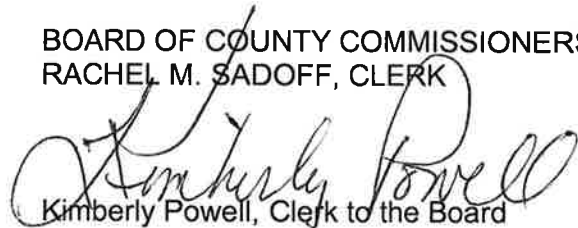
RE: Item F.3., Final Plat and Contract Approval for Aripeka at Viera, Phase 1 - Developer: The Viera Company

The Board of County Commissioners, in regular session on October 26, 2021, granted final plat approval in accordance with Section 62-2841(i) and Section 62-2844; and authorized the Chair to execute the final plat and Contract for Aripeka at Viera, Phase 1, Developer: The Viera Company, subject to minor engineering changes as applicable, and does not relieve the developer from obtaining all other necessary jurisdictional permits. Enclosed is a fully-executed and a 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

Encls. (2)

Subdivision No. 20SD00011

Project Name Aripeka Subdivision, Village 2,

Neighborhood 1 Phase 1

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 26th day of October 2021, 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 20SD00011. 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 31st day of December, 2022

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 \$5,525,818.25. 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
Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

Rita Pritchett
Rita Pritchett, Chair

As approved by the Board on: Oct. 26, 2021.

WITNESSES:

PRINCIPAL: The Viera Company

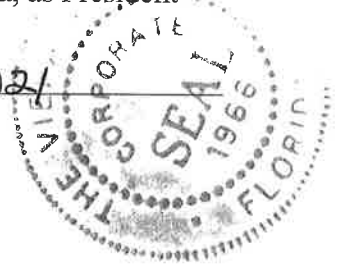
Karen P. Prosser

Todd J. Pokrywa
Todd J. Pokrywa, as President.

Mary Ellen McKibben

DATE

October 4, 2021



State of: Florida

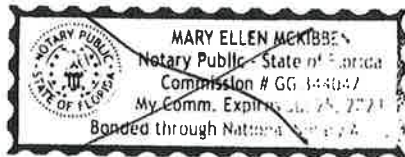
County of: Brevard

The foregoing instrument was acknowledged before me this 4th day of October, 2021, by Todd J. Pokrywa, Pres. who is personally known to me or who has produced as identification and who did (did not) take an oath.

My commission expires:

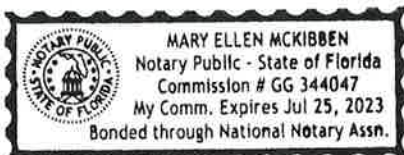
S E A L

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 \$5,525,818.25 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 26th day of October, 2021, which contract is made a part hereof by reference.

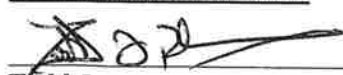
NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by December 31st, 2022 then this obligation shall be null and void, otherwise it shall remain in full force and effect.

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.

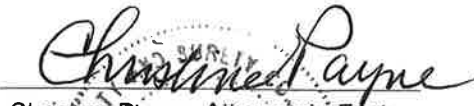
In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

EXECUTED this 4th day of October, 2021.

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-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 **17th** day of **January**, 2019.



State of Connecticut

City of Hartford ss.

By: _____

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

On this the **17th** day of **January**, 2019, 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 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**, 2021



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 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 **September**, 2021



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 this Power of Attorney is attached.**

PLAT BOOK ____, PAGE ____
SHEET 2 OF 7
SECTIONS 21 AND 27 TOWNSHIP 28 SOUTH RANGE 35 EAST

[illegible]

* DEGREES

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KEY MAP
NTS

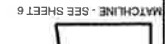
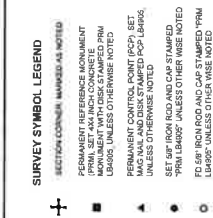
TRACT NAME	AREA (ACRES)	DESCRIPTION	OWNERSHIP
08-064-1	3.52	OPEN SPACE, SIDEWALKS SHARED USE TRAIL, VEG. BUFFER SYSTEM, LANDSCAPING, DRAINAGE AND RELATED IMPROVEMENTS	ARPEKA NEIGHBORHOOD ASSOCIATION
08-114-2	11.22	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, VEG. BUFFER SYSTEM, UTILITIES, SOIL REMEDIATION, WOOD PILES, FERTILIZER, SOIL AND RELATED IMPROVEMENTS	ARPEKA NEIGHBORHOOD ASSOCIATION
08-064-1A	18.24	OPEN SPACE, SIDEWALKS, SHARED USE TRAIL, LANDSCAPING, IRRIGATION, DRAINAGE, WETLAND RESTORATION, VEG. BUFFER SYSTEM, UTILITIES, SOIL AND RELATED IMPROVEMENTS	ARPEKA NEIGHBORHOOD ASSOCIATION
08-074-4	8.41	OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, DRAINAGE, SOILMADE AND RELATED IMPROVEMENTS	ARPEKA NEIGHBORHOOD ASSOCIATION
TRACT A	2.86	WALL, SIDEWALKS, SOILMADE, VEG DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	ARPEKA NEIGHBORHOOD ASSOCIATION
TRACT D	3.17	WALL, SIDEWALKS, SOILMADE, VEG DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	ARPEKA NEIGHBORHOOD ASSOCIATION
TRACT F	3.49	WALL, SIDEWALKS, SOILMADE, VEG DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	ARPEKA NEIGHBORHOOD ASSOCIATION
TRACT G	0.10	SIDEWALKS, LANDSCAPE, IRRIGATION, DRAINAGE, SOILMADE AND RELATED IMPROVEMENTS	ARPEKA NEIGHBORHOOD ASSOCIATION
TRACT P	0.04	GAMUTRY ERIKSEN LIFT STATION AND RELATED IMPROVEMENTS	SHIMADZU COUNTY
TRACT S	0.07	SIDEWALKS, UTILITIES, DRAINAGE AND RELATED IMPROVEMENTS	ARPEKA NEIGHBORHOOD ASSOCIATION
TRACT W	4.21	WALL, SIDEWALKS, SOILMADE, VEG DRAINAGE SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES AND RELATED IMPROVEMENTS	ARPEKA NEIGHBORHOOD ASSOCIATION
TRACT Z	1.40	PEDSTROM ACCESS MAINTENANCE ACTIVITY, SHARED USE TRAIL, LANDSCAPING, UTILITIES AND RELATED IMPROVEMENTS	ARPEKA NEIGHBORHOOD ASSOCIATION
TRACT Z2	9.00	INCREASED SOILMADE, PUBLIC & PRIVATE UTILITIES, STORMWATER DRAINAGE AND RELATED IMPROVEMENTS	ARPEKA NEIGHBORHOOD ASSOCIATION

— THE PRATT FOUNDATION —

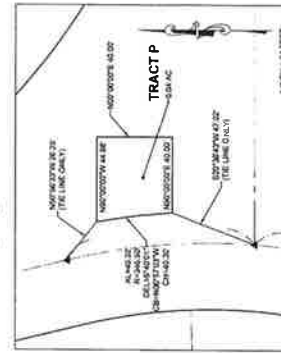
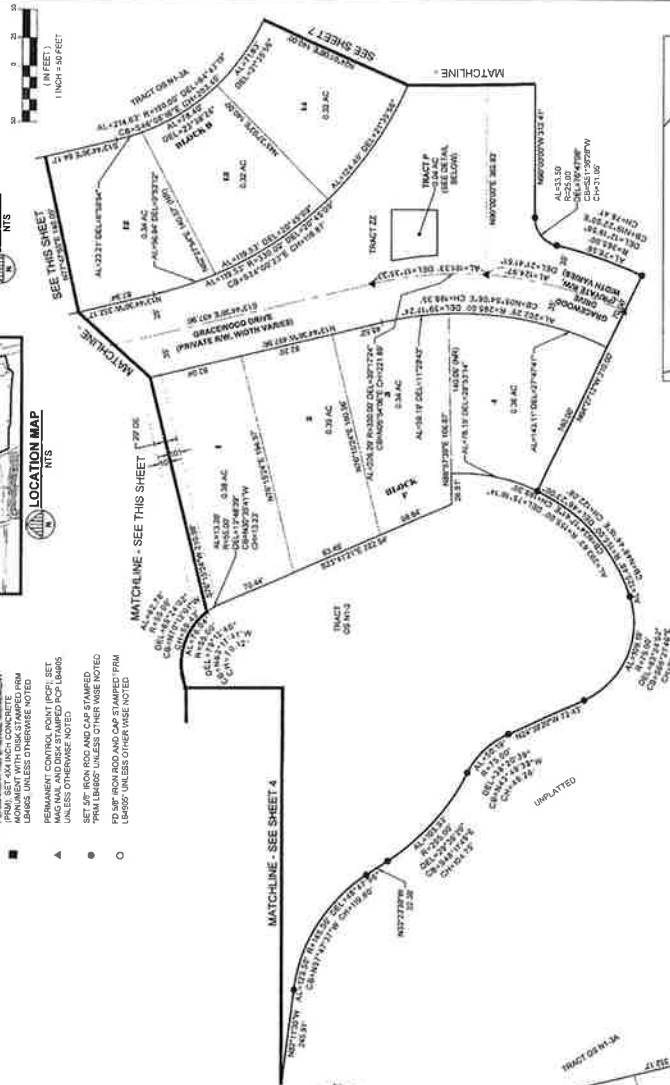
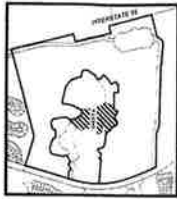
U.S.I. CONSULTANTS, INC. 1000 PINE BLVD., SUITE 200 NEWTON, MA 02459-1000 TEL: 617/552-1000 FAX: 617/552-1001 WWW: WWW.USI-CONSULTANTS.COM	DATE: 09/27/2021 DESIGNER: MANOR DRAWING: 1450_201_002
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PLAT BOOK _____, PAGE _____

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PLAT BOOK ____, PAGE ____
SHEET 6 OF 7
SECTIONS 21 AND 22 TOWNSHIP 26 SOUTH RANGE 36 EAST



SURVEY SYMBOL LEGEND

	SECTION CORNER, MARKED AS NOTED
	PERMANENT INTERSECTION MONUMENT
	PERMANENT DISK STAMPED IRON MONUMENT, UNLESS OTHERWISE NOTED
	PERMANENT CONTROL POINT (POP), SET BY THE SURVEYOR, UNLESS OTHERWISE NOTED
	SET 5/8" IRON ROD AND CAP STAMPED "160405" UNLESS OTHERWISE NOTED
	FD 501" IRON ROD AND CAP STAMPED "160405" UNLESS OTHERWISE NOTED

ABBREVIATIONS

NTS, NON-TANGIBLE LINE
OFFICIAL RECORDS BOOK
FB PLAT BOOK
FCC POINT OF COMPOUND CURVATURE
PMP PERMANENT CONTROL POINT
PCC POINT OF COMPOUND CURVATURE
PMS PERMANENT MAINLINE NAIL AND GAGE
PQSB PAGE(S)
PMB POINT OF BEGINNING
PNC POINT OF COMMENCEMENT
PNC POINT OF REVERSE CURVATURE
P.S.E. PUBLIC SIDEWALK EASEMENT
PLSD PLANNED UNIT DEVELOPMENT
P.U.E. PUBLIC UTILITY EASEMENT
R RADIUS
NNW NORTH-OF-WAY
TYP TYPICAL
VSD VERTICA STATIONING DISTRICT

ABBREVIATIONS

MINUTE FEET
- CONCENTRIC
- DEGREES
AC ACRES
AL ARC LENGTH
SOL BEGINNING OF CURVE
CH CHORD BEARING
CH CHORD LENGTH
CM CONCRETE MONUMENT
CP PRIVATE UNIMAS EASEMENT
DC CENTRAL TO ANGLE
E EAST
EC END OF CURVE
EX EXISTING
FBL FRONT BUILDING RESTRICTION
FO FOUND
FT FOOT/FEET
N NORTH
NTS NOT TO SCALE
NT NON-TANGENT INTERSECTION

NTS NOT TO SCALE
NTI NOW-TANGENT INTERSECTION

NTS NOT TO SCALE
NTI NOW-TANGENT INTERSECTION

PLAT BOOK ____, PAGE ____
SHEET 7 OF 7
SECTIONS 21 AND 22, TOWNSHIP 36 SOUTH, RANGE 76 EAST



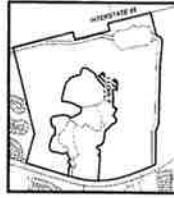
SECTION CORNER; MARKED AS NOTED

PERMANENT REFERENCE MONUMENT
(PRM); SET 44.4 INCH CONCRETE
MONUMENT WITH DISK STAMPED PRM
LEAKS; UNLESS OTHERWISE NOTED

PERMANENT CORNER POINT (PCP); SET
MAG NAIL AND DISK STAMPED PCP LB4905,
PCP LEAKS; UNLESS OTHERWISE NOTED

SET 3/8" IRON ROD AND CAP STAMPED
PRM LB4905; UNLESS OTHERWISE NOTED

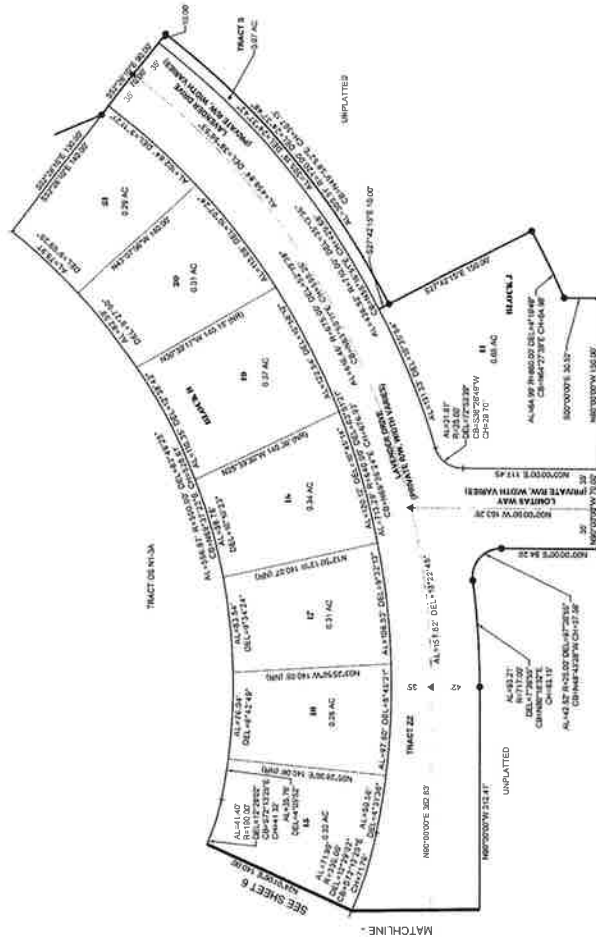
SET 5/8" IRON ROD AND CAP STAMPED PRM
LEAKS; UNLESS OTHERWISE NOTED



 KEY MAP
NTS

ABBREVIATIONS

- [illegible]



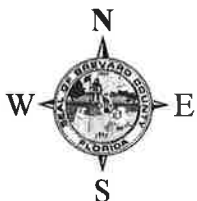
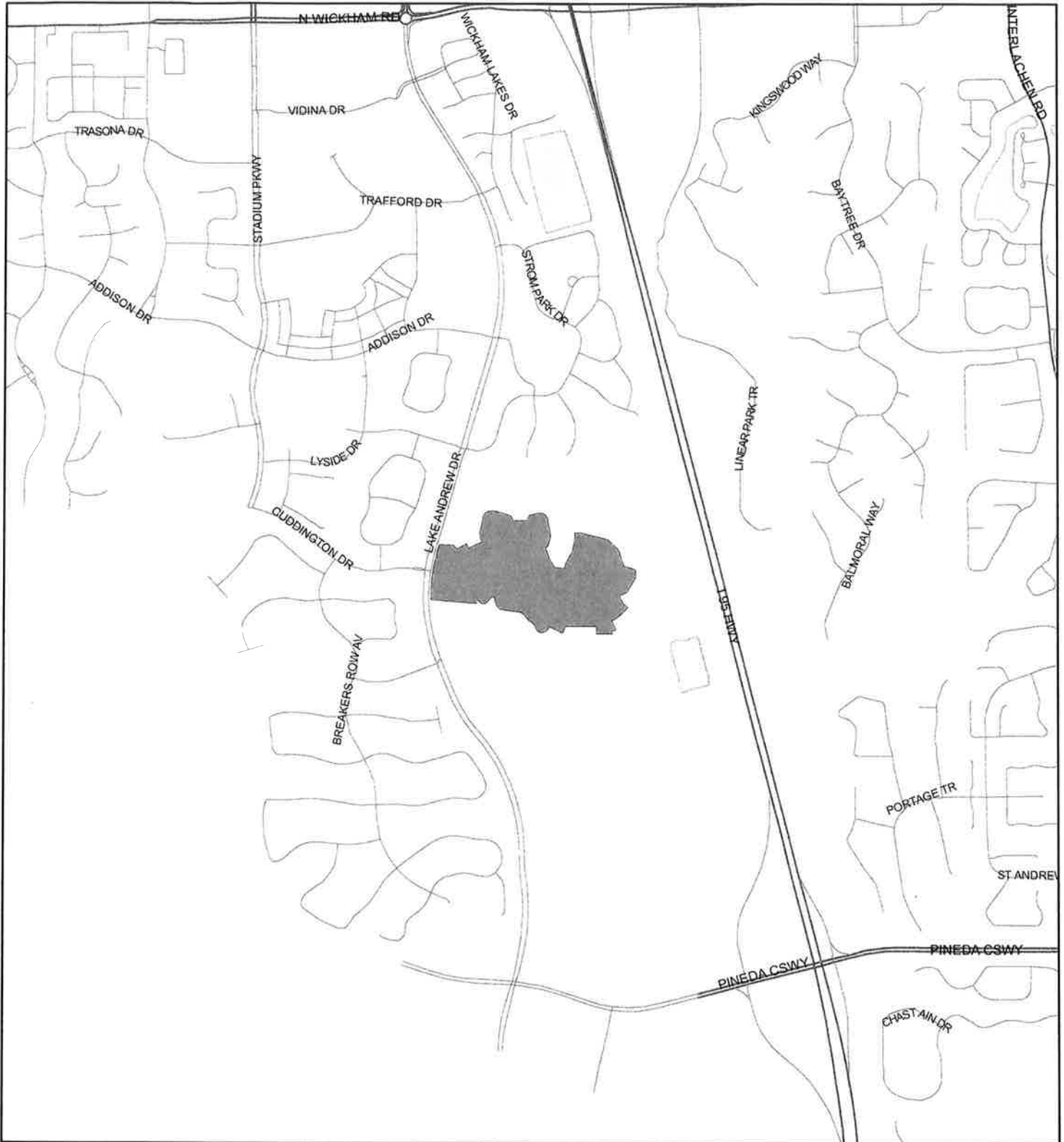
● MATCHLINE

	B.S.E. CONSULTANTS, INC. 10000 E. 15th Avenue, Suite 100 Denver, CO 80231	
	DATE: 05/27/2021 DESIGNED BY: HACHOF DRAWING: 15-001_001 PROJECT: T150	THIS PLAN PREPARED BY:

LOCATION MAP

ARIPEKA AT VIERA - PHASE 1

21FM00013



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: 9/28/2021