



AGENDA REPORT
July 9, 2019

**Approval Re: Sidewalk Easement from Coastal Family LLC as Required by
Site Plan #18SP00010 – District 1.**

SUBJECT:

Approval Re: Sidewalk Easement from Coastal Family LLC as Required by Site Plan #18SP00010 – District 1.

FISCAL IMPACT:

FY 2018 – 2019: No impact

FY 2019 – 2020: No impact

DEPT/OFFICE:

Public Works

REQUESTED ACTION:

It is requested that the Board of County Commissioners approve and accept the Sidewalk Easement from Coastal Family LLC.

SUMMARY EXPLANATION and BACKGROUND:

The subject property is located in Section 30, Township 23, Range 36.

Coastal Family LLC is developing the parcel located at 300 MacArthur Court, Cocoa. The improvements made to the site will include an office building for its business known as Coastal Septic Services, Inc.

The easement is required by Brevard County in accordance with Site Plan Number 18SP00010.

Land Acquisition Policies and Procedures require approval and acceptance by the Board of County Commissioners for all easements.

ATTACHMENTS:

Description

- ▣ **Coastal Family LLC Sidewalk Easement Agenda Documents**

BOARD OF COUNTY COMMISSIONERS

AGENDA: SIDEWALK EASEMENT FROM COASTAL FAMILY LLC (OWNER) FOR
SITE PLAN #18SP00010 – DISTRICT 1

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION

AGENCY CONTACT: LUCY HAMELERS, LAND ACQUISITION SPECIALIST

CONTACT PHONE: 321-690-6847 (56316)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u></u>	_____	<u>5/30/19</u>
COUNTY ATTORNEY Jad Brewer Assistant County Attorney	<u></u>	_____	<u>5/30/19</u>

AGENDA DUE DATE: July 1, 2019 for the July 9, 2019 Board meeting

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

PLEASE CALL DEBBIE CRUZ AT 690-6847 (5-6847) WHEN READY TO BE PICKED UP.

THANK YOU.



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

July 10, 2019

MEMORANDUM

TO: Corrina Gumm, Interim Public Works Director

RE: Item F.20., Sidewalk Easement from Coastal Family, LLC

The Board of County Commissioners, in regular session on July 9, 2019, accepted the Sidewalk Easement from Coastal Family, LLC, as required by Site Plan 18SP00010.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/ds

Prepared by/Return to:
Lucy Hamelers
Brevard County Public Works Dept., Land Acquisition Section
2725 Judge Fran Jamieson Way, Building A, Room 204
Viera, Florida 32940, Phone (321-690-6847)
A portion of Interest in Tax Parcel I.D.:23-36-30-00-254

SIDEWALK EASEMENT

THIS INDENTURE, made this 28th day of May, 2019, between **COASTAL FAMILY LLC**, a Florida Limited Liability Company, whose mailing address is 5175 N. U.S. 1, Cocoa, FL 32927, as the first party, and **BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, 2725 Judge Fran Jamieson Way, Viera, Florida 32940 as the second party, for the use and benefit of **BREVARD COUNTY**.

WITNESSETH: That the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date, for the sole purpose of maintenance, repair, and reconstruction of the sidewalk, with full right of ingress and egress for the purpose herein stated, and other allied uses which shall be strictly construed so as not to enlarge the use, scope, or purpose of the easements.

The land affected by the granting of the easements is located in Section 30, Township 23 South, Range 36 East, County of Brevard, State of Florida, and is more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

TO HAVE AND TO HOLD said easements unto the County of Brevard and to its successors and assigns. The first party does hereby covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has a good and lawful right to convey it or any part thereof.

(Signatures and Notary on next page)

IN WITNESS WHEREOF, the first party having set their hand and seal this, the day and year first above written,

Signed, sealed, and delivered in the presence of:

Ronda Cloud

GRANTOR

Witness

Ronda Cloud

COASTAL FAMILY LLC

Print Name

Tanna Currie

Kimberly Angelillo

Kimberly Angelillo, Manager

Witness

Tanna Currie

Print Name

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 28th day of May, 2019, by Kimberly Angelillo, as Manager of Coastal Family LLC, who is/is not personally known to me or who has produced _____ as identification and who did/did not take an oath.

WITNESS my hand and official seal at Cocoa, Florida, the County of Brevard, State of Florida, this 28th day of May, 2019.



Notary Public Stefanie M. Hearn
Print Name Stefanie M. Hearn
Commission No. GG 294546
Commission expires 01-24-2023

Agenda Item # _____
Board Meeting Date _____

LEGAL DESCRIPTION

SHEET 1 OF 2 SHEETS

PARCEL 800 SIDEWALK EASEMENT

EXHIBIT "A"

SECTION 30 TOWNSHIP 23 SOUTH, RANGE 36 EAST
PARENT PARCEL NUMBER: 23-36-30-00-254

NOT VALID WITHOUT SHEET 2 OF 2

PURPOSE: SIDEWALK EASEMENT

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 800, SIDEWALK EASEMENT (BY SURVEYOR)

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 30, TOWNSHIP 23 SOUTH, RANGE 36 EAST AND BEING A PART OF TRACT B AS SHOWN ON THE PLAT OF MACARTHUR HEIGHTS AS RECORDED IN PLAT BOOK 16, PAGE 135 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT B, THENCE S.89°49'09"W., ALONG THE NORTH LINE OF SAID TRACT B, 4.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF A 4.00 FOOT WIDE SIDEWALK EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 909, PAGE 629 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S.00°06'45"E., ALONG SAID WEST LINE, 80.61 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE S.00°06'45"E., ALONG SAID WEST LINE, 10.94 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY LINE OF MACARTHUR CIRCLE AND SAID NORTH RIGHT OF WAY LINE BEING THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.57°15'10"E.; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°12'07", 8.81 FEET TO THE INTERSECTION WITH THE NORTH LINE OF A 5.00 FOOT WIDE SIDEWALK EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 5836, PAGE 6919 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S.89°49'09"W., ALONG SAID NORTH LINE, 14.13 FEET; THENCE N.49°03'36"E., 26.57 FEET TO THE POINT OF BEGINNING. CONTAINING 158 SQUARE FEET.

NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S.00°06'45"E., AS SHOWN ALONG THE EAST EAST LINE OF TRACT B, MACARTHUR HEIGHTS, PLAT BOOK 16, PAGE 135, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 2) EASEMENTS LISTED IN EXCEPTIONS 8, 9 AND 10 OF SCHEDULE B, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S OWNER'S POLICY OF TITLE INSURANCE NUMBER OXFL-08608703 ARE ADDRESSED AS FOLLOWS:
 - 8) EASEMENT CONTAINED IN ORB 316, PAGE 402 DOES NOT AFFECT THIS EASEMENT OR ITS PARENT TRACT IN ANY WAY.
 - 9) EASEMENT DESCRIBED IN ORB 909, PAGE 629 AFFECTS THE PARENT TRACT AND IS SHOWN PLOTTED HEREON.
 - 10) EASEMENT DESCRIBED IN ORB 5836, PAGE 6919 AFFECTS THE PARENT TRACT AND IS SHOWN PLOTTED HEREON.

LEGEND:

O.R.B. _____, pg _____ = OFFICIAL RECORDS BOOK AND PAGE OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Δ = DELTA ANGLE

L = LENGTH

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

P.C. = POINT OF CURVATURE

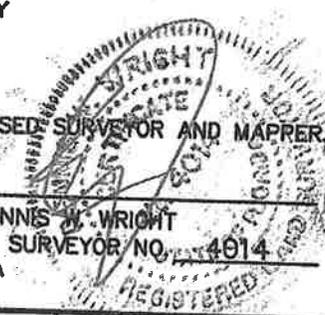
P.T. = POINT OF TANGENCY

R/W = RIGHT OF WAY

NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO: _____
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

CERTIFIED BY: _____
DENNIS W. WRIGHT
REGISTERED LAND SURVEYOR NO. 4014
STATE OF FLORIDA



DATE 2/20/19

ORDER NO. 25568

FB. NO. _____

SCALE. 1" = 10'

DWG. NO. SIDEWALK EASEMENT BREV.DWG

Honeycutt & Associates, Inc.

ENGINEERS • SURVEYORS • PLANNERS

3700 South Washington Avenue • Titusville, Florida 32780

(321) 267-6233 Fax (321) 269-7847

CERTIFICATE OF AUTHORIZATION NO. LB 6762

SECTION: 30

TOWNSHIP: 23 S.

RANGE: 36 E.

MAP OF DESCRIPTION

PARCEL 800 SIDEWALK EASEMENT

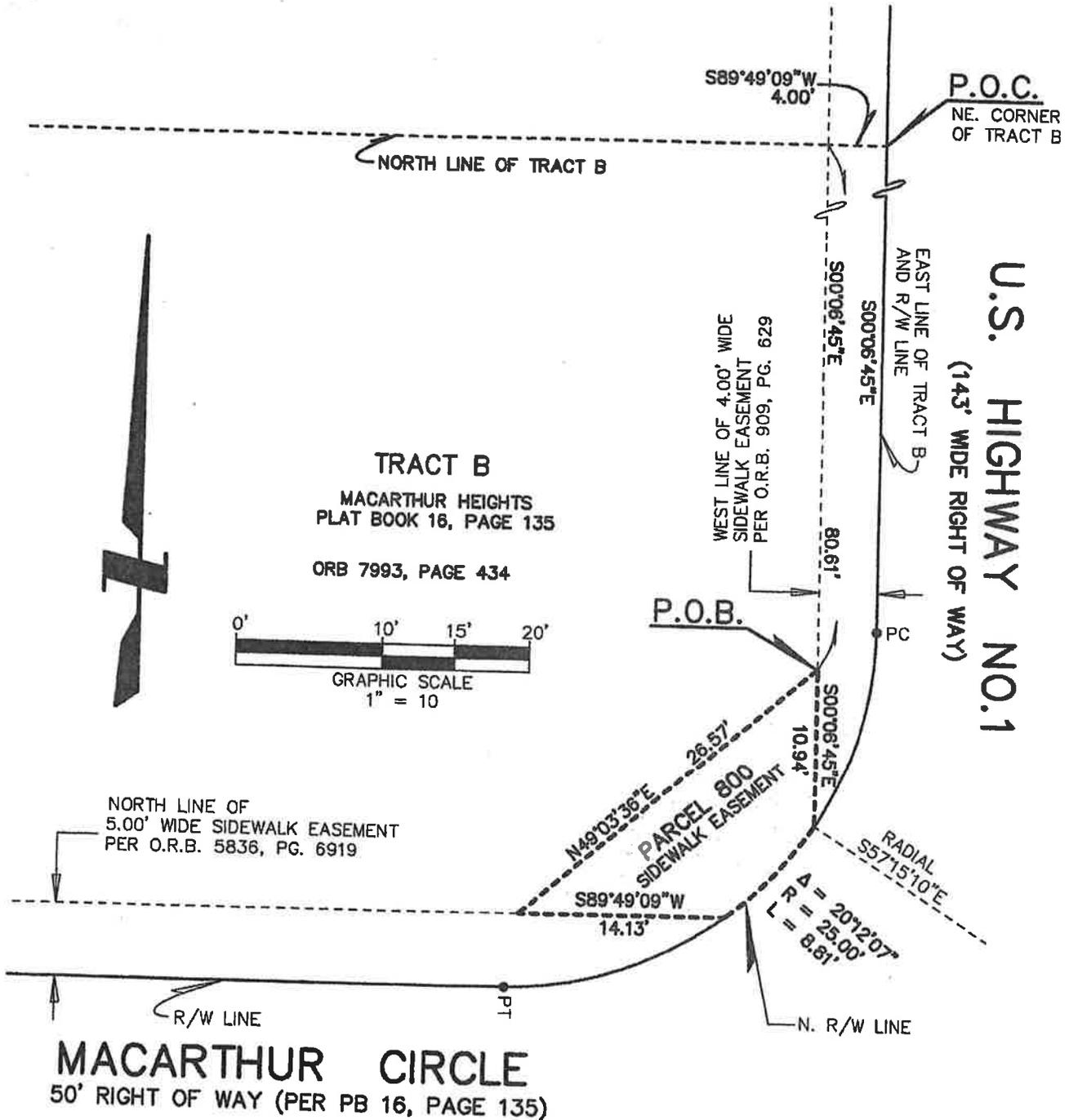
SECTION 30 TOWNSHIP 23 SOUTH, RANGE 36 EAST
 PARENT PARCEL NUMBER: 23-36-30-00-254

PURPOSE: SIDEWALK EASEMENT

SHEET 2 OF 2 SHEETS
EXHIBIT "A"

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



DATE 2/20/19
 ORDER NO. 25568
 FB. NO. _____
 SCALE 1" = 10'
 DWG. NO. SIDEWALK EASEMENT BREV.DWG

Honeycutt & Associates, Inc.

ENGINEERS • SURVEYORS • PLANNERS
 3700 South Washington Avenue • Titusville, Florida 32780
 (321) 267-6233 Fax (321) 269-7847

CERTIFICATE OF AUTHORIZATION NO. LB 6762

SECTION: 30
 TOWNSHIP: 23 S.
 RANGE: 36 E.

LOCATION MAP

TWP: 23 RNG: 36 SEC: 30 DISTRICT: 1

STREET NAME: MacArthur Circle

OWNER'S NAME: Coastal Family LLC

