



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.5.

1/24/2023

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### Subject:

Approval, Re: Dedication by Warranty Deed for Tract S, Laurasia Phase 1 and Bill of Sale from The Viera Company, for the benefit of Lift Station W40 - 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 28, Township 26 South, Range 36 East, west of Lake Andrew Drive and south of Pineda Boulevard on Laurasia Avenue in Viera.

The Viera Company established Laurasia Phase 1 by Plat, recorded in Plat Book 72 at Page 33. The Plat contained a dedication of Tract S to Brevard County for the purpose of a Sanitary Sewer Lift Station. The attached Warranty Deed will convey fee simple ownership of Tract S to the County from The Viera Company. The attached Bill of Sale formally conveys the related utility infrastructure that shall be County owned and maintained. The final as-built 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 S, Laurasia Phase 1 and Bill of Sale from The Viera Company, for the benefit of Lift Station W40 – District 4.

**AGENCY:** Public Works Department / Land Acquisition

**AGENCY CONTACT:** Andrew Malach, Land Acquisition Specialist

**CONTACT PHONE:** 321-350-8351

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		_____	<u>12.20.2022</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	_____ cms	_____	_____ 12-27-2022



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 25, 2023

**M E M O R A N D U M**

**TO:** Marc Bernath, Public Works Department    Attn: Andrew Malach

**RE:** Item F.5., Approval for Dedication by Warranty Deed for Tract S, Laurasia Phase 1 and Bill of Sale from The Viera Company, for the benefit of Lift Station W40

The Board of County Commissioners, in regular session on January 24, 2023, accepted the Warranty Deed and Bill of Sale from The Viera Company for Tract S, Laurasia Phase 1, for the benefit of Lift Station W40.

Your continued cooperation is always appreciated.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK**

*Kimberly Powell*  
Kimberly Powell, Clerk to the Board

/pp

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: 26-36-28-YM-\*S

### WARRANTY DEED

**THIS DEED** is made this 15<sup>th</sup> day of December, 2022, by The Viera Company, a Florida corporation, hereafter called the Grantor, whose mailing address is 7380 Murrell Rd, Suite 201, Melbourne, FL 32940, 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 S, Laurasia - Phase 1, according to the plat thereof, as recorded in Plat Book 72, Page(s) 33, of the Public Records of 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:

Benjamin E. Wilson

Witness

Benjamin E. Wilson

Print Name

Charlene R. Spangler

Witness

Charlene R. Spangler

Print Name

GRANTOR:

The Viera Company,  
a Florida corporation

By: [Signature]

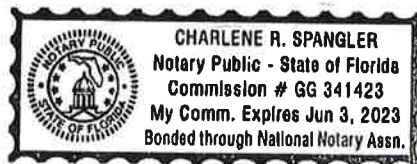
Todd J Pokrywa, President

(Corporate Seal)



STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 15<sup>th</sup> day of December, 2022, by Todd J Pokrywa, as President for The Viera Company, a Florida corporation. Is  personally known or  produced \_\_\_\_\_ as identification.



Charlene R. Spangler

Notary Signature

SEAL

**BILL OF SALE**

The Viera Company, a Florida corporation, whose mailing address is 7380 Murrell Rd, Suite 201, Melbourne, FL 32940 (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 15<sup>th</sup> day of December, 2022.

The Viera Company, a Florida corporation

  
Todd J Pokrywa, President

(Corporate Seal)



**STATE OF FLORIDA  
COUNTY OF BREVARD**

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 15<sup>th</sup> day of December, 2022 by Todd J Pokrywa, President of The Viera Company, a Florida corporation,  who are personally known to me or  who have provided a \_\_\_\_\_ as identification.

SEAL

  
Notary Public

My Commission Expires:

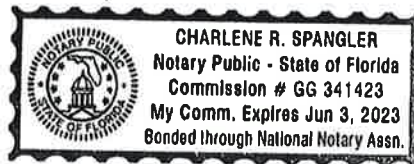


Exhibit "A"

<b>LAURASIA SUBDIVISION (VILLAGE 2, NEIGHBORHOOD 6)</b> <b>INFRASTRUCTURE IMPROVEMENTS - PHASE 1</b> <b>ITEMIZED COST OF CONSTRUCTION</b> <b>EXHIBIT A</b>				
ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART A – SANITARY SEWER SYSTEM</b>				
4' DIAMETER SAN. SEWER MANHOLE (4'-6' DEPTH)	EA	5	\$ 5,036.00	\$ 25,180.00
4' DIAMETER SAN. SEWER MANHOLE (6'-8' DEPTH)	EA	11	\$ 5,613.00	\$ 61,743.00
4' DIAMETER SAN. SEWER MANHOLE (8'-10' DEPTH)	EA	8	\$ 6,847.00	\$ 54,776.00
4' DIAMETER SAN. SEWER MANHOLE (10'-12' DEPTH)	EA	5	\$ 8,184.00	\$ 40,920.00
5' DIAMETER SAN SEWER MANHOLE (12'-14' DEPTH)	EA	8	\$ 11,173.00	\$ 89,384.00
5' DIAMETER SAN SEWER MANHOLE (14'-16' DEPTH)	EA	4	\$ 13,092.00	\$ 52,368.00
5' DIAMETER SAN SEWER MANHOLE (18'-20' DEPTH)	EA	1	\$ 16,359.00	\$ 16,359.00
5' DIAMETER SAN SEWER DROP MANHOLE (8'-10' DEPTH)	EA	1	\$ 11,323.00	\$ 11,323.00
5' DIAMETER SAN SEWER DROP MANHOLE (10'-12' DEPTH)	EA	1	\$ 12,215.00	\$ 12,215.00
5' DIAMETER SAN SEWER DROP MANHOLE (12'-14' DEPTH)	EA	2	\$ 13,333.00	\$ 26,666.00
5' DIAMETER DROP MANHOLE (18'- 20' DEPTH)	EA	1	\$ 18,373.00	\$ 18,373.00
6' DIAMETER DROP MANHOLE (16'-18' DEPTH)	EA	1	\$ 19,315.00	\$ 19,315.00
5' DIAMETER DROP LINED MANHOLE (18'-20' DEPTH)	EA	1	\$ 31,086.00	\$ 31,086.00
8" PVC SANITARY SEWER (6'-8' DEPTH)	LF	885	\$ 58.00	\$ 51,330.00
8" PVC SANITARY SEWER (8'-10' DEPTH)	LF	2,107	\$ 65.31	\$ 137,608.17
8" PVC SANITARY SEWER (10'-12' DEPTH)	LF	2,472	\$ 71.34	\$ 176,352.48
8" PVC SANITARY SEWER (12'-14' DEPTH)	LF	1,493	\$ 76.24	\$ 113,826.32
8" PVC SANITARY SEWER (14'-16' DEPTH)	LF	1,769	\$ 95.14	\$ 168,302.66
8" PVC SANITARY SEWER (16'-18' DEPTH)	LF	805	\$ 108.56	\$ 87,390.80
8" PVC SANITARY SEWER (18'-20' DEPTH)	LF	305	\$ 158.78	\$ 48,427.90
8" C900 PVC SANITARY SEWER (20'-22' DEPTH)	LF	16	\$ 177.51	\$ 2,840.16
REMOVE BLIND FLANGE & CONNECT TO EXISTING SANITARY FM VALVE	EA	1	\$ 1,747.00	\$ 1,747.00
SINGLE SANITARY SEWER SERVICE CONNECTION	EA	20	\$ 1,299.00	\$ 25,980.00
DOUBLE SANITARY SEWER SERVICE CONNECTION	EA	77	\$ 1,373.00	\$ 105,721.00
4" PVC SANITARY FORCE MAIN	LF	2,930	\$ 30.00	\$ 87,900.00
4" GATE VALVE ASSEMBLY	EA	2	\$ 1,695.00	\$ 3,390.00
AIR RELIEF VALVE (ABOVE GROUND)	EA	4	\$ 6,700.00	\$ 26,800.00
SANITARY WET WELL LIFT STATION - COMPLETE WITH TELEMETRY AND DRIVEWAY	EA	1	\$ 381,682.00	\$ 381,682.00
<b>SUBTOTAL PART A</b>				\$ <b>1,879,006.49</b>

**LAURASIA SUBDIVISION (VILLAGE 2, NEIGHBORHOOD 6)  
INFRASTRUCTURE IMPROVEMENTS - PHASE 1  
ITEMIZED COST OF CONSTRUCTION**

**EXHIBIT A**

ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART B -- REUSE SYSTEM</b>				
4" PVC REUSE MAIN	LF	4,565	\$ 30.00	\$ 136,950.00
4" GATE VALVE ASSEMBLY	EA	14	\$ 1,616.00	\$ 22,624.00
6" PVC REUSE MAIN	LF	200	\$ 52.00	\$ 10,400.00
6" GATE VALVE ASSEMBLY	EA	2	\$ 1,778.00	\$ 3,556.00
8" PVC REUSE MAIN	LF	5,965	\$ 58.00	\$ 345,970.00
8" GATE VALVE ASSEMBLY	EA	16	\$ 2,316.00	\$ 37,056.00
10" PVC REUSE MAIN	LF	2,420	\$ 77.00	\$ 186,340.00
10" PVC GATE VALVE ASSEMBLY	EA	3	\$ 3,103.00	\$ 9,309.00
REMOVE BLOW OFF & CONNECT TO EX. REUSE MAIN	EA	2	\$ 3,955.00	\$ 7,910.00
2" BLOW OFF AND GATE VALVE ASSEMBLY	EA	10	\$ 2,119.00	\$ 21,190.00
SINGLE SERVICE CONNECTION	EA	164	\$ 1,035.00	\$ 169,740.00
<b>SUBTOTAL PART B</b>				<b>\$ 951,045.00</b>
<b>TOTAL AMOUNT (PARTS A-B)</b>				<b>\$ 2,830,051.49</b>



Digitally signed  
by Hassan Kamal  
Date: 2022.09.30  
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**Exhibit "B"**

Real Property

**Tract S, Laurasia - Phase 1, according to the plat thereof, as recorded in Plat Book 72, Page(s) 33, of the Public Records of Brevard County, Florida.**

# LOCATION MAP

Section 28, Township 26 South, Range 36 East - District: 4

PROPERTY LOCATION: West of Lake Andrew Drive and south of Pineda Boulevard on Laurasia Avenue in Viera.

OWNERS NAME: The Viera Company

