



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.3.

5/20/2025

Subject:

Final Plat Approval, Re: Del Webb at Viera - Phase 5A
Developer: Pulte Home Company, LLC 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 infrastructure contract for Del Webb at Viera - Phase 5A.

Summary Explanation and Background:

There are three stages of review for a subdivision plan approval: pre-application, civil plan and preliminary plat approval, and final platting. The pre-application meeting for Del Webb at Viera - Phase 5A was held on March 28, 2024. The civil plans and preliminary plat were approved on December 26, 2024. The third stage of review is the final plat approval for recordation.

Del Webb at Viera - Phase 5A is located west of Stadium Parkway, approximately one mile south of Pineda Causeway in a DRI District designated by the Brevard County Future Land Use Map. Potable water for the subdivision will be provided by the City of Cocoa, and sanitary sewer service will be provided by Brevard County. The proposed subdivision is for 127 lots containing 55.58 acres. Staff has reviewed the final plat and contract for Del Webb - Phase 5A and has determined that it complies with the applicable ordinances.

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: 24SD0002, 25FM00003

Contact: Tim Craven, Planner III, 321-350-8266

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

May 21, 2025

MEMORANDUM

TO: Billy Prasad, Planning & Development Director Attn: Tim Craven

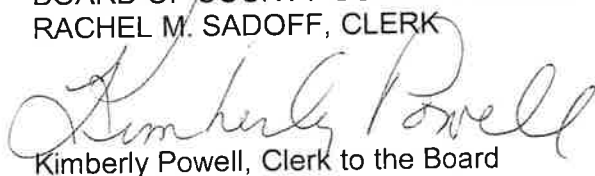
RE: Item F.3., Final Plat Approval for Del Webb at Viera – Developer: Pulte Home Company, LLC

The Board of County Commissioners, in regular session on May 20, 2025, in accordance with Section 62-2841(i) and Section 62-2844, executed and granted final plat approval for Del Webb at Viera – Developer: Pulte Home Company, LLC., subject to minor engineering changes as applicable, and developer responsible for obtaining all other necessary jurisdictional permits. Enclosed is a 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

/sj

Encls. (2)

Subdivision No. 245D00002

Project Name DEL WEBB AT VIERA PH 5A

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 20 day of MAY, 2025, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and PULTE HOME COMPANY, LLC, 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:

Infrastructure improvements consisting of water, sewer, storm drainage, roadways, sidewalks, and all other improvements depicted in subdivision number 245D00002. 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 nondefective 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 28 day of NOVEMBER, 2025.

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 \$_____. 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**


Rob Feltner, Chairman

As approved by the Board on: MAY 20, 2025.

WITNESSES:


Name: Maleia SMIFERGUSO


Name: SEAN BAILEY

State of: Florida

County of: Orange

PRINCIPAL:


Aaron Struckmeyer, P.E., Land Planning and Entitlements Manager

4/24/2025
DATE

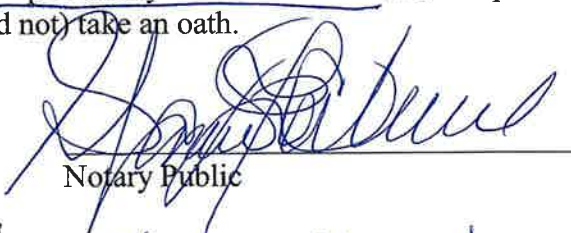
The foregoing instrument was acknowledged before me this 24 day of April, 2025, by Aaron Struckmeyer who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

My commission expires:

S E A L

Commission Number




Notary Public

Shani Charles
Notary Name printed, typed or stamped

SURETY PERFORMANCE BOND

Bond #30238334

KNOW ALL MEN BY THESE PRESENTS:

That we, Pulte Home Company, LLC, hereinafter referred to as "Owner" and, The Continental Insurance Company, 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 \$ 9,195,919.34, 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 MAY, 20 25, which contract is made a part hereof by reference.

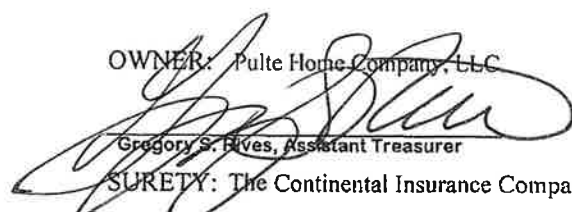
NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by November 28, 2025, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

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.

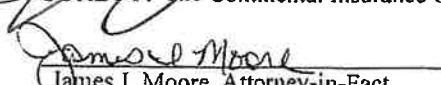
In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

EXECUTED this 4th day of April, 2025.

OWNER: Pulte Home Company, LLC


Gregory S. Dives, Assistant Treasurer

SURETY: The Continental Insurance Company


James I. Moore, Attorney-in-Fact

NOTARY ACKNOWLEDGEMENT

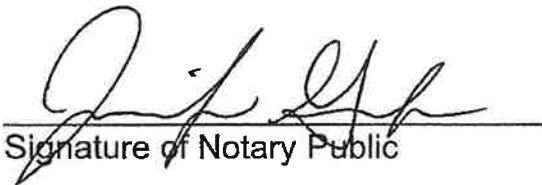
STATE OF GEORGIA)

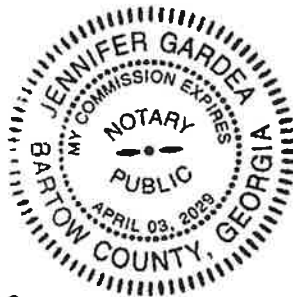
) ss.

COUNTY OF BARTOW)

This record was acknowledged before me on April 4th, 2025
Gregory S. Rives as Assistant Treasurer of Pulte Home Company, LLC, who
provided to me on the basis of satisfactory evidence to be the person who appeared
before me and is personally known to me.

WITNESS my hand official seal.


Signature of Notary Public



Jennifer Gardea
Notary Public State of Georgia
My Commission Expires: April 3, 2029

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

James I Moore, Stephen T Kazmer, Dawn L Morgan, Melissa Schmidt, Amy Wickett, Kelly A Gardner, Jennifer J Mc Comb, Tariese M Pisciotto, Diane M Rubright, Martin Moss, Individually

of Downers Grove, IL, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 20th day of June, 2021.



The Continental Insurance Company


Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 20th day of June, 2021, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires March 2, 2026


M. Bent Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this 4th day of April, 2025

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF THE CONTINENTAL INSURANCE COMPANY:

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the Board of Directors of the Company at a meeting held on May 10, 1995.

“RESOLVED: That any Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Group Vice President to the Secretary of the Company prior to such execution becoming effective.

This Power of Attorney is signed by Paul T. Bruflat, Vice President, who has been authorized pursuant to the above resolution to execution power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012.

“Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the “Authorized Officers”) to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, “Electronic Signatures”), Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company.”

STATE OF ILLINOIS }
COUNTY OF DU PAGE}

On April 4, 2025, before me, Alexa K. Costello, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, James I. Moore, known to me to be Attorney-in-Fact of The Continental Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

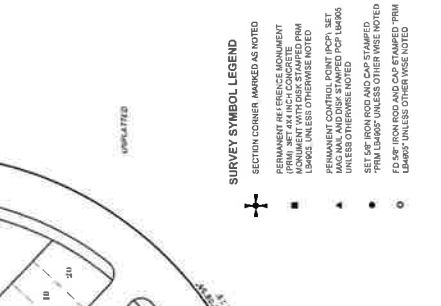
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires September 20, 2027

Alexa K Costello
Alexa K. Costello, Notary Public
Commission No. 978152



SECTION 29, TOWNSHIP 26 SOUTH, RANGE 36 EAST



TRACT C2	0.06	LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNS, AND RELATED IMPROVEMENTS	DES. VEBERT VETRA HOMEOWNERS ASSOCIATION, INC.	BREVARD COUNTY
TRACT D	0.07	SANITARY SEWER LIFT STATION	DES. VEBERT VETRA HOMEOWNERS ASSOCIATION, INC.	BREVARD COUNTY
TRACT E	0.41	VEGETATION WITH PESTICIDES, IRRIGATION, IRRIGATION, AND RELATED IMPROVEMENTS	DES. VEBERT VETRA HOMEOWNERS ASSOCIATION, INC.	BREVARD COUNTY
TRACT E1	0.06	LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNS, AND RELATED IMPROVEMENTS	DES. VEBERT VETRA HOMEOWNERS ASSOCIATION, INC.	BREVARD COUNTY
TRACT E2	0.06	VEGETATION WITH PESTICIDES, IRRIGATION, IRRIGATION, AND RELATED IMPROVEMENTS	DES. VEBERT VETRA HOMEOWNERS ASSOCIATION, INC.	BREVARD COUNTY
TRACT E3	0.06	LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNS, AND RELATED IMPROVEMENTS	DES. VEBERT VETRA HOMEOWNERS ASSOCIATION, INC.	BREVARD COUNTY

TRACT AREA SUMMARY TABLE		
TRACT	AREA (ACRES)	TRACT USE
TRACT A2	0.00	LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE (IRRIGATION, UTILITIES, DRAINAGE)
TRACT A3	0.00	LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS
TRACT B	4.51	VSD DRAINAGE, SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS
TRACT B1	9.98	LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS
TRACT B2	0.21	LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS
TRACT C	0.68	VSD DRAINAGE, SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS
TRACT C1	0.31	LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS
TRACT C2	0.00	LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS
TRACT C3	0.00	LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS
TRACT D	0.07	SAFARI PARK FEEDLOT STATION
TRACT E	4.41	VSD DRAINAGE, SYSTEM FACILITIES, PEDSTRIAN ACCESS, MALIBO FACILITY, LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS
TRACT E1	0.08	LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS
TRACT E2	3.88	PEDSTRIAN ACCESS, MALIBO FACILITY, LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS
TRACT E3	0.06	LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS
TRACT F	17.0	VSD DRAINAGE, SYSTEM FACILITIES, LANDSCAPING, IRRIGATION, UTILITIES, DRAINAGE, SIGNAGE AND RELATED IMPROVEMENTS

PLAT BOOK ____, PAGE
SHEETS OF 6
SECTION 26, TOWNSHIP 24 SOUTH, RANGE 34 EAST



SURVEY SYMBOL LEGEND

SECTION CORNER, MARKED AS NOTED

PERMANENT REFERENCE MONUMENT
(PRM): SET 4X4 INCH CONCRETE CAP STAMPED PRM
1640-5, UNLESS OTHERWISE NOTED

PERMANENT CONTROL POINT (PCP): SET
MAG NAIL AND DISK, STAMPED PCP 1640-5
UNLESS OTHERWISE, NOTED

SET 3/4" IRON ROD AND CAP STAMPED
PRM 1640-5, UNLESS OTHER WISE NOTED

SET 5/8" IRON ROD AND CAP STAMPED PRM

CORE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CORRO LENGTH
C16	31.00	25.00	87°34'57"	31.00
C20	103.15	50.00	90°44'42"	50.00
C21	34.00	25.00	87°54'37"	31.00
C22	31.00	25.00	87°54'07"	31.00
C23	34.00	25.00	87°54'29"	31.00
C24	127.04	100.00	90°44'42"	100.00
C25	34.00	25.00	87°54'07"	31.00
C26	34.00	25.00	87°54'15"	31.00
C27	34.00	25.00	87°54'15"	31.00

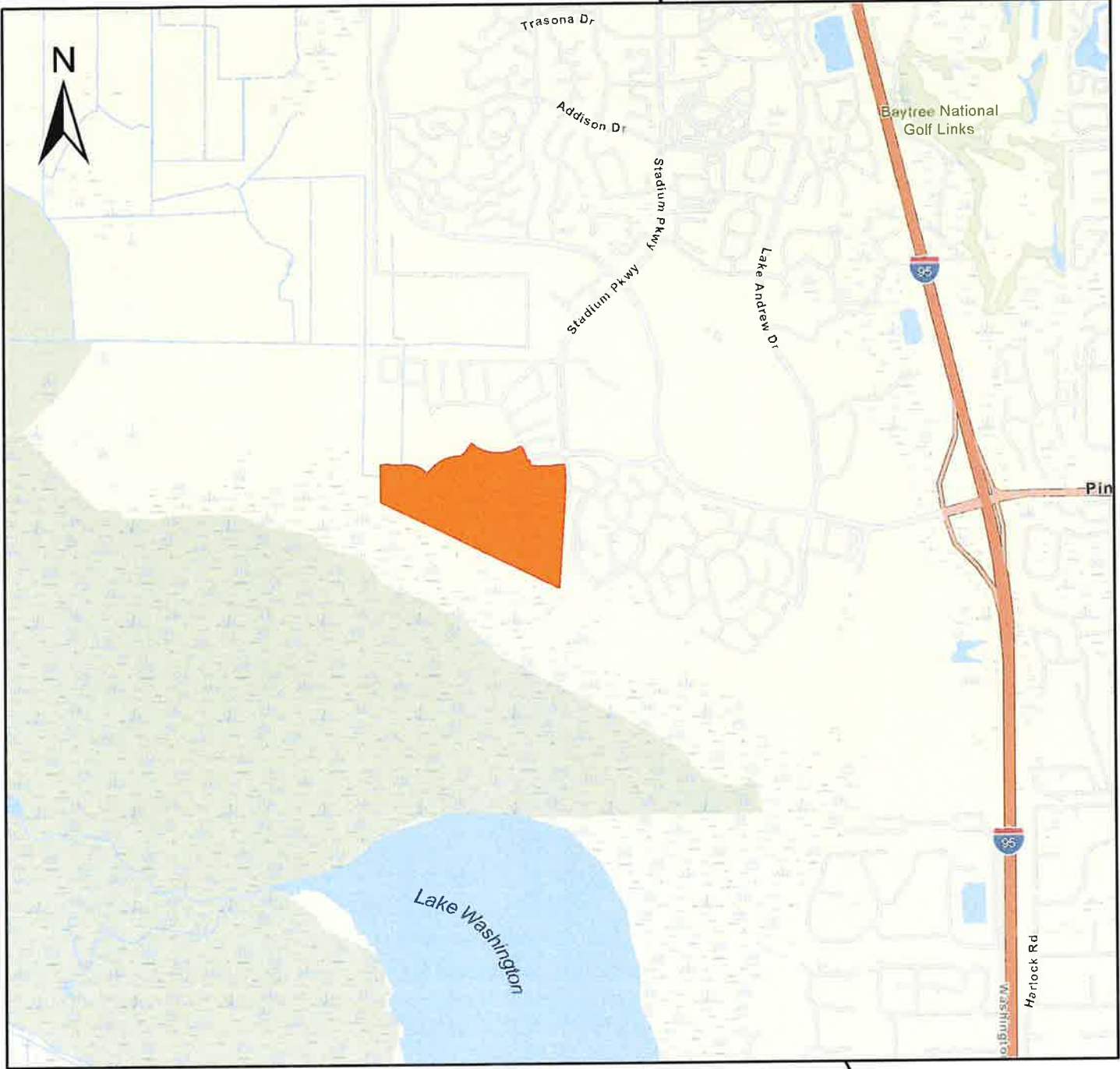
[illegible]

THIS PLAN PREPARED BY:
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - DESIGN SERVICES
10000 W. 10th Avenue, Suite 100, Denver, CO 80231
Tel: 303.751.1000 Fax: 303.751.1001
www.bsiconsultants.com

DATE: 3/17/05
OF: SUGARHILL HAZOP
DRAWING: 11000-327-001
PROJECT: 11000

N NORTH
 NW NONRACIAL
 TYP TYPICAL
 VSD VERA STUNDASHP DISTRICT

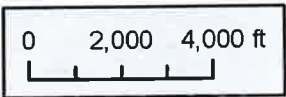
Location Map



Subject Property in Orange

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.

Scale: 1:48,000
1 inch equals 4,000 feet



Print Time: 5/2/2025 10:04 AM