



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.7.

7/9/2024

Subject:

Approval, Re: Dedication of Reuse Water Main Easement from School Property Development Brevard, LLC for the Pinecrest Academy Space Coast Project - District 4.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition Office / Utility Services Department

Requested Action:

It is requested that the Board of County Commissioners accept the attached Reuse Water Main Easement.

Summary Explanation and Background:

The subject property is located in Section 16, Township 26 South, Range 36 East, west of Stadium Parkway, and north of Trasona Drive in Melbourne.

School Property Development Brevard, LLC, owner, has submitted site plan number 23AD00001 for review and approval by the County for the development of a charter school known as Pinecrest Academy Space Coast. In accordance with County code and standards, the owner has agreed to dedicate the attached Reuse Water Main Easement required as a condition of the site plan approval.

The User Department approves this request.

This acquisition follows the policies and procedures as set forth in Administrative Order 37.

Clerk to the Board Instructions:



July 10, 2024

M E M O R A N D U M

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

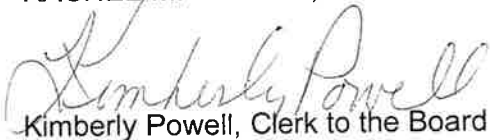
RE: Item F.7., Dedication of Reuse Water Main Easement from School Property Development Brevard, LLC for the Pinecrest Academy Space Coast Project

The Board of County Commissioners, in regular session on July 9, 2024, approved and accepted the Reuse Water Main Easement from School Property Development Brevard, LLC for the Pinecrest Academy Space Coast Project.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/ns

cc: Utility Services

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Dedication of Reuse Water Main Easement from School Property
Development Brevard, LLC for the Pinecrest Academy Space Coast
Project – District 4.

AGENCY: Public Works Department / Land Acquisition / Utility Services Department

AGENCY CONTACT: Jean Kremitzki, Land Acquisition Specialist

CONTACT PHONE: 321-350-8351

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		<hr/>	<u>6-4-24</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney		<hr/>	<u>6/6/2024</u>

Prepared by and return to: Jean Kremitzki
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 26-36-16-32-A-1

REUSE WATER MAIN EASEMENT

THIS INDENTURE, made this 17th day of MAY, 2024, between School Property Development Brevard, LLC, a Florida limited liability company, whose address is 6457 Sunset Drive, Miami, Florida 33143, as the first party, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party, for the use and benefit of Brevard County, Florida.

WITNESSETH that the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, a perpetual non-exclusive easement commencing on the above date for the purposes of operating, reconstructing, reconfiguring, and maintaining a reuse water main and associated facilities and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of the easement is located in Section 16, Township 26 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

Including the right of ingress and egress onto the easement area as may be necessary for the full use and enjoyment by the second party of its easement. The first party shall have full use and enjoyment of the easement area but shall not make any improvements within the easement area which will conflict or interfere with the easement granted herein.

TO HAVE AND TO HOLD said easement unto Brevard County, a political subdivision of the State of Florida, and to its successors and/or assigns. The first party does 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 has caused this easement to be executed, the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness

Twinky R. Perez

Print Name

6457 Sunset Dr., Miami, FL

Address

Witness

Ignacio Zulueta

Print Name

6457 Sunset Drive, Miami, FL

Address

School Property Development Brevard, LLC,
a Florida limited liability company

By: 

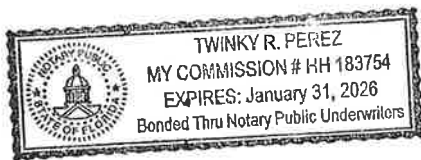
Annette Iraola, As Manager

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 17 day of May, 2024, by Annette Iraola, as Manager for School Property Development Brevard, LLC, a Florida limited liability company. Is ☒ personally known or ☐ produced _____ as identification.





Notary Signature
SEAL

LEGAL DESCRIPTION

PARCEL #800

PARENT PARCEL ID#: 26-36-16-32-A-1
PURPOSE: REUSE WATER MAIN EASEMENT

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL #800 REUSE WATER MAIN EASEMENT (PREPARED BY SURVEYOR):

PART OF LOT 1, BLOCK A, PINECREST ACADEMY SPACE COAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 12, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, (SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF TRASONA DRIVE, ACCORDING TO THE PLAT OF LOREN COVE AT ADDISON VILLAGE - PHASE 1, AS RECORDED IN PLAT BOOK 62, PAGE 62, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND RUN ALONG THE ARC OF SAID NORTH RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 25°28'01", A CHORD LENGTH OF 352.66 FEET AND A CHORD BEARING OF S78°07'27"E), A DISTANCE OF 355.58 FEET TO THE END OF SAID CURVE; THENCE N89°08'33"E, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 157.43 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N00°00'00"E, A DISTANCE OF 26.38 FEET; THENCE S90°00'00"E, A DISTANCE OF 15.00 FEET; THENCE S00°00'00"E, A DISTANCE OF 26.16 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID TRASONA DRIVE; THENCE S89°08'33"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.01 ACRES (393.71 SQUARE FEET), MORE OR LESS.

SURVEYOR'S NOTES:

DESCRIPTION OF PART OF LOT 1, BLOCK A, PINECREST ACADEMY SPACE COAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 12, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

BEARING REFERENCE: ASSUMED BEARING OF NORTH 89°08'33" EAST ON THE NORTH RIGHT-OF-WAY LINE OF TRASONA DRIVE, ACCORDING TO THE PLAT OF LOREN COVE AT ADDISON VILLAGE - PHASE 1, AS RECORDED IN PLAT BOOK 62, PAGE 62, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

THIS DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR RELIED SOLELY UPON THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT, ORDER NO.: 11693491, CUSTOMER REFERENCE NUMBER 30016.47 DATED 04/15/2024 AT 8:00 AM FOR INFORMATION REGARDING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE LANDS SURVEYED HEREON. OTHER THAN AS MAY BE SHOWN AND/OR NOTED HEREON, NO SUCH EASEMENTS AND/OR ENCUMBRANCES ADVERSELY AFFECTING THE LANDS SURVEYED HEREON WERE FOUND IN SAID REPORT.

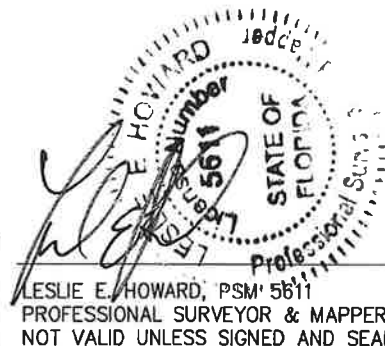
THIS DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.

THIS DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.


LESLIE E. HOWARD, PSM 5611
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901 LB No. 4905
PHONE: (321)-725-3674 / FAX: (321)-723-1159

DRAWN BY: LMO/LEH	CHECKED BY: LEH	PROJECT NO. 11481			SECTION 16 TOWNSHIP 26 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 04/30/2024	DRAWING: 11481_100_008				

SKETCH OF DESCRIPTION

PARCEL #800

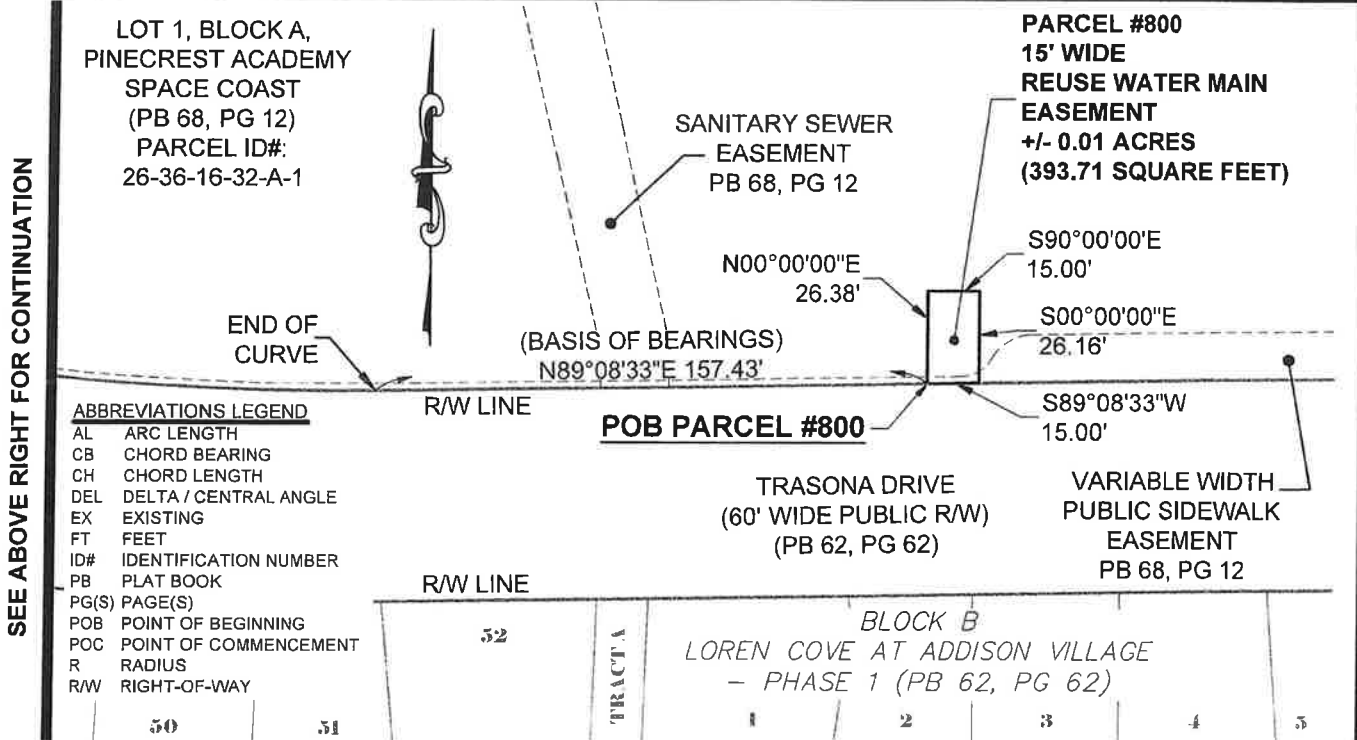
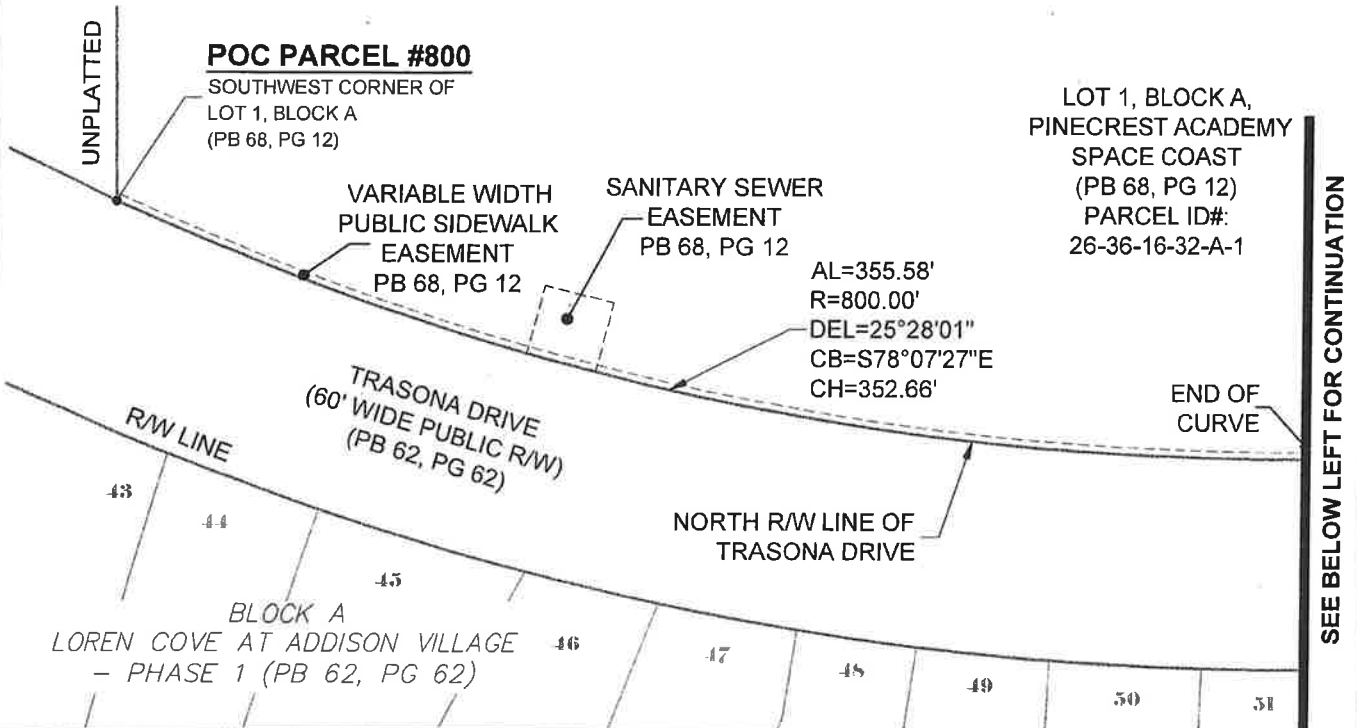
PARENT PARCEL ID#: 26-36-16-32-A-1
PURPOSE: REUSE WATER MAIN EASEMENT

EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

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ABBREVIATIONS LEGEND

AL ARC LENGTH
CB CHORD BEARING
CH CHORD LENGTH
DEL DELTA / CENTRAL ANGLE
EX EXISTING
FT FEET
ID# IDENTIFICATION NUMBER
PB PLAT BOOK
PG(S) PAGE(S)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS
R/W RIGHT-OF-WAY

PREPARED BY: B.S.E. CONSULTANTS, INC.
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901 LB No. 4905
PHONE: (321)-725-3674 / FAX: (321)-723-1159

SCALE:
1"=50'
PROJECT NO.:
11481

SECTION 16
TOWNSHIP 26 SOUTH
RANGE 36 EAST

LOCATION MAP

Section 16, Township 26 South, Range 36 East - District: 4

PROPERTY LOCATION: West of Stadium Parkway and north of Trasona Drive in Melbourne.

OWNERS NAME(S): School Property Development Brevard, LLC

