



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.19.

10/11/2022

Subject:

Approval, Re: Utility Easements from Andrew Gregori, Trustee of the Richard and Deborah Gregori Grantor Trust for the Gregori Construction Complex - District 1.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition / Utility Department

Requested Action:

It is requested that the Board of County Commissioners approve and accept the Utility Easements.

Summary Explanation and Background:

The subject property is located in Section 7, Township 21 South, Range 35 East, along the west side of Old Dixie Highway, east of US Highway 1 and south of Brockett Road in Titusville.

Andrew Gregori, Trustee of the Richard and Deborah Gregori Grantor Trust dated June 26, 2009, owner, has submitted site plan number 19SP00026 for review and approval by the County for the development of a construction complex known as Gregori Construction Complex. In accordance with County code and standards, the owner has agreed to donate the attached utility easements 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:

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Utility Easements from Andrew Gregori, Trustee of the Richard and Deborah Gregori Trust for the Gregori Construction Complex – District 1.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Andrew Malach, Land Acquisition Specialist

CONTACT PHONE: 321-850-8351

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	 _____	_____	<u>9.14.2022</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u>cms</u> _____	_____	<u>09272022</u>



October 12, 2022

M E M O R A N D U M

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

RE: Item F.19., Approval for Utility Easements from Andrew Gregori, Trustee of the Richard and Deborah Gregori Grantor Trust for the Gregori Construction Complex

The Board of County Commissioners, in regular session on October 11, 2022, approved and accepted the Utility Easements from Andrew Gregori, Trustee of the Richard and Deborah Gregori Grantor Trust for the Gregori Construction Complex.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell
Kimberly Powell, Clerk to the Board

/sm

cc: Utility Services

Prepared by and return to: Andrew Malach
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 21-35-07-00-25

UTILITY EASEMENTS

THIS INDENTURE, made this 12th day of September, 2022, between Andrew M. Gregori, as Trustee of the Richard and Deborah Gregori Grantor Trust pursuant to the Richard and Deborah Gregori Grantor Trust Agreement dated June 26th 2009, whose address is 267 Beat Creek, Sarver, Pennsylvania 16055, 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, perpetual easements commencing on the above date for the purposes of operating, reconstructing, reconfiguring, and maintaining public utilities 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 easements is located in Section 07, Township 21 South, Range 35 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBITS A, B and C"

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

TO HAVE AND TO HOLD said easements 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 these easements to be executed, the day and year first above written,

Signed, sealed and delivered in the presence of:



Witness

Stanley Lee

Print name



Witness

CHRISTOPHER H. KUREK

Print Name



Andrew M. Gregori, as Trustee of the Richard and Deborah Gregori Grantor Trust, pursuant to the Richard and Deborah Gregori Grantor Trust Agreement dated June 26, 2009

STATE OF FL
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 12th day of Sept, 2022, by Andrew M. Gregori, as Trustee of the Richard and Deborah Gregori Grantor Trust, pursuant to the Richard and Deborah Gregori Grantor Trust Agreement dated June 26, 2009. Is ☒ personally known or ☐ produced _____ as identification.


Notary Signature

SEAL



PARCEL 800
LEGAL DESCRIPTION
PARENT PARCEL ID #21-35-07-00-25
PURPOSE: UTILITY EASEMENT

EXHIBIT "A"
SHEET 1 OF 2
NOT VALID WITHOUT SHEET 2 OF 2
THIS IS NOT A SURVEY

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

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8524, PAGE 986, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 35 EAST BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; THENCE RUN S01°12'21"E, 206.60 FEET; THENCE S66°51'23"W, 91.24 FEET TO A POINT ON THE NORTHEASTERN RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 1 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #7003-(175)277; THENCE S22°34'41"E ALONG SAID NORTHEASTERN RIGHT OF WAY LINE, 10.33 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN N67°40'10"E, 15.00 FEET; THENCE S22°34'41"E, 15.00 FEET; THENCE S67°40'08"W, 15.00 FEET TO A POINT ON THE AFORE MENTIONED RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 1; THENCE RUN N22°34'41"W ALONG SAID RIGHT OF WAY LINE, 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 225 SQ. FEET OR 0.0052 ACRES, MORE OR LESS..

SURVEYORS NOTES:

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH BENEFIT OF A FIDELITY NATIONAL TITLE INSURANCE COMPANY "PROPERTY INFORMATION REPORT", ORDER NO.: 10625964, CUSTOMER REFERENCE NUMBER 18-22-0191; SAID REPORT LISTED NO EASEMENTS AFFECTING OR ADJACENT TO PARCEL #800.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE NORTH LINE OF THE SE1/4 OF THE NE 1/4 OF SECTION 7 BEING S89°57'01"E.
4. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER "

I HEREBY CERTIFY THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL S MURPHY Digitally signed by
MICHAEL S MURPHY
Date: 2022.09.12
10:37:49 -04'00'

PREPARED FOR AND CERTIFIED TO:
GREGORI CONSTRUCTION COMPLEX
Brevard County Board of County Commissioners

MICHAEL S. MURPHY, P.S.M. NO. 6208
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY:



SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019
3921 NOVA ROAD, PORT ORANGE, FL. 32127

DRAWN BY: D HITCHCOCK

CHECKED BY: M MURPHY

PROJECT NO. 20-0702

REVISIONS

DATE

DESCRIPTION

SECTION 7

TOWNSHIP 21 SOUTH

RANGE 35 EAST

DATE: 06-22-2022

DRAWING: 20-0702

SKETCH OF DESCRIPTION PARCEL 800

EXHIBIT "A"

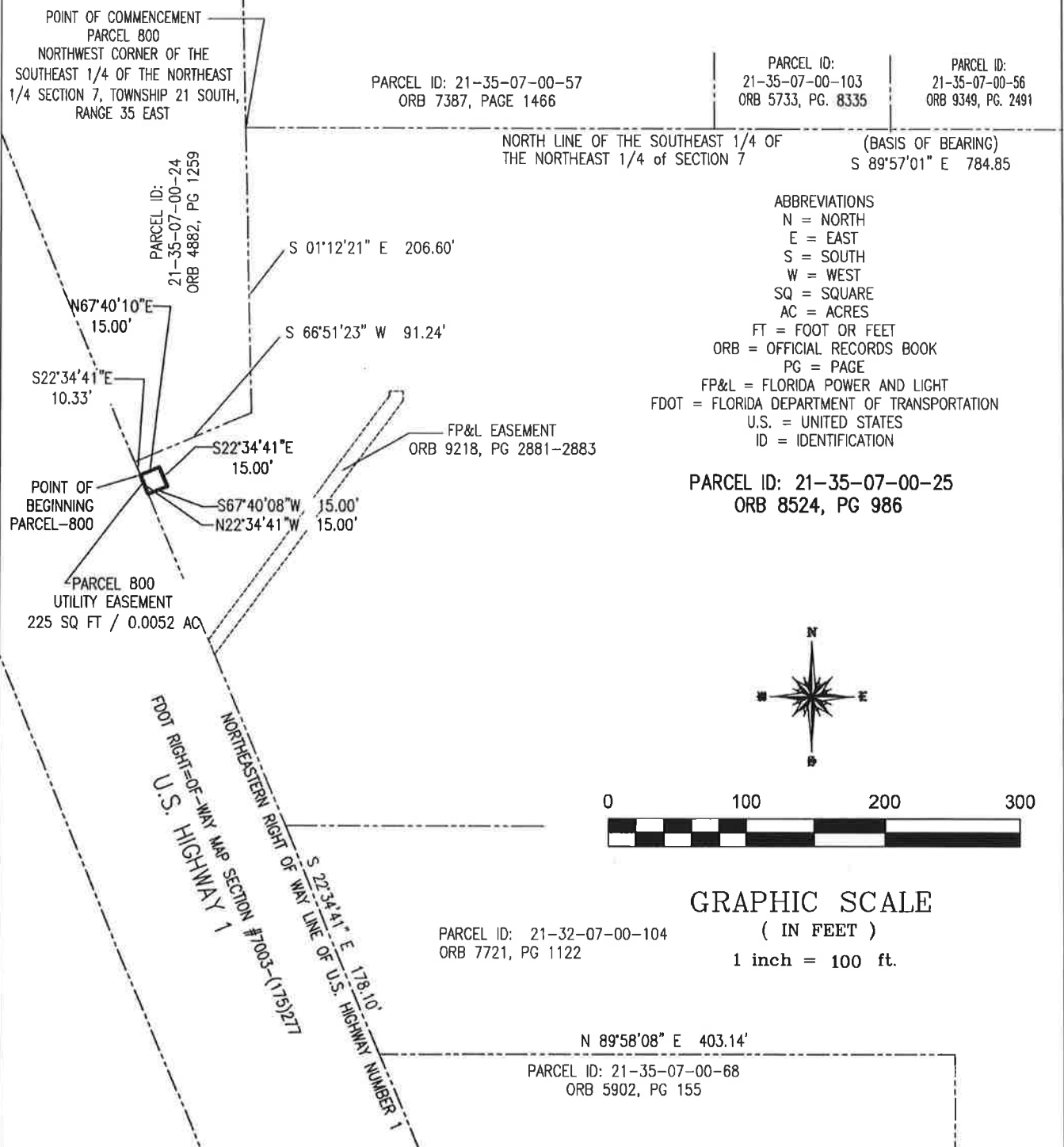
SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 21-35-07-00-25

PURPOSE: UTILITY EASEMENT



PREPARED BY:



SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS CERTIFICATION NO. 3019
3921 NOVA ROAD
PORT ORANGE, FL. 32127

SCALE: 1"=100'

PROJECT NO.: 20-0702

SECTION 7

TOWNSHIP 21 SOUTH
RANGE 35 EAST

PARCEL 801
LEGAL DESCRIPTION
PARENT PARCEL ID #21-35-07-00-25
PURPOSE: UTILITY EASEMENT

EXHIBIT "B"
SHEET 1 OF 2
NOT VALID WITHOUT SHEET 1 OF 2
THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY SURVEYOR) PARCEL 801, UTILITY EASEMENT:

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8524, PAGE 986, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 35 EAST BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; THENCE RUN S01°12'21"E, 206.60 FEET; THENCE S66°51'23"W, 91.24 FEET TO A POINT ON THE NORTHEASTERN RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 1 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #7003-(175)277; THENCE S22°34'41"E ALONG SAID NORTHEASTERN RIGHT OF WAY LINE, 123.56 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN N71°22'40"E, 15.04 FEET; THENCE S22°34'41"E, 25.14 FEET; THENCE S68°02'59"W, 15.00 FEET TO A POINT ON THE AFORE MENTIONED RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 1; THENCE RUN N22°34'41"W ALONG SAID RIGHT OF WAY LINE, 26.01' FEET TO THE POINT OF BEGINNING AND CONTAINING 384 SQ. FEET OR .0088 ACRES, MORE OR LESS..

SURVEYORS NOTES:

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH BENEFIT OF A FIDELITY NATIONAL TITLE INSURANCE COMPANY "PROPERTY INFORMATION REPORT", ORDER NO.: 10625964, CUSTOMER REFERENCE NUMBER 18-22-0191; SAID REPORT LISTED FLORIDA POWER AND LIGHT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9218, PAGE 2881-2883 AFFECTING PARCEL #801 AS SHOWN.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE NORTH LINE OF THE SE1/4 OF THE NE 1/4 OF SECTION 7 BEING S89°57'01"E.
4. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER "

I HEREBY CERTIFY THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by
MICHAEL S MURPHY
Date: 2022.09.12
10:39:52 -04'00'

MICHAEL S. MURPHY, P.S.M. NO. 6208
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR AND CERTIFIED TO:
GREGORI CONSTRUCTION COMPLEX
Brevard County Board of County Commissioners

PREPARED BY:



SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019
3921 NOVA ROAD, PORT ORANGE, FL. 32127

DRAWN BY: D HITCHCOCK

CHECKED BY: M MURPHY

PROJECT NO. 20-0702

SECTION 7

TOWNSHIP 21 SOUTH
RANGE 35 EAST

DATE: 06-22-2022

DRAWING: 20-0702

REVISIONS

DATE

DESCRIPTION

SKETCH OF DESCRIPTION PARCEL 801

EXHIBIT "B"

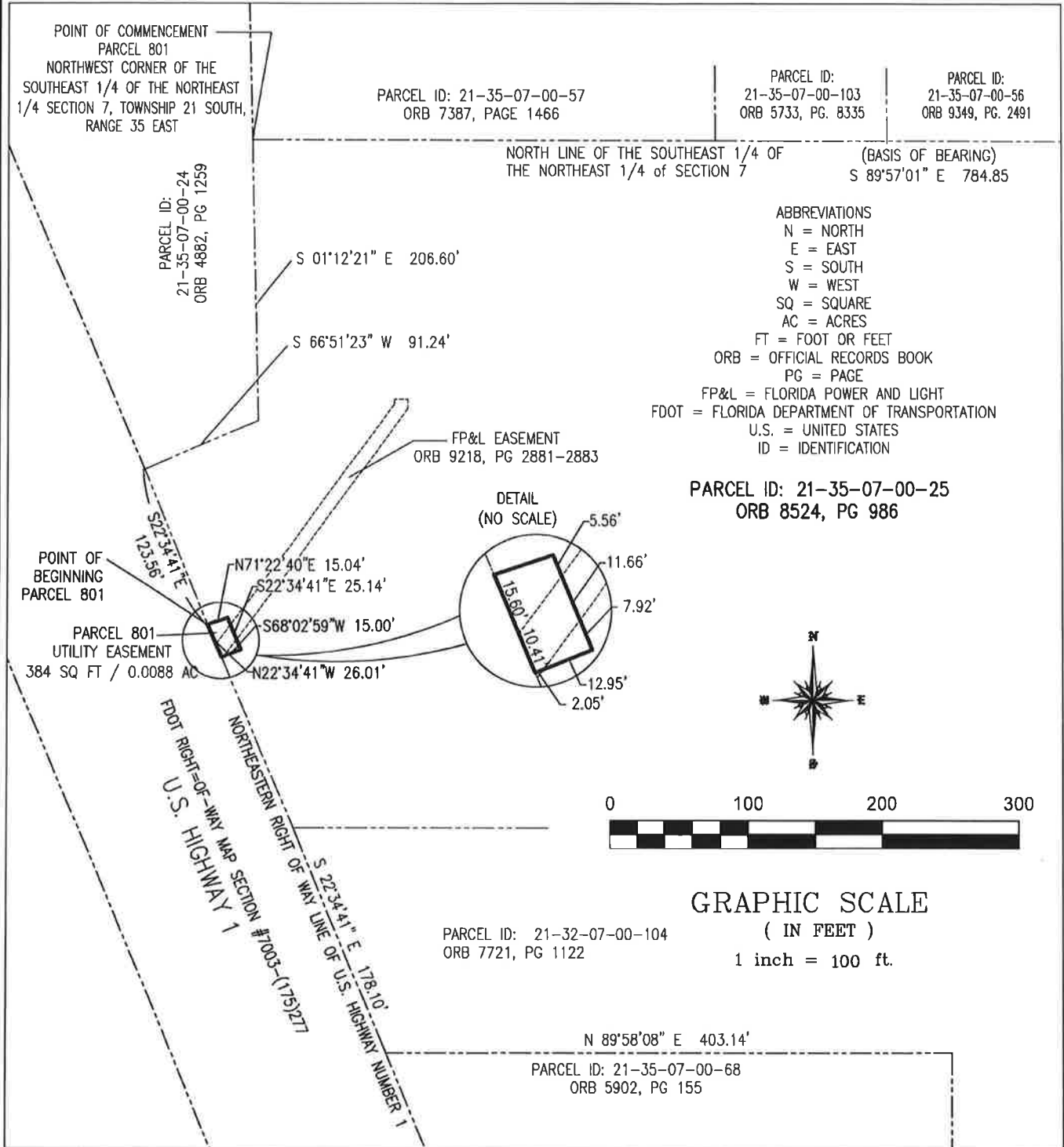
SHEET 2 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

PARENT PARCEL ID#: 21-35-07-00-25

PURPOSE: UTILITY EASEMENT



PREPARED BY:



SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019
3921 NOVA ROAD
PORT ORANGE, FL. 32127

SCALE: 1"=100'

PROJECT NO.: 20-0702

SECTION 7

TOWNSHIP 21 SOUTH
RANGE 35 EAST

PARCEL 802

LEGAL DESCRIPTION

PARENT PARCEL ID #21-35-07-00-25

PURPOSE: UTILITY EASEMENT

EXHIBIT "C"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY SURVEYOR) PARCEL 802, UTILITY EASEMENT:

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8524, PAGE 986, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 35 EAST BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; THENCE RUN S01°12'21"E, 206.60 FEET; THENCE S66°51'23"W, 91.24 FEET TO A POINT ON THE NORTHEASTERN RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 1 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #7003-(175)277; THENCE S22°34'41"E ALONG SAID NORTHEASTERN RIGHT OF WAY LINE, 155.51 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN N67°25'19"E, 15.00 FEET; THENCE S22°34'41"E, 15.00 FEET; THENCE S67°25'19"W, 15.00 FEET TO A POINT ON THE AFORE MENTIONED RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 1; THENCE RUN N22°34'41"W ALONG SAID RIGHT OF WAY LINE, 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 225 SQ. FEET OR 0.0052 ACRES, MORE OR LESS..

SURVEYORS NOTES:

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2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE IS ASSUMED WITH THE BEARING ON THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7 BEING S89°57'01"E.
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MICHAEL S MURPHY
Digitally signed
by MICHAEL S
MURPHY
Date: 2022.09.12
10:43:31 -04'00'

PREPARED FOR AND CERTIFIED TO:

GREGORI CONSTRUCTION COMPLEX
Brevard County Board of County Commissioners

MICHAEL S. MURPHY, P.S.M. NO. 6208
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY:



SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019
3921 NOVA ROAD, PORT ORANGE, FL. 32127

DRAWN BY: D HITCHCOCK

CHECKED BY: M MURPHY

PROJECT NO. 20-0702

SECTION 7

TOWNSHIP 21 SOUTH
RANGE 35 EAST

DATE: 06-22-2022

DRAWING: 20-0702

REVISIONS

DATE

DESCRIPTION

SKETCH OF DESCRIPTION PARCEL 802

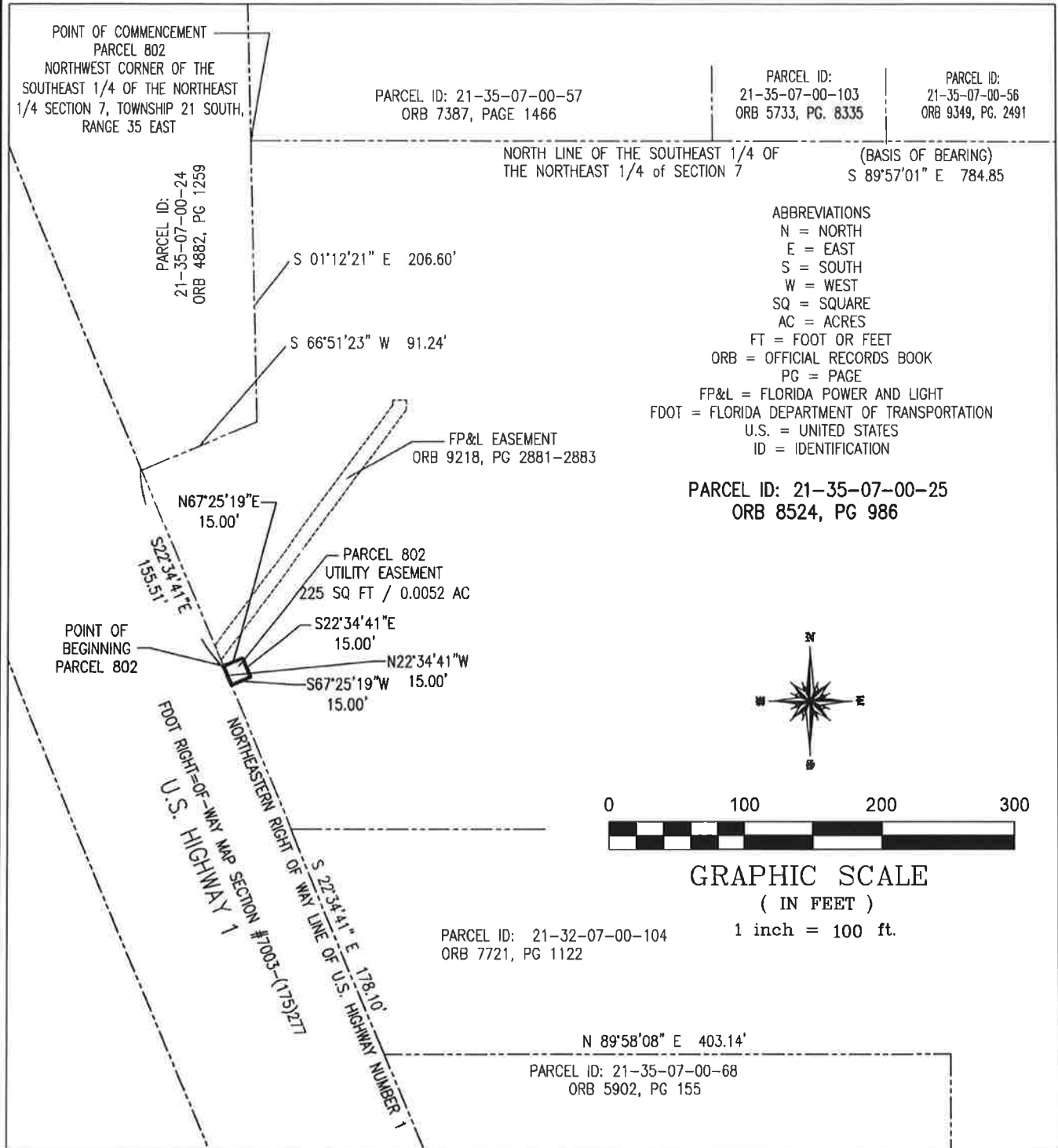
PARENT PARCEL ID#: 21-35-07-00-25
PURPOSE: UTILITY EASEMENT

EXHIBIT "C"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY



PREPARED BY:



SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019
3921 NOVA ROAD
PORT ORANGE, FL. 32127

SCALE: 1"=100'

PROJECT NO.: 20-0702

SECTION 7

TOWNSHIP 21 SOUTH
RANGE 35 EAST

LOCATION MAP

Section 7, Township 21 South, Range 35 East - District 1

PROPERTY LOCATION: West of Old Dixie Highway, along the east side of US Highway 1 and south of Brockett Road in Titusville.

OWNERS NAME: Richard & Deborah Gregori Trust

