

Existing BDP
22Z00022
DeRosa Holdings

Prepared by: MBV Engineering, Inc.
Address: 1250 W. Eau Gallie Blvd., Melbourne, FL 32935

BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this 19 day of APRIL, 2022 between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") and DEROSA HOLDINGS, LLC, a Florida Limited Liability Company (hereinafter referred to as "Developer/Owner").

RECITALS

WHEREAS, Developer/Owner owns property (hereinafter referred to as the "Property") in Brevard County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, Developer/Owner is retaining the existing RU-2-12 zoning classification(s) and desires to develop the Property as two (2) detached residential units for residency and/or rental, and pursuant to the Brevard County Code, Section 62-1157; and

WHEREAS, as part of its plan for development of the Property, Developer/Owner wishes to mitigate negative impacts on abutting land owners and affected facilities or services; and

WHEREAS, the County is authorized to regulate development of the Property.

NOW, THEREFORE, the parties agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated into this Agreement by their reference.
2. The County shall not be required or obligated in any way to construct or maintain or participate in any way in the construction or maintenance of the improvements. It is the intent of the parties that the Developer/Owner, its grantees, successors or assigns in interest or some other association and/or assigns satisfactory to the County shall be responsible for the maintenance of any improvements.

Rev. 3/21/2022

- 3 The Developer/Owner shall develop the property as two (2) detached residential units for residency and/or rental. The property shall remain under one ownership.
- 4 Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement constitutes Developer's/Owner's agreement to meet additional standards or restrictions in developing the Property. This Agreement provides no vested rights against changes to the Brevard County Comprehensive Plan or land development regulations as they may apply to this Property.
- 5 Developer/Owner, upon execution of this Agreement, shall pay to the Clerk of Court all costs of recording this Agreement in the Public Records of Brevard County, Florida.
- 6 This Agreement shall be binding and shall inure to the benefit of the successors or assigns of the parties and shall run with the subject Property unless or until rezoned and shall be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property, and shall be subject to the above referenced conditions as approved by the Board of County Commissioners on January 11, 2022. In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.
- 7 Violation of this Agreement shall constitute a violation of the zoning classification and of this Agreement. This Agreement may be enforced by Sections 1-7 and 62-5 of the Code of Ordinances of Brevard County, Florida, as may be amended.
- 8 Conditions precedent. All mandatory conditions set forth in this Agreement mitigate the potential for incompatibility and shall be satisfied before Developer/Owner may implement the approved use(s), unless stated otherwise. The failure to timely comply with any condition is a violation of this Agreement and constitutes a violation of the Zoning Classification and is subject to enforcement action as described in Paragraph 7 above.
- 9 Severability clause. If any provision of this BDP is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provision shall continue in full force and effect without being impaired or invalidated in any way.

IN WITNESS THEREOF, the parties hereto have caused these presents to be signed all as of the date and year first written above

30

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA
2725 Judge Fran Jamieson Way
Viera, FL 32940

Rachel M. Saboff, Clerk of Court
(SEAL)

Kristine Zonka, Chair

As approved by the Board on April 19, 2022

(Please note: You must have two witnesses and a notary for each signature required. The notary may serve as one witness.)

WITNESSES:

DEROSA HOLDINGS LLC
as DEVELOPER/OWNER

1173 NE 103rd Street
Miami Shores, FL 33138

GLEIDISON L. SANTOS
(Witness Name typed or printed)

PAULO EDUARDO BRITO PERMANDES
(Witness Name typed or printed)

Jamie DeRosa, Manager

STATE OF Florida §

COUNTY OF Miami-Dade §

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or
☒ online notarization, this 28th day of March, 2022, by Jamie DeRosa, Manager
of DeRosa Holdings LLC, who is personally known to me or who has produced drivers license as
identification.

My commission expires 12/20/2024
SEAL
Commission No.: HH 73899

Martina Tasevska
Notary Public

(Name typed, printed or stamped)



(2)

EXHIBIT "A"

A parcel of land being a portion of Block H of A. & B. BRUNERS RE-SUBDIVISION OF BLOCKS A, H, J, K, AND PARTS OF BLOCKS C & I OF A. L. BRUNERS RE-SUB OF BURCHFIELD & BRUNERS ADDITION TO CRESCENT BEACH, recorded in Plat Book 9, Page 4, of the Public Records of Brevard County, Florida, being more particularly described as follows:

Commence at an iron rod monumenting the intersection of the West right of way line of Atlantic Avenue, as presently located (a 100 foot wide right of way) with the South right of way line of Spring Street (a 42 foot wide right of way) and run S. 06°49'00" E., along said West right of way line of Atlantic Avenue, a distance of 83.62 feet to the Point of Beginning of the herein described parcel; thence continue S. 06°49'00" E., along said West right of way line of Atlantic Avenue, a distance of 43.85 feet to the point of curvature of a 5679.65 foot radius curve to the left; thence continue Southeasterly along said West right of way line and along the arc of said curve, thru a central angle of 00°24'04", a distance of 39.77 feet; thence leaving said West right of way line run S. 82°43'14" W., a distance of 121.86 feet; thence N. 06°49'00" W., a distance of 84.32 feet; thence N. 83°02'53" E., a distance of 122.00 feet to the Point of Beginning.

22

JOINDER IN BINDING DEVELOPMENT PLAN BY MORTGAGEE CORPORATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the authorized agent and signatory for the owner and holder of that certain Mortgage dated June 17, 2021, given by DeRosa Holdings LLC, as mortgagor, in favor of the undersigned, Marine Bank & Trust Company, as mortgagee, recorded in Official Records Book 9166 Page 1242, of the Public Records of Brevard County, Florida, and encumbering lands described in said Mortgage, does hereby join in the foregoing Binding Development Plan for the purpose of consenting to the change of property use and development requirements as set forth therein.

MORTGAGEE CORPORATION NAME AND ADDRESS

Marine Bank & Trust Company

Mortgagee Corporation Name

571 Beachland Blvd

Street

Vero Beach

City

FL 32963

State Zip Code

*Authorized Agent Signature

Brian Fowler, SVP/Chief Lending Officer

Authorized Agent Printed Name and Title

*Note: All others besides CEO or President require attachment of original corporate resolution of authorization to sign documents of this type.

AFFIX CORPORATE SEAL

WITNESSES

Amanda Richardson
Signature

Amanda Richardson
Print Name

Karen S. Clothier
Signature

Karen S. Clothier
Print Name



STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 8th day of MARCH, 20 22,
by BRIAN FOWLER, who is personally known to me or who has produced
_____ as identification.

Karen Sakowski
Notary Public Signature

KAREN SAKOWSKI
Name Printed

