

**TEMPORARY USE AGREEMENT  
1800 LAKE DRIVE, COCOA, FLORIDA**

**THIS ACKNOWLEDGEMENT**, is made this 6th day of May, 2025, by **BREVARD COUNTY** (hereinafter “County”), **FLORIDA**, a political subdivision of the State of Florida, as follows:

**1. TEMPORARY FIELD OFFICE**

a) In connection with the county-wide vegetative harvesting program, the County shall utilize a portion of the County's property located at 1800 Lake Drive, Cocoa (hereinafter the “Property”) in the Agricultural Use (AU) zoning classification to temporarily allow the construction and operation of county modular offices in conjunction with temporary parking for county personnel.

b) The purpose is to provide temporary office space for Natural Resources Management Department (NRMD) personnel to fulfill the County's obligation to conduct vegetative harvesting and maintenance of county stormwater ponds to reduce nutrients discharging to the Indian River Lagoon and to the St. Johns River.

c) The temporary use of this property results in a direct public benefit by providing logistical support for lagoon restoration projects that remove the nutrients from stormwater systems, which contribute to algal blooms, low dissolved oxygen levels, fish kills, and detrimental shading of seagrass beds.

d) Two office modules were transferred from the Parks and Recreation Department to the NRMD. The two office modules are currently located at the Arthur Dunn Airpark (X21) on property leased from the Titusville-Cocoa Airport Authority. These modules will be transported from the airport to 1800 Lake Drive, Cocoa (Parcel ID: 24-36-30-00-753 and Tax Account Number 2423199), as shown on Exhibit 1.

e) The 17.67-acre lot was purchased by the County in 2012 and is owned and maintained by NRMD. A commercial nursery located on the property at the time of acquisition was previously demolished. Approximately 4.4 of the 17.67 acres will be utilized under this temporary use agreement (See Exhibit 2). Exhibit 2 also shows the approximate location of the modular offices.

f) The temporary field office use will include normal field office activities and parking for county personnel. The two modules will provide 2,900 square feet of office space. Parking facilities will be constructed for staff vehicles.

g) The conversion of this site will include clearing of non-native vegetation, site grading, and installation of utilities.

h) A six (6) foot vinyl fence has been constructed and a type A buffer will be established, within six (6) months of approval, along the western boundary of the use area and will serve as a buffer between this site and the neighboring subdivision. Existing vegetation north and east of the facility that is sufficient to meet buffer requirements will remain.

i) This temporary use by the County is for a period of *one (1) year*, effective upon execution. The County shall have the option to request additional time extensions to the Temporary Use Agreement pursuant to Section 62-2131 (2) of the Brevard County Land Development Code.

## 2. INDEMNIFICATION

The County, its officers employees, and agents shall be indemnified and held harmless from any and all liability, claims, damages, expenses, including attorney's fee, court costs, proceedings, and causes of action of every kind and nature, arising out of or in connection with the use, occupation, management or control of the Property or any improvements thereon, or any furniture, furnishings, equipment or fixtures utilized in connection therewith.

BREVARD COUNTY BOARD OF  
COUNTY COMMISSIONERS

2725 Judge Fran Jamieson Way  
Viera, Florida, 32940

ATTEST:

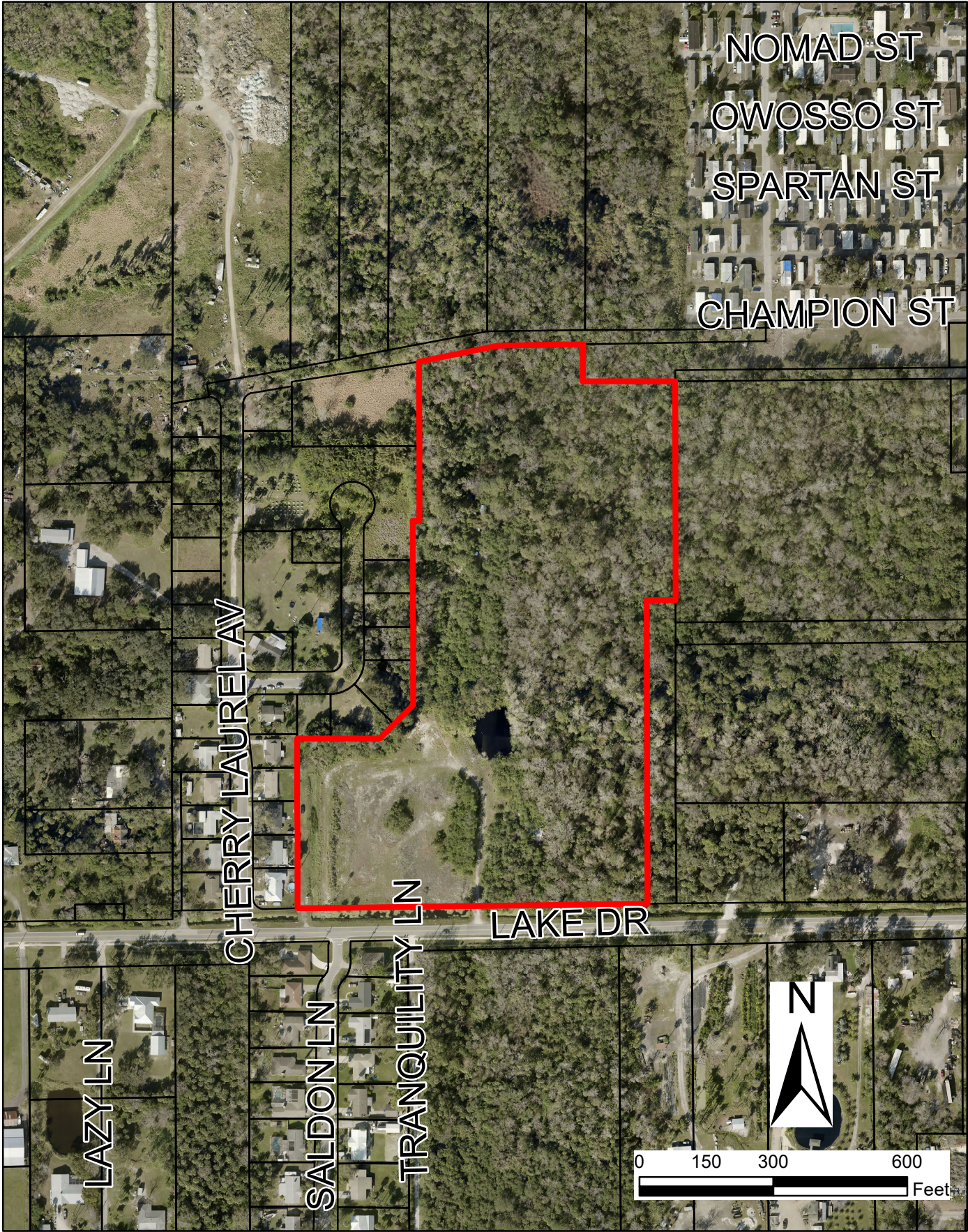
By: \_\_\_\_\_  
Rob Feltner, Chairman

\_\_\_\_\_  
Rachel M. Sadoff, Clerk

As approved by the Board on May 6, 2025



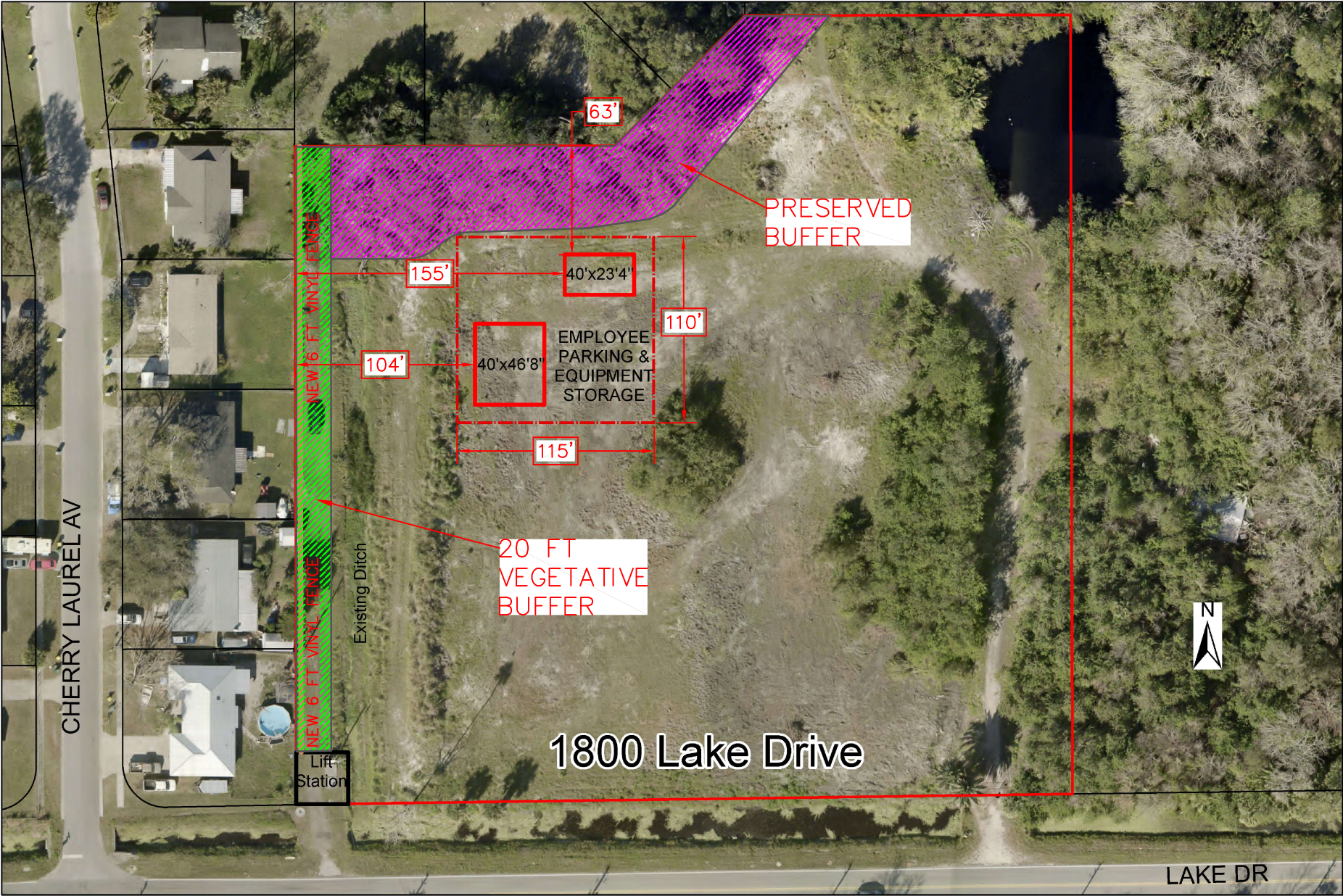
Exhibit 1



1800 Lake Drive



Exhibit 2





Attachment C  
Legal Description and Drawing of  
Lot 753

BOUNDARY SURVEY  
OF  
YARDMAN LANDSCAPING, LLC  
PARCEL ID# 24-36-30-00-00753.0-0000.00  
PUBLIC RECORDS OF BREVARD COUNTY, FL.

DESCRIPTION PROVIDED:

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30, AND RUN N00°25'06"E 30.0 FEET TO POINT ON THE NORTH RIGHT OF WAY LINE OF LAKE DRIVE; THENCE N89°29'07"E ALONG THE SAID NORTH RIGHT OF WAY LINE OF LAKE DRIVE, A DISTANCE OF 310.04 FEET TO THE SOUTHEAST CORNER OF THE RE-PLAT OF GARDEN ESTATES, AS RECORDED IN PLAT BOOK 22, PAGE 98, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE RUNNING ALONG THE EAST LINE OF SAID RE-PLAT OF GARDEN ESTATES, N00°25'06"E 30.00 FEET; THENCE RUN S89°29'07"W, ALONG SAID RE-PLAT, 30.0 FEET; THENCE RUN N00°25'06"E, ALONG SAID RE-PLAT, 350.0 FEET; THENCE RUN S89°34'54"E, ALONG SAID RE-PLAT, 185.0 FEET; THENCE N00°25'06"E, ALONG SAID RE-PLAT, 106.07 FEET; THENCE RUN N00°25'06"E, ALONG SAID RE-PLAT, 412.73 FEET; THENCE RUN S89°34'54"E, ALONG SAID RE-PLAT, 15.0 FEET; THENCE N00°25'06"E, ALONG SAID RE-PLAT, 167.27 FEET; THENCE RUN N89°34'54"W, ALONG SAID RE-PLAT, 285.0 FEET; THENCE RUN N00°25'06"E, 144.39 FEET TO THE NORTHEAST CORNER OF SAID RE-PLAT; THENCE RUN N00°25'06"E 30.0 FEET TO A POINT ON THE SOUTH LINE OF SPEED & SCOTT SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (ALSO BEING THE SOUTH RIGHT OF WAY); THENCE RUN N89°29'07"E, ALONG SAID SOUTH LINE OF SPEED & SCOTT SUBDIVISION, A DISTANCE OF 384.49 FEET; THENCE N89°29'07"E, ALONG THE SAID SOUTH LINE OF SPEED & SCOTT SUBDIVISION, A DISTANCE OF 285.28 FEET; THENCE RUN S00°36'15"E 95.0 FEET; THENCE RUN N89°29'07"E, 204.37 FEET TO A POINT ON THE WEST LINE OF ATKINSON'S PLAT NO. 2, AS RECORDED IN PLAT BOOK 9, PAGE 47, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S00°11'30"W, ALONG THE WEST LINE OF SAID ATKINSON'S PLAT NO. 2, A DISTANCE OF 1170.88 FEET TO A POINT ON THE SAID NORTH RIGHT OF WAY LINE OF LAKE DRIVE; THENCE RUN S89°29'07"W, ALONG SAID NORTH RIGHT OF WAY LINE OF LAKE DRIVE, A DISTANCE OF 826.46 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:  
COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, BLOCK "A" OF ATKINSON'S PLAT NO. 2, AS PER PLAT AS RECORDED IN PLAT BOOK 9, PAGE 47, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE FOR A FIRST COURSE RUN NORTH ALONG THE WEST LINE OF SAID ATKINSON'S PLAT, A DISTANCE OF 706.50 FEET TO A POINT ON THE WEST LINE OF LOT 6, BLOCK "A" OF SAID ATKINSON'S PLAT AND 50.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE FOR A SECOND COURSE, RUN WEST PERPENDICULAR TO THE WEST LINE OF SAID ATKINSON'S PLAT, A DISTANCE OF 65.00 FEET; THENCE FOR A THIRD COURSE, RUN SOUTH PARALLEL TO THE FIRST COURSE, A DISTANCE OF 706.80 FEET TO THE SOUTH LINE OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 36 EAST; THENCE FOR A FOURTH AND FINAL COURSE RUN EAST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING, ALL BEING AND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

AND, LESS AND EXCEPT:  
A PARCEL OF LAND LYING IN SECTION 30 TOWNSHIP 24 SOUTH, RANGE 36 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHEAST CORNER OF LOT 15, REPLAT OF GARDEN ESTATES, RECORDED IN PLAT BOOK 22, PAGE 98, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN N89°34'54"W, ALONG THE NORTH LINE OF SAID LOT 15 AND ALONG THE NORTH LINE OF LOT 16, A DISTANCE OF 285.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE N00°25'06"E, ALONG THE EAST LINES OF LOTS 28 AND 29 OF SAID SUBDIVISION AND ALONG ITS NORTHERLY EXTENSION, A DISTANCE OF 144.39 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A 30 FOOT WIDE UN-NAMED RIGHT OF WAY DEPICTED ON THE SUBDIVISION RECORDED AND SCOTT SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 31, OF SAID PUBLIC RECORDS; THENCE N81°29'36"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 288.49 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID REPLAT OF GARDEN ESTATES; THENCE S00°25'06"W, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 185.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.81 ACRES, MORE OR LESS.

LEGEND:

- ▲ SET PK NAIL AND DISC (LB 7970)
- SET 5/8" IRON ROD+CAP (LB 7970)
- △ FOUND NAIL AND DISC (FND)
- FOUND 5/8" IRON AND CAP (FRC)
- FOUND 4"x4" CONCRETE MONUMENT (FCMD)
- FOUND 1" IRON PIPE (FIP)
- FOUND DRILL + X-CUT
- CD = CALCULATED
- CBS = CONCRETE BLOCK STRUCTURE
- CLF = 4" CHAIN LINK FENCE
- CHP = CORRUGATED METAL PIPE
- CNC = CONCRETE
- EOP = EDGE OF PAVEMENT
- LB = LICENSED BUSINESS
- MD = MEASURED
- OR = OFFICIAL RECORDS
- P.B. = PLAT BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- RC = RECORD
- R/W = RIGHT-OF-WAY
- TOP = TOP OF BANK
- WF = WOOD FENCE
- WELL = WELL
- CONC = CONCRETE

SURVEYOR'S NOTES:

- PREPARED AS A BOUNDARY SURVEY. DATE OF LAST FIELDWORK: 10/15/12.
- THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITH BENEFIT OF ABSTRACT OF TITLE PREPARED BY ALIANT NATIONAL TITLE INSURANCE COMPANY DATED 10/10/12, (FILE NO. 12-1648) AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN)
- ABOVE GROUND OR BURIED IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
- MAP IS BASED UPON DESCRIPTION PROVIDED BY THE CLIENT.
- THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD COMMISSION OR ANY OTHER ENTITY.
- PARCEL LIES IN FLOOD ZONE "X AND AE", AS SHOWN ON FEDERAL INSURANCE RATE MAP COMMUNITY PANEL 12090C0350 E, DATED 04/03/89.
- SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION AND DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- ALL BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER AS BEARING N89°40'12"E AS FIELD MEASURED.
- ALL LOCATIONS AND COORDINATES SHOWN HEREON ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83) AS DERIVED FROM THE STATEWIDE NETWORK OF FIXED STATIONS DESIGNATED AS "INLET".
- UNLESS OTHERWISE NOTED WITH AN (R) OR A (C), ALL BEARINGS AND/OR DISTANCES ARE ACTUAL MEASURED VALUES.
- ADDITIONS AND/OR DELETIONS TO THE SURVEY BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.  
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DATE	BY
10/15/12	ELLIS SURVEYS LLC
10/15/12	ELLIS SURVEYS LLC

CERTIFIED TO:  
BOARD OF COUNTY COMMISSIONERS  
COUNTY OF BREVARD COUNTY  
ALAIANT NATIONAL TITLE  
INSURANCE COMPANY  
THE TITLE STATION, INC.

ELLIS SURVEYS LLC  
Land Surveying & Planning  
P.O. Box 169852  
Altamonte Springs, FL 32716  
407-834-4003 F. 407-868-5446  
www.ellisurveys.com



PROJECT NO. 12-046  
SCALE: 1"=60'  
DRAWN BY: DAE  
CHECKED BY: JIA  
DATE DRAWN: 02/12/12  
FIELD BOOK/PAGE: 12-0121