

Prepared by: Rotation Holdings, LLC
Address: 3640 N Hwy 1, Cocoa FL, 32926

BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this _____ day of _____, 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 Rotation Holdings, a LLC corporation. (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 has requested the BU-2 zoning classification, 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. 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.
2. Developer/Owner shall provide a 50-foot buffer on the East Property Line and increase vegetation by adding Bald Cypress trees every 25ft, Wax Myrtle every 5ft, and Muhly Grass every 3ft.
3. The Developer/Owner shall construct an 8-foot tall cmu black (concrete masonry unit) wall along east property line.
4. Automotive repair shall be limited to minor automotive repair only, as defined in Section 62-1102.
5. 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.

6. 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.
7. 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 9/6/22. In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.
8. 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.
9. 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 8 above.
10. 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.

ATTEST:

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

Rachel M. Sadoff, Clerk of Court
(SEAL)

Rita Pritchett, Chair
As approved by the Board on _____

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

WITNESSES:

Sydney Per
Sydney Rieman
(Witness Name typed or printed)

DEVELOPER/OWNER

Rotation Holdings, LLC

3640 N Hwy 1 Cocoa FL 32926

Rachelle Stelzer
Rachelle Stelzer
(Witness Name typed or printed)

[Signature]
(President)
Don Smith
(Name typed, printed or stamped)

STATE OF Florida §

COUNTY OF Brevard §

The foregoing instrument was acknowledged before me, by means of physical presence or, this
18 day of May, 2022, by

President of Rotation Holdings, LLC, who is personally known to me or who has

produced FL Drivers License as identification.

My commission expires

SEAL

Commission No.:



KAREN JELLISON
Notary Public
State of Florida
Comm# HH237299
Expires 6/28/2026

[Signature]
Notary Public

(Name typed, printed or stamped)

Exhibit A
Legal Description

Tax Parcel 259.1, as recorded in ORB 7378, Pages 2135 - 2136, of the Public Records of Brevard County, Florida. Section 08, Township 24, Range 36.

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 5, 2017, given by Rotation Holdings, LLC a Florida limited liability company, as mortgagor, in favor of the undersigned, Community Bank of the South, as mortgagee, recorded in Official Records Book 7906, Page 2750, 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

Community Bank of the South
Mortgagee Corporation Name

277 N. Sykes Creek Parkway	Merritt Island	FL	32953
Street	City	State	Zip Code



*Authorized Agent Signature

William T. Taylor, President

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



Signature

Anita D. Haymes

Print Name



Signature

Cathy Stewart

Print Name

STATE OF Florida

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of X physical presense or
_____ online notarization this 17 day of May, 2022, by William T. Taylor, President of Community
Bank of the South, who is personally known to me or who has produced
_____ as identification.

Anita D. Haymes
Notary Public Signature
Name Printed

SEAL



Anita D. Haymes
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG941011
Expires 2/13/2024