

Prepared by 2354 Talmadge Drive, LLC
Address: 2050 White Sand Drive, Titusville, Florida 32780

BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this ____ day of _____, 2021, between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") and 2354 Talmadge Drive, LLC, a Florida 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 a Binding Development Plan on the westerly 2.29 acres as described in Exhibit "A", of an overall 3.27-acre parcel and desires to develop the Property as residential, 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 impact 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. The Developer/Owner shall limit the westerly 2.29 acres of RU-1-9 to a density of 4 units per acre and may be further restricted by any changes to the Comprehensive Plan or the Land Development Regulations.

3. 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 Comprehensive Plan or land development regulations as they may apply to this Property.
4. The Developer/Owner, upon execution of this Agreement, shall pay the Clerk of Court all costs of recording this Agreement in the Public Records of Brevard County, Florida.
5. 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 November 5, 2020. In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.
6. 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.
7. 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 6 above.
8. 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 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:

(INSERT BUSINESS NAME or INDIVIDUAL NAME(s))
as DEVELOPER/OWNER

R. RUMBLE

(Witness Name typed or printed)

2354 Talmadge Drive LLC

2050 White Sand Titusville, FL

(Address)

J. Johns

(Witness Name typed or printed)

Aldon Bookhardt

(President)

Aldon Bookhardt, authorized member.

(Name typed, printed or stamped)

STATE OF FLORIDA §

COUNTY OF BREVARD §

The foregoing instrument was acknowledged before me, by means of X physical presence or
_____ online notarization, this 8th day of MARCH, 2021, by
ALDON BOOKHART, AUTHORIZED member of
2354 TALMADGE DR - LLC, who is
personally known to me or who has produced FLORIDA D.L. as identification.

My commission expires
SEAL
Commission No.:



Notary Public

R. RUMBLE

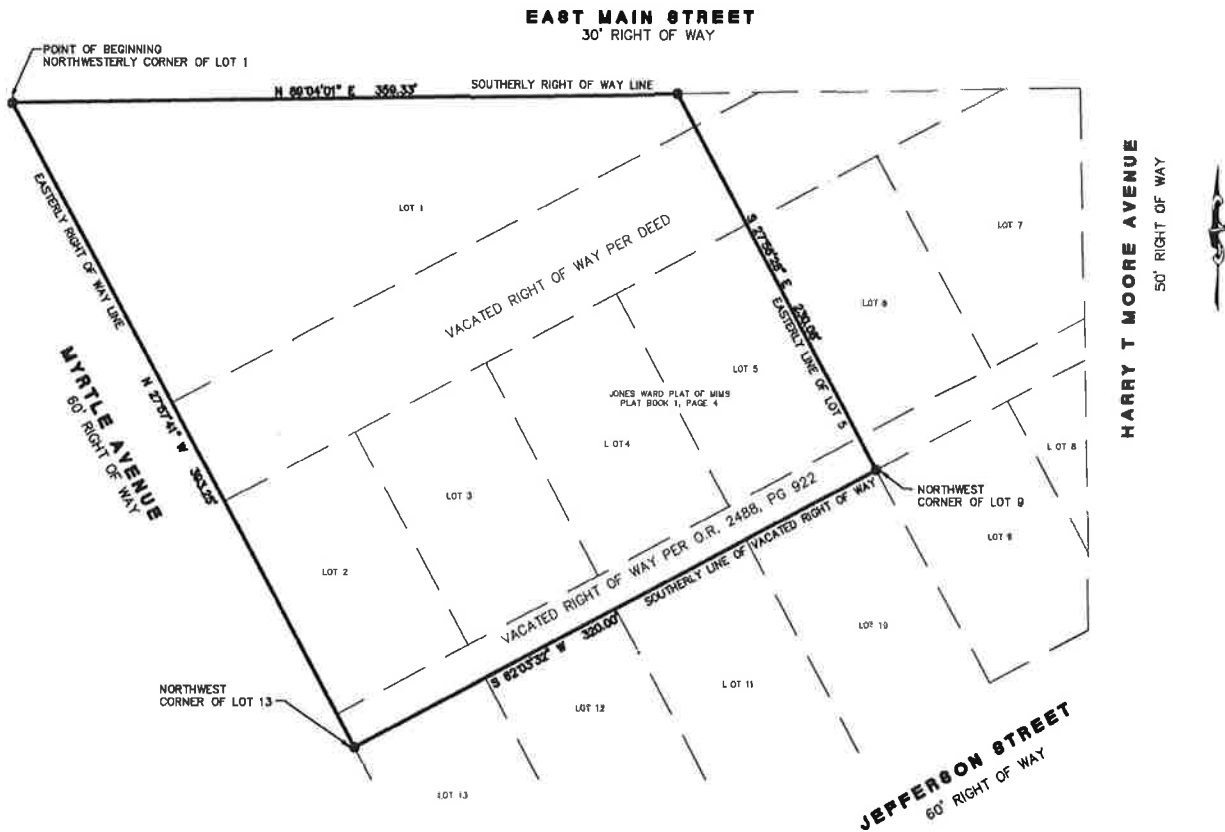
(Name typed, printed or stamped)

DEPUTY CLERK, per F.S. 695.03/92.50
Rachel M. Sadoff, Clerk
Brevard County, Florida

"Exhibit A"

LEGAL DESCRIPTION:

Begin at the Northwest corner of Lot 1 Jones Ward Plat of Mims, according to the map or plat thereof recorded in Plat Book 1, Page 4 and Plat Book 2, Page 37 of the Public Records of Brevard County, Florida. Said point also lying on the Easterly right of way line of Myrtle Avenue and the Southerly right of way line of East Main Street. Thence run along said Southerly right of way line of East Main Street N 89°04'01" E for 359.33' to a point. Thence run S 27°56'28" E for 230.08' to the Northeast corner of Lot 10. of said Jones Ward Plat of Mims. Thence run S 62°03'32" W for 320.00' to the Northwest corner of Lot 13 of said Jones Ward Plat of Mims said point also lying on the Northeasterly right of way line of Myrtle Avenue. Thence run along said Northeasterly line of Myrtle Avenue N 27°57'41" W for 363.25' to the Point of Beginning. Containing: 99,749 sq. ft. or 2.29 acres±



P.O. Box 588891 Orlando, Florida 32856
 phone (407) 306-0904 fax (407) 277-5402
 civil and environmental
 engineering consultants
 surveying
 Certified DRE and WBE

We hereby certify this sketch of survey to be true and correct to the best of our knowledge and belief as prepared under our direction. We also certify this sketch meets the minimum technical standards of Florida Administrative Code Rule 5J-17, adopted by the Florida Board of Professional Surveyors & Mappers, pursuant to Florida Chapter 2009-66, effective, October 11, 2009.

Russell A. Brack
 Russell A. Brack
 Registered Professional Surveyor
 Florida License No. 5209
 Florida Exp. Date 12/31/2013

SKETCH--&--DESCRIPTION

SCALE:	1"=100'
DRAWN BY:	RAB
FILE NAME:	MIMS-RES
DRAWN DATE:	02/05/21
JOB No.	RB-27

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 OCTOBER 11, 2019, given by

2354 TALMADGE DRIVE, LLC

as mortgagor, in favor of the undersigned,

JACQUELINE BOYCE MELLOR, TRUSTEE OF THE
JACQUELINE BOYCE MELLOR LIVING TRUST, DTD 9/5/18

as mortgagee, recorded in Official Records Book 8543

Page 749 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} ~~CORPORATION NAME~~ AND ADDRESS

JACQUELINE BOYCE MELLOR LIVING TRUST, DTD 9/5/18

Mortgagee Corporation Name

P.O. BOX 152

EDGEWATER

FL 32132

Street

City

State

Zip Code

*Authorized Agent Signature

JACQUELINE BOYCE MELLOR, TRUSTEE
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]

Signature

Alden Backlund

Print Name

[Signature]

Signature

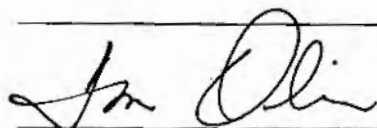
Debbie Joyce

Print Name

STATE OF FLORIDA

COUNTY OF VOLUSIA

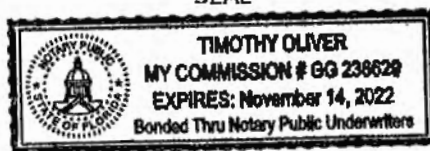
The foregoing instrument was acknowledged before me this 6th day of AUGUST, 20 20,
by JACQUELINE BOYCE MELLOR, TRUSTEE, who is personally known to me or who has produced
_____ as identification.



Notary Public Signature

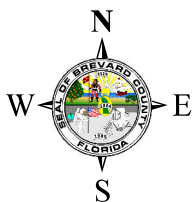
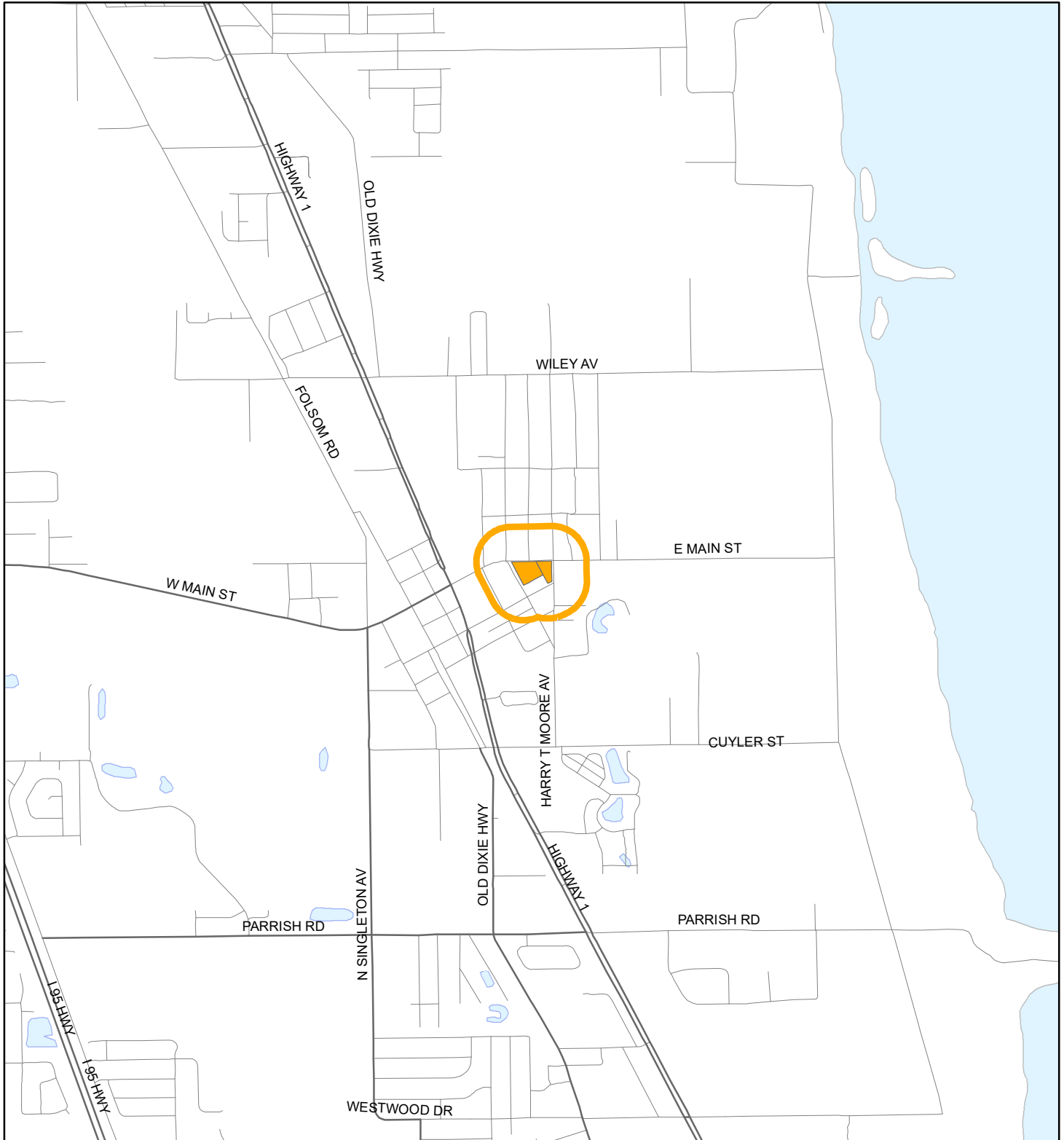
TIMOTHY OLIVER
Name Printed

SEAL



LOCATION MAP

2354 TALMADGE DRIVE, LLC
20Z00023





1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

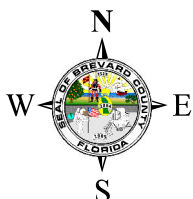
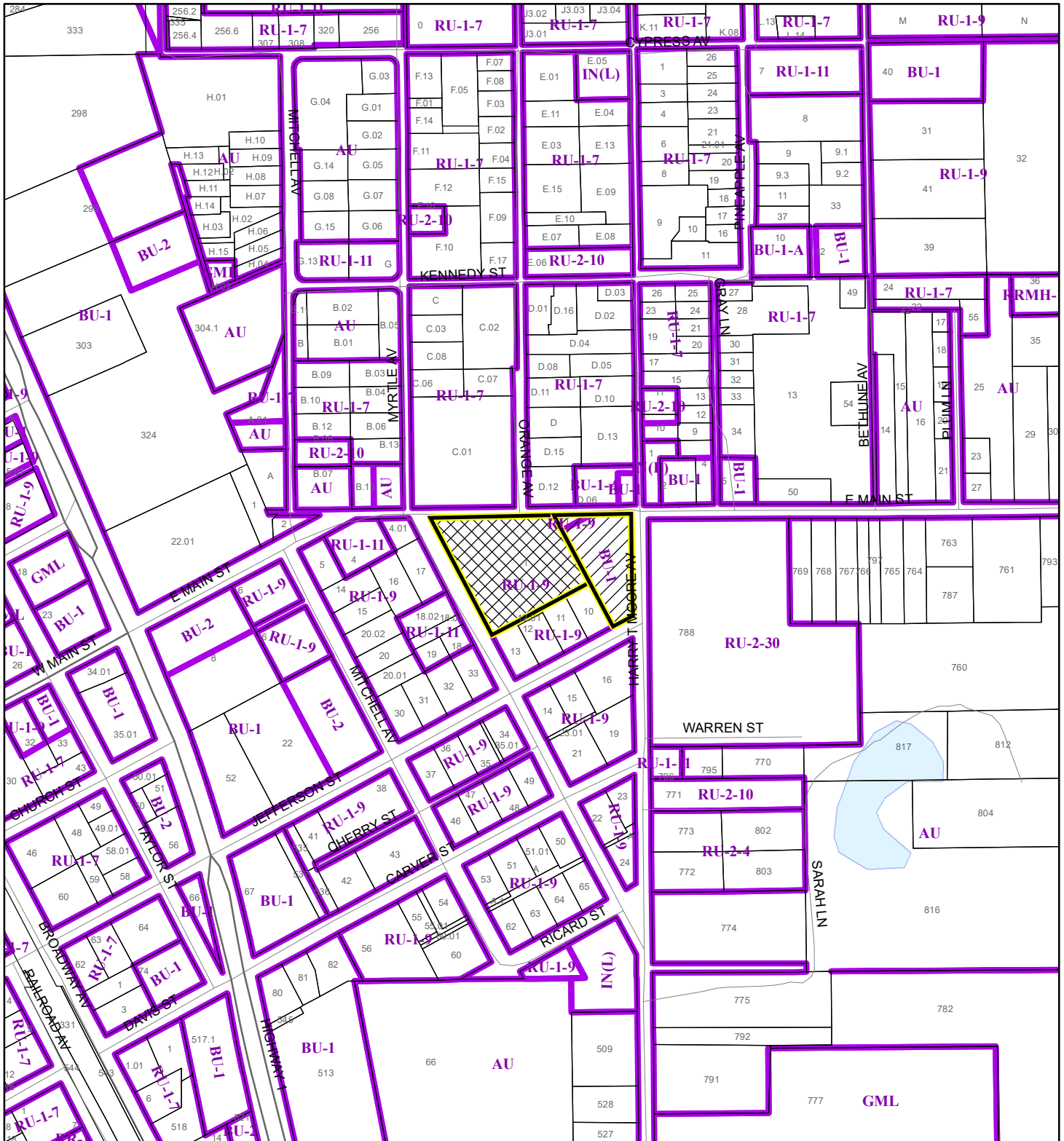
Produced by BoCC - GIS Date: 8/12/2020

 Buffer
 Subject Property

ZONING MAP

2354 TALMADGE DRIVE, LLC

20Z00023



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 8/12/2020

Subject Property

Parcels

Zoning

RU-1-9- and BU-1 To BU-1-A

Add BDP

- 4. 2354 Talmadge Drive, LLC** (Aldon Bookhardt) requests a change of zoning classification from RU-1-9 (Single-Family Residential) and BU-1 (General Retail Commercial) to BU-1-A (Restricted Neighborhood Commercial) on 0.98 acres; and a BDP (Binding Development Plan) limited to 4 units per acre on 2.29 acres. The property is located on the southwest corner of East Main Street and Harry T. Moore Avenue. (No assigned address. In the Mims area.) (20Z00023) (Tax Account 2103831) (District 1)

Planning and Zoning Board Recommendation: Bartcher/Filiberto – Approved a change of zoning classification from RU-1-9 and BU-1 to BU-1-A on 0.98 acres; and a BDP limited to 4 units per acre on 2.29 acres. The vote was unanimous.

Board of County Commissioners Action: Pritchett/Lober – Approved as recommended, with a BDP limited to 4 units per acre on 2.29 acres. The BDP will be scheduled as a Consent Item on a subsequent County Commission agenda, per Policy BCC-52. Resolution to be completed upon receipt of recorded BDP.

Local Planning Agency Agenda:

1. Extension of Temporary Moratorium on New Applications of Biosolids to Lands within Brevard County.

Local Planning Agency Recommendation: Filiberto/Bartcher – Approved. The vote was unanimous.

Public Comment

PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1. Jennifer Robbins. Pritchett/Lober. Approved changing zoning classification from GU to RR-1 as recommended.
- Item H.2. Christine Ruggiero and Michael A. Sollecito. Pritchett/Lober. Approved changing zoning classification from RR-1 to RRMH-1 as recommended.
- Item H.3. 2354 Talmadge Drive, LLC. Pritchett/Lober. Adopted Ordinance No. 20-20, approving the Small Scale Comprehensive Plan Amendment (20S.06) changing Future Land Use from RES 4 to NC as recommended.
- Item H.4.** 2354 Talmadge Drive, LLC. Pritchett/Lober. Approved changing zoning classification from RU-1-9 and BU-1 to BU-1-A on 0.98 acres, with a Binding Development Plan limited to four units per acre on 2.29 acres on the RU-1-9 portion as recommended.
- Item H.5. St. Luke's Episcopal Church of Courtenay FL, Inc. Pritchett/Lober. Adopted Ordinance No. 20-21, approving the Small Scale Comprehensive Plan Amendment (20S.05) changing Future Land Use from RES 1:2.5 to RES 1 as recommended.
- Item H.6. St. Luke's Episcopal Church of Courtenay FL, Inc. Pritchett/Lober. Approved changing zoning classification from IN(L) to RR-1 as recommended.
- Item H.7. Brevard Tower Communications, Inc. Isnardi/Smith. Approved Transmittal of the 2020-2.1 Large Scale Plan Amendment changing Future Land Use from RES 2 and NC to CC as recommended.