



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3322, **Version:** 1

Subject:

Contract and Surety Performance Bond: Bridgewater South at Viera, Section 1 Subdivision - District 4
Developer: WCI Communities, LLC

Fiscal Impact:

None

Dept/Office:

Public Works/Engineering

Requested Action:

In accordance with Section 62-2841(i) and 62-2844, it is requested that the Board of County Commissioners grant Subdivision Infrastructure Contract approval and authorize the Chair to sign the contract for the above referenced project.

Summary Explanation and Background:

The Bridgewater South at Viera Section 1 subdivision is located within the Viera Development of Regional Impact (DRI), west of Breakers Row Avenue, on Great Belt Circle. The proposed subdivision contains 56 single-family lots on 23.91 acres.

The Bridgewater South at Viera Section 1 subdivision received preliminary plat and final engineering plans on October 7, 2020, and final plat and contract approval on December 8, 2020. The developer posted a Surety Performance Bond for guarantee of the completion of the infrastructure improvements according to the approved plans.

Per Section 62-2809(b)(2), "Construction after final plat recordation: ...the applicant shall provide security required in Section 62-2844 for the performance of such construction..." Section 62-2844(a) states: "An applicant shall be required to secure its performance security of the construction required under this article by a surety bond, letter of credit, savings account, certificate of deposit or execution of a tri-party escrow agreement. Such security shall not be required if a certificate of completion has been issued for all the subdivision improvements prior to final plat recordation." Because the applicant chose to plat the subdivision prior to completion of construction, the applicant entered into Contract with the Board and posted a Surety Performance Bond to guarantee the completion of the infrastructure improvements according to the approved plans.

As of August 12, 2021, the first lift of asphalt has been completed for the Bridgewater South at Viera Section 1 subdivision. Per the approved plans which allow for the 2" SP-9.5 (Fine Mix) asphalt to be placed in (2) separate 1" thick lifts, the Developer has posted a Surety Performance bond and contract for the second lift

which shall be completed by March 15, 2022.

Reference: 20SD00007, 20FM00006

Contact: Christine Verrett, Special Projects Coordinator III, Extension 58328

Clerk to the Board Instructions:

An original will be provided to the Clerk's for full execution. Please return the original executed contract and one certified copy along with the Board action to the Public Works Department.