



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4128, **Version:** 1

Subject:

Approval, re: Performance Bond and Contract for Aripeka Subdivision, Village 2, Neighborhood 1, Phase 2 (Plat Name: Aripeka at Viera, Phase 2) - District 4

Fiscal Impact:

None

Dept/Office:

Public Works/Engineering

Requested Action:

In accordance with Sections 62-2841(i) and 62-2844(a), Brevard County Code, it is requested that the Board of County Commissioners: 1) Authorize the Chair to sign the Subdivision Infrastructure Contract for Aripeka Subdivision, Village 2, Neighborhood 1, Phase 2 (Plat Name: Aripeka at Viera, Phase 2) in substantial form as Exhibit A, attached hereto, upon staff receipt of the recorded deed to SFM Development of Brevard, LLC; and 2) authorize the Chair to sign the attached resolution, in substantial form as Exhibit B, attached hereto, releasing the current contract with The Viera Company, and associated bond, after the execution of the new contract with, and receipt of the necessary bond documents from, SFM Development of Brevard, LLC.

Summary Explanation and Background:

The Board granted final plat and contract approval for Aripeka Subdivision, Village 2, Neighborhood 1, Phase 2 (Plat Name: Aripeka at Viera, Phase 2) on January 25, 2022, with The Viera Company as the Developer. The Viera Company is under contract for the sale of the property to SFM Development of Brevard, LLC. The plat will be recorded prior to the sale. As such, a replacement contract and bond are required from the new developer, SFM Development of Brevard, LLC, in order to guarantee the completion of the infrastructure improvements identified in subdivision number 20SD00011.

Staff has reviewed the replacement contract for the Aripeka Subdivision, Village 2, Neighborhood 1, Phase 2 (Plat Name: Aripeka at Viera, Phase 2) and has determined that it is in compliance with the applicable ordinances.

Aripeka Subdivision, Village 2, Neighborhood 1, Phase 2 (Plat Name: Aripeka at Viera, Phase 2) is located within the Viera DRI, east of the intersection at Lake Andrew Drive and Cuddington Drive. The proposed subdivision contains 51 lots on 41.73 acres.

Reference: 21FM00022, 20SD00011

Contact: Christine Verrett, Special Projects Coordinator III, 321-350-8328

Clerk to the Board Instructions:

Please forward the Board action to the Public Works Department.