

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Resolution Designating a Portion of County-Owned Parcel Identification
Number 27-36-22-00-1 as Right-of-Way – District 5

AGENCY: Public Works Department / Land Acquisition Office

AGENCY CONTACT: Lucy Hamelers/ Land Acquisition Supervisor

CONTACT PHONE: 321-350-8336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		<hr/>	<u>7-1-2025</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney		<hr/>	<u>7/3/2025</u>

RESOLUTION NO. 25-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
BREVARD COUNTY, FLORIDA, DECLARING A PORTION OF COUNTY
OWNED LAND TO BE DESIGNATED AS RIGHT OF WAY PURSUANT TO
SECTION 336.08, FLORIDA STATUTES.

RECITALS

WHEREAS, Brevard County, Florida, a political subdivision of the State of Florida, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, hereafter known as "COUNTY," owns certain real property described in Exhibit "A" (hereinafter the "PARCEL"); and

WHEREAS, the Board of County Commissioners in regular session on March 26, 1996, authorized negotiations and purchase of the PARCEL for canal improvements for the Aurora Road Outfall Project; and

WHEREAS, the COUNTY obtained fee simple ownership of the PARCEL by Warranty Deed for the purposes of diverting an outfall ditch to a County owned borrow pit on Eau Gallie Road; and

WHEREAS, the COUNTY successfully completed the project and utilized the PARCEL for its intended purpose; and

WHEREAS, in order to preserve the proper connection based on the recommended proposed alignment for the Washingtonia Drive Extension, the City of Melbourne has requested a portion of the PARCEL be designated as right-of-way; and

WHEREAS, the recommended alignment for the Washingtonia Drive Extension was identified in the Preliminary Engineering Report by DRMP dated December 2011; and

WHEREAS, the proposed alignment for the Washingtonia Drive Extension encumbers portions of Jones Road; and

WHEREAS, in order to make the alignment feasible, and to follow the recommended alignment plan for the Washingtonia Drive Extension, a portion of the County owned parcel is required to be designated as County right-of-way; and

WHEREAS, by and through this Resolution, the attached Exhibit A shall be declared as right-of-way; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA that:

1. The recitals above are true and correct, and incorporated herein.
2. The COUNTY finds that the parcel at Exhibit "A" shall be designated as Right-of-Way for the future Washingtonia Parkway Extension project.

3. This Resolution shall take effect immediately upon its adoption.

DONE, ORDERED, and ADOPTED in Regular Session this 22 day of July, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

Rachel Sadoff, Clerk of the Court

BY: _____
Rob Feltner, Chairman

As approved by the Board on July 22, 2025

LEGAL DESCRIPTION

PARCEL 101

PARENT PARCEL ID#: 27-36-22-00-1

PURPOSE: RIGHT OF WAY FEE SIMPLE

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: PARCEL 101, RIGHT OF WAY FEE SIMPLE (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3658, PAGE 4923, SAID LANDS BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY OF JONES ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 614, PAGE 357 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 WITH THE WEST RIGHT OF WAY LINE OF SAID JONES ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 614, PAGE 357; THENCE SOUTH 00° 04' 37" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 549.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2925.00 FEET, A CENTRAL ANGLE OF 02° 14' 18", AND WHOSE LONG CHORD BEARS SOUTH 16° 53' 15" WEST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 114.26 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, SAID LINE BEING THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22; THENCE NORTH 88° 56' 13" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 125.70 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2805.00 FEET, A CENTRAL ANGLE OF 13° 44' 46", AND WHOSE LONG CHORD BEARS NORTH 11° 52' 54" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 672.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, SAID LINE BEING THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22; THENCE SOUTH 88° 56' 15" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 19.90 FEET TO THE POINT OF BEGINNING, CONTAINING 48,180 SQUARE FEET (1.11 ACRES), MORE OR LESS.

UNLESS OTHERWISE INDICATED ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AGREEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. THE SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS.

SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY OF ANY TYPE BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF JONES ROAD AS BEING SOUTH 00° 04' 37" EAST, AN ASSUMED BEARING.
3. REFERENCE MATERIAL:
 - A. O&E REPORT PREPARED BY NEW REVELATIONS, CRAIG KARLSON, FILE NUMBER 24-1339, EFFECTIVE DATE 12/12/2024.
 - B. PLAT OF SURVEY FOR GARY G. GOODWIN, PREPARED BY BRIEL & ASSOCIATES LAND SURVEYORS, INC., PROJECT NO. 88-381, DATED 6/14/1988.

ABBREVIATIONS:

AKA = ALSO KNOWN AS
BOB = BASIS OF BEARING
BOC = BEGINNING OF CURVE
CL = CENTERLINE
COR = CORNER
DB = DEED BOOK
DELTA = INCLUDED ANGLE

L = ARC LENGTH

LF = LINEAR FEET

N/F = NOW OR FORMERLY

NTL = NON-TANGENT LINE

ORB = OFFICIAL RECORD BOOK

PB = PLAT BOOK

POB = POINT OF BEGINNING

PC = POINT OF CURVATURE

PG = PAGE

R = RADIUS OR RANGE

R/W = RIGHT OF WAY

SECT = SECTION

SQ FT = SQUARE FEET

TP = TAX PARCEL

TYP = TYPICAL

W/ = WITH



PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

MICHAEL J. SWEENEY, PSM 4870
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
PHONE: (321) 633-2080



DRAWN BY: D WEY	CHECKED BY: M SWEENEY	PROJECT NO. CAO_20250121		SECTION 22 TOWNSHIP 27 SOUTH RANGE 36 EAST
		REVISIONS	DATE	
DATE: 2/6/2025	SHEET: 1 OF 2			

SKETCH OF DESCRIPTION

PARCEL 101

PARENT PARCEL ID#: 27-36-22-00-1

PURPOSE: RIGHT OF WAY FEE SIMPLE

TP: 27-36-22-00-6
OWNER: THIRREL A ALTMAN SR TRUST;
ROBERTA M ALTMAN TRUST
ORB 4529, PAGE 2829

W R/W LINE PER
ORB 614, PAGE 357

POB: PARCEL 101
INTERSECTION N LINE OF S 1/2, NW 1/4,
NE 1/4 SECTION 22, T27S, R36E WITH W
R/W LINE JONES ROAD ORB 614, PAGE 357;

S88°56'15"E
19.90'
NTL

N LINE S 1/2, NW 1/4, NE 1/4
SECTION 22

50' EASEMENT PER ORB 988, PAGE 684

TP: 27-36-22-00-1
OWNER: BREVARD COUNTY
ORB 3658, PAGE 4923

S 1/2, NW 1/4, NE 1/4 SECTION 22

R=2805.00
DELTA=013°44'46"
L=672.96'
CHORD BRG=N11°52'54"E
CHORD=671.35'

PARCEL 101
RIGHT OF WAY, FEE SIMPLE
48,180 SQ FT
1.11 ACRES

S LINE S 1/2, NW 1/4,
NE 1/4 SECTION 22

TP: 27-36-22-00-2
OWNER: PORT VILLAGE LLC
ORB 8372, PAGE 37

N88°56'13"W
125.70'
NTL

BOC

JONES ROAD, 100' WIDE R/W PER ORB 614, PAGE 357
(NAME PER ORB 1606, PAGE 258)

S00°04'37"E 549.60' BOB

W R/W LINE

BOC

R=2925.00
DELTA=002°14'18"
L=114.26'
CHORD BRG=S16°53'15"W
CHORD=114.25'

TP: 27-36-22-00-3
OWNER: R & S TARPON
PROPERTIES INC
ORB 7830, PAGE 2107

EXHIBIT "A"

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1



GRAPHIC SCALE



(IN FEET)

1 inch = 150 feet

E R/W LINE
PER ORB 614,
PAGE 357

TP: 27-36-22-00-1
OWNER: BREVARD COUNTY
ORB 3658, PAGE 4923

NE 1/4, NE 1/4 SECTION 22



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:

1" = 150'

PROJECT NO.:

CAO_20250121

SECTION 22

TOWNSHIP 27 SOUTH

RANGE 36 EAST

LOCATION MAP

Section 22, Township 27 South, Range 36 East - District 5

PROPERTY LOCATION: Property is located on the west Side of Interstate 95, on the east and west side of Jones Road.

OWNERS NAME(S): Brevard County

