

# CITY POINT PUD

## SECTION 08, TOWNSHIP 24S, RANGE 36E

## INDIAN RIVER COUNTY, FLORIDA

MARCH 2024  
REVISED: AUGUST 2024  
REVISED: MAY 2025

LEGAL DESCRIPTION

(ORB 9317, PAGE 2537)

PARCEL 1

THE NORTH 82 1/2 FEET OF THE SOUTH 1234 FEET OF UNITED STATES GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 24 SOUTH, RANGE 36 EAST, TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL TO WIT: COMMENCE AT A POINT ON THE WEST LINE OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 36 EAST, WHICH SAID POINT IS 363 YARDS NORTH OF THE SW CORNER OF SAID SECTION 8, TOWNSHIP 24 SOUTH, RANGE 36 EAST, AND GO THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 440 YARDS TO A POINT WHICH SAID POINT IS THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, GO NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 27 1/2 YARDS TO A POINT; WHICH SAID POINT IS THE NW CORNER OF THE LANDS HEREIN DESCRIBED; THENCE GO EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 8, TO AND INTO THE WATERS OF THE INDIAN RIVER, THENCE SOUTHERLY ALONG THE WATERS OF THE INDIAN RIVER TO A POINT OPPOSITE THE POINT OF BEGINNING; THENCE GO WEST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 8, TO THE POINT OF BEGINNING

LESS AND EXCEPT ROAD RIGHT OF WAY AND LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE RUN NORTH 00°43'18" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1255.89 FEET; THENCE RUN SOUTH 89°30'56" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 1320.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°50'56" EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 350.00 FEET; THENCE RUN SOUTH 25°16'02" EAST, A DISTANCE OF 155.00 FEET; THENCE RUN SOUTH 89°50'56" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 360.04 FEET TO A POINT AT THE WATERS EDGE OF THE INDIAN RIVER; THENCE RUN SOUTH 25°16'02" EAST, ALONG WATERS EDGE OF THE INDIAN RIVER, A DISTANCE OF 27.88 FEET; THENCE RUN NORTH 89°50'56" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 790.00 FEET; THENCE RUN NORTH 00°43'18" EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE RIGHT OF WAY OF INDIAN RIVER DRIVE.

PARCEL 2

TAX PARCEL #515 DESCRIPTION PER DEED BOOK 372, PAGE 451: FIRST PARCEL: A TRACT OF LAND HERETOFORE CALLED CRESSON GROVE DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SECTION EIGHT (8), IN TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE THIRTY-SIX (36) EAST, IN BREVARD COUNTY, FLORIDA, RUN NORTH ON THE WEST LINE OF SAID SECTION, A DISTANCE OF ONE THOUSAND TWO HUNDRED FIFTY FOUR AND FIVE TENTHS (1254.5) FEET TO AN IRON PIPE; WHICH IS THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; AND FROM SAID POINT OF BEGINNING, RUN EAST, ONE THOUSAND SIX HUNDRED THREE (1603) FEET TO THE WEST LINE OF THE LAND OF EDWARD S. GIFFORD AND W.M. BARCLIFF; AND THENCE RUN THE WEST LINE OF THE LANDS OF THE SAID GIFFORD AND BARCLIFF, NORTH, A DISTANCE OF THREE HUNDRED (300) FEET TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO EDWARD S. GIFFORD BY ROBERT M. AND ELIZABETH C. MACDONALD; THENCE RUN EAST ON THE NORTH LINE OF SAID GIFFORD LAND, TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE RUN NORTHERLY, IN THE WATERS OF THE INDIAN RIVER, TO A POINT TWENTY (20) FEET NORTH OF THE LAST COURSE AFORESAID; AND THENCE RUN WEST, TO THE WEST LINE OF SECTION EIGHT (8); AND THENCE RUN SOUTH, ON THE WEST LINE OF SAID SECTION EIGHT (8), A DISTANCE OF THREE HUNDRED TWENTY (320) FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS DESCRIBED IN DEED BOOK 380 PAGE 446, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TAX PARCEL #515 (20' TRACT)

DESCRIPTION PER DEED BOOK 380, PAGE 444: A PARCEL OF LAND LOCATED IN SECTION EIGHT (8), TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE THIRTY-SIX (36) EAST, IN BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION EIGHT (8), RUN THE WEST LINE OF THE SECTION, NORTH, ONE THOUSAND TWO HUNDRED FIFTY FOUR AND FIVE TENTHS (1254.5) FEET TO AN IRON PIPE; AND THENCE RUN EAST, ONE THOUSAND SIX HUNDRED THREE (1603) FEET TO AN IRON PIPE, WHICH IS THE BEGINNING POINT OF THE LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, FOR A FIRST COURSE, RUN SOUTH EIGHTY-NINE (89) DEGREES FIFTY-THREE (53) MINUTES EAST, ON THE PROJECTED LINE LAST ABOVE DESCRIBED, A DISTANCE OF FOUR HUNDRED TWENTY-SEVEN AND EIGHT TENTHS (427.8) FEET TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE FOR A SECOND COURSE, RUN NORTHERLY, IN THE WATERS EDGE OF THE INDIAN RIVER, TO A POINT WHICH IS TWENTY (20) FEET NORTH AND SOUTH MEASUREMENT FROM THE FIRST COURSE AFORESAID; THENCE FOR A THIRD COURSE, RUN WEST AND TWENTY (20) FEET DISTANT FROM THE FIRST COURSE AFORESAID, A DISTANCE OF FOUR HUNDRED TWENTY-SEVEN (427) FEET, MORE OR LESS TO A POINT WHICH IS ONE THOUSAND SIX HUNDRED THREE (1603) FEET EAST FROM THE WEST LINE OF SECTION EIGHT (8); AND THENCE FOR A FOURTH COURSE, RUN SOUTH, ON A LINE PARALLEL TO AND ONE THOUSAND SIX HUNDRED THREE (1603) FEET EAST FROM THE WEST LINE OF SECTION EIGHT (8), A DISTANCE OF TWENTY (20) FEET TO THE POINT OF BEGINNING.

TAX PARCEL #514 DESCRIPTION PER DEED BOOK 383, PAGE 98: A PARCEL OF LAND LOCATED IN SECTION EIGHT (8), TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE THIRTY-SIX (36) EAST, IN BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION EIGHT (8), RUN THE WEST LINE OF THE SECTION, NORTH, ONE THOUSAND TWO HUNDRED SEVENTY FOUR AND FIVE TENTHS (1274.5) FEET TO AN IRON PIPE; AND THENCE RUN EAST, ONE THOUSAND SIX HUNDRED THREE (1603) FEET TO AN IRON PIPE, WHICH IS THE BEGINNING POINT OF THE LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, FOR A FIRST COURSE, RUN NORTH AND PARALLEL TO THE WEST LINE OF SECTION EIGHT (8), A DISTANCE OF ONE HUNDRED SIXTY (160) FEET; THENCE FOR A SECOND COURSE, RUN SOUTH EIGHTY-NINE (89) DEGREES FIFTY-THREE (53) MINUTES EAST, TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE FOR A THIRD COURSE, RUN SOUTHERLY, IN THE WATERS EDGE OF THE INDIAN RIVER TO A POINT WHICH IS ONE HUNDRED SIXTY (160) FEET, BY PERPENDICULAR MEASUREMENT FROM THE SECOND COURSE PROJECTED; AND THENCE FOR A FOURTH COURSE, RUN NORTH EIGHTY-NINE (89) DEGREES FIFTY-THREE (53) MINUTES WEST AND PARALLEL TO THE SECOND COURSE AFORESAID, TO THE POINT OF BEGINNING. LESS AND EXCEPT FROM THE FOLLOWING:

PARCEL "A"

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 4 INCH BY 4 INCH CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF PARKCHESTER, UNIT NO. 1 RECORDED IN PLAT BOOK 18, PAGE 114 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN S 00 DEGREES 22' 33" W, ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 11.13 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN DEED BOOK 372, PAGE 451, THE POINT OF BEGINNING; THENCE CONTINUE S. 00 DEGREES 22' 33" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 159.99 FEET; THENCE S 89 DEGREES 54' 45" E, PARALLEL WITH THE NORTH LINE OF SAID DEED BOOK 372, PAGE 451, A DISTANCE OF 350.00 FEET; THENCE N. 00 DEGREES 05' 15" E, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 56.96 FEET; THENCE N. 29 DEGREES 54' 50" W, A DISTANCE OF 118.97 FEET TO A POINT ON SAID NORTH LINE OF DEED BOOK 372, PAGE 451; THENCE N. 89 DEGREES 54' 45" W, ALONG SAID NORTH LINE, A DISTANCE OF 289.71 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A 4 INCH BY 4 INCH CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF PARKCHESTER, UNIT NO. 1, RECORDED IN PLAT BOOK 18, PAGE 114 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN S.00°22'33"W, ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 171.12 FEET; THENCE S.89°54'45"E, PARALLEL WITH THE SOUTH LINE OF LANDS DESCRIBED IN DEED BOOK 372, PAGE 451 A DISTANCE OF 350.00 FEET; THENCE N.00°05'15"E, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 56.96 FEET; THENCE N29°54'50" W, A DISTANCE OF 129.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ROUNDTREE DRIVE (A 50 FOOT WIDE RIGHT OF WAY); THENCE N. 89°26'14"W, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 284.80 FEET TO THE POINT OF BEGINNING.



## OWNER / APPLICANT

BRIAN MCKEE

CITY POINT LANDFALL, LLC  
18 BOUGAINVILLEA DR.  
COCOA BEACH, FL 32931

## ENGINEER



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## SURVEYOR

KANE SURVEYING, INC.

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(321) 676-0427

PROJECT NARRATIVE

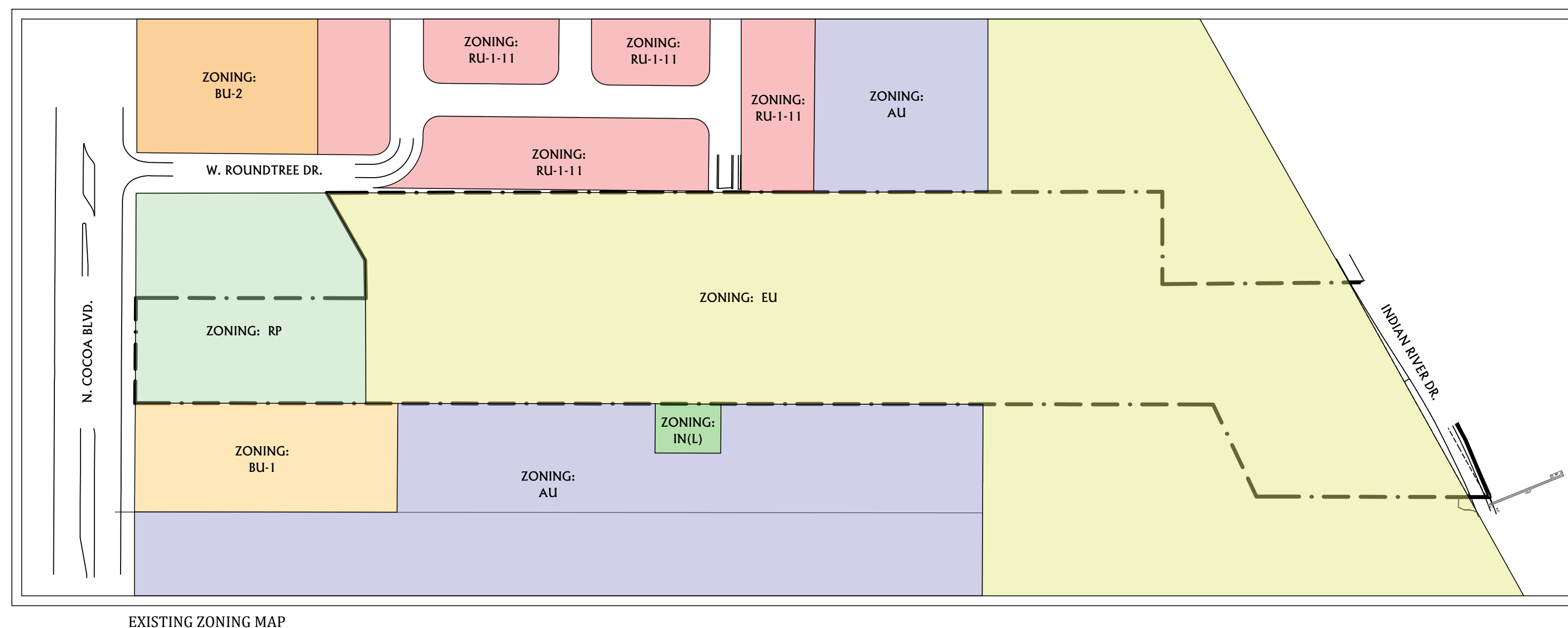
THIS PLANNED UNIT DEVELOPMENT SUBDIVISION IS INTENDED TO ESTABLISH PROCEDURES AND STANDARDS FOR PLANNED UNIT DEVELOPMENTS WITHIN THE UNINCORPORATED AREAS OF THE COUNTY, IN ORDER THAT THE FOLLOWING OBJECTIVES MAY BE ATTAINED:

1. THE PROPOSED PROJECT PROVIDES FOR THE ACCUMULATION OF SIGNIFICANT AREAS OF USABLE OPEN SPACES FOR THE PRESERVATION OF NATURAL AMENITIES THROUGH PRESERVATION OF PERIMETER BUFFERS, WETLANDS, AND DEVELOPMENT OF ACTIVE OPEN SPACE AREAS.
2. THE PROPOSED PROJECT IS TAKING ADVANTAGE OF THE FLEXIBILITY IN DESIGN BY MAINTAINING THE EXISTING CHARACTER AND TOPOGRAPHY BY INCORPORATING THE STORMWATER AND ACTIVE OPEN SPACE INTO THE PEDESTRIAN CONNECTIVITY BETWEEN NORTH COCOA BLVD. AND INDIAN RIVER DRIVE THEREBY PROVIDING THE GREATEST USE AND PRESERVATION OF THE NATURAL LAND, TREES, AND HISTORICAL FEATURES.
3. THE PROPOSED PROJECT PROVIDES FOR A VARIETY OF HOUSING TYPES (SINGLE-FAMILY DETACHED AND SINGLE-FAMILY TOWNHOMES) THAT ARE COMPATIBLE WITH THE EXISTING NEIGHBORHOODS THAT SHALL GIVE THE HOME BUYER A GREATER CHOICE IN LIVING UNITS.
4. THE PROPOSED PROJECT IS MAINTAINING THE EXISTING CHARACTER AND TOPOGRAPHY BY INCORPORATING THE STORMWATER AND ACTIVE OPEN SPACE INTO THE PEDESTRIAN CONNECTIVITY BETWEEN NORTH COCOA BLVD. AND INDIAN RIVER DRIVE THEREBY UTILIZING A CREATIVE APPROACH TO THE USE OF LAND AND RELATED PHYSICAL DEVELOPMENT, AS WELL AS ENHANCING THE VISUAL CHARACTER.
5. THE PROPOSED PROJECT UTILIZES AN EFFICIENT USE OF LAND WHICH SHALL RESULT IN SMALLER UTILITY NETWORKS TO REDUCE DEVELOPMENT COSTS AND FUTURE MAINTENANCE COSTS.
6. THE PROPOSED PROJECT PROVIDES FOR THE INCLUSION OF COMPATIBLE ASSOCIATED USES TO COMPLEMENT THE EXISTING RESIDENTIAL AREAS WITHIN THE PLANNED UNIT DEVELOPMENT BY PROVIDING AN RV STORAGE AREA THAT SHALL REDUCE THE YARD CLUTTER WITHIN THE SURROUNDING AREAS THEREBY PROVIDING INDIRECT BEAUTIFICATION.
7. THE PROPOSED PROJECT IS PROVIDING SIMPLIFICATION OF THE PROCEDURE FOR OBTAINING APPROVAL OF PROPOSED DEVELOPMENTS THROUGH SIMULTANEOUS REVIEW BY THE COUNTY OF PROPOSED LAND USE, SITE CONSIDERATIONS, LOT AND SETBACK CONSIDERATIONS, PUBLIC NEEDS AND REQUIREMENTS, AND HEALTH AND SAFETY FACTORS.

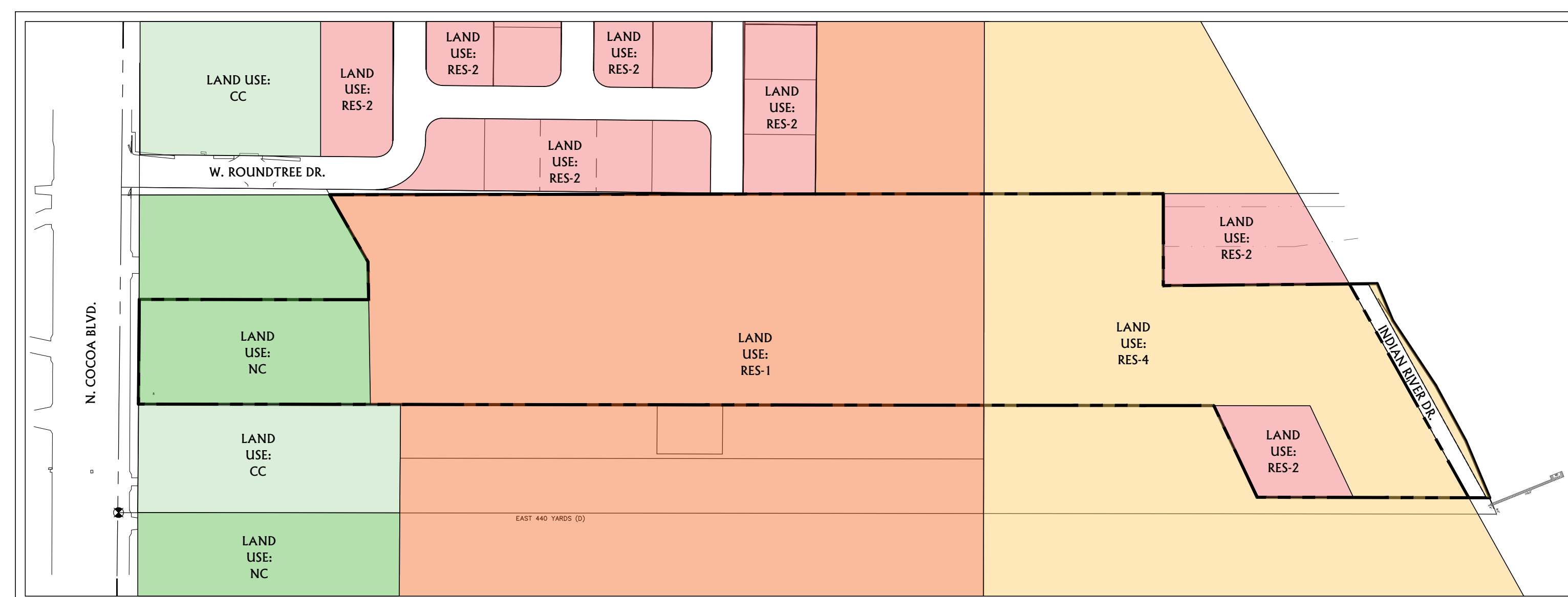
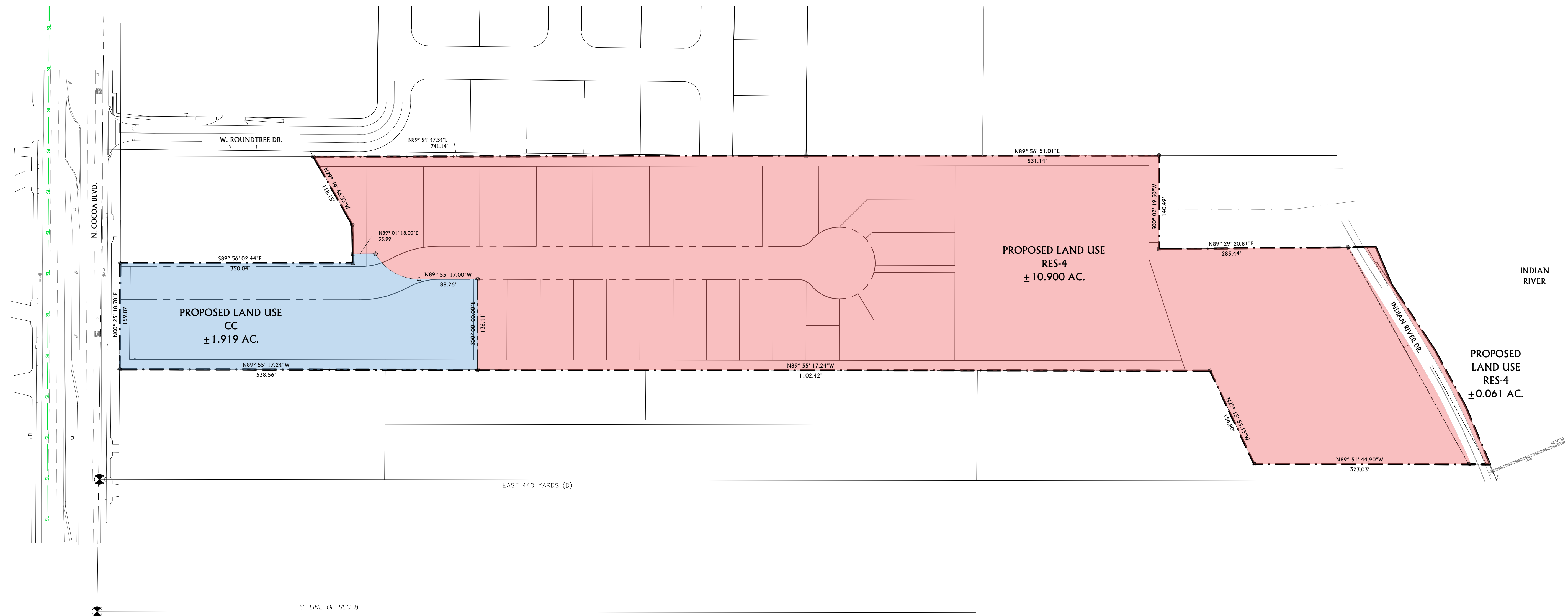


SCALE 1" = 400'

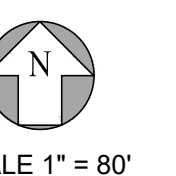




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EXISTING LAND USE MAP



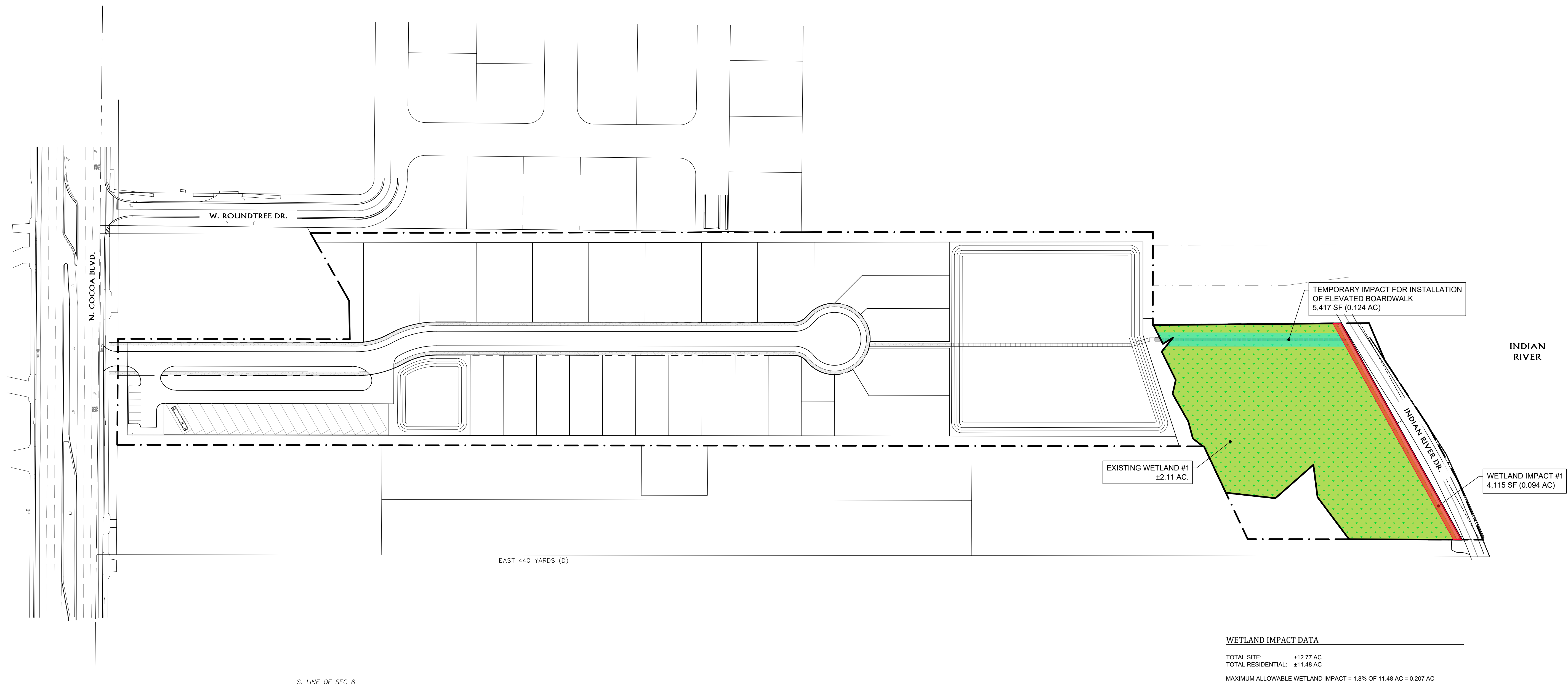
SCALE 1" = 80'

CITY POINT PUD  
FUTURE LAND USE EXHIBIT

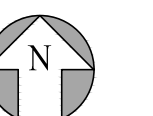


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WETLAND IMPACT DATA	
TOTAL SITE:	$\pm 12.77$ AC
TOTAL RESIDENTIAL:	$\pm 11.48$ AC
MAXIMUM ALLOWABLE WETLAND IMPACT = 1.8% OF 11.48 AC = 0.207 AC	
EXISTING WETLANDS	
WETLAND #1:	2.05 AC
PROPOSED IMPACTS:	
IMPACT #1:	0.094 AC (0.8%)



SCALE 1" = 80'

# CITY POINT PUD WETLAND IMPACT EXHIBIT



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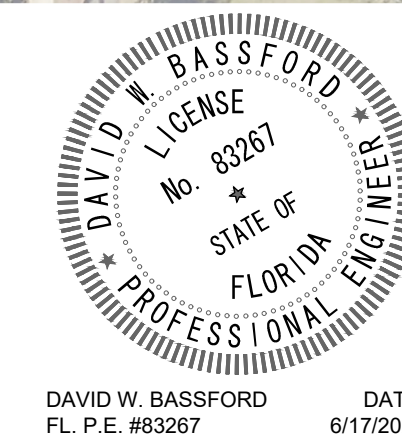


# CITY POINT PUD

## CONCEPTUAL DRAINAGE EXHIBIT

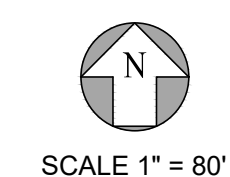
**NOTES**  
ALL APPLICABLE PORTIONS OF THE BREVARD COUNTY CODE OF ORDINANCES SECTION 62-3751 EXHIBIT A - STORMWATER MANAGEMENT CRITERIA SHALL BE MET.

**PRELIMINARY - NOT FOR CONSTRUCTION**  
THIS EXHIBIT IS PRELIMINARY IN NATURE AND PRODUCED FOR THE SOLE PURPOSE OF THE PRELIMINARY DEVELOPMENT PLAN, REZONING, AND LANDUSE MODIFICATION PROCESSES. THE APPLICATION OF THE SEAL IS LIMITED TO CONFIRMATION THAT THE DOCUMENTS WERE PREPARED AND/OR ISSUED BY THE LICENSEE. THIS EXHIBIT, AND THE SEAL AFFIXED, DO NOT CONVEY OR IMPLY THAT ANY OF THE REQUIRED REPORTS, SPECIFICATIONS, OR DESIGN INFORMATION HAVE BEEN PROVIDED OR PREPARED, NOR DO THEY PROVIDE THE LEVEL OF DETAIL REQUIRED TO JUSTIFY COMPLIANCE WITH THE APPLICABLE CODES AND DESIGN CRITERIA AND SHOULD NOT BE USED FOR THE BASIS OF BIDS, CONSTRUCTION, OR CONSTRUCTION PLAN PERMITTING.



DAVID W. BASSFORD  
FL. P.E. #83267

DATE:  
6/17/2025



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## **V. PHASING SCHEDULE AND TIMING:**

The City Point PUD will be developed in two (2) phases: the commercial component and the residential component. Each phase will be developed in a manner with the infrastructure including onsite and offsite roads, water, sewer, and stormwater drainage, to enable the phase to be an independent unit. The phases of development may vary slightly from the numerical chronology depending on market conditions. Multiple phases and/or tracts/blocks within the PUD can be developed concurrently.

### **A. DEVELOPMENT PHASING**

<b>PHASE</b>	<b>DEVELOPMENT</b>
<b>PHASE ONE</b>	Residential
<b>PHASE TWO</b>	Commercial

### **B. USABLE COMMON OPEN SPACE PER PHASE**

<b>PHASE ONE</b>	
	<i>USABLE OPEN SPACE PROVIDED</i>
TOTAL PROVIDED	4.60 ac.
TOTAL REQUIRED	1.10 ac.