

RESOLUTION NO. 2021 - ____

**A RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY
INTEREST IN A PARCEL WITHIN THE SPACEPORT COMMERCE PARK
TO DARK STORM INDUSTRIES, LIMITED LIABILITY COMPANY.**

WHEREAS, Brevard County, Florida, a political subdivision of the State of Florida, 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, hereafter known as the COUNTY, owns certain real property described as a 9.8-acre (more or less) parcel described and depicted at Exhibit A; and

WHEREAS, pursuant to chapter 82-264, Laws of Florida, for the purpose of industrial development, Brevard County is authorized to sell or otherwise dispose of county owned property within specific boundaries of the Gateway Center Industrial Park by private sale without compliance with section 125.38, Florida Statutes; and

WHEREAS, the property described above is located within specific boundaries of the Gateway Center Industrial Park (now SpacePort Commerce Park) and the sale promotes industrial development; and

WHEREAS, the Brevard County Board of Commissioners created the North Brevard Economic Development Zone (NBEDZ) Dependent Special District under the powers vested in the Board under Chapter 125, Florida Statutes, Chapter 189, Florida Statutes and section 200.065(1), Florida Statutes; and

WHEREAS, the Board approved Ordinance No. 2013-08, establishing the NBEDZ as the county's authorized agent for negotiating and executing contracts for the private sale or private lease of county-owned land within the boundaries of the Spaceport Commerce Park; and

WHEREAS, in accord with Ordinance No. 2013-18, on March 12, 2021, the NBEDZ Board of Directors approved a purchase offer for a 9.8-acre parcel, more or less, tendered by a company known as Dark Storm Industries, Limited Liability Company at the price of \$37,000.00 per acre, for a total of \$362,600.00; and

WHEREAS, the NBEDZ believes that this project, with its plan to build a new approximately 25,000 square foot facility and increase its employment, will further assist the economic revival of an area adversely impacted by the end of NASA's Space Shuttle program; and

WHEREAS, the NBEDZ further believes that the sale of an industrially-zoned lot will aid future development of additional lots in the Spaceport Commerce Park by evidencing the viability of this site location.

NOW, THEREFORE, BE IT RESOLVED, THAT THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA agree as follows:

1. The foregoing recitations are true and correct and by this reference incorporated;
2. The sale of this parcel promotes industrial development;
3. Upon completion of a survey of the property, to transfer ownership of an 9.8-acre parcel described in the attached Exhibit A to Dark Storm Industries, Limited Liability Company, at the offering price of \$37,000.00 per acre, with the total price to be \$362,600.00, and
4. To empower the Chair, Board of County Commissioners, to execute all necessary documents related to this real estate transaction.
5. To empower the Executive Director, North Brevard Economic Development Zone (NBEDZ) Dependent Special District to sign any related documentation, to include documents related to the splitting up of Parcel D to create this lot.

DONE, ORDERED, and ADOPTED, in regular session, this ____ day of _____, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

Rachel Sadoff, Clerk

Rita Pritchett, Chair

As approved by the Board on _____

Approved as to legal form and content:

Assistant County Attorney

MAP AND LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 23 SOUTH, RANGE 35 EAST AND BEING A PART OF PARCEL "D" AS SHOWN ON THE PLAT OF ENTERPRISE PARK AS RECORDED IN PLAT BOOK 32, PAGE 74 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO: 407 WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SHEPHERD DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE OF SHEPHERD DRIVE, THE FOLLOWING TWO COURSES AND DISTANCES: S.58°57'51"E., 380.01 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°01'09", 70.08 FEET; THENCE N.31°04'38"E., 956.73 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3017, PAGE 2464 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N.58°57'51"W., ALONG SAID LINE, 450.00 FEET TO A POINT LYING ON THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO.407; THENCE S.31°04'38"W., ALONG SAID LINE, 959.80 FEET TO THE POINT OF BEGINNING. CONTAINING 431,839 SQUARE FEET OR 9.91 ACRES MORE OR LESS.

LEGEND:

R = RADIUS

L = LENGTH

△ = INCLUDED ANGLE

3017/2464 = TYPICAL NOMENCLATURE FOR
OFFICIAL BOOK AND PAGE

℄ = CENTERLINE

P.O.B. = POINT OF BEGINNING

SHEET 1 OF 2 SHEETS

SURVEYOR'S NOTE:

THIS IS NOT A SURVEY. THIS DOCUMENT WAS PREPARED FOR LEGAL DESCRIPTION PURPOSES ONLY, AND IS IN NO WAY INDICATIVE OF AN ACTUAL FIELD SURVEY.

NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO: _____
NORTH BREVARD ECONOMIC DEVELOPMENT ZONE

CERTIFIED BY: _____
DENNIS W. WRIGHT
REGISTERED LAND SURVEYOR NO. 4014
STATE OF FLORIDA

DATE 1/27/21

ORDER NO. 25764

FB. NO. _____

SCALE. 1" = 200'

DWG.NO. NBEDC.DWG

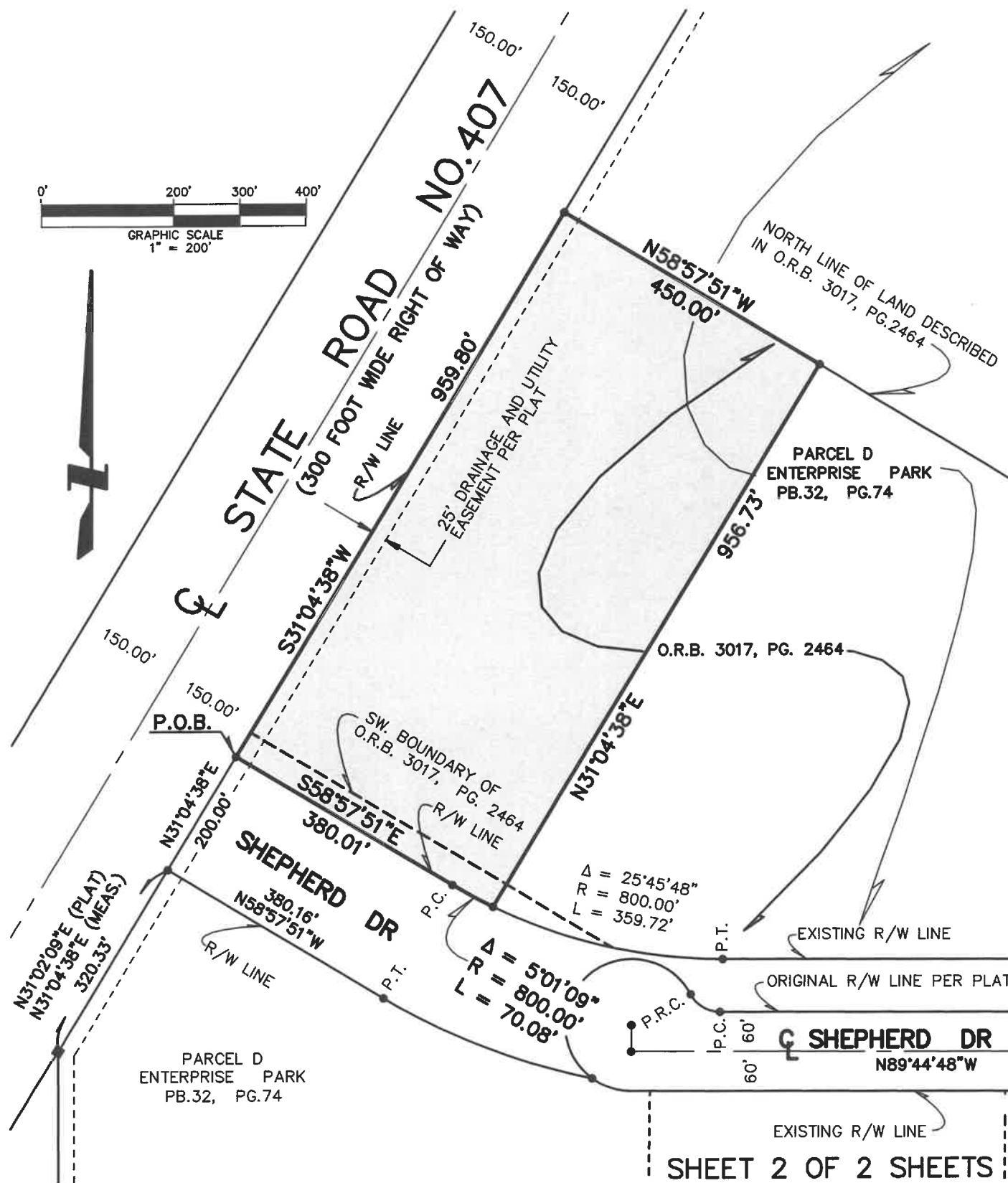
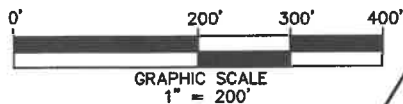
Honeycutt & Associates, Inc.

ENGINEERS • SURVEYORS • PLANNERS

3700 South Washington Avenue • Titusville, Florida 32780

(321) 267-6233 Fax (321) 269-7847

CERTIFICATE OF AUTHORIZATION NO. LB 6762



SHEET 2 OF 2 SHEETS

DATE 1/27/21
 ORDER NO. 25764
 FB. NO. _____
 SCALE. 1" = 200'
 DWG.NO. NBDC.DWG

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