



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Public Hearing

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H.1.

8/12/2025

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### **Subject:**

Petition to Vacate, Re: A portion of a public utility and drainage easement - Plat of "Shady Villas Unit No. 2", Plat Book 21, Page 85 - Mims - Timothy and Christine Meister - District 1

### **Fiscal Impact:**

The petitioners are charged \$640. These fees are deposited in Fund 0002-30265 revenue account for vacatings.

### **Dept/Office:**

Public Works Department - Surveying & Mapping

### **Requested Action:**

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating a portion of the easement, per Plat "Shady Villas Unit No. 2", Plat Book 21, Page 85, in Section 19, Township 21 South, Range 35 East. If approved, it is requested that the Board authorize the Chair to sign the attached Resolution approving the vacating.

### **Summary Explanation and Background:**

Florida Statutes, Section 336.09 and Brevard County Article II, Section 86-36, provide a method for the Board of County Commissioners to vacate and abandon unused rights-of-way and easements. The petitioner owns Lot 2, Block C, and is requesting the vacating of a portion of a public utility and drainage easement to allow for the garage to remain. The property is located in Mims, North of Parrish Road and West of Belvedere Ave.

On July 28, 2025, the legal notice was advertised in Florida Today informing the public of the date a public hearing would be held to consider the vacating. All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received.

Name: Amber.Holley@brevardfl.gov Phone: 321-350-8346

### **Clerk to the Board Instructions:**

Advertise Approved Resolution Notice and Record Vacating Resolution Documents as one resolution type document, which in sequence includes the approved/signed resolution, the proof of publication of the public hearing notice, and the proof of publication of the adopted resolution notice.



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Kimberly.Powell@brevardclerk.us

August 28, 2025

**M E M O R A N D U M**

**TO:** Marc Bernath, Public Works Director    Attn: Amber Holley

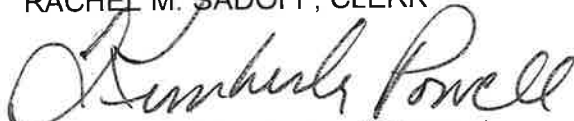
**RE:** Resolution Vacating a Portion of a Public Utility and Drainage Easement, Plat of "Shady Villas Unit No. 2", Mims, Florida, Lying in Section 19, Township 21 South, Range 35 East

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 25-076, vacating a portion of a public utility and drainage easement, Plat of "Shady Villas Unit No. 2", Mims, Florida, lying in Section 19, Township 21 South, Range 35 East, as petitioned by Timothy and Christine Meister. Said Resolution was adopted by the Board of County Commissioners, in regular session on August 12, 2025.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

/ds

Encls. (2)



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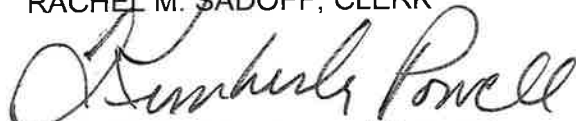
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Enclosed for your necessary action are copies of the advertising bills for Resolution No. 25-076, vacating a portion of a public utility and drainage easement, Plat of "Shady Villas Unit No. 2", Mims, Florida, lying in Section 19, Township 21 South, Range 35 East, as petitioned by Timothy and Christine Meister. Said Resolution was adopted by the Board of County Commissioners, in regular session on August 12, 2025.

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Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

/ds

Encls. (2)

**Resolution 2025 -076**

**Vacating a portion of a public utility and drainage easement, Plat of "Shady Villas Unit No. 2", Mims,  
Florida, lying in Section 19, Township 21 South, Range 35 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Timothy and Christine Meister** with the Board of County Commissioners to vacate public easements in Brevard County, Florida, described as follows:

**SEE ATTACHED SKETCH AND DESCRIPTION**

WHEREAS, the vacating action will in no way affect any private easements which may also be present in the existing public easement(s) or public right-of-way, nor does this action guarantee or transfer title.

WHEREAS, notice of the public hearing before the Board of County Commissioners was published one time in the TODAY Newspaper, a newspaper of general circulation in Brevard County, Florida, prior to the public hearing; and

WHEREAS, the Board finds that vacating said public easements will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public easements are hereby vacated by Brevard County; and this vacating action releases, renounces, and disclaims any right, title, or interest Brevard County may possess over the property at issue, and shall not be deemed to warrant any right, title, interest or to represent any state of facts concerning the same. Pursuant to Section 177.101(5), Florida Statutes, the vacating shall not become effective until a certified copy of this resolution is filed in the offices of the Clerk of Courts and recorded in the Public Records of Brevard County.

DONE, ORDERED, AND ADOPTED, in regular session, this 12<sup>th</sup> day of August, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

ATTEST:

  
Rachel Sadoff, Clerk

  
Rob Feltner, Chairman

As approved by the Board on:  
August 12, 2025

# LEGAL DESCRIPTION

SHEET 1 OF 3

SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST  
PARCEL ID NUMBER: 21-35-19-02-C-2  
PURPOSE OF DESCRIPTION: VACATE EASEMENT

NOT VALID WITHOUT THE  
SKETCH ON SHEETS 2&3 OF 3

## LEGAL DESCRIPTION:

A PORTION OF THE 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ABUTTING THE WEST LINE OF LOT 2, BLOCK C, SHADY VILLAS UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 85, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK C; THENCE N. 89°17'03" E., ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 10.00 FEET; THENCE N. 01°01'42" W., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 01°01'42" W., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 28.00 FEET; THENCE S. 89°17'03" W., PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 1.00 FEET; THENCE S. 01°01'42" E., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 28.00 FEET; THENCE N. 89°17'03" E., PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING. (CONTAINING 28 SQ. FT.)

## SURVEYOR'S NOTES:

1. Bearing shown hereon are based on the CENTERLINE OF BELVEDERE AVENUE as being N 01°01'42" W, according to the Plat of SHADY VILLAS UNIT NO. 2 as recorded in plat book 21, at page 85 of the Public Records of Brevard County, Florida.
2. This survey is prepared and certified for the exclusive use of the client named hereon.
3. Unless this sketch of survey bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not a valid survey.
4. Additions or deletions to this sketch of survey by other than the signing party is prohibited without written consent of the signing party.
5. No underground utilities or improvements were located unless otherwise shown.

### PREPARED FOR:

TIMOTHY MEISTER & CHRISTINE ROBERTSON  
BREVARD COUNTY BOARD OF COMMISSIONERS

  
JOHN W. COOPER  
Professional Land Surveyor No. 5093  
State of Florida  
NOT VALID UNLESS SIGNED & SEALED

PREPARED BY: JOHN W. COOPER LAND SURVEYING, INC.

ADDRESS: 2326 S. HOPKINS AVENUE, TITUSVILLE, FLORIDA 32780

PHONE: 321-268-5646 L.B. NO. 6544

DRAWN BY: JAB

CHECKED BY: JWC

DRAWING NO. 25-05-30

SECTION 19

DATE: 6/2/2025

SHEET 1 OF 2

REVISIONS 6/19/25

TOWNSHIP 21 SOUTH

RANGE 35 EAST

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SHEET 2 OF 3

SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST  
 PARCEL ID NUMBER: 21-35-19-02-C-2  
 PURPOSE OF DESCRIPTION: VACATE EASEMENT

NOT VALID WITHOUT THE LEGAL  
 DESCRIPTION ON SHEET 1 OF 3

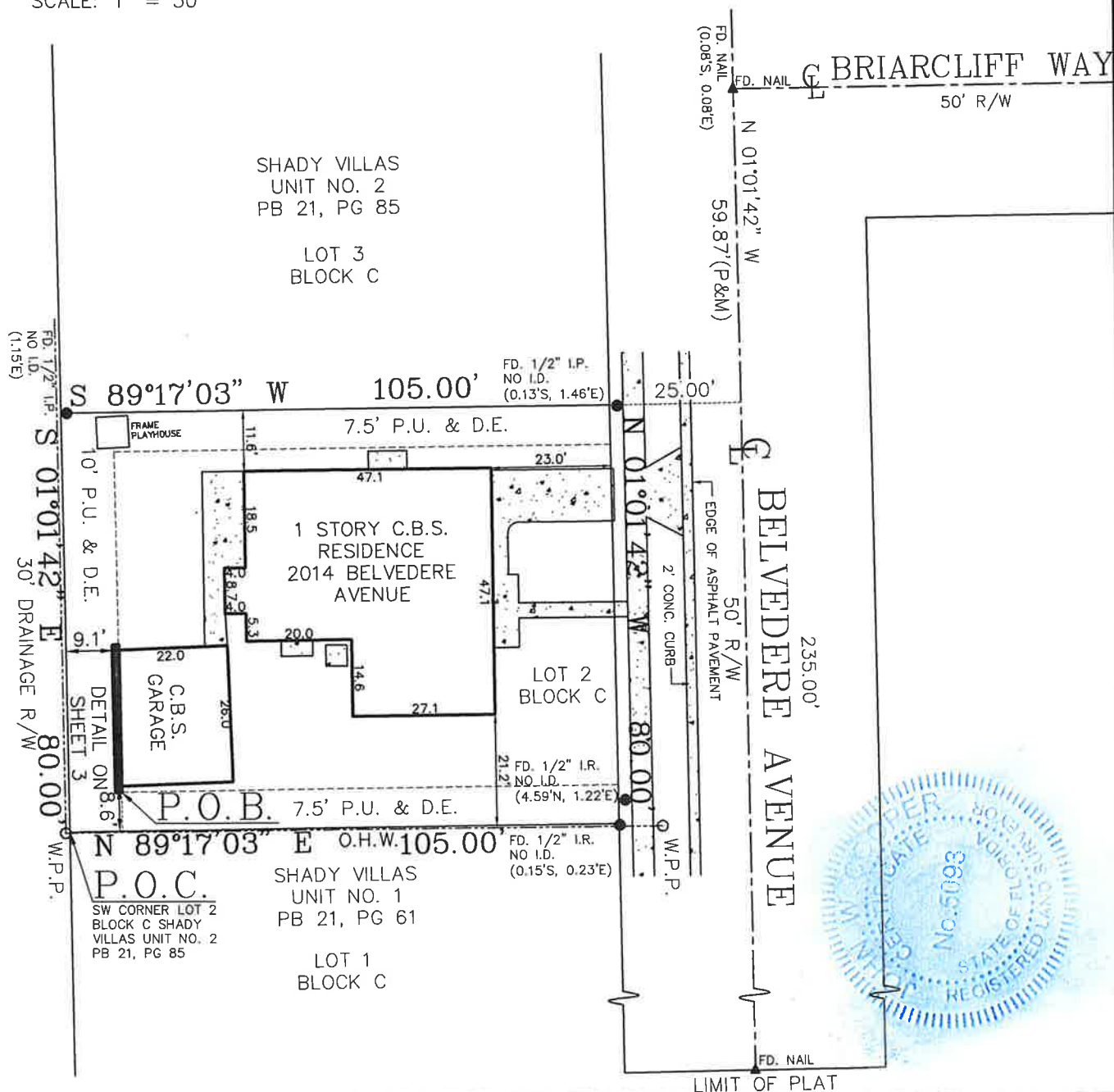
## LEGEND OF ABBREVIATIONS



SCALE: 1" = 30'

PB PLAT BOOK  
 PG PAGE  
 FD. FOUND  
 C.B.S. CONCRETE BLOCK STRUCTURE  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT  
 P. PLAT  
 M. MEASURED  
 W.P.P. WOOD POWER POLE  
 O.H.W. OVERHEAD WIRE

C. CENTERLINE  
 I.D. IDENTIFICATION  
 I.R. IRON ROD  
 I.P. IRON PIPE  
 L.B. LICENSED BUSINESS  
 N/D NAIL & DISC  
 ORB OFFICIAL RECORDS BOOK  
 P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT  
 R/W RIGHT OF WAY





SHEET 3 OF 3

NOT VALID WITHOUT THE LEGAL  
DESCRIPTION ON SHEET 1 OF 3

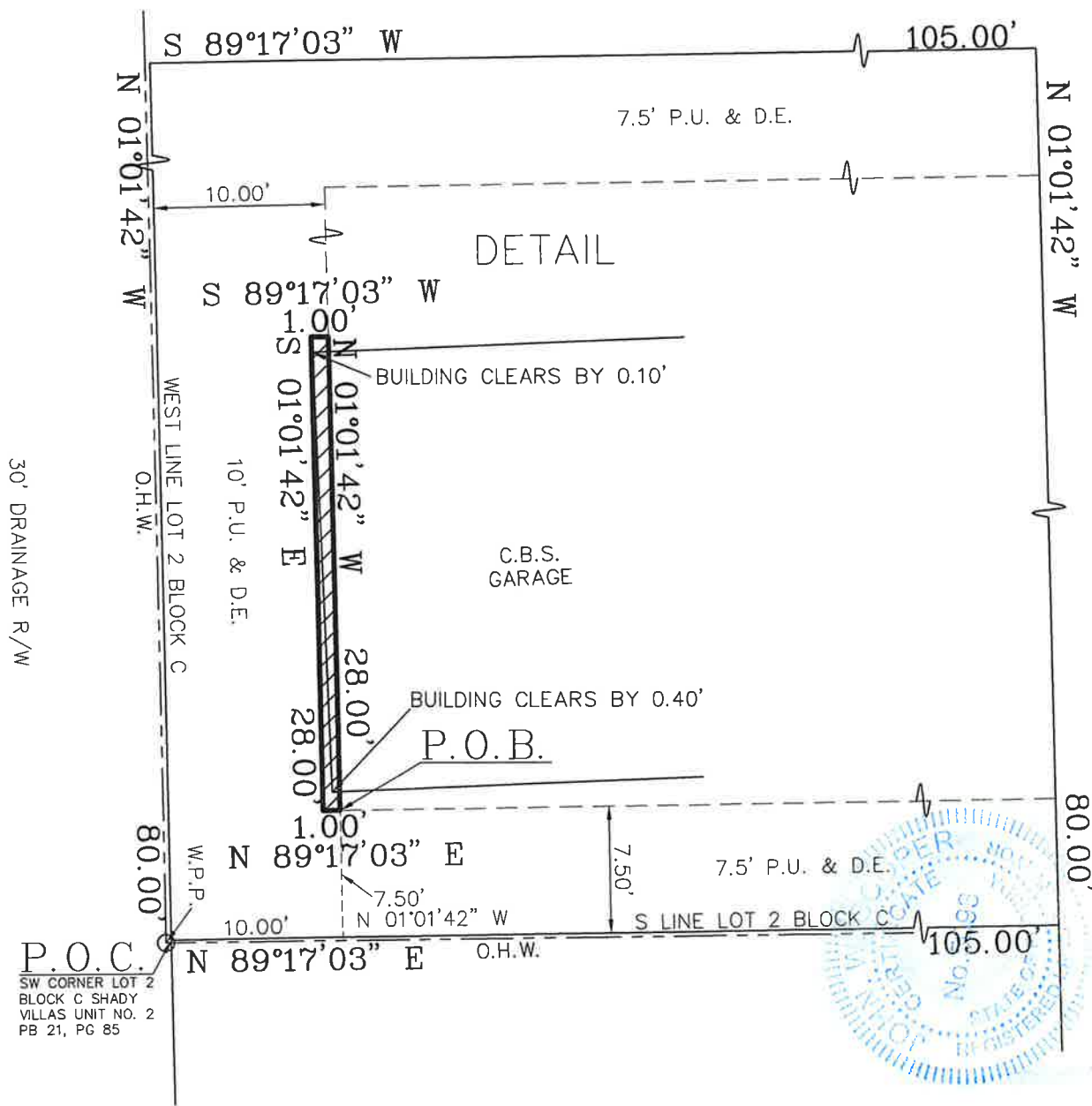
PURPOSE OF DESCRIPTION: VACATE EASEMENT



SCALE: 1" = 10'

### LEGEND OF ABBREVIATIONS

PB	PLAT BOOK	C	CENTERLINE
PG	PAGE	I.D.	IDENTIFICATION
FD.	FOUND	I.R.	IRON ROD
C.B.S.	CONCRETE BLOCK STRUCTURE	I.P.	IRON PIPE
P.O.B.	POINT OF BEGINNING	L.B.	LICENSED BUSINESS
P.O.C.	POINT OF COMMENCEMENT	N/D	NAIL & DISC
P	PLAT	ORB	OFFICIAL RECORDS BOOK
M	MEASURED	P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
W.P.P.	WOOD POWER POLE	R/W	RIGHT OF WAY
O.H.W.	OVERHEAD WIRE		



SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST

PROJECT NO. 25-05-30  
PREPARED BY: JOHN W. COOPER

**AFFIDAVIT OF PUBLICATION**

Amber Holley  
Amber Holly  
Brevard County Public Works Dept. Surveying & Mapping Program  
2725 Judge Fran Jamieson Way, Room A-220  
Viera FL 32940

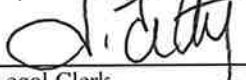
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

07/28/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/28/2025

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$315.02

Tax Amount: \$0.00

Payment Cost: \$315.02

Order No: 11514632

# of Copies:

Customer No: 1127286

1

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

Ad#11514632 07/28/2025

**LEGAL NOTICE**  
NOTICE FOR THE VACATING OF A PORTION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT, PLAT OF "SHADY VILLAS UNIT 2", IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST, MIMS, FL  
NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by TIMOTHY AND CHRISTINE MEISTER with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:  
A PORTION OF THE 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ABUTTING THE WEST LINE OF LOT 2, BLOCK C, SHADY VILLAS UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 85, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK C; THENCE N. 89°17'03" E., ALONG THE SOUTH LINE OF LOT 2, BLOCK C, A DISTANCE OF 10.00 FEET; THENCE N. 01°01'42" W., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 01°01'42" W., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 28.00 FEET; THENCE S. 89°17'03" W., PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 1.00 FEET; THENCE S. 01°01'42" E., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 28.00 FEET; THENCE N. 89°17'03" E., PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING. (CONTAINING 28 SQ. FT.) PREPARED BY: JOHN W. COOPER, PSM.  
The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 5:00 P.M. on August 12, 2025, at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the hearing is contacted at least 48 hours prior to the public hearing by any person wishing assistance.





Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

# AFFIDAVIT OF PUBLICATION

Brevard County Clerk Donna Scott -Survey  
Brevard Cty Public Works Dept  
2725 Judge Fran Jamieson Way Bldg A  
Viera FL 32940-6605

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

08/20/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/20/2025

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost: \$228.44  
Tax Amount: \$0.00  
Payment Cost: \$228.44  
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Customer No: 1127286  
PO #: MEISTER

# of Copies:  
0

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Ad#11584552 8/20/2025

## LEGAL NOTICE

RESOLUTION VACATING A PORTION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT, PLAT OF "SHADY VILLAS UNIT NO. 2", MIMS, FLORIDA, LYING IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST - TIMOTHY AND CHRISTINE MEISTER TO WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN that on August 12, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of a public utility and drainage easement, plat of "Shady Villas Unit No. 2", Mims, Florida, lying in Section 19, Township 21 South, Range 35 East, as petitioned by Timothy and Christine Meister

## LEGAL DESCRIPTION:

The Board further renounced and disclaimed any right of the County in and to said public easement. A PORTION OF THE 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ABUTTING THE WEST LINE OF LOT 2, BLOCK C, SHADY VILLAS UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 85, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK C; THENCE N. 89°17'03" E., ALONG THE SOUTH LINE OF LOT 2, BLOCK C, A DISTANCE OF 10.00 FEET; THENCE N. 01°01'42" W., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 01°01'42" W., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 28.00 FEET; THENCE S. 89°17'03" W., PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 1.00 FEET; THENCE S. 01°01'42" E., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 28.00 FEET; THENCE N. 89°17'03" E., PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING. (CONTAINING 28 SQ. FT.) PREPARED BY: JOHN W. COOPER, PSM. BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA RACHEL M. SADOFF, CLERK BY: Kimberly Powell, Clerk to the Board

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

## LEGAL NOTICE

### RESOLUTION VACATING A PORTION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT, PLAT OF "SHADY VILLAS UNIT NO. 2", MIMS, FLORIDA, LYING IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST – TIMOTHY AND CHRISTINE MEISTER

#### TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on August 12, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of a public utility and drainage easement, plat of "Shady Villas Unit No. 2", Mims, Florida, lying in Section 19, Township 21 South, Range 35 East, as petitioned by Timothy and Christine Meister

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BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF

BREVARD COUNTY, FLORIDA

RACHEL M. SADOFF, CLERK

BY: Kimberly Powell, Clerk to the Board

#### Florida TODAY:

Please advertise in the **August 27, 2025**, issue of the Florida TODAY. **Bill the Board of County Commissioners Account Number BRE-6BR327 and forward bill and proof of publication to: Amber Holley, Public Works Department, 2725 Judge Fran Jamieson Way, Bldg. A-220, Viera, FL 32940.**

A PORTION OF THE 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ABUTTING THE WEST LINE OF LOT 2, BLOCK C, SHADY VILLAS UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 85, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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# Brevard County Property Appraiser Detail Sheet

Account 2104185

Owners MEISTER, TIMOTHY; MEISTER, CHRISTINE

Mailing Address 2014 BELVEDERE AVE MIMS FL 32754

Site Address 2014 BELVEDERE AVE MIMS FL 32754

Parcel ID 21-35-19-02-C-2

Taxing District 1300 - UNINCORP DISTRICT 1

Exemptions HEX1 - HOMESTEAD FIRST

HEX2 - HOMESTEAD ADDITIONAL

Property Use 0110 - SINGLE FAMILY RESIDENCE

Total Acres 0.19

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0021/0085

Subdivision SHADY VILLAS UNIT 2

Land Description SHADY VILLAS UNIT 2 LOT 2 BLK C

## **VALUE SUMMARY**

<b>Category</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>
Market Value	\$210,290	\$229,110	\$186,180
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$55,590	\$53,980	\$52,410
Assessed Value School	\$55,590	\$53,980	\$52,410
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$5,590	\$3,980	\$2,410
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$25,000	\$25,000	\$25,000
Taxable Value School	\$30,590	\$28,980	\$27,410

## **SALES/TRANSFERS**

<b>Date</b>	<b>Price</b>	<b>Type</b>	<b>Parcel</b>	<b>Deed</b>
07/29/2004	\$65,000	WD	--	5347/5309
03/18/2002	--	CT	--	4853/1290

## Vicinity Map

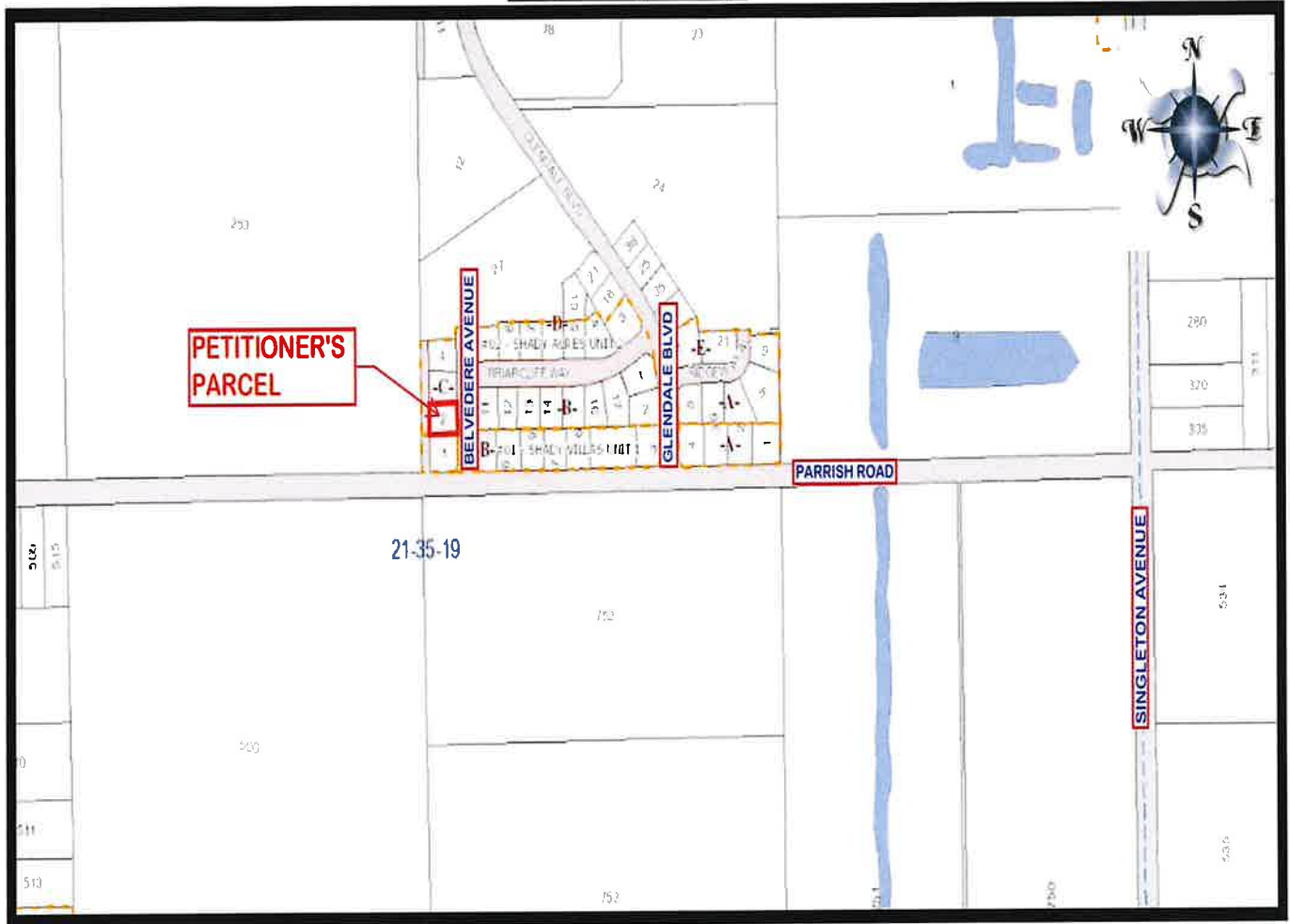


Figure 1: Map of Lot 2, Block C, Shady Villas Unit No. 2, 2014 Belvedere Ave, Mims, Florida, 32754.

Timothy and Christine Meister – 2014  
Belvedere Ave, Mims – Lot 2, Block C, Shady  
Villas Unit No. 2, Plat Book 21, Page 85 –  
Section 19, Township 21 South, Range 35  
East – District 1 – Proposed Vacating of a  
portion of a public utility and drainage  
easement

## Aerial Map



Figure 2: Aerial Map of Lot 2, Block C, Shady Villas Unit No. 2, 2014 Belvedere Ave, Mims, Florida, 32754.

Timothy and Christine Meister – 2014  
Belvedere Ave, Mims – Lot 2, Block C, Shady  
Villas Unit No. 2, Plat Book 21, Page 85 –  
Section 19, Township 21 South, Range 35  
East – District 1 – Proposed Vacating of a  
portion of a public utility and drainage  
easement



## Map Reference

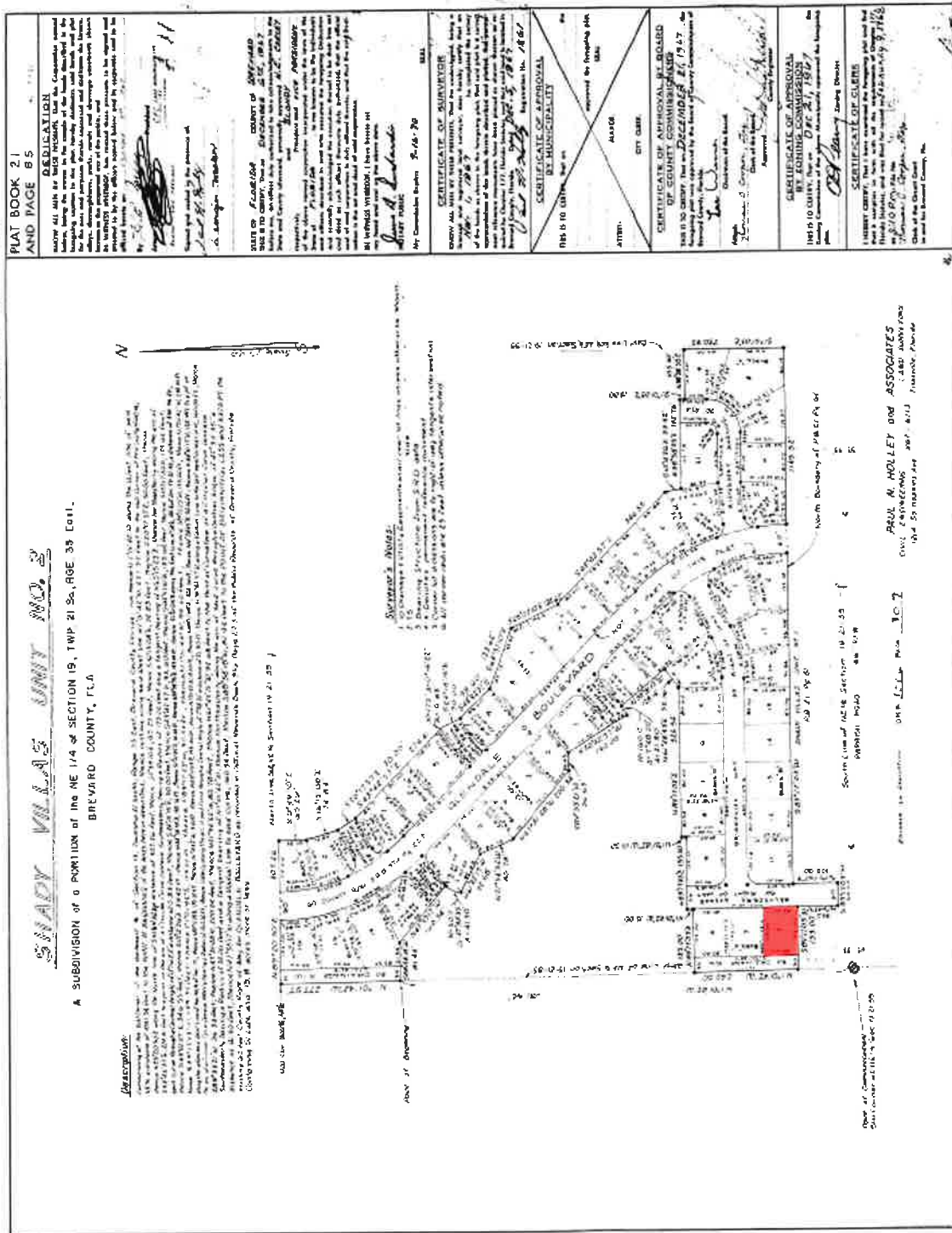


Figure 3: Copy of Plat of Shady Villas Unit No. 2, dedicated to Brevard County in December 1967.

# Petitioner's Sketch & Description Sheet 1 of 3

<h2 style="margin: 0;">LEGAL DESCRIPTION</h2> <p style="margin: 0;">SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST          PARCEL ID NUMBER: 21-35-19-02-C-2          PURPOSE OF DESCRIPTION: VACATE EASEMENT</p>		<p style="margin: 0;">SHEET 1 OF 3</p> <p style="margin: 0;">NOT VALID WITHOUT THE          SKETCH ON SHEETS 2&amp;3 OF 3</p>
<h3 style="margin: 0;">LEGAL DESCRIPTION:</h3> <p style="margin: 5px 0;">A PORTION OF THE 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ABUTTING THE WEST LINE OF LOT 2, BLOCK C, SHADY VILLAS UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 85, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p style="margin: 5px 0;">COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK C; THENCE N. 89°17'03" E., ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 10.00 FEET; THENCE N. 01°01'42" W., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 01°01'42" W., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 28.00 FEET; THENCE S. 89°17'03" W., PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 1.00 FEET; THENCE S. 01°01'42" E., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 28.00 FEET; THENCE N. 89°17'03" E., PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING. (CONTAINING 28 SQ. FT.)</p>		
<h3 style="margin: 0;">SURVEYOR'S NOTES:</h3> <ol style="list-style-type: none"> <li>1. Bearing shown herein are based on the CENTERLINE OF DELVEDERE AVENUE as being N 01°01'42" W., according to the Plat of SHADY VILLAS UNIT NO. 2 as recorded in plat book 21, at page 85 of the Public Records of Brevard County, Florida.</li> <li>2. This survey is prepared and certified for the exclusive use of the client named herein.</li> <li>3. Unless this sketch of survey bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not a valid survey.</li> <li>4. Additions or deletions to this sketch of survey by other than the signing party is prohibited without written consent of the signing party.</li> <li>5. No underground utilities or improvements were located unless otherwise shown.</li> </ol>		
PREPARED FOR: TIMOTHY MEISTER & CHRISTINE ROBERTSON BREVARD COUNTY BOARD OF COMMISSIONERS	<div style="display: flex; align-items: center; justify-content: center;"> <div style="margin-left: 10px;"> <p style="margin: 0;">JOHN W. COOPER,</p> <p style="margin: 0;">Professional Land Surveyor No. 5093</p> <p style="margin: 0;">State of Florida</p> <p style="margin: 0;">NOT VALID UNLESS SIGNED &amp; SEALED</p> </div> </div>	
PREPARED BY: JOHN W. COOPER LAND SURVEYING, INC. ADDRESS: 2326 S. HOPKINS AVENUE, TITUSVILLE, FLORIDA 32780 PHONE: 321-268-5646 L.B. NO. 6544		
DRAWN BY: <u>JAB</u> DATE: <u>6/2/2025</u>	CHECKED BY: <u>JWC</u> SHEET <u>1</u> OF <u>2</u>	DRAWING NO. <u>25-05-30</u> REVISIONS <u>6/19/25</u>
		SECTION 19 TOWNSHIP 21 SOUTH RANGE 35 EAST

Figure 4: Sketch & Description. Sheet 1 of 3. Section 19, Township 21 South, Range 35 East. Parcel ID number: 21-35-19-02-C-2.

## Petitioner's Sketch & Description Sheet 2 of 3

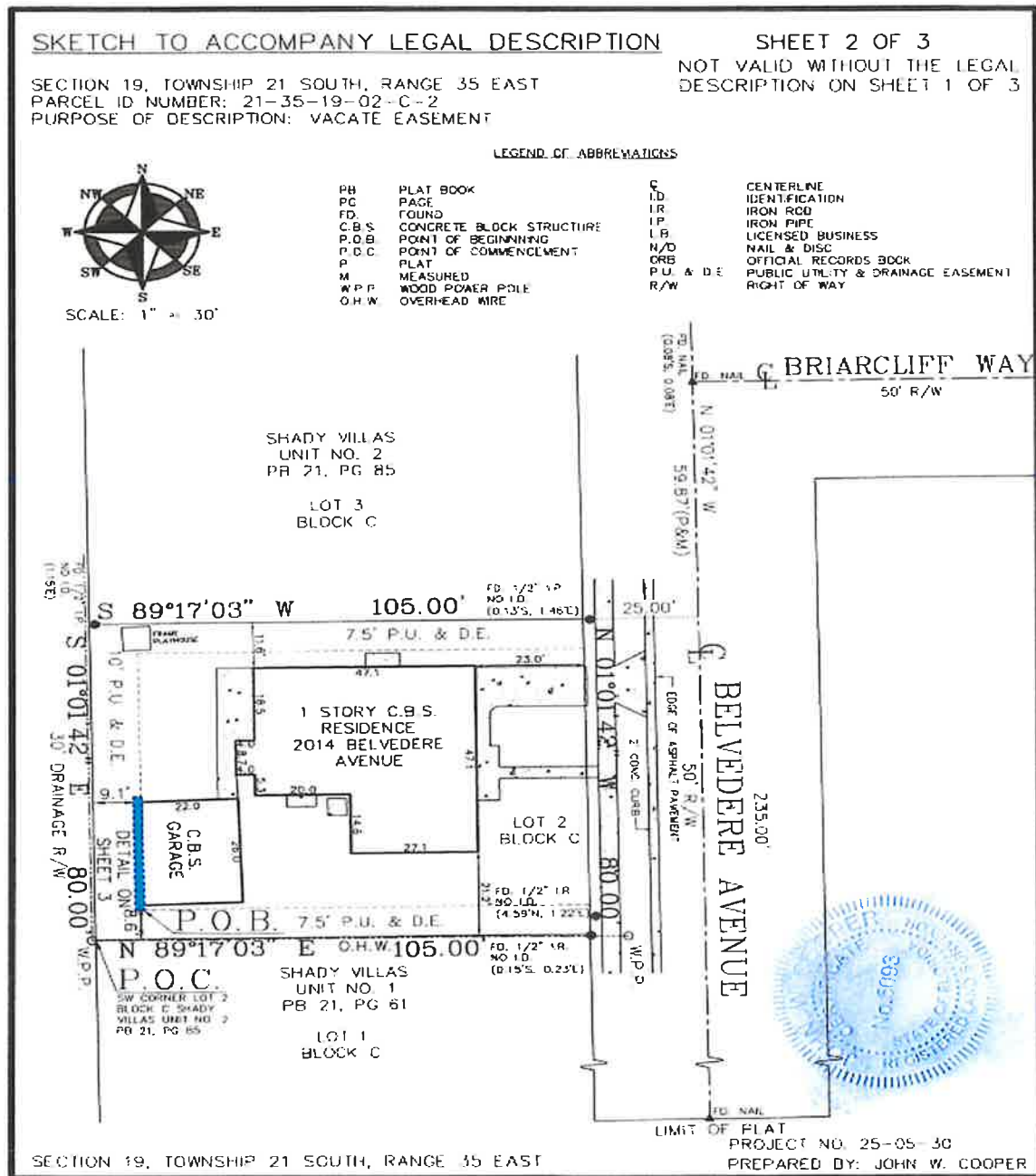


Figure 5: Sketch & Description. Sheet 2 of 3. Section 19, Township 21 South, Range 35 East. Parcel ID number: 21-35-19-02-C-2.

The sketch illustrates a portion of a public utility and drainage easement, per the Plat of Shady Villas Unit No. 2. The coordinates of the lot are as follows: North boundary – South 89°17'03" West 105.00 feet; East boundary – North 01°01'42" West 80.00 Feet; South boundary – North 89°17'03" East 105.00 Feet; West boundary – North 01°01'42" East 80.00 feet. Prepared by: John W. Cooper, PLS.

## Petitioner's Sketch & Description Sheet 3 of 3

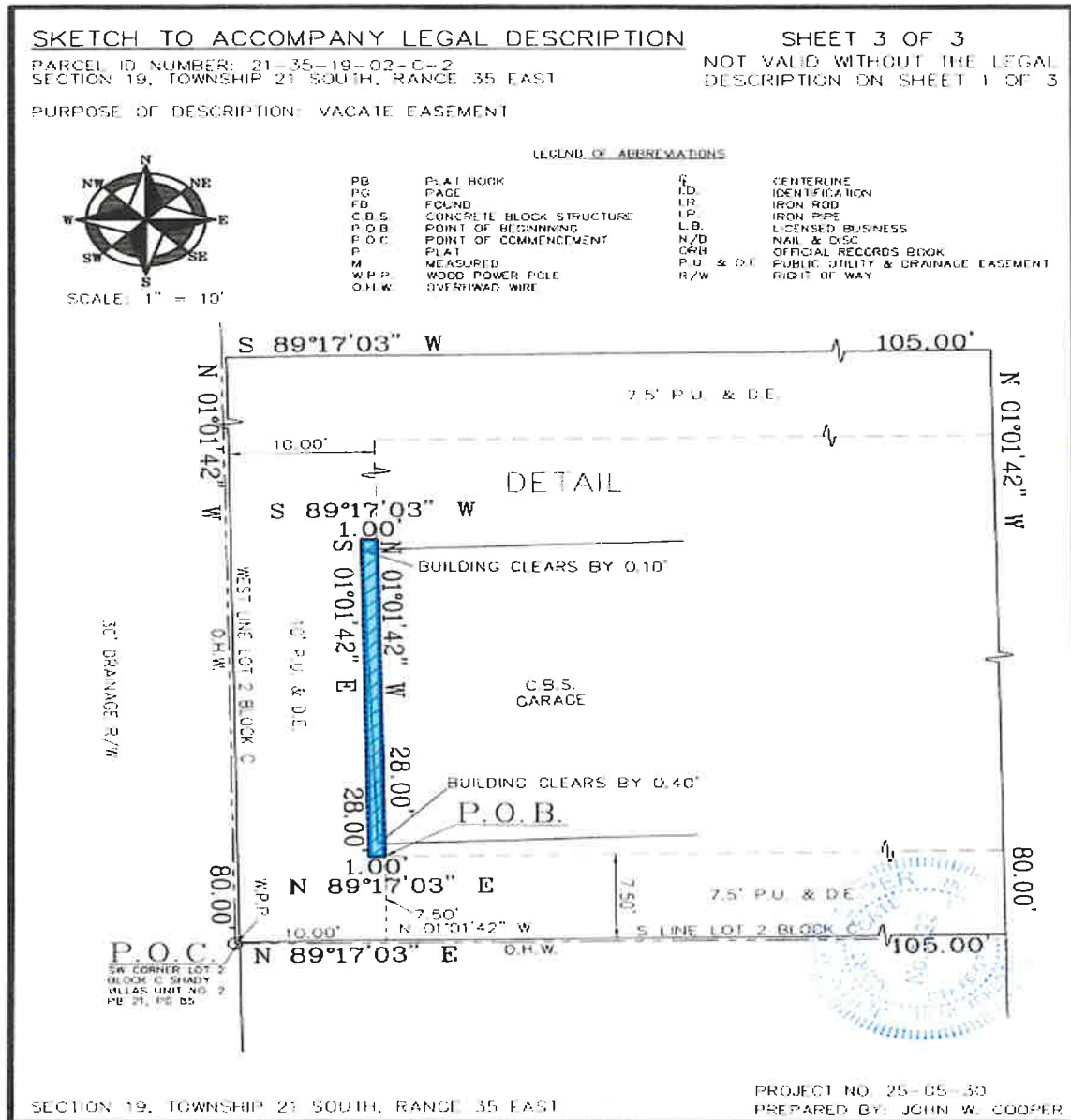


Figure 6: Sketch of Description. Sheet 3 of 3. Section 19, Township 21 South, Range 35 East. Parcel ID number: 21-35-19-02-C-2.

The sketch illustrates a portion of a public utility and drainage easement, per the Plat of Shady Villas Unit No. 2. The coordinates of the lot are as follows: North boundary – South 89°17'03" West 1.00 feet; East boundary – North 01°01'42" West 28.00 Feet; South boundary – North 89°17'03" East 1.00 Feet; West boundary – North 01°01'42" East 28.00 feet. Prepared by: John W. Cooper, PLS.

## Comment Sheet

Applicant: Meister

Updated by: Amber Holley 20250714 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20250626	20250714	Yes	No comment
FL Power & Light	20250626	20250711	Yes	No objections
At&t	20250626	20250627	Yes	No objections
Charter/Spectrum	20250626	20250626	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20250626	20250707	Yes	No objections
Land Planning	20250626	20250630	Yes	No objections
Utility Services	20250626	20250627	Yes	No objections
Storm Water	20250626	20250714	Yes	No objections
Zoning	20250626	20250630	Yes	No objections

## Public Hearing Legal Advertisement

Ad#11514632 07/28/2025  
LEGAL NOTICE  
NOTICE FOR THE VACATING OF  
A PORTION OF A PUBLIC UTIL-  
ITY AND DRAINAGE EASEMENT,  
PLAT OF "SHADY VILLAS UNIT  
2", IN SECTION 19, TOWNSHIP 21  
SOUTH, RANGE 35 EAST, MIMS,  
FL.  
NOTICE IS HEREBY GIVEN that  
pursuant to Chapter 336.09, Florida  
Statutes, and Chapter 86, Article 11,  
Section 86-36, Brevard County Code,  
a petition has been filed by TIMO-  
THY AND CHRISTINE MEISTER  
with the Board of County Commis-  
sioners of Brevard County, Florida,  
to request vacating the following  
described property, to wit:  
A PORTION OF THE 10 FOOT  
PUBLIC UTILITY AND  
DRAINAGE EASEMENT ABUT-  
TING THE WEST LINE OF LOT 2,  
BLOCK C, SHADY VILLAS UNIT 2,  
ACCORDING TO THE PLAT  
THEREOF RECORDED IN PLAT  
BOOK 21, PAGE 85, OF THE  
PUBLIC RECORDS OF BREVARD  
COUNTY, FLORIDA, BEING  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTH-  
WEST CORNER OF SAID LOT 2,  
BLOCK C; THENCE N. 89°17'03" E.,  
ALONG THE SOUTH LINE OF LOT  
2, BLOCK C, A DISTANCE OF 10.00  
FEET; THENCE N. 01°01'42" W.,  
PARALLEL WITH THE WEST  
LINE OF SAID LOT 2, BLOCK C, A  
DISTANCE OF 7.50 FEET TO THE  
POINT OF BEGINNING; THENCE  
CONTINUE N. 01°01'42" W.,  
PARALLEL WITH THE WEST  
LINE OF SAID LOT 2, BLOCK C, A  
DISTANCE OF 28.00 FEET;  
THENCE S. 89°17'03" W., PARAL-  
LEL WITH THE SOUTH LINE OF  
SAID LOT 2, BLOCK C, A  
DISTANCE OF 1.00 FEET;  
THENCE S. 01°01'42" E., PARAL-  
LEL WITH THE WEST LINE OF  
SAID LOT 2, BLOCK C, A  
DISTANCE OF 28.00 FEET;  
THENCE N. 89°17'03" E., PARAL-  
LEL WITH THE SOUTH LINE OF  
SAID LOT 2, BLOCK C, A  
DISTANCE OF 1.00 FEET TO THE  
POINT OF BEGINNING.  
(CONTAINING 28 SQ. FT.)  
PREPARED BY: JOHN W.  
COOPER, PSM.  
The Board of County Commissioners  
will hold a public hearing to deter-  
mine the advisability of such vacat-  
ing of the above-described easement  
at 5:00 P.M. on August 12, 2025, at  
the Brevard County Government  
Center Board Room, Building C.,  
2725 Judge Fran Jamieson Way,  
Vero, Florida, at which time and  
place all those for or against the  
same may be heard before final  
action is taken. Pursuant to Section  
286.0105, Florida Statutes, if a  
person decides to appeal any deci-  
sion made by the board, agency, or  
commission with respect to the  
vacating, he or she will need a  
record of the proceedings, and that,  
for such purpose, he or she may  
need to ensure that a verbatim  
record of the proceedings is made,  
which record includes the testimony  
and evidence upon which the appeal  
is based. Persons seeking to  
preserve a verbatim transcript of  
the record must make those  
arrangements at their own expense.  
The needs of hearing or visually  
impaired persons shall be met if the  
department sponsoring the hearing  
is contacted at least 48 hours prior  
to the public hearing by any person  
wishing assistance.

Figure 7: Copy of public hearing advertisement published on July 28, 2025. See the next page for full text.



## Legal Notice Text

### LEGAL NOTICE

NOTICE FOR THE VACATING OF A PORTION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT, PLAT OF "SHADY VILLAS UNIT 2", IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST, MIMS, FL

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by TIMOTHY AND CHRISTINE MEISTER with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

A PORTION OF THE 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ABUTTING THE WEST LINE OF LOT 2, BLOCK C, SHADY VILLAS UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 85, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK C; THENCE N. 89°17'03" E., ALONG THE SOUTH LINE OF LOT 2, BLOCK C, A DISTANCE OF 10.00 FEET; THENCE N. 01°01'42" W., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 01°01'42" W., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 28.00 FEET; THENCE S. 89°17'03" W., PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 1.00 FEET; THENCE S. 01°01'42" E., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 28.00 FEET; THENCE N. 89°17'03" E., PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING. (CONTAINING 28 SQ. FT.) PREPARED BY: JOHN W. COOPER, PSM.

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 5:00 P.M. on August 12, 2025, at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the hearing is contacted at least 48 hours prior to the public hearing by any person wishing assistance.

**Board Meeting Date**

8-12-25

Item Number: Res. H.1

Motion By: KD

Second By: KA

Nay By: \_\_\_\_\_

Commissioner	DISTRICT	AYE	NAY
Commissioner Delaney	1	✓	
Vice Chair Goodson	2	✓	
Commissioner Adkinson	3	✓	
Commissioner Altman	5	✓	
Chairman Feltner	4	✓	