

Meeting Date
November 01, 2016



16-196

AGENDA	
Section	PUBLIC HEARING
Item No.	IV.C

**AGENDA REPORT**  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Petition to Vacate, Re: 14.00 ft. wide Public Alley right-of-way between Rose St. & Myrtice Ave. - "Merritt City Subdivision" – Merritt Island – Mark Sutton – District 2 (Fiscal impact: Petitioner paid \$640.00 Vacating Application Fee)
DEPT/OFFICE	Public Works Department – Surveying Section

Requested Action:

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider the partial vacating of a 14.00 ft. wide public alley right-of-way in Block 1 of the plat of "Merritt City Subdivision" in Section 35, Township 24 South, Range 36 East. If approved, it is requested that the Board authorize the Chairman to sign the attached Resolution approving the vacating.

Summary Explanation & Background:

Florida Statutes, Section 336.09 and Brevard County Article II, Section 86-36, provide a method to the Board of County Commissioners to vacate and abandon unused rights-of-way and easements.

The petitioner owns Lots 28-33 and 44-49, Block 1 north of the alley and 25-27 and 50-53 south of the alley in Block 1 and is requesting the vacating of a portion of the alley between said lots to remove the existing sheds, storage tanks, fences and other improvements as encroachments into said alley and combine his lots into one parcel. The alley to be vacated contains 2,293.74 square feet, more or less.

October 30, 2016, 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. The property is located in Merritt Island as follows: Begin at the intersection of S.R. 3 (North Tropical Trail) and S. R. 520 (West Merritt Island Causeway); thence 550 ft. westerly along S. R. 520; thence 150 ft. northerly along Rose Street to the alley on the west (left).

Fiscal Impact: The petitioners are charged \$640 for processing, advertising, and recording costs associated with the vacating of a county right-of-way or easement. These fees are deposited in Fund 0002-30265-3699000, revenue account for vacatings. This action is in keeping with the County's efforts to create cooperative partnerships between County Government and its citizenry. No additional funding will be requested for next year's budget.

Name: [Marc.Cazessus@brevardcounty.us](mailto:Marc.Cazessus@brevardcounty.us) Phone: Ext. 57315

Exhibits Attached: Resolution, Appraisers detail sheet, vicinity map, aerial map, plat (if applicable), petitioner's deed, boundary survey (if available), boundary survey (right-of-way vacating) or sketch and description (easement Vacating), comment summary sheet and legal notice of public hearing advertisement.

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

Contract / Agreement (If attached):		Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
County Manager		Assistant County Manager			Department Director / Extension			
Stockton Whitten		Assistant County Manager	Venetta Valdengo		John Denninghoff / Ext. 57202			

**PARTIAL VACATING OF A PUBLIC ALLEY RIGHT-OF-WAY IN "MERRITT CITY  
SUBDIVISION", MERRITT ISLAND, FLORIDA, LYING IN SECTION, 35, TOWNSHIP 24  
SOUTH, RANGE 36 EAST**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **MARK SUTTON** with the Board of County Commissioners to vacate a portion of a public alley right-of-way in Brevard County, Florida, described as follows:

**SEE ATTACHED BOUNDARY SURVEY**

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 a portion of the public alley right-of-way will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said portion of the public alley right-of-way is hereby vacated; and Brevard County renounces and disclaims any rights in and to said easement. 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.

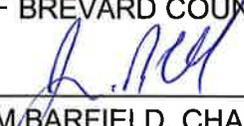
DONE, ORDERED AND ADOPTED, in regular session, this 1<sup>st</sup> day of November, 2016 A.D.

ATTEST:



SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

  
\_\_\_\_\_  
JIM BARFIELD, CHAIRMAN

As approved by the Board on:  
November 01, 2016

# BOUNDARY SURVEY

SHEET 1 OF 2

EXHIBIT "A"

SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST,  
PETITIONER'S PARCEL ID NO'S: 24-36-35-30-1.0-25 &  
24-36-35-30-1-28

NOT VALID WITHOUT THE  
SKETCH ON SHEET 2 OF 2

PURPOSE OF SURVEY: CREATE A LEGAL DESCRIPTION  
AND BOUNDARY SURVEY TO VACATE A PORTION OF THE  
14-FOOT WIDE ALLEY IN FAVOR OF MARK SUTTON

## LEGAL DESCRIPTION (BY SURVEYOR):

A PORTION OF THE 14-FOOT WIDE ALLEY OF BLOCK ONE OF MERRITT CITY SUBDIVISION AS DESCRIBED  
IN PLAT BOOK 3, PAGE 45 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

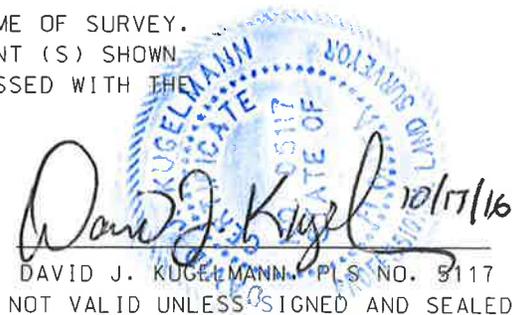
BEGIN AT THE SOUTHEAST CORNER OF LOT 49, BLOCK 1, OF THE SAID MERRITT CITY SUBDIVISION;  
THENCE S00°00'00"E ALONG THE WEST RIGHT OF WAY LINE OF ROSE STREET (FORMERLY KNOWN  
AS GABLE STREET), A DISTANCE OF 14.00 FEET TO THE NORTHEAST CORNER OF LOT 53, BLOCK 1 OF  
THE SAID MERRITT CITY SUBDIVISION; THENCE S90°00'00"W ALONG THE SOUTH LINE OF THE SAID  
14-FOOT WIDE ALLEY, A DISTANCE OF 161.79 FEET TO A POINT 10.00 FEET EASTERLY OF THE EASTERLY  
RIGHT OF WAY LINE OF MYRTICE AVENUE (FORMERLY KNOWN AS INDIAN RIVER BOULEVARD), MEASURED  
AT RIGHT ANGLE FROM THE SAID EASTERLY RIGHT OF WAY LINE; THENCE N16°16'40"W PARALLEL WITH  
AND 10.00 FEET EASTERLY OF SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.58 FEET TO  
THE NORTH LINE OF SAID 14-FOOT WIDE ALLEY; THENCE N90°00'00"E ALONG THE NORTH LINE OF THE  
SAID 14-FOOT WIDE ALLEY, A DISTANCE OF 165.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.053 ACRES (2,293.74 SQUARE FEET).

## SURVEYOR'S NOTES:

1. FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP 12009C0430G, MARCH 17, 2014.
2. FENCE OWNERSHIP UNKNOWN.
3. BEARINGS DEPICTED HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF ROSE STREET HAVING AN ASSUMED BEARING OF N00°00'00"E.
4. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
6. SURVEY DOES NOT WARRANT TITLE.
7. APPARENT ROAD ENCROACHMENT NOTED.
8. UNDERGROUND FOUNDATIONS AND/OR UTILITIES NOT LOCATED AT TIME OF SURVEY.
9. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT (S) SHOWN HEREON: COPIES ARE VALID ONLY WHEN SIGNED, DATED AND EMBOSSED WITH THE SURVEYOR'S SEAL.

PREPARED FOR AND CERTIFIED TO:  
MARK SUTTON



DAVID J. KUGELMANN, PLS. NO. 5117  
NOT VALID UNLESS SIGNED AND SEALED

### KUGELMANN LAND SURVEYING, INC.

30 NORTH TROPICAL TRAIL, SUITE B  
MERRITT ISLAND, FLORIDA 32953  
L.B. NO. 6575 - PHONE (321) 459-0930

DRAWN BY: DJK

CHECKED BY: KKW

DRAWING NO.  
2007037LEGL&SKTCH\_ALLEY.DGN

SECTION 35  
TOWNSHIP 24 SOUTH

DATE: 09/16/16

SHEET 1 OF 2

REVISIONS \_\_\_\_\_

RANGE 36 EAST

# BOUNDARY SURVEY

SHEET 2 OF 2

EXHIBIT "A"

SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST,  
 PETITIONER'S PARCEL ID NO'S: 24-36-35-30-1.0-25  
 & 24-36-35-30-1-28

NOT VALID WITHOUT THE LEGAL  
 DESCRIPTION ON SHEET 1 OF 2

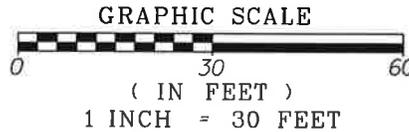
PURPOSE OF SURVEY: CREATE A LEGAL DESCRIPTION  
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**ABBREVIATIONS:**

- FND FOUND
- F/D FOUNDATION
- N&D NAIL & DISK
- ID IDENTIFICATION
- C/L CENTERLINE
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- (P) PLAN
- (M) MEASURE
- (P&M) PLAN & MEASURE
- CBS CONCRETE BLOCK STRUCTURE
- P.U. & D.E. PUBLIC UTILITIES & DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITIES EASEMENT
- FPL ESMT FLORIDA POWER & LIGHT EASEMENT
- LS LICENSED SURVEYOR
- LB LICENSED BUSINESS
- RLS REGISTERED LAND SURVEYOR
- TYP TYPICAL
- A/C AIR CONDITIONER

**SYMBOL LEGEND:**

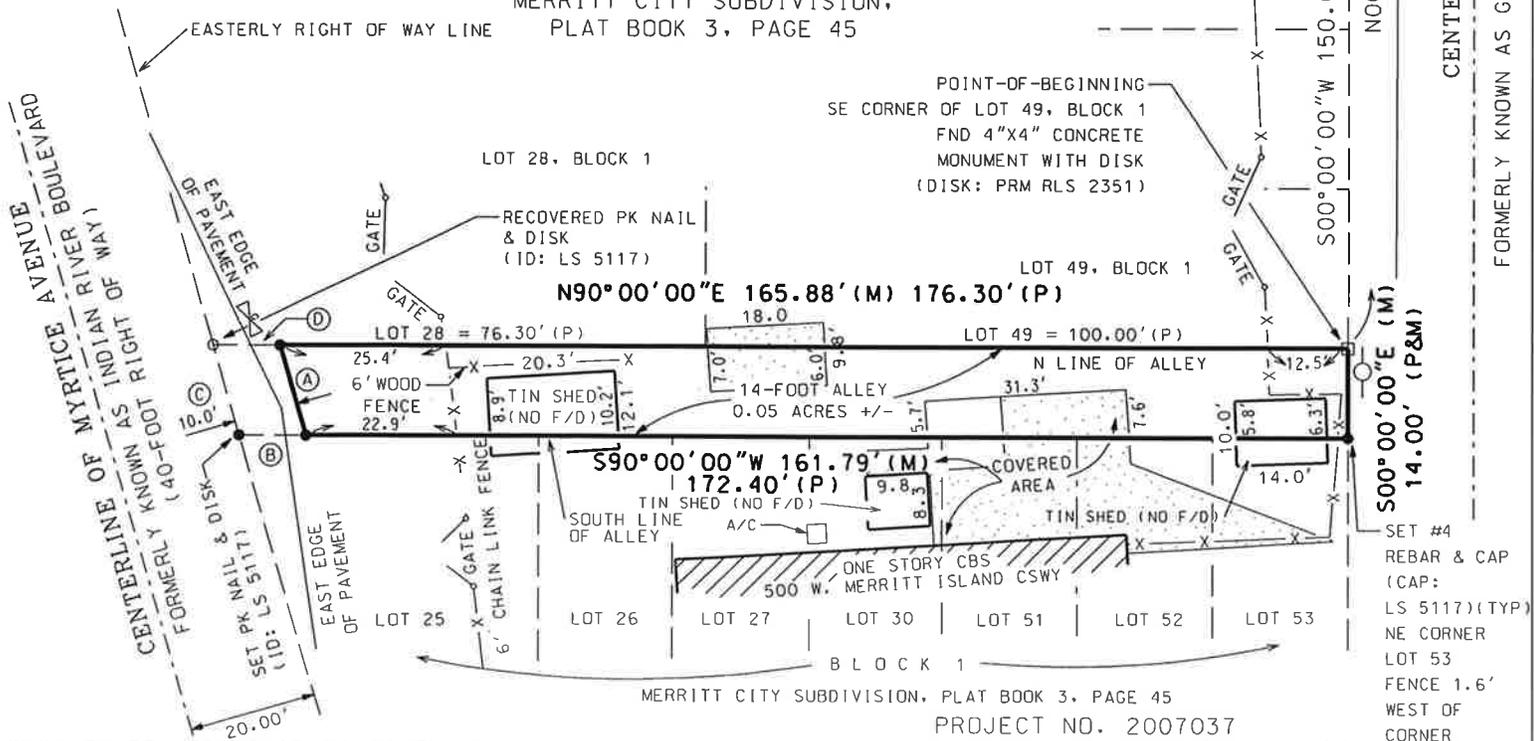
- ⊗ GAS GATE
- ↑ GUY WIRE
- ⊙ CONCRETE
- POWER POLE



**LINE TABLE**

- Ⓐ = S16°16'40"E 14.58' (M) S15°33'59"E 14.53' (P)
- Ⓑ = S90°00'00"W 10.42' (M) 10.38' (P)
- Ⓒ = N16°16'40"W 14.58' (M) N15°33'59"W 14.53' (P)
- Ⓓ = N90°00'00"E 10.42' (M) 10.38' (P)

MERRITT CITY SUBDIVISION,  
 PLAT BOOK 3, PAGE 45



MERRITT CITY SUBDIVISION, PLAT BOOK 3, PAGE 45

PROJECT NO. 2007037

PREPARED BY: DAVID J. KUGELMANN, PLS

A Daily Publication By:



Tammy Rowe
BREVARD CTY PUBLIC WORKS DEPT
TITUSVILLE COURTHOUSE, 2ND FLOOR, P. O. BOX 999, T
BLDG A 220
TITUSVILLE FL

STATE OF FLORIDA COUNTY OF BREVARD:
Before the undersigned authority personally appeared
Kim Curro, who on oath says that he or she is a 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

Notice Public Hearing

as published in FLORIDA TODAY in the issue(s) of:

09/30/16

Affiant further says that the said FLORIDA TODAY is a
newspaper in said Brevard County, Florida and that the
said newspaper has heretofore been continuously
published in said Brevard County, Florida each day and
has been entered as periodicals matter at the post office
in MELBOURNE in said Brevard County, Florida, for a
period of one year next preceding the first publication of
the attached copy of advertisement; and affiant further
says that he or she has never paid nor promised any
person, firm or corporation any discount, rebate,
commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 30th of October
2016, by Kim Curro who is personally known to me

Ruby Royer
Notary Public for the State of Florida
My Commission expires January 30, 2018

Publication Cost: \$292.14
Ad No: G001622010
Customer No: BRE-GBR327



RUBY ROYER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF088043
Expires 1/30/2018

AD#1622010 9/30/1616

LEGAL NOTICE
NOTICE FOR A PARTIAL VACATING OF
A 14.00 FT. WIDE PUBLIC ALLEY
RIGHT-OF-WAY IN BLOCK 1, PLAT OF
MERRITT CITY SUBDIVISION" IN SEC-
TION 35, TOWNSHIP 24 SOUTH,
RANGE 36 EAST, MERRITT ISLAND, FL

NOTICE IS HEREBY GIVEN that pursuant
to Chapter 336.09, Florida Statutes, and
Chapter 86, Article II, Section 86-36, Bre-
vard County Code, a petition has been
filed by Mark Sutton with the Board of
County Commissioners of Brevard County,
Florida, to request vacating the fol-
lowing described property, to wit:

SEE EXHIBIT "A"

The Board of County Commissioners will
hold a public hearing to determine the
advisability of such vacating of the
above-described alley right-of-way at

9:00 a.m. on November 01, 2016 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 pur-
pose, he or she may need to ensure that
a verbatim record of the proceedings is
made, which record includes the testi-
mony and evidence upon which the ap-
peal 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 im-
paired persons shall be met if the de-
partment sponsoring the
meeting/hearing is contacted at least 48
hours prior to the public
meeting/hearing by any person wishing
assistance.

EXHIBIT "A"

A PORTION OF THE 14-FOOT WIDE AL-
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SUBDIVISION AS DESCRIBED IN PLAT
BOOK 3, PAGE 45 OF THE PUBLIC RE-
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AND BEING MORE PARTICULARLY DE-
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EASTERLY OF THE EASTERLY RIGHT OF
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THE POINT OF BEGINNING, CONTAINING
0.053 ACRES (2,293.74 SQUARE FEET).

PREPARED BY: DAVID J. KUGELMANN,
PLS

RECEIVED
OCT 03 2016
Brevard County Commissioners



BREVARD CTY PUBLIC WORKS DEPT  
2725 JUDGE FRAN JAMIESON WAY  
BLDG A 220  
VIERA, FL 32940

STATE OF FLORIDA COUNTY OF BREVARD:  
Before the undersigned authority personally appeared **Kim Curro**, who on oath says that he or she is a 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

**Notice Public Hearing**

as published in **FLORIDA TODAY** in the issue(s) of:

**11/10/16**

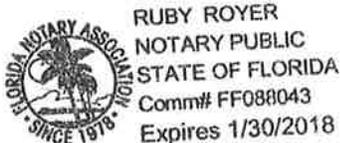
Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 10th of November 2016, by Kim Curro who is personally known to me

  
Ruby Royer

Notary Public for the State of Florida  
My Commission expires January 30, 2018

Publication Cost: \$188.02  
Ad No: 0001720142  
Customer No: BRE-6BR327



AD#1720142      10/16/16

**LEGAL NOTICE**

RESOLUTION VACATING PART OF A 14.00 FT. WIDE PUBLIC ALLEY RIGHT-OF-WAY BETWEEN ROSE STREET AND MYRTICE AVENUE, MERRITT ISLAND, IN SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 1st day of November, 2016, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating part of a 14.0 ft. wide public alley right-of-way between Rose Street and Myrtice Avenue, Merritt Island, in Section 35, Township 24 South, Range 36 East, as petitioned by **Mark Sutton**.

**SEE ATTACHED EXHIBIT "A"**

The Board further renounced and disclaimed any right of the County in and to said public right-of-way.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA  
SCOTT ELLIS, CLERK  
BY: Tammy Rowe, Deputy Clerk

**LEGAL DESCRIPTION:**

**EXHIBIT "A"**

A PORTION OF THE 14-FOOT WIDE ALLEY OF BLOCK ONE OF MERRITT CITY SUBDIVISION AS DESCRIBED IN PLAT BOOK 3, PAGE 45 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 49, BLOCK 1, OF THE SAID MERRITT CITY SUBDIVISION; THENCE S00°00'00"E ALONG THE WEST RIGHT OF WAY LINE OF ROSE STREET (FORMERLY KNOWN AS GABLE STREET), A DISTANCE OF 14.00 FEET TO THE NORTHEAST CORNER OF LOT 53, BLOCK 1 OF THE SAID MERRITT CITY SUBDIVISION; THENCE S90°00'00"W ALONG THE SOUTH LINE OF THE SAID 14-FOOT WIDE ALLEY, A DISTANCE OF 161.79 FEET TO A POINT 10.00 FEET EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF MYRTICE AVENUE (FORMERLY KNOWN AS INDIAN RIVER BOULEVARD), MEASURED AT RIGHT ANGLE FROM THE SAID EASTERLY RIGHT OF WAY LINE; THENCE N16°16'40"W PARALLEL WITH AND 10.00 FEET EASTERLY OF SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.58 FEET TO THE NORTH LINE OF SAID 14-FOOT WIDE ALLEY; THENCE N90°00'00"E ALONG THE NORTH LINE OF THE SAID 14-FOOT WIDE ALLEY, A DISTANCE OF 165.88 FEET TO THE POINT OF BEGINNING, CONTAINING 0.053 ACRES (2,293.74 SQUARE FEET).

PREPARED BY: DAVID J. KUGELMANN, PLS





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

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Tammy.Rowe@brevardclerk.us

November 21, 2016

MEMORANDUM

TO: John Denninghoff, Public Works Director Attn: Marc Cazessus

RE: Advertising Bills for Resolution Vacating Part of a 14.0 Ft. Wide Public Alley Right-of-Way Between Rose Street and Myrtice Avenue, in Section 35, Township 24 South, Range 36 East

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 16-196, vacating part of a 14.0 foot wide public alley right-of-way between Rose Street and Myrtice Avenue, in Section 35, Township 24 South, Range 36 East, as petitioned by Mark Sutton. Said Resolution was adopted by the Board of County Commissioners, in regular session on November 1, 2016.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*for: Donna Scott*  
for: Tammy Rowe, Deputy Clerk

/ds

Encls. (2)



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

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Tammy.Rowe@brevardclerk.us

November 21, 2016

Mark Sutton  
500 West Merritt Island Causeway  
Merritt Island, FL 32952

Dear Mr. Sutton:

Re: Resolution Vacating Part of a 14.0 Ft. Wide Public Alley Right-of-Way Between Rose Street and Myrtice Avenue, in Section 35, Township 24 South, Range 36 East

The Board of County Commissioners, in regular session on November 1, 2016, adopted Resolution No. 16-196, vacating part of a 14.0 foot wide public alley right-of-way between Rose Street and Myrtice Avenue, in Section 35, Township 24 South, Range 36 East, as petitioned by you. Said Resolution has been recorded in ORBK 7757, Pages 1497 through 1501. Enclosed is a certified copy of the recorded Resolution for your records.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*For:*   
Tammy Rowe, Deputy Clerk  
/ds

Encl. (1)

cc: Marc Cazessus, Public Works

LEGAL NOTICE

RESOLUTION VACATING PART OF A 14.00 FT. WIDE PUBLIC ALLEY RIGHT-OF-WAY  
BETWEEN ROSE STREET AND MYRTICE AVENUE, MERRITT ISLAND, IN SECTION 35,  
TOWNSHIP 24 SOUTH, RANGE 36 EAST

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 1<sup>st</sup> day of November, 2016, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating part of a 14.0 ft. wide public alley right-of-way between Rose Street and Myrtice Avenue, Merritt Island, in Section 35, Township 24 South, Range 36 East, as petitioned by Mark Sutton.

**SEE ATTACHED EXHIBIT "A"**

The Board further renounced and disclaimed any right of the County in and to said public right-of-way.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF  
BREVARD COUNTY, FLORIDA  
SCOTT ELLIS, CLERK  
BY: Tammy Rowe, Deputy Clerk

**Florida TODAY:**

Please advertise in the November 10, 2016, issue of the Florida TODAY.

**Bill the Board of County Commissioners Account Number 6BR327  
and forward bill and proof of publication to:**

**Marc Cazessüs, Public Works Department  
2725 Judge Fran Jamieson Way, Bldg. A-220  
Viera, FL 32940**

LEGAL DESCRIPTION:

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PREPARED BY: DAVID J. KUGELMANN, PLS



**Property Information**

Account #: 2426935

Owners: Sutton, Mark D  
 Site Address: 41 Rose St Merritt Island Fl 32953  
 Mailing Address: 340 Milford Point Rd Merritt Island Fl 32952  
 Parcel ID: 24-36-35-3D-1-28  
 Property Use: 2710 - Garage / Auto-Body / Auto Paint Shop  
 Exemptions: None  
 Taxing District: 2200 - Unincorp District 2  
 Subdivision: Merritt City Resubd

**Value Summary Information**

Value Category	2016	2015	2014
Total Market Value	\$138,000	\$128,000	\$124,000
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$138,000	\$128,000	\$124,000
Assessed Value School	\$138,000	\$128,000	\$124,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$138,000	\$128,000	\$124,000
Taxable Value School	\$138,000	\$128,000	\$124,000

**Sales History Information**

Sale Date	Sale Price	Deed Type	Vacant/Improved	Book/Page
11/27/2000	\$80,000	WD	False	4255/3256
11/27/2000	\$200,000	WD	False	4255/3276
11/01/1997	\$900,000	PT	False	3739/0735
01/01/1996	\$1,013,800	PT	False	3673/0309
12/29/1976	\$225,000	WD		1695/0646

**Building Information**

Property Data Card #1			
Building Use:	2710 - Garage / Auto-Body / Auto Paint Shop		
Year Built:	1960		
<b>Building Materials</b>		<b>Building Sub-area</b>	
EXTERIOR WALL	PAINTED EXTERIOR		
FRAME	MASRYCONC		
ROOF	BU-TG/MBRN	BASE AREA (1st)	2340
ROOF STRUCTURE	WOOD TRUSS		
<b>Extra/Special Features</b>			
FENCE: BARB WIRE		280	
FENCE: CHAIN LINK 6'		280	
PAVING: CONCRETE		312	
FENCE: WOOD 6'		220	

**Land Information**

Total Acres: 0.65  
 Site Code: 0001 - No Other Code Appl.  
 Plat Book/Page: 0003/0045  
 Description: Merritt City Resubd Lots 28 To 33,44 To 49 Blk 1 All Lying East Of Myrtle Ave

# APPRAISER'S DETAIL SHEET

## SHEET 1 OF 2: NORTH PARCEL

**Dana Blickley, CFA**  
**Property Appraiser**  
**Brevard County, FL**



**Property  
 Details**

**General Parcel Information**

<b>Parcel ID:</b> 24-36-35-30-00001.0-0025.00	<b>Millage Code:</b> 2200	<b>Exemption:</b>	<b>Use Code:</b> 1100
<b>Site Address:</b> 500 W MERRITT ISLAND CSWY , MERRITT ISLAND 32952			<b>Tax ID:</b> 2426934

Site Address is assigned by Brevard County Address Assignment for E-911 purposes and may not reflect the postal community name.

**Owner Information**

<b>Owner Name:</b> SUTTON, MARK
<b>Second Name:</b>
<b>Mailing Address:</b> 500 WEST MERRITT ISLAND CSWY
<b>City, State, Zipcode:</b> MERRITT ISLAND, FL 32952

**Abbreviated Description**

<b>Plat Book/Page:</b> 0003/0045	<b>Sub Name:</b> MERRITT CITY RESUBD	<b>LOTS:</b> 25,26,27,50,51,52,53 BLK 1
----------------------------------	--------------------------------------	--

**Value Summary**

Roll Year:	2013	2014	2015
<b>Market Value Total:</b> <sup>1</sup>	\$165,000	\$170,000	\$175,000
<b>Agricultural Market Value:</b>	\$0	\$0	\$0
<b>Assessed Value Non-School:</b>	\$165,000	\$170,000	\$175,000
<b>Assessed Value School:</b>	\$165,000	\$170,000	\$175,000
<b>Homestead Exemption:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Additional Homestead:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Other Exemptions:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Taxable Value Non-School:</b> <sup>3</sup>	\$165,000	\$170,000	\$175,000
<b>Taxable Value School:</b> <sup>3</sup>	\$165,000	\$170,000	\$175,000

**Land Information**

<b>Acres:</b>	0.31
<b>Site Code:</b>	310

1: Market value is established for ad valorem purposes in accordance with s. 193.011(1) and (8), Florida Statutes. This value does not represent anticipated selling price for the property.

2: Exemptions are applicable for the year shown and may or may not be applicable if an owner change has occurred.

3: The Additional Homestead exemption does not apply when calculating taxable value for school districts pursuant to Amendment 1.

**Sale Information**

Official Records Book/Page	Sale Date	Sale Amount	Deed Type	Sale Screening Code	Sale Screening Source	Physical Change Code	Vacant/Improved
3975/2100	2/1/1999	\$100	QC				I
3538/0825	1/30/1996	\$240,000	WD				I
3258/4759	12/1/1992	\$115,000	NN				I
2783/2038	2/28/1987	\$180,000	PT				V

Sale screening and sale screening source codes are for assessment purposes only and have no bearing on potential marketability of the property.

**Building Information**

PDC #	Use Code	Year Built	Story Height	Frame Code	Exterior Code	Interior Code	Roof Type	Roof Material	Floors Code	Ceiling Code
1	1100	1945	12	03	03, 05	02, 03	09	03	02, 03	03, 04

**Building Area Information**

PDC #	Base Area	Garage Area	Open Porches	Car Port	Screened Porches	Utility Rooms	Enclosed Porch	Basements	Attics	Bonus Rooms	RV Carport	RV Garage	Total Base Area
1	2,800	0	0	0	0	0	0	0	0	0	0	0	2,800

**Extra Feature Information**

file:///O:/...G%20PROJECTS-INACTIVE%20OR%20PENDING%20243635\_VAC\_SUTTON\_MERRITT%20CITY/BCPAO%20-%20Property%20Details.htm[2/5/2016 7:56:41 AM]

**APPRAISER'S DETAIL SHEET**  
**SHEET 2 OF 2: SOUTH PARCEL**

Prepared by and record and return to:  
John L. Soileau, Esquire  
Watson, Soileau, DeLeo, Burgett & Pickles, P.A.  
1970 Michigan Avenue, Building C  
Post Office Box 236007  
Cocoa, FL 32923-6007  
00-0805  
REC: 10.50  
DOC: 560.00

  
CFN 2003232618 12-01-2000 10:37 am  
CR Book/Page: 4255 / 3266  
**Sandy Crawford**  
Clerk Of Courts, Brevard County  
#Page: 2 #Names: 2  
Trust: 1.50 Rec: 9.00 Serv: 0.00  
Deed: 650.00 EXCISE: 0.00  
Mfg: 0.00 Int Tax: 0.00

**WARRANTY DEED**

GRANTOR: MERRITT ISLAND LAND TRUST, INC.  
GRANTEE: MAHESH SHAIH  
GRANTEE'S MAILING ADDRESS: 402-A High Point Dr., Cocoa, Florida  
GRANTEE'S TAX ID NUMBER:  
DATE: NOVEMBER 27, 2000  
LEGAL DESCRIPTION OF PROPERTY LOCATED IN BREVARD COUNTY, FLORIDA:

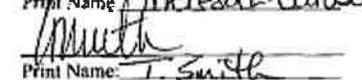
**SEE EXHIBIT "A"**

**SUBJECT PROPERTY IS COMMERCIAL AND IS NOT THE HOMESTEAD OF THE GRANTOR NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF THE GRANTOR.**

The grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to the grantor in hand paid by the grantee, the receipt of which is acknowledged, has granted, bargained and sold to the grantee, and the grantee's heirs and assigns forever the land described above. The grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to restrictions and easements of record, and taxes for the year 2000.

Witnesses:

  
Print Name: Theresa Caruso  
  
Print Name: T. Smith

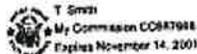
MERRITT ISLAND LAND TRUST, INC.,  
a Florida corporation  
By:   
RIC E. GRIFFIS, as President  
Address: 335 S. Plumosa St  
Merritt Island, FL 32952

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of November, 2000 by **RIC E. GRIFFIS**, as president of Merritt Island Land Trust, Inc., who has produced Florida driver's license identification and who did not take an oath.

Notary Public:



Name: T. Smith  
State of Florida at Large (SEAL)  
My Commission Expires: 11/14/2001

Appraiser's Identification Number: \_\_\_\_\_

**PETITIONER'S DEED**  
**SHEET 1 OF 2: NORTH PARCEL**



CFN2000232618

OR Book/Page: 4255 / 3267

EXHIBIT "A"

LOTS 28, 29, 30, 31, 32, 33, 44, 45, 46, 47, 48, and 49, BLOCK 1 OF "MERRITT CITY SUBDIVISION", RECORDED IN PLAT BOOK 3, PAGE 45, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; TOGETHER WITH OUT LOTS APPERTAINING TO SAME; LESS AND EXCEPT THOSE LANDS DESCRIBED IN DEED BOOK 256, PAGE 341, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**PETITIONER'S DEED**  
**SHEET 2 OF 2: NORTH PARCEL**

PREPARED BY &  
RECORD AND RETURN TO:  
Mark D. Sutton  
2010 Newfound Harbor Drive  
Merritt Island, FL 32952



CPN#0043356 03-04-99 02:26 pm  
OR Book/Page: 3975 / 2100

Parcel Identification No.: 24-36-35-30-1-25  
Grantee's Social Security Number: [REDACTED]

This Quit-Claim Deed, Executed this 25 day of February 1999, by MARK SUTTON and VIRGINIA SUTTON, husband and wife, first party, to MARK SUTTON, whose post office address is 2010 Newfound Harbor Drive, Merritt Island, Florida 32952, second party:

**WITNESSETH**, That the said first party, for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard, State of Florida, to-wit:

Lot 25, 26, 27, 50, 51, 52 and 53 of Block 1, MERRITT CITY SUBDIVISION, according to the plat thereof as recorded in Plat Book 3 at Page 45 of the Public Records of Brevard County, Florida.

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision and public utility easements of record; this reference to said restrictions shall not operate to reimpose the same.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.**

The property herein conveyed is not the homestead property of the grantor.

**To Have and to Hold**, The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

*In Witness Whereof*, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Stacey Burnworth  
Signature

Stacey Burnworth  
Print Name

Shelley D Van Gundy  
Signature

Shelley D Van Gundy  
Print Name

Stacey Burnworth  
Signature

Stacey Burnworth  
Print Name

Shelley D Van Gundy  
Signature

Shelley D Van Gundy  
Print Name

Mark Sutton  
MARK SUTTON - Grantor  
2010 Newfound Harbor Drive  
Merritt Island, FL 32952

**Sandy Crawford**

Clerk Of Courts, Brevard County

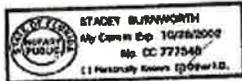
#Pgs: 1 #Names: 3  
Trust: 1.00 Fee: 5.00 Serv: 0.00  
Deed: 0.70 Excl: 0.00  
Misc: 0.00 Int Tax: 0.00

Virginia Sutton  
VIRGINIA SUTTON - Co-Grantor  
3032 Savannah Way #301  
Melbourne, FL 32935

STATE OF FLORIDA  
COUNTY OF BREVARD

I Herby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MARK SUTTON and VIRGINIA SUTTON known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same. Said persons are personally known to me or provided the following type of identification: FL Dri Lic

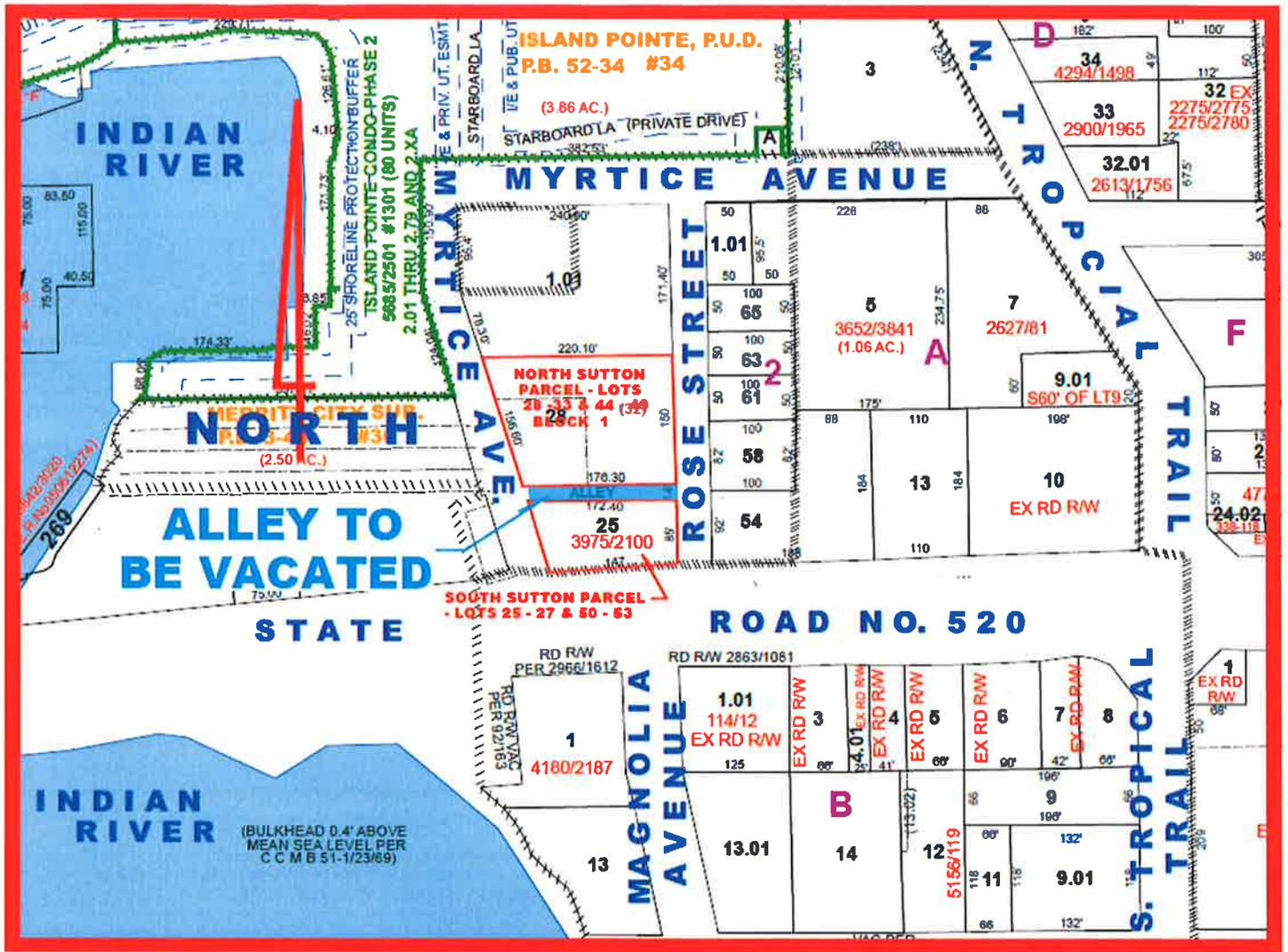
Witness my hand and official seal in the County and State last aforesaid this 25 day of Feb. 1999.



S Burnworth  
Notary Public, State of Florida

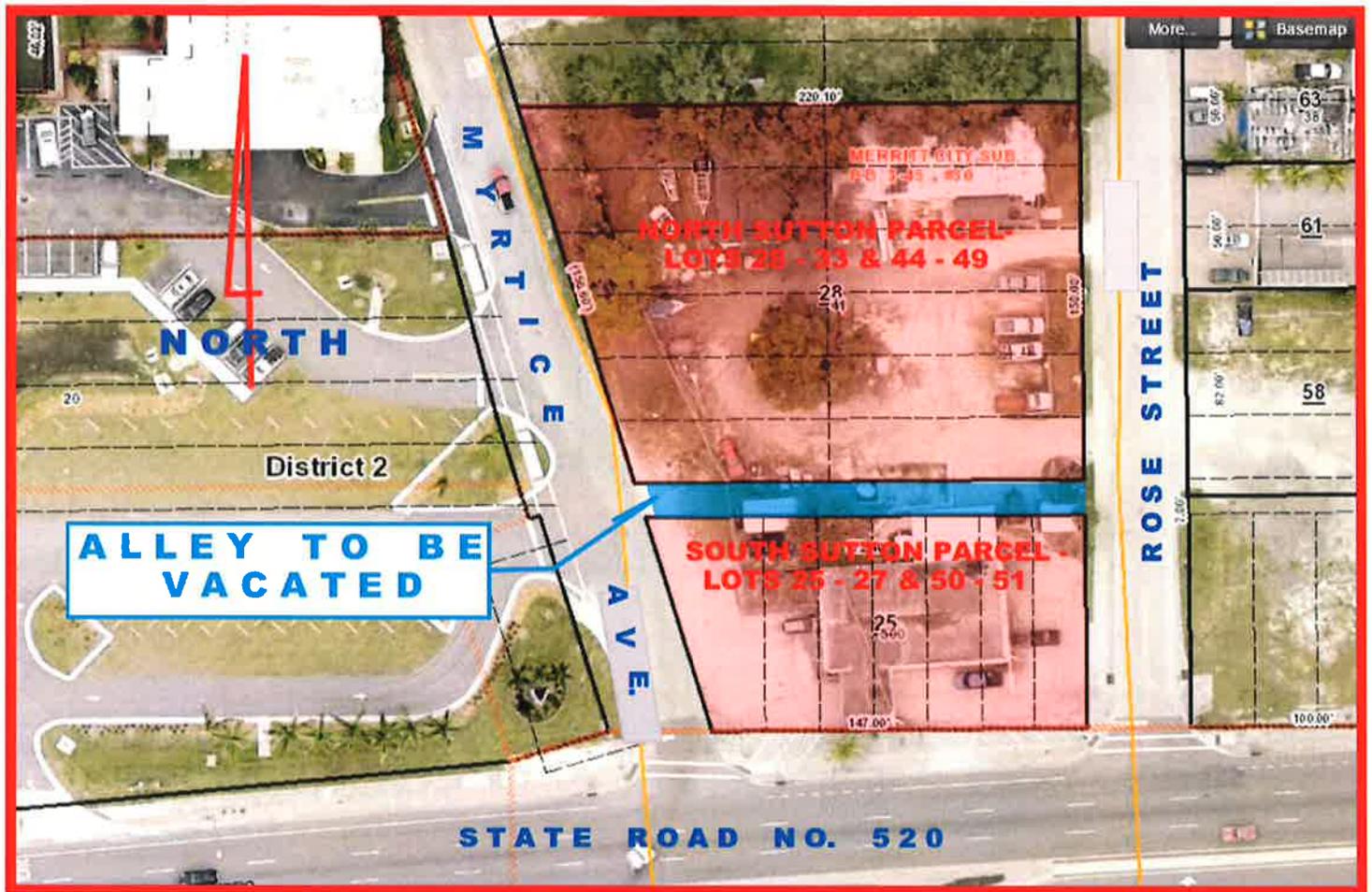
# PETITIONER'S DEED

# SHEET 1 OF 1: SOUTH PARCEL



# VICINITY MAP

Mark Sutton – Lots 25 - 33 and 44 – 51, Block 1 – “Merritt City Subdivision” – (Plat Book 03, Page 45) – 41 Rose Street, Merritt Island, FL – Section 35, Township 24 South, Range 36 East – District 2 – Partial Vacating – 14.00 ft. Wide Alley Right-of-Way



## **A E R I A L M A P**

Mark Sutton – Lots 25 - 33 and 44 – 51, Block 1 – “Merritt City Subdivision” – (Plat Book 03, Page 45) – 41 Rose Street, Merritt Island, FL – Section 35, Township 24 South, Range 36 East – District 2 – Partial Vacating – 14.00 ft. Wide Alley Right-of-Way



# **SITE PICTURES**

For Correction of Width of  
Streets Sec. 21A, 173-173

45

Jan'y 29 1924  
Plat #5  
D. W. Cooper

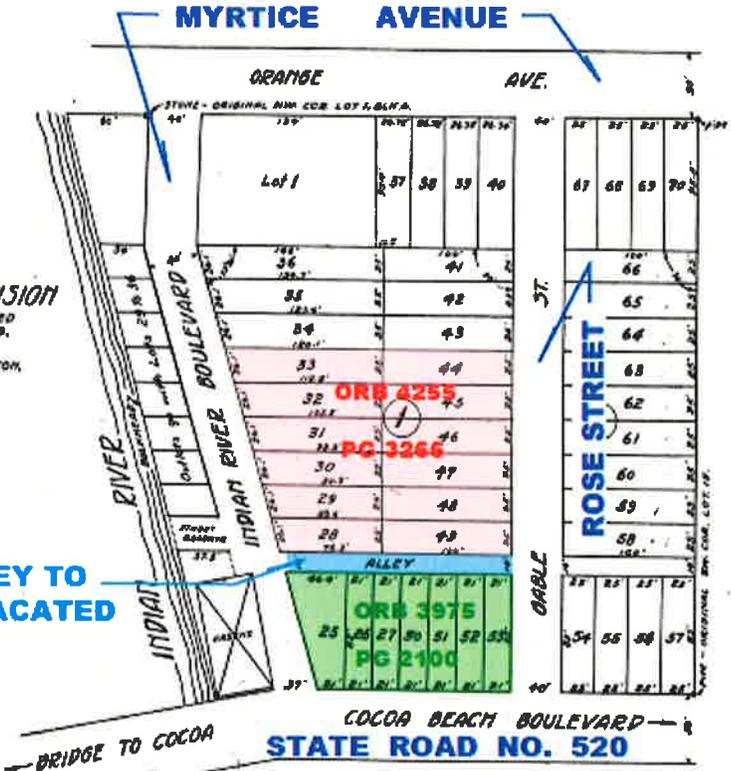
**MERRITT CITY SUBDIVISION**

A RESUBDIVISION OF PLAT FILED  
IN PLAT BOOK NO. 2, PAGE 113,  
BREVARD COUNTY RECORDS,  
EXCEPT LOT 1.  
O.W. GROSSE & EARNEST HETTINGER,  
OWNERS.  
MADE 7' x 20'.

SURVEYED UNTIL 1884,  
D. W. COOPER.



**ALLEY TO  
BE VACATED**



**PLAT REFERENCE**

COMMENT SUMMARY

APPLICANT: Mark Sutton

UPDATED BY/DATE: Marc Cazessus, PLS - 20160915 @ 11:55 Hours

COMPANIES	NOTIFIED	COMMENTS		STIPULATIONS/REMARKS
		RECEIVED	APPROVED	
<b>UTILITIES</b>				
City of Cocoa	20160912	20160915	Yes	No objections
Florida City Gas	20160829	20160915	Yes	No objections
FPL	20160829	20160830	Yes	No objections
A T & T	20160829	20160901	Yes	No objections
Bright House Networks	20160829	20160907	Yes	No objections
Florida Gas Transmission	20160829	20160830	Yes	No objections
<b>COUNTY STAFF</b>				
Road & Bridge	20160829	20160913	Yes	No objections- as condition of alley vacating - exclude from vacating 10.0 ft. wide strip as measured from the east edge of pavement of Myrtle Avenue - Susan Jackson
Land Planning	20160829	20160831	Yes	No objections-Rebecca Ragain
Utility Services	20160829	20160830	Yes	No objections-Tammy Hurley
NRMD / Storm Water	20160829	20160906	Yes	No objections - Harvey Wheeler
Zoning	20160829	20160830	Yes	No objections - Paul Body
Traffic Engineering	20160829	20160914	Yes	No objections - Devin Swanson
Land Acquisition	20160829	20160906	Yes	No objections - Blaise Mancini
Fire and Rescue	20160829	20160830	Yes	No objections-Chief Franklin Scales

**COMMENT SHEET**

AD#1622010 9/30/1616 LEGAL NOTICE NOTICE FOR A PARTIAL VACATING OF A 14.00 FT. WIDE PUBLIC ALLEY RIGHT-OF-WAY IN BLOCK 1, PLAT OF "MERRITT CITY SUBDIVISION" IN SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST, MERRITT ISLAND, 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 Mark Burton with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit: SEE EXHIBIT "A" The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described alley right-of-way at 9:00 a.m. on November 01, 2016 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 meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance. EXHIBIT "A" A PORTION OF THE 14-FOOT WIDE ALLEY OF BLOCK ONE OF MERRITT CITY SUBDIVISION AS DESCRIBED IN PLAT BOOK 3, PAGE 45 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 49, BLOCK 1, OF THE SAID MERRITT CITY SUBDIVISION; THENCE S00°00'00"E ALONG THE WEST RIGHT OF WAY LINE OF ROSE STREET (FORMERLY KNOWN AS GABLE STREET), A DISTANCE OF 14.00 FEET TO THE NORTHEAST CORNER OF LOT 53, BLOCK 1 OF THE SAID MERRITT CITY SUBDIVISION; THENCE S90°00'00"W ALONG THE SOUTH LINE OF THE SAID 14-FOOT WIDE ALLEY, A DISTANCE OF 181.79 FEET TO A POINT 10.00 FEET EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF MYRTICE AVENUE (FORMERLY KNOWN AS INDIAN RIVER BOULEVARD), MEASURED AT RIGHT ANGLE FROM THE SAID EASTERLY RIGHT OF WAY LINE; THENCE N16°16'40"W PARALLEL WITH AND 10.00 FEET EASTERLY OF SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.58 FEET TO THE NORTH LINE OF SAID 14-FOOT WIDE ALLEY; THENCE N90°00'00"E ALONG THE NORTH LINE OF THE SAID 14-FOOT WIDE ALLEY, A DISTANCE OF 165.88 FEET TO THE POINT OF BEGINNING. CONTAINING 0.053 ACRES (2,293.74 SQUARE FEET). PREPARED BY: DAVID J. KUGELMANN, PLS

**PUBLIC HEARING LEGAL**  
**ADVERTISEMENT**

## EXHIBIT "A"

A PORTION OF THE 14-FOOT WIDE ALLEY OF BLOCK ONE OF MERRITT CITY SUBDIVISION AS DESCRIBED IN PLAT BOOK 3, PAGE 45 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 49, BLOCK 1, OF THE SAID MERRITT CITY SUBDIVISION; THENCE S00°00'00"E ALONG THE WEST RIGHT OF WAY LINE OF ROSE STREET (FORMERLY KNOWN AS GABLE STREET), A DISTANCE OF 14.00 FEET TO THE NORTHEAST CORNER OF LOT 53, BLOCK 1 OF THE SAID MERRITT CITY SUBDIVISION; THENCE S90°00'00"W ALONG THE SOUTH LINE OF THE SAID 14-FOOT WIDE ALLEY, A DISTANCE OF 161.79 FEET TO A POINT 10.00 FEET EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF MYRTICE AVENUE (FORMERLY KNOWN AS INDIAN RIVER BOULEVARD), MEASURED AT RIGHT ANGLE FROM THE SAID EASTERLY RIGHT OF WAY LINE; THENCE N16°16'40"W PARALLEL WITH AND 10.00 FEET EASTERLY OF SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.58 FEET TO THE NORTH LINE OF SAID 14-FOOT WIDE ALLEY; THENCE N90°00'00"E ALONG THE NORTH LINE OF THE SAID 14-FOOT WIDE ALLEY, A DISTANCE OF 165.88 FEET TO THE POINT OF BEGINNING. CONTAINING 0.053 ACRES (2,293.74 SQUARE FEET).

PREPARED BY: DAVID J. KUGELMANN, PLS

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA  
SCOTT ELLIS, CLERK  
By: Tammy Rowe, Deputy Clerk

---

Florida Today:

Please advertise in the September 30, 2016 issue of Florida TODAY.

**PLEASE NOTE!** Please bill the Board of County Commissioners and forward bill and proof of publications to Tammy Rowe, Deputy Clerk, Titusville Courthouse, 2nd Floor, P. O. Box 999, Titusville, FL 32781-0999

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#### LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A 14.00 FT. WIDE PUBLIC ALLEY RIGHT-OF-WAY IN BLOCK 1, PLAT OF "MERRITT CITY SUBDIVISION" IN SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST, MERRITT ISLAND, 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 **Mark Sutton** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

#### SEE EXHIBIT "A"

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described alley right-of-way at 9:00 a.m. on **November 01, 2016** 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 meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.



Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: BREVARD CTY PUBLIC WORKS DEPT
Address: 2725 JUDGE FRAN JAMIESON WAY
VIERA FL 32940
USA

Ad No.: 0001720142
Pymt Method Invoice
Net Amt: \$188.02

Run Times: 1

No. of Affidavits: 1

Run Dates: 11/10/16

Text of Ad:

AD#1720142 10/10/16
LEGAL NOTICE

RESOLUTION VACATING PART OF A
14.00 FT. WIDE PUBLIC ALLEY RIGHT-OF-
WAY BETWEEN ROSE STREET AND MYR-
TICE AVENUE, MERRITT ISLAND, IN SEC-
TION 35, TOWNSHIP 24 SOUTH, RANGE
36 EAST

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 1st
day of November, 2016, the Board of
County Commissioners of Brevard Coun-
ty, Florida, adopted a Resolution
vacating part of a 14.0 ft. wide public al-
ley right-of-way between Rose Street
and Myrtice Avenue, Merritt Island, in
Section 35, Township 24 South, Range 36
East, as petitioned by Mark Sutton.

SEE ATTACHED EXHIBIT "A"

The Board further renounced and dis-
claimed any right of the County in and
to said public right-of-way.

BY ORDER OF THE BOARD OF COUNTY
COMMISSIONERS OF
BREVARD COUNTY, FLORIDA
SCOTT ELLIS, CLERK
BY: Tammy Rowe, Deputy Clerk

LEGAL DESCRIPTION:

EXHIBIT "A"

A PORTION OF THE 14-FOOT WIDE AL-
LEY OF BLOCK ONE OF MERRITT CITY
SUBDIVISION AS DESCRIBED IN PLAT
BOOK 3, PAGE 45 OF THE PUBLIC RE-
CORDS OF BREVARD COUNTY, FLORIDA,
AND BEING MORE PARTICULARLY DE-
SCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF
LOT 49, BLOCK 1, OF THE SAID MERRITT
CITY SUBDIVISION; THENCE 500°00'00"E
ALONG THE WEST RIGHT-OF-WAY LINE
OF ROSE STREET (FORMERLY KNOWN AS
GABLE STREET), A DISTANCE OF 14.00
FEET TO THE NORTHEAST CORNER OF
LOT 53, BLOCK 1 OF THE SAID MERRITT
CITY SUBDIVISION; THENCE 590°00'00"W
ALONG THE SOUTH LINE OF THE SAID
14-FOOT WIDE ALLEY, A DISTANCE OF
161.79 FEET TO A POINT 10.00 FEET
EASTERLY OF THE EASTERLY RIGHT OF
WAY LINE OF MYRTICE AVENUE (FOR-
MERLY KNOWN AS INDIAN RIVER BOU-
LEVARD), MEASURED AT RIGHT ANGLE
FROM THE SAID EASTERLY RIGHT OF
WAY LINE; THENCE N16°16'40"W PAR-
ALLEL WITH AND 10.00 FEET EASTERLY
OF SAID
EASTERLY RIGHT OF WAY LINE, A DIS-
TANCE OF 14.58 FEET TO THE NORTH
LINE OF SAID 14-FOOT WIDE ALLEY;
THENCE N90°00'00"E ALONG THE
NORTH LINE OF THE SAID 14-FOOT WIDE
ALLEY, A DISTANCE OF 165.88 FEET TO
THE POINT OF BEGINNING. CONTAINING
0.053 ACRES (2,293.74 SQUARE FEET).

PREPARED BY: DAVID J. KUGELMANN,
PLS