

Meeting Date
January 10, 2017



AGENDA	
Section	PUBLIC HEARING
Item No.	IV.B.

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Petition to Vacate, Re: Part of Public Rights-of-Way of Palmetto Avenue & Guava Street – “Canaveral Groves Subdivision Replat of Unit 3” – Cocoa – Space Coast Land Holdings, LLC and Brevard County Property Land Holdings, LLC - District 1 (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 vacating parts of the public rights-of-way (r/w's) of Palmetto Avenue and Guava Street in Section 09, Township 24 South, Range 35 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 consenting owner and petitioners own all of the parcels adjoining the public r/w's being petitioned for vacating. The vacating is being requested to allow for the combining of the petitioners' parcels into one parcel for development use. The petitioners have entered into separate agreements with the consenting owner to perpetuate the parcel's access; with FPL for future utility easement(s); and a Unity of Title Agreement with Brevard County: all three to be separately and simultaneously recorded with an adopted resolution. R/W's to be vacated contain a total of 1.59 acres, more or less.

December 14, 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 rights-of-way are located in Cocoa as follows: Begin at the intersection of S.R. 524 and Adamson Rd.; thence 2.78 miles north along Adamson Rd.; thence 0.33 miles west along Coconut Ave.; thence 0.32 miles north along Pine St.; thence 0.25 miles east to the Guava St. right-of-way to be vacated; also from the Coconut Ave. and Pine St. intersection continue 0.14 miles north to the Palmetto Avenue right-of-way to be vacated.

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 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 (which in sequence includes the notice of public hearing legal ad, the approved/signed resolution and the approved resolution legal ad. Separately record the two FPL Easements, Quit Claim Deed from Brevard County Property Holdings, LLC to Warren H. Stumes, individually and as Trustee of the Warren H. Stumes Revocable Trust U.T.D. June 21, 2006 and the Unity of Title between Brevard County and Brevard Land Property Holdings, LLC).

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



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

January 10, 2018

M E M O R A N D U M

TO: Andrew Holmes, Public Works Director Attn: Marc Cazessüs

RE: Advertising Bills for Resolution and Unity of Title Agreement Vacating Parts of the Public Rights-of-Way of Palmetto Avenue and Guava Street in Canaveral Groves Subdivision Replat of Unit 3, Cocoa

This is to correct the memorandum of January 31, 2017. Enclosed for your necessary action are copies of the advertising bills for Resolution No. 17-003 and Unity of Title Agreement, vacating parts of the public rights-of-way of Palmetto Avenue and Guava Street in Canaveral Groves Subdivision Replat of Unit 3, Cocoa, as petitioned by Space Coast Landing Holdings, LLC and Brevard County Property Land Holdings, LLC. Said Resolution and Unity of Title Agreement was adopted and approved by the Board of County Commissioners, in regular session on January 10, 2017.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

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

January 10, 2018

Dean Mead
Mason Blake, Esquire
c/o Space Coast Land Holdings, LLC
7380 Murrell Road, Suite 200
Viera, FL 32940

Dear Mr. Blake:

Re: Resolution and Unity of Title Agreement Vacating Parts of the Public Rights-of-Way of Palmetto Avenue and Guava Street in Canaveral Groves Subdivision Replat of Unit 3, Cocoa - Space Coast Land Holdings, LLC and Brevard County Property Land Holdings, LLC

This is to correct the memorandum of January 31, 2017. The Board of County Commissioners, in regular session on January 10, 2017, adopted Resolution No. 17-003, vacating parts of the public rights-of-way of Palmetto Avenue and Guava Street in Canaveral Groves Subdivision Replat of Unit 3, Cocoa, as petitioned by Space Coast Land Holdings, LLC and Brevard County Property Land Holdings, LLC. Said Resolution has been **re-recorded** in ORBK **8058**, Pages **1355** through **8063**; and said Unity of Title Agreement has been recorded in ORBK 7803, Pages 1250 through 1257. Enclosed is a certified copy of the recorded Resolution and Unity of Title Agreement for your records.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/ds

Encl. (2)

cc: Marc Cazessus, Public Works

VACATING PARTS OF THE PUBLIC RIGHTS-OF-WAY OF PALMETTO AVE. AND GUAVA ST. IN "CANAVERAL GROVES SUBDIVISION REPLAT OF UNIT 3", COCOA, FLORIDA, LYING IN SECTION, 09, TOWNSHIP 24 SOUTH, RANGE 35 EAST

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **SPACE COAST LAND HOLDINGS, LLC** and **BREVARD PROPERTY LAND HOLDINGS, LLC** with the Board of County Commissioners to vacate portions of public rights-of-way in Brevard County, Florida, described as follows:

SEE ATTACHED BOUNDARY SURVEYS

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 portions of the public rights-of-way will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said portions of the public rights-of-way are hereby vacated; and Brevard County renounces and disclaims any rights in and to said rights-of-way. 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 10th day of January, 2017 A.D.

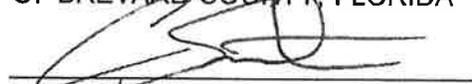
NOTE: RE-RECORDED TO CORRECT SURVEY EXHIBIT

ATTEST:



SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



CURT SMITH, CHAIRMAN

321-633-2080

As approved by the Board on:

January 10, 2017

BOUNDARY SURVEY

SHEET 1 OF 3

SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST

NOT VALID WITHOUT THE SKETCH ON SHEETS 2 and 3

PARCEL ID NUMBER: 24-35-09-00-00250.0-0000.00

PURPOSE OF SURVEY: VACATION OF RIGHT-OF-WAY (PALMETTO AVENUE)

Legal Description

A portion of Palmetto Avenue, CANAVERAL GROVES SUBDIVISION, Replat of Unit 3, Section 9, Township 24 South, Range 35 East according to the plat thereof recorded in Plat Book 13 at page 140 of the Public Records of Brevard County, Florida, being more particularly described as follows;

That portion of the 80.00 foot wide right-of-way of Palmetto Avenue lying east of the easterly right-of-way line of the 80.00 foot wide right-of-way of Pine Street as established by said plat and lying westerly of that portion of said Palmetto Avenue vacated per Resolution no. 89-341 as recorded in Official Records Book 3018, Page 3249 of said Public Records.

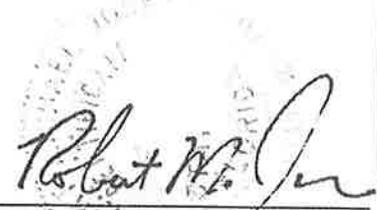
Containing 50,000.00 square feet or 1.15 acres, more or less.

Surveyor's Notes / Report:

- 1) This map of boundary survey is not valid without the signature and the original raised seal of the signing Florida licensed Surveyor and Mapper.
- 2) The parcel description shown hereon was prepared by the Surveyor at the request of the client.
- 3) Significant above ground fixed improvements and visible evidence of underground fixed improvements have been located or graphically depicted hereon.
- 4) Except as shown, underground improvements, if any, such as foundations and utilities, were not located.
- 5) Bearings shown hereon are relative to the North American Datum of 1983/2011 Adjustment (NAD 83/11) and expressed in the Florida State Plane Coordinate System, Florida East Zone 901 with the East right-of-way line of Pine Street in Block 2 of Canaveral Groves Subdivision, Replat of Unit 3, Section 9, Township 24 South, Range 35 East according to the plat thereof recorded in Plat Book 13 at Page 140 of the Public Records of Brevard County, Florida as being North 01° 23' 28" West.
- 6) The lands surveyed were not abstracted by this firm for matters of record such as easements, other rights-of-way, ownership or other instruments of record.
- 7) This Boundary Survey does not address the identification or location of Jurisdictional Wetlands or Sovereign Lands (if any) that lie within or adjacent to the lands surveyed.
- 8) The field data acquisition phase of this survey was completed on 11/06/2015, as documented in AMECFW field book 1188.

Legend:

- AMECFW = Amec Foster Wheeler
- R/W = Right-of-Way
- ORB = Official Records Book
- S.R. = State Road
- (P) = Plat
- (C) = Calculated
- ID = Identification
- = Line Not To Scale
- OU — = Overhead Utilities
- ECMP = Elliptical Corrugated Metal Pipe
- CMP = Corrugated Metal Pipe
- (W) = Water Meter
- = Power Pole
- R/W = Right-of-Way
- FDOT = Florida Department of Transportation
- SRVC = Service Box
- = Found corner as described
- = Set 5/8" Iron Rod and Cap *AMECFW LB 7932*
- F.P. No. = Financial Project Number
- PLS = Professional Land Surveyor
- LS = Land Surveyor



Robert M. Jones, PLS

Florida Professional Surveyor and Mapper, License No. LS-0004201

PROJECT TITLE:

**Boundary Survey of a portion of Palmetto Avenue to be Vacated
Canaveral Groves Subdivision Replat of Unit 3
Plat Book 13, Page 140, Brevard County, Florida**

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: P.E.W.	CHKD. BY: R.M.J.	
DATE: Nov/17/2015	DATE: Nov/17/2015	
JOB No. 6374.15.0844	SCALE: N/A	SHT. 1 OF 2
DRAWING NAME: Palmetto Avenue.dwg		



Amec Foster Wheeler Environment & Infrastructure, Inc.

75 East Amelia Street, Suite 200
Orlando, FL 32801 USA
Phone: (407) 522-7570
Fax: (407) 522-7576

Certificate of Authorization Number LB-0007932

BOUNDARY SURVEY

SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST

PARCEL ID NUMBER: 24-35-09-00-00250.0-0000.00

PURPOSE OF SURVEY: VACATION OF RIGHT-OF-WAY (PALMETTO AVENUE)

SHEET 2 OF 3

NOT VALID WITHOUT
SHEET 1 and
SKETCH ON SHEET 3

see sheet 3 of 3

State Road 528

SPACE COAST LAND HOLDINGS, LLC
TAX PARCEL 250

southerly limited access right-of-way line
of S.R. 528 per FDOT R/W Map Section
F.P. No. 405506.5

Brevard County Property Holdings, LLC Tax Parcel 1

BLOCK 28

Found 1/2" Iron Rod and Cap
LS 2247 SES

not part of this plat (P)
N88° 37' 02"E 625.00'

4

PALMETTO AVENUE

80' right-of-way (P)

19± sand and shell roadway

stop sign

NO 1° 23' 28" W
80.00'
North (P)

speed limit sign
12" wood utility pole
3.4' north, 4.6' west

gate post
12" wood utility pole, 4.6' north

12" wood utility pole
5.0' north

S88° 37' 02" W
625.00'
East (P)

Northwest corner Block 2
Found 1/2" Iron Rod (no id)

concrete / asphalt driveway

concrete driveway

CANAVERAL GROVES SUBDIVISION REPLAT OF UNIT 3
Plat Book 13, Page 140

BLOCK 2

4

Warren H. Stumes, Trust
Tax Parcel 750

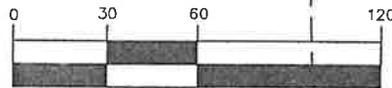
not part of this plat (P)

Brevard County Property Holdings, LLC
Tax Parcel 754

PINE STREET

east right-of-way line
(bearing basis)
NO 1° 23' 28" W
700.08' (C)
NORTH
700' (P)

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.



PROJECT TITLE:

**Boundary Survey of a portion of Palmetto Avenue to be Vacated
Canaveral Groves Subdivision Replat of Unit 3
Plat Book 13, Page 140, Brevard County, Florida**



Amec Foster Wheeler Environment & Infrastructure, Inc.

75 East Amelia Street, Suite 200

Orlando, FL 32801 USA

Phone: (407) 622-7570

Fax: (407) 522-7576

Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	P.E.W.	CHKD. BY: R.M.J.
DATE:	Nov/17/2015	DATE: Nov/10/2015
JOB No.	SCALE:	SHT. 2
6374.15.0844	1" = 60'	OF 3
DRAWING NAME: Vacation of Palmetto Avenue.dwg		

BOUNDARY SURVEY

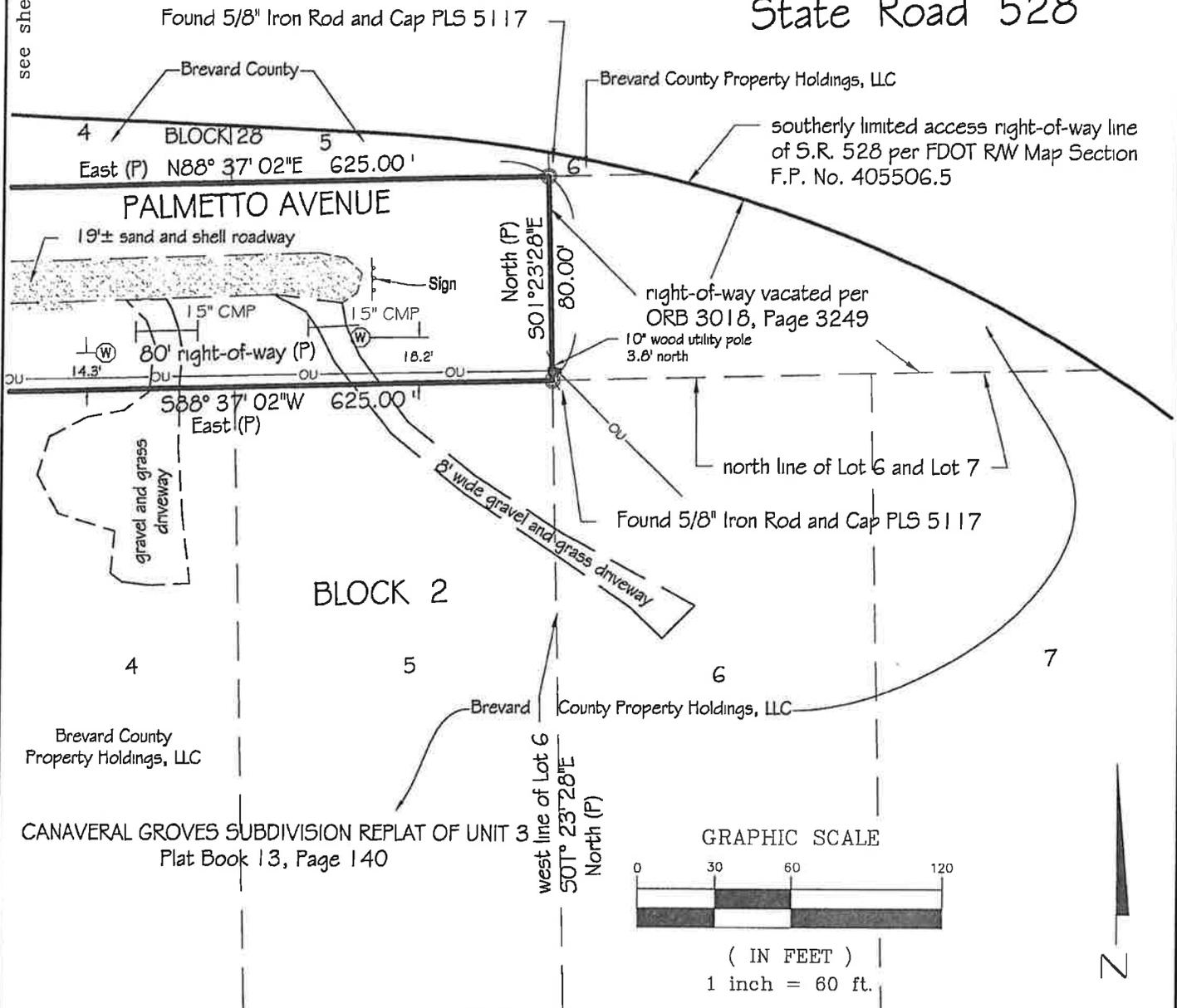
SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST
 PARCEL ID NUMBER: 24-35-09-00-00250.0-0000.00
 PURPOSE OF SURVEY: VACATION OF RIGHT-OF-WAY (PALMETTO AVENUE)

SHEET 3 OF 3

NOT VALID WITHOUT
 SHEET 1 and
 SKETCH ON SHEET 2

see sheet 2 of 3

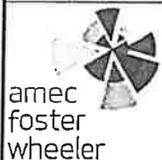
State Road 528



PROJECT TITLE:

*Boundary Survey of a portion of Palmetto Avenue to be Vacated
 Canaveral Groves Subdivision Replat of Unit 3
 Plat Book 13, Page 140, Brevard County, Florida*

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	<u>P.E.W.</u>	CHKD. BY: <u>R.M.J.</u>
DATE:	<u>Nov/17/2015</u>	DATE: <u>Nov/17/2015</u>
JOB No. <u>6374.15.0844</u>	SCALE: <u>1" = 60'</u>	SHT. <u>3</u> OF <u>3</u>
DRAWING NAME: Vacation of Palmetto Avenue.dwg		



Amec Foster Wheeler Environment & Infrastructure, Inc.

75 East Amelia Street, Suite 200
 Orlando, FL 32801 USA
 Phone: (407) 522-7570
 Fax: (407) 522-7576

Certificate of Authorization Number LB-0007932

BOUNDARY SURVEY

SHEET 1 OF 3
NOT VALID WITHOUT THE
SKETCH ON SHEETS 2 and 3

SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST

PARCEL ID NUMBER: 24-35-09-75-00002.0-0011.0

PURPOSE OF SURVEY: VACATION OF RIGHT-OF-WAY (GUAVA STREET)

Legal Description

A portion of Guava Street, CANAVERAL GROVES SUBDIVISION, Replat of Unit 3, Section 9, Township 24 South, Range 35 East according to the plat thereof recorded in Plat Book 13 at Page 140 of the Public Records of Brevard County, Florida, being more particularly described as follows;

That portion of Guava Street lying North of the westerly projection of the south line of Lot 5, Block 1 and lying southerly of the southerly limited access right-of-way line of State Road 9 (Interstate Highway 95), per State of Florida Department of Transportation RIGHT-OF-WAY MAP, Section F.P. No. 405506.5.

Containing 15,563 square feet or 0.36 acres, more or less.

Surveyor's Notes / Report:

- 1) This map of boundary survey is not valid without the signature and the original raised seal of the signing Florida licensed Surveyor and Mapper.
- 2) The parcel description shown hereon was prepared by the Surveyor at the request of the client.
- 3) Significant above ground fixed improvements and visible evidence of underground fixed improvements have been located or graphically depicted hereon.
- 4) Except as shown, underground improvements, if any, such as foundations and utilities, were not located.
- 5) Bearings shown hereon are relative to the North American Datum of 1983/2011 Adjustment (NAD 83/11) and expressed in the Florida State Plane Coordinate System, Florida East Zone 901 with the North right-of-way line of Avocado Avenue in Block 2 of Canaveral Groves Subdivision, Replat of Unit 3, Section 9, Township 24 South, Range 35 East according to the plat thereof recorded in Plat Book 13 at Page 140 of the Public Records of Brevard County, Florida as being South 88° 34' 50" West.
- 6) The lands surveyed were not abstracted by this firm for matters of record such as easements, other rights-of-way, ownership or other instruments of record.
- 7) This Boundary Survey does not address the identification or location of Jurisdictional Wetlands or Sovereign Lands (if any) that lie within or adjacent to the lands surveyed.
- 8) The field data acquisition phase of this survey was completed on 01/29/2016, as documented in AMECFW field book 1188.

Legend:

- AMECFW = Amec Foster Wheeler
- RW = Right-of-Way
- S.R. = State Road
- (P) = Plat
- (C) = Calculated
- ID = Identification
- = Line Not To Scale
- OU — = Overhead Utilities
- ⊙ = Water Meter
- ⊙ = Power Pole
- WM — = approximate location of Water (Main) line
- = Found corner as described
- = Set 5/8" Iron Rod and Cap "AMECFW LB 7932"
- F.P. No. = Financial Project Number
- FDOT = Florida Department of Transportation
- RAW = Right-of-Way
- PLS = Professional Land Surveyor
- LS = Land Surveyor



Florida Professional Surveyor and Mapper, License No. 0004201

PROJECT TITLE:

**Boundary Survey of a portion of Guava Street to be Vacated
Canaveral Groves Subdivision Replat of Unit 3
Plat Book 13, Page 140, Brevard County, Florida**

01/29/2016	P.E.W.	revised boundary and legal
DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: P.E.W.	CHKD. BY: R.M.J.	
DATE: Nov/17/2015	DATE: Nov/17/2015	
JOB No. 6374.15.0844	SCALE: N/A	SHT. 1 OF 3
DRAWING NAME: Vacation of Guava Street Revised 01-28-2016.dwg		



Amec Foster Wheeler Environment & Infrastructure, Inc.

75 East Amelia Street, Suite 200
Orlando, FL 32801 USA
Phone: (407) 522-7570
Fax: (407) 522-7576

Certificate of Authorization Number LB-0007832

BOUNDARY SURVEY

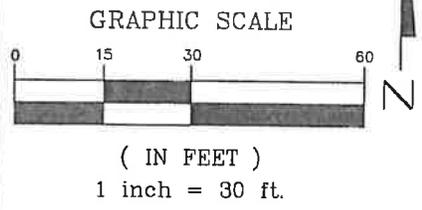
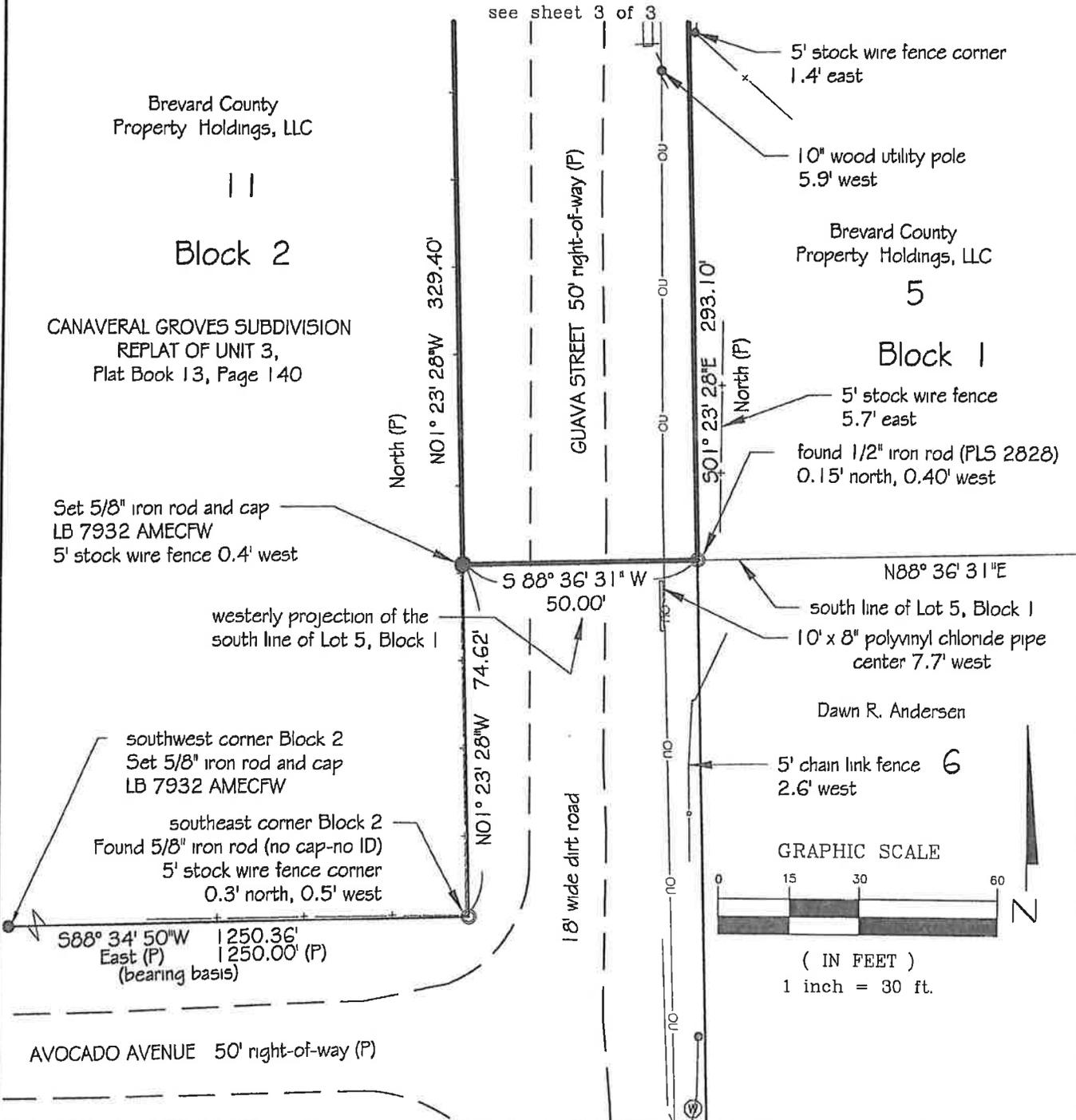
SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST

PARCEL ID NUMBER: 24-35-09-75-00002.0-0011.0

PURPOSE OF SURVEY: VACATION OF RIGHT-OF-WAY (GUAVA STREET)

SHEET 2 OF 3

NOT VALID WITHOUT
SHEET 1 and
SKETCH ON SHEET 3



PROJECT TITLE:

*Boundary Survey of a portion of Guava Street to be Vacated
Canaveral Groves Subdivision Replat of Unit 3
Plat Book 13, Page 140, Brevard County, Florida*

01/28/2016	P.E.W.	revised boundary and legal
DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: P.E.W.	CHKD. BY: R.M.J.	
DATE: Nov/17/2015	DATE: Nov/17/2015	
JOB No. 6374.15.0844	SCALE: 1" = 30'	SHT. 2 OF 3
DRAWING NAME: Vacation of Guava Street Revised 01-28-2016.dwg		



Amec Foster Wheeler Environment & Infrastructure, Inc.
75 East Amelia Street, Suite 200
Orlando, FL 32801 USA
Phone: (407) 522-7570
Fax: (407) 522-7576
Certificate of Authorization Number LB-0007932

BOUNDARY SURVEY

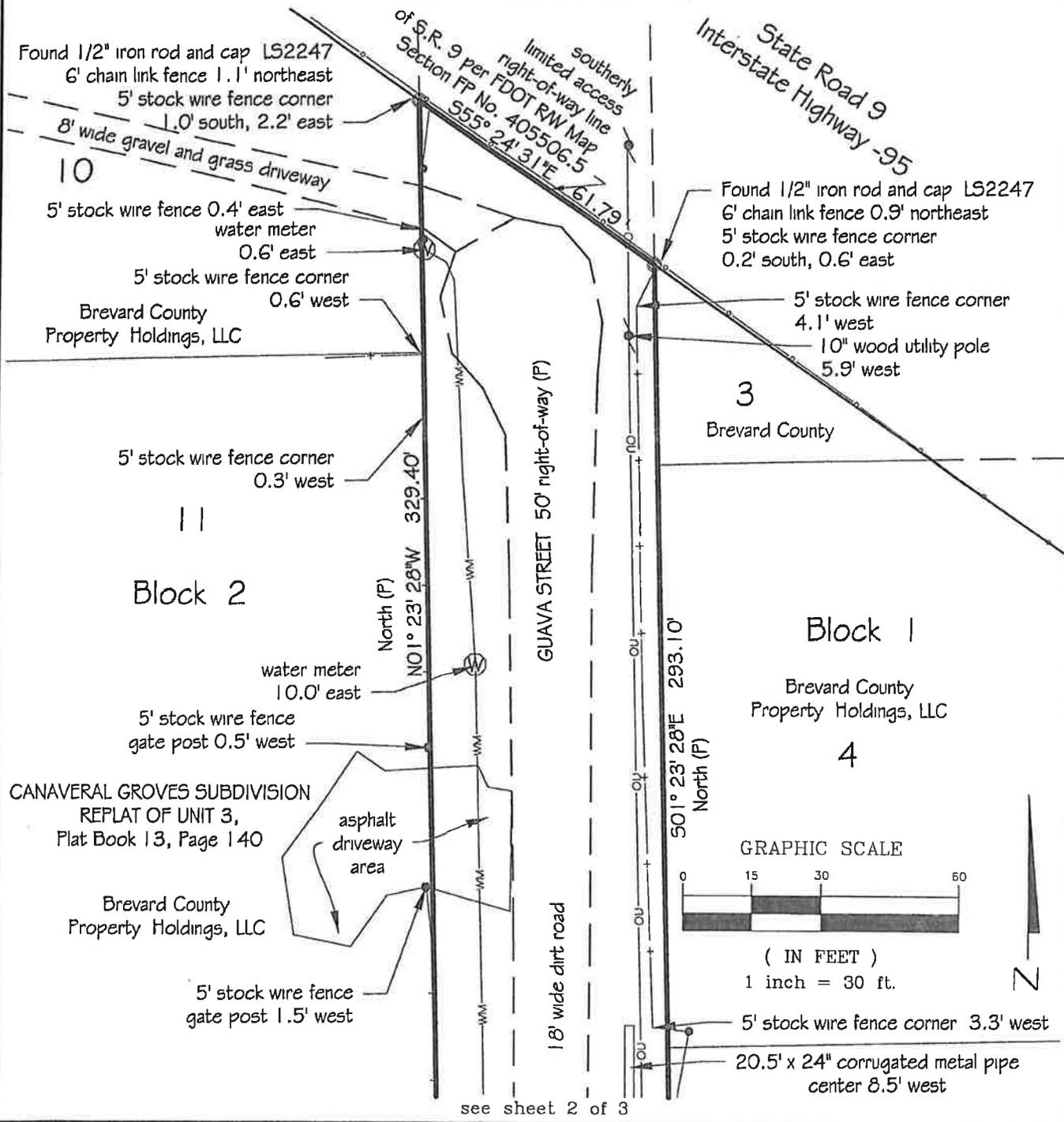
SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST

PARCEL ID NUMBER: 24-35-09-75-00002.0-0011.0

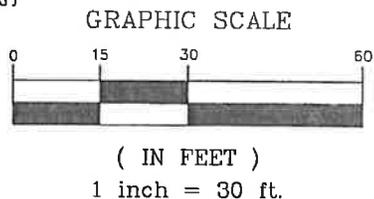
PURPOSE OF SURVEY: VACATION OF RIGHT-OF-WAY (GUAVA STREET)

SHEET 3 OF 3

NOT VALID WITHOUT
SHEET 1 and
SKETCH ON SHEET 2



see sheet 2 of 3



PROJECT TITLE:

*Boundary Survey of a portion of Guava Street to be Vacated
Canaveral Groves Subdivision Replat of Unit 3
Plat Book 13, Page 140, Brevard County, Florida*

01/28/2018	P.E.W.	revised boundary and logel
DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	P.E.W.	CHKD. BY: R.M.J.
DATE:	Nov/17/2015	DATE: Nov/17/2015
JOB No.	SCALE:	SHT. 3
6374.15.0844	1" = 30'	OF 3



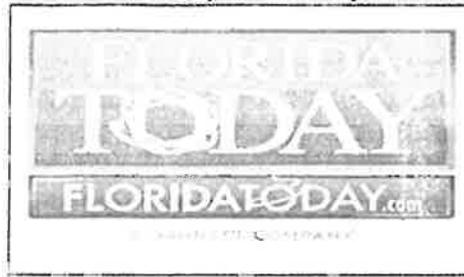
Amec Foster Wheeler Environment & Infrastructure, Inc.
75 East Amelia Street, Suite 200
Orlando, FL 32801 USA
Phone: (407) 522-7570
Fax: (407) 522-7576

Certificate of Authorization Number LB-0007932

DRAWING NAME: Vacation of Guava Street Revised 01-28-2016.dwg



A Daily Publication By:



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:

12/14/16

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 14th of December 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: \$337.78
Ad No: 0001790365
Customer No: BRE-6BR327



RUBY ROYER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF080043
Expires 1/30/2018

AD#1790365 12/14/16
LEGAL NOTICE
NOTICE TO VACATE A PORTION OF THE PUBLIC RIGHTS-OF-WAY OF PALMETTO AVE. AND GUAVA ST. - PLAT OF "CANAVERAL GROVES SUBDIVISION REPLAT UNIT 3" - SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST - COCOA, 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 SPACE COAST LAND HOLDINGS, LLC and BREVARD COUNTY PROPERTY HOLDINGS, LLC 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 rights-of-way at 6:00 P.M. on January 10, 2017 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"

LEGAL DESCRIPTION:

A PORTION OF PALMETTO AVENUE, CANAVERAL GROVES SUBDIVISION, REPLAT OF UNIT 3, SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 AT PAGE 140 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THAT PORTION OF THE 80.00 FOOT WIDE RIGHT-OF-WAY OF PALMETTO AVENUE LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE 80.00 FOOT WIDE RIGHT-OF-WAY OF PINE STREET AS ESTABLISHED BY SAID PLAT AND LYING WESTERLY OF THAT PORTION OF SAID PALMETTO AVENUE VACATED PER RESOLUTION NO. 89-341 AS RECORDED IN OFFICIAL RECORDS BOOK 3018, PAGE 3249 OF SAID PUBLIC RECORDS, CONTAINING 50,000.00 SQUARE FEET OR 1.15 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF GUAVA STREET, CANAVERAL GROVES SUBDIVISION, REPLAT OF UNIT 3, SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 AT PAGE 140 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THAT PORTION OF GUAVA STREET LYING NORTH OF THE WESTERLY PROJECTION OF THE SOUTH LINE OF LOT 5, BLOCK 1 AND LYING SOUTHERLY OF THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE HIGHWAY 95), PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION F.P. NO. 405506.5, CONTAINING 15,563 SQUARE FEET OR 0.36 ACRES, MORE OR LESS.

PREPARED BY: ROBERT M. JONES, PROFESSIONAL LAND SURVEYOR

A Daily Publication By:



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:

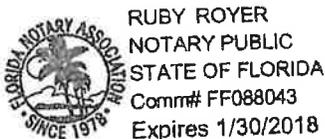
01/13/17

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 13th of January 2017, 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: \$256.28
Ad No: 0001855869
Customer No: BRE-6BR327



AD#1855869 1/13/17
LEGAL NOTICE

RESOLUTION VACATING PARTS OF THE PUBLIC RIGHTS-OF-WAY OF PALMETTO AVENUE AND GUAVA STREET IN CANAVERAL GROVES SUBDIVISION REPLAT OF UNIT 3, COCOA - SPACE COAST LAND HOLDINGS, LLC AND BREVARD COUNTY PROPERTY LAND HOLDINGS, LLC

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 10th day of January, 2017, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating parts of the public rights-of-way of Palmetto Avenue and Guava Street, in Canaveral Groves Subdivision Replat of Unit 3, Cocoa, as petitioned by Space Coast Land Holdings, LLC and Brevard County Property Land Holdings, LLC.

SEE ATTACHED EXHIBIT "A"

The Board further renounced and disclaimed any right of the County in and to said public rights-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 PALMETTO AVENUE, CANAVERAL GROVES SUBDIVISION, REPLAT OF UNIT 3, SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 AT PAGE 140 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF THE 80.00 FOOT WIDE RIGHT-OF-WAY OF PALMETTO AVENUE LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE 80.00 FOOT WIDE RIGHT-OF-WAY OF PINE STREET AS ESTABLISHED BY SAID PLAT AND LYING WESTERLY OF THAT PORTION OF SAID PALMETTO AVENUE VACATED PER RESOLUTION NO. 89-341 AS RECORDED IN OFFICIAL RECORDS BOOK 3018, PAGE 3249 OF SAID PUBLIC RECORDS, CONTAINING 50,000.00 SQUARE FEET OR 1.15 ACRES, MORE OR LESS TOGETHER WITH A PORTION OF GUAVA STREET, CANAVERAL GROVES SUBDIVISION, REPLAT OF UNIT 3, SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 AT PAGE 140 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF GUAVA STREET LYING NORTH OF THE WESTERLY PROJECTION OF THE SOUTH LINE OF LOT 5, BLOCK 1 AND LYING SOUTHERLY OF THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE HIGHWAY 95), PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION F.P. NO. 405506.S, CONTAINING 15,563 SQUARE FEET OR 0.36 ACRES, MORE OR LESS, PREPARED BY: ROBERT M. JONES, PROFESSIONAL LAND SURVEYOR



This Instrument Prepared By
And To Be Returned To:
R. Mason Blake, Esquire
DEAN MEAD
7380 Murrell Road, Suite 200
Viera, Florida 32940
(321) 259-8900

CFN 2017014321, OR BK 7803 PAGE 1250,
Recorded 01/24/2017 at 09:24 AM, Scott Ellis, Clerk of Courts,
Brevard County
Pgs:8

UNITY OF TITLE AGREEMENT

THIS UNITY OF TITLE AGREEMENT (the "Agreement") is made and entered into as of the ___ day of December, 2016, by and between BREVARD COUNTY PROPERTY HOLDINGS, a Delaware limited liability company (hereinafter referred to as the "Owner"), and Brevard County, Florida, a political subdivision of the State of Florida (hereinafter referred to as the "County").

WITNESSETH:

WHEREAS, the Owner has acquired those certain lots located in Brevard County, Florida more particularly described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter collectively referred to as the "Property"); and

WHEREAS, the Owner desires to vacate certain rights-of way adjacent to the aforesaid lots, which will preclude such lots from being developed as separate parcels under the County's land development regulations; and

WHEREAS, the County, as a condition of approving the vacation of the rights-of-way, has required that the Owner execute and record this Agreement to demonstrate unity of ownership and title as to the Property; and

WHEREAS, the Owner and the County desire to have the Property recognized as one parcel for development purposes under the County's land development regulations; and

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the Owner and the County agree as follows:

1. The foregoing recitals are true and correct in all respects and are incorporated herein by reference as if set forth herein verbatim.
2. The Owner represents and warrants that it holds fee simple title to the Property, and there are no liens, mortgages or other encumbrances affecting the Property.
3. The Owner agrees, as a condition of approval of the vacation of the aforesaid rights-of-way, that the Property shall be unified in ownership and title for development purposes upon recording of this Agreement. The Owner further agrees not to sell, convey or assign any

interest in the Property which would cause the loss of unity of ownership of title without first obtaining the written consent of the County. County acknowledges and agrees that the Owner may convey a portion of the Property with the prior written consent of the County, provided that the parcel conveyed and the proposed development thereof complies with the County's land development regulations.

4. The Owner covenants and agrees that the single family dwellings located on the Property have been vacated. The Owner also covenants and agree to demolish or remove all of the single family dwellings located on the Property on or before March 31, 2017.

5. Enforcement of this Agreement by the County may be through any applicable proceeding in law or in equity against any person, firm, corporation or other legal entity violating or attempting to violate any provision hereof, either to restrain a violation or to recover damages. Any failure to enforce any violation of this Agreement or provision herein contained shall in no way be deemed a waiver of the right to do so thereafter; provided, however, the County shall not be obligated or bound to enforce any of the covenants or provisions herein or be liable to or for any person or persons for non-enforcement.

6. It is the intention of the Owner, as fee simple owner of the Property that this Agreement shall constitute a covenant running with the land and with title to the land, and as an equitable servitude upon the land, as the case may be, and shall in all cases be binding upon the Owner, its successors and assigns. The provisions of this instrument may be amended, modified or released by a written instrument executed by the then owner(s) of all of the Property, with joinders by all mortgagees, if any, provided the same is also approved by the County.

7. Enforcement shall be by action against any parties or persons violating or attempting to violate any covenants. The prevailing party to any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements, allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

8. Invalidation of any of these covenants by judgment of Court shall not affect any of the other provisions, which shall remain in full force and effect.

9. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

10. This Agreement shall become effective upon its recordation in the Public Records of Brevard County, Florida, and any amendment hereto shall become effective upon its recordation in the Public Records of Brevard County, Florida.

IN WITNESS WHEREOF, Owner and the County have hereunto set their hands and seals as of the day and year first above written.

Signed sealed and delivered in our presence:

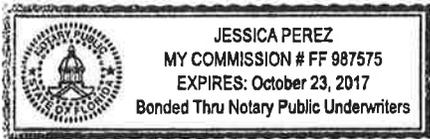
BREVARD COUNTY PROPERTY HOLDINGS, LLC, a Delaware limited liability company

Gysegoni
Print Name: Gaile Gregoire
Jessica Perez
Print Name: Jessica Perez

By: Kolleen Cobb
Name: Kolleen Cobb
Title: Vice President

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 18th day of November, 2016, by Kolleen Cobb, as Vice President, of BREVARD COUNTY PROPERTY HOLDINGS, LLC, a Delaware limited liability company, on behalf of said company. Said person is (check one) personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____



Jessica Perez
Print Name: _____
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida

Tammy Bowe
Print Name: Tammy Bowe
Kimberly J. Powell
Print Name: Kimberly J. Powell

As Approved By Board 1/10/17

By: [Signature]
Name: CURT SMITH
Title: CHAIRMAN

ATTEST: [Signature]

STATE OF FLORIDA
COUNTY OF BREVARD

SCOTT ELLIS, CLERK

The foregoing instrument was acknowledged before me this 10 day of January 2017 by CURT SMITH, as CHAIRMAN, of BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, on behalf of Brevard County. Said person is (check one) personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.

[Signature]
Print Name: DEBORAH W THOMAS
Notary Public, State of FLORIDA
Commission No.: FF 997773

My Commission Expires: 6/10/20

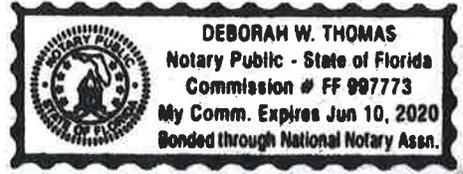


Exhibit A

37 – Morin

T-24, R-35E, SECTION 9, SEPARATELY PLATTED PORTION OF THE EASTERN MOST END OF BLOCK 6 ALL EXCEPT PLAT BOOK 13, PAGES 140, 141, 142 AND 143; STATE ROAD 524 RIGHT-OF-WAY; ORB 1493, PAGE 240; ORB 1525, PAGES 835; ORB 1566, PAGE 820; ORB 2099, PAGE 227. TAX ASSESSORS PARCEL #250,751.

9-11 – Brevard County

Brevard County:

LOT 3, BLOCK 1, CANAVERAL GROVES SUBDIVISION REPLAT OF UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 140, PUBLIC RECORDS OF BREVARD COUNTY, LESS THE RIGHT OF WAY FOR STATE ROAD 524 AS SET FORTH IN OFFICIAL RECORD BOOK 1555, PAGE 833, CIVIL ACTION NO. 56073.

AND

LOTS 4 AND 5, INCLUSIVE, BLOCK 28, CANAVERAL GROVES SUBDIVISION REPLAT OF UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 140, PUBLIC RECORDS OF BREVARD COUNTY, LESS THE RIGHT OF WAY FOR STATE ROAD 524 AS SET FORTH IN OFFICIAL RECORD BOOK 1460, PAGE 143, CIVIL ACTION NO. 56073.

12 – Lenadams

A PORTION ("PORTION") OF THE LAND CONVEYED IN OFFICIAL RECORDS BOOK 1566 PAGE 820, AND OFFICIAL RECORDS BOOK 1597, PAGE 722 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. A TRACT OF LAND LOCATED IN CANAVERAL GROVES SUBDIVISION, UNIT III, SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS THAT TRACT LABELED "NOT A PART OF THIS PLAT", BEING BOUNDED ON THE EAST BY TRACT 4, BLOCK 28, SECTION 9, ON THE NORTH BY A CANAL, ON THE WEST BY PINE STREET AND ON THE SOUTH BY PALMETTO AVENUE, SAID TRACT HAVING FOR ITS DIMENSIONS ON THE NORTH AND SOUTH 375 FEET AND ON THE EAST AND WEST 350 FEET, LESS ANY LANDS TAKEN BY THE DIVISION OF ADMINISTRATION, STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION AND BREVARD COUNTY IN THAT CERTAIN EMINENT DOMAIN PROCEEDING STYLED DIVISION OF ADMINISTRATION, STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION AND BREVARD COUNTY VS. HOWARD LLOYD, ET AL, IN THE CIRCUIT COURT IN AND FOR BREVARD COUNTY, FLORIDA, CIVIL ACTION NO. 56073.

ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF BLOCK 28, CANAVERAL GROVES SUBDIVISION REPLAT OF UNIT 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, AT PAGE 140 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PINE STREET WITH THE NORTH RIGHT-OF-WAY LINE OF PALMETTO AVENUE; THENCE RUN NORTH 01°19'26" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 48.85 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 528, PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 70007-2501 (S.R. 524 – BREVARD COUNTY); THENCE NORTH 88°35'54" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 122.96 FEET; THENCE RUN SOUTH 87°22'57" EAST, CONTINUING ALONG SAID

Exhibit A

LINE, 252.64 FEET TO THE WEST LINE OF LOT 4; THENCE RUN SOUTH 00°46'45" EAST, ALONG SAID WEST LINE, A DISTANCE OF 31.29 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF PALMETTO AVENUE, THENCE RUN SOUTH 88°37'20" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 374.71 FEET TO THE POINT OF BEGINNING.

13 - Canaveral Groves:

TRACT 6, BLOCK 28, IN CANAVERAL GROVES SUBDIVISION, REPLAT OF UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 140 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT ANY LANDS TAKEN BY THE DIVISION OF ADMINISTRATION, STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION AND BREVARD COUNTY IN THAT CERTAIN EMINENT DOMAIN PROCEEDING STYLED DIVISION OF ADMINISTRATION, STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION AND BREVARD COUNTY VS. HOWARD LLOYD, ET AL, IN THE CIRCUIT COURT IN AND FOR BREVARD COUNTY, FLORIDA, CIVIL ACTION NO. 56073.

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF PALMETTO AVENUE VACATED BY THAT CERTAIN RESOLUTION 89-341 OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 3018, PAGE 3249, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

42 – Sweirat:

THE EAST 1/3 OF PARCEL 750, WHICH IS A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AS DESCRIBED AS OFFICIAL RECORDS BOOK 1525, PAGE 835, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LOCATED IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST.
ALSO KNOWN AS:

A PARCEL OF LAND IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 4, BLOCK 2, OF CANAVERAL GROVES SUBDIVISION REPLAT OF UNIT 3, AS RECORDED IN PLAT BOOK 13, PAGE 140, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH A DISTANCE OF 350.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE WEST FOR A DISTANCE OF 125.00 FEET; THENCE NORTH FOR A DISTANCE OF 350.00 FEET; THENCE EAST FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

24 - Hooper:

LOT 4, BLOCK 2, CANAVERAL GROVES SUBDIVISION REPLAT OF UNIT 3, SHEET NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 140, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

14 - Bugala:

LOTS 5, 6, AND 7, IN BLOCK 2, AND THAT PORTION OF THE SOUTH HALF OF VACATED PALMETTO AVENUE LYING NORTH OF LOTS 6 AND 7 LESS AND EXCEPT ROAD RIGHT OF WAY, OF CANAVERAL

Exhibit A

GROVES SUBDIVISION REPLAT OF UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 140 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

34 - Rowland:

LOTS 8, 9, AND 10, BLOCK 2, CANAVERAL GROVES SUBDIVISION, REPLAT OF UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 140-143 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT ROAD RIGHT-OF-WAY.

20 - Fowler:

LOT 11, BLOCK 2, CANAVERAL GROVES SUBDIVISION REPLAT OF UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 140, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

2 & 3 - Andersen Lots:

LOTS 4 AND 5, BLOCK 1, OF CANAVERAL GROVES SUBDIVISION REPLAT OF UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 140-143, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS RIGHT OF WAY FOR STATE ROAD 524.

Exhibit A

STUMES

Legal Description:

A portion of Palmetto Avenue, CANAVERAL GROVES SUBDIVISION, Replat of Unit 3, Section 9, Township 24 South, Range 35 East according to the plat thereof recorded in Plat Book 13 at page 140 of the Public Records of Brevard County, Florida, being more particularly described as follows;

Begin at the northwest corner of the east 1/3 of that part of the northwest 1/4 of the southeast 1/4 as described in Official Records Book 1525, Page 835, Public Records of Brevard County, Florida; located in Section 9, Township 24 South, Range 35 East; thence run South 88°36'43" West, along the south right-of-way line of Palmetto Avenue, a distance of 80.00 feet; thence North 01°23'28" West, a distance of 40.00 feet to the centerline of said Palmetto Avenue; thence North 88°36'43" East, along said centerline, a distance of 80.00 feet to the northerly prolongation of the west line of said east 1/3; thence South 01°23'28" East, along said northerly prolongation, a distance of 40.00 feet to the Point of Beginning.

Containing 0.07 acres, more or less.



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.: 0001855869
Pymt Method: Invoice
Net Amt: \$256.28

Run Times: 1

No. of Affidavits: 1

Run Dates: 01/13/17

Text of Ad:

AD#1855869 1/13/17
LEGAL NOTICE

RESOLUTION VACATING PARTS OF THE PUBLIC RIGHTS-OF-WAY OF PALMETTO AVENUE AND GUAVA STREET IN CANAVERAL GROVES SUBDIVISION REPLAT OF UNIT 3, COCOA - SPACE COAST LAND HOLDINGS, LLC AND BREVARD COUNTY PROPERTY LAND HOLDINGS, LLC

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 10th day of January, 2017, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating parts of the public rights-of-way of Palmetto Avenue and Guava Street in Canaveral Groves Subdivision Replat of Unit 3, Cocoa, as petitioned by Space Coast Land Holdings, LLC and Brevard County Property Land Holdings, LLC.

SEE ATTACHED EXHIBIT "A"

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

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LEGAL NOTICE

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SEE ATTACHED EXHIBIT "A"

The Board further renounced and disclaimed any right of the County in and to said public rights-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 January 12, 2017, 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:

EXHIBIT "A"

A PORTION OF PALMETTO AVENUE, CANAVERAL GROVES SUBDIVISION, REPLAT OF UNIT 3, SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 AT PAGE 140 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF THE 80.00 FOOT WIDE RIGHT-OF-WAY OF PALMETTO AVENUE LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE 80.00 FOOT WIDE RIGHT-OF-WAY OF PINE STREET AS ESTABLISHED BY SAID PLAT AND LYING WESTERLY OF THAT PORTION OF SAID PALMETTO AVENUE VACATED PER RESOLUTION NO. 89-341 AS RECORDED IN OFFICIAL RECORDS BOOK 3018, PAGE 3249 OF SAID PUBLIC RECORDS. CONTAINING 50,000.00 SQUARE FEET OR 1.15 ACRES, MORE OR LESS. TOGETHER WITH: A PORTION OF GUAVA STREET, CANAVERAL GROVES SUBDIVISION, REPLAT OF UNIT 3, SECTION 9, TOWNSHIP 24 SOUTH, RANGE 35 EAST ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 AT PAGE 140 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THAT PORTION OF GUAVA STREET LYING NORTH OF THE WESTERLY PROJECTION OF THE SOUTH LINE OF LOT 5, BLOCK 1 AND LYING SOUTHERLY OF THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE HIGHWAY 95), PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION F.P. NO. 405506.5. CONTAINING 15,563 SQUARE FEET OR 0.36 ACRES, MORE OR LESS. PREPARED BY: ROBERT M. JONES, PROFESSIONAL LAND SURVEYOR