



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.3.

9/16/2025

Subject:

Petition to Vacate, Re: A portion of three public utility easements - Plat of "Cocoa North, Unit No. 2", Plat Book 21, Page 101 - Cocoa - Mayda Janet Morales - District 1

Fiscal Impact:

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

Dept/Office:

Public Works Department - Surveying & Mapping

Requested Action:

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating portions of easements, per Plat "Cocoa North, Unit No. 2", Plat Book 21, Page 101, in Section 13, Township 24 South, Range 35 East. If approved, it is requested that the Board authorize the Chair to sign the attached Resolution approving the vacating.

Summary Explanation and Background:

Florida Statutes, Section 336.09 and Brevard County Article II, Section 86-36, provide a method for the Board of County Commissioners to vacate and abandon unused rights-of-way and easements. The petitioner owns Lot 17, Block 4, and is requesting the vacating of a portion of three public utility easements to allow for the existing buildings to remain and resolve a code enforcement violation. The property is located in Cocoa, South of Highway 528 and North of Highway 524.

On September 2, 2025, the legal notice was advertised in Florida Today informing the public of the date a public hearing would be held to consider the vacating. All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received.

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

Clerk to the Board Instructions:

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



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

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

September 30, 2025

M E M O R A N D U M

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

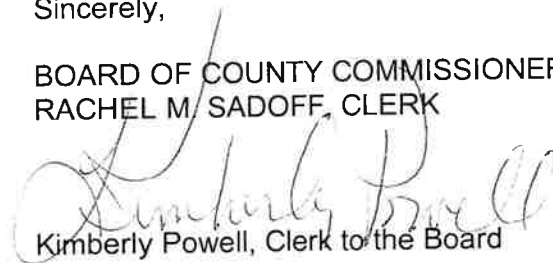
RE: Resolution Vacating a Portion of Three Public Utility Easements, Plat of "Cocoa North, Unit No. 2", Cocoa, Florida, Lying in Section 13, Township 24 South, Range 35 East

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 25-106, vacating a portion of three public utility easements, Plat of "Cocoa North, Unit No. 2", Cocoa, Florida, lying in Section 13, Township 24 South, Range 35 East, as petitioned by Mayda Janet Morales. Said Resolution was adopted by the Board of County Commissioners, in regular session on September 16, 2025.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK



Kimberly Powell, Clerk to the Board

/ds

Encls. (2)



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

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

September 30, 2025

Mayda Janet Morales
3131 Ipswich Drive
Cocoa, FL 32926

Dear Madam:

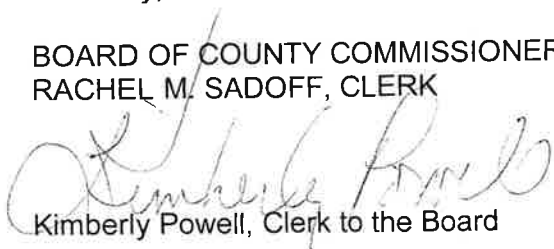
Re: Resolution Vacating a Portion of Three Public Utility Easements, Plat of "Cocoa North, Unit No. 2", Cocoa, Florida, Lying in Section 13, Township 24 South, Range 35 East

The Board of County Commissioners, in regular session on September 16, 2025, adopted Resolution No. 25-106, vacating a portion of three public utility easements, Plat of "Cocoa North, Unit No. 2", Cocoa, Florida, lying in Section 13, Township 24 South, Range 35 East, as petitioned by you. Enclosed is a certified copy of the recorded Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK



Kimberly Powell, Clerk to the Board

/ds

Encl. (1)

cc: Amber Holley

Resolution 2025 - 106

**Vacating a portion of three public utility easements, Plat of "Cocoa North, Unit No. 2", Cocoa, Florida,
lying in Section 13, Township 24 South, Range 35 East**

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

SEE ATTACHED SKETCH AND DESCRIPTION

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

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

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


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

DONE, ORDERED, AND ADOPTED, in regular session, this 16th day of September, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:

Rachel Sadoff, Clerk


Rob Feltner, Chairman

As approved by the Board on:
September 16, 2025

LEGAL DESCRIPTION: (PREPARED BY SURVEYOR) PUBLIC UTILITY EASEMENT VACATION

Three tracts of land lying within Lot 17, Block 4, Cocoa North as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; being portions of Public Utility Easements, being more particularly described as follows:
Easement "A": Commence at the Northeast corner of Lot 17, Block 4, Cocoa North as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; thence N89°51'35"W, along the North line of said Lot 17, a distance of 80.91 feet; thence departing said North line, run S0°08'25"W a distance of 1.02 feet to Point of Beginning A; thence continue S0°08'25"W a distance of 3.98 feet to the South line a 5 feet Public Utility Easement; thence N89°51'35"W, along said South line of 5 feet Public Utility Easement, a distance of 14.17 feet; thence S0°08'25"W, along the East line of said 5 feet Public Utility Easement, a distance of 16.55 feet, to Reference Point A; thence departing said East line of said 5 feet Public Utility Easement, run N89°51'35"W a distance of 1.69 feet; thence N0°08'25"E, parallel and 3.24 feet Easterly of, when measured perpendicularly to, the West line of aforesaid Lot 17, a distance of 20.53 feet; thence S89°51'35"E, parallel and 1.01 feet Southerly of, when measured perpendicularly to, the North line of aforesaid Lot 17, a distance of 15.85 feet to Point of Beginning A.

Together with Easement "B":
Commence at Reference Point A, run S0°08'25"W, along the East line of aforesaid Public Utility Easement, a distance of 60.95 feet; thence S89°51'35"E, along the North line of aforesaid Public Utility Easement, a distance of 3.99 feet to Point of Beginning B; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 9.98 feet to Reference Point B; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 1.69 feet; thence N89°51'35"W, parallel and 3.33 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 9.98 feet; thence N0°08'25"E a distance of 1.69 feet to Point of Beginning B.

Together with Easement "C":
Commence at Reference Point B, run S89°51'35"E, along aforesaid North line of Public Utility Easement, a distance of 15.93 feet to Point of Beginning C; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 32.44 feet; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 2.22 feet; thence N89°51'35"W, parallel and 2.84 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 32.44 feet; thence N0°08'25"E a distance of 2.22 feet to Point of Beginning C.
All of the above containing therein 162.4 square feet, more or less.

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC 115 Alma Blvd., Suite 102, Mailing Address: P.O.Box 541866, Merritt Island, FL. 32954 Phone: (321) 507.4811 LICENSED BUSINESS #7978					
DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2024-055			SECTION 13 TOWNSHIP 24 SOUTH RANGE 35 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 8/5/2025	DRAWING: 2024-055-ESMT				

SURVEYOR'S NOTES

PARENT PARCEL ID#: 24-35-13-02-4-17
PURPOSE: PARTIAL PUBLIC UTILITY EASEMENT VACATION

EXHIBIT "A"

SHEET 2 OF 4

NOT VALID WITHOUT SHEET 1, 3 AND 4

THIS IS NOT A SURVEY

SURVEYOR'S NOTES:

1. The intended purpose of this sketch of description is to delineate portions of a 5' wide Public Utility Easement to be vacated.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property.
3. This sketch of description does not reflect or determine ownership.
4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.
7. Bearings shown hereon are based on the North right-of-way line of Brandon Court, having an assumed bearing of N89°51'35"W.
8. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.

Line Table		
Line #	Length	Direction
L1	80.91'	N89°51'35"W
L2	1.02'	S0°08'25"W
L3	3.98'	S0°08'25"W
L4	14.17'	N89°51'35"W
L5	16.55'	S0°08'25"W
L6	1.69'	N89°51'35"W
L7	20.53'	N0°08'25"E
L8	15.85'	S89°51'35"E
L9	60.95'	S0°08'25"W
L10	3.99'	S89°51'35"E
L11	9.98'	S89°51'35"E
L12	1.69'	S0°08'25"W
L13	9.98'	N89°51'35"W
L14	1.69'	N0°08'25"E
L15	15.93'	S89°51'35"E
L16	32.44'	S89°51'35"E
L17	2.22'	S0°08'25"W
L18	32.44'	N89°51'35"W
L19	2.22'	N0°08'25"E

PREPARED FOR AND CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS
JANET MORALES

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 5512.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR, AND MAP IS FOR DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY. AND IS NOT VALID.

John R. Campbell
John R. Campbell
Professional Surveyor License #2351
P. of S. No. 1000

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC
115 Alma Blvd., Suite 102, Mailing Address: P.O.Box 541866, Merritt Island, FL. 32954
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2024-055			SECTION 13 TOWNSHIP 24 SOUTH RANGE 35 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 8/5/2025	DRAWING: 2024-055-FSMT				

SKETCH OF DESCRIPTION

EXHIBIT "A"

SHEET 4 OF 4

NOT VALID WITHOUT SHEET 1 - 3

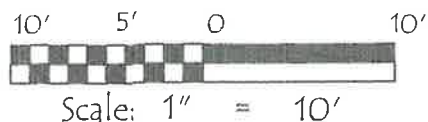
THIS IS NOT A SURVEY

PARENT PARCEL ID#: 24-35-13-02-4-17

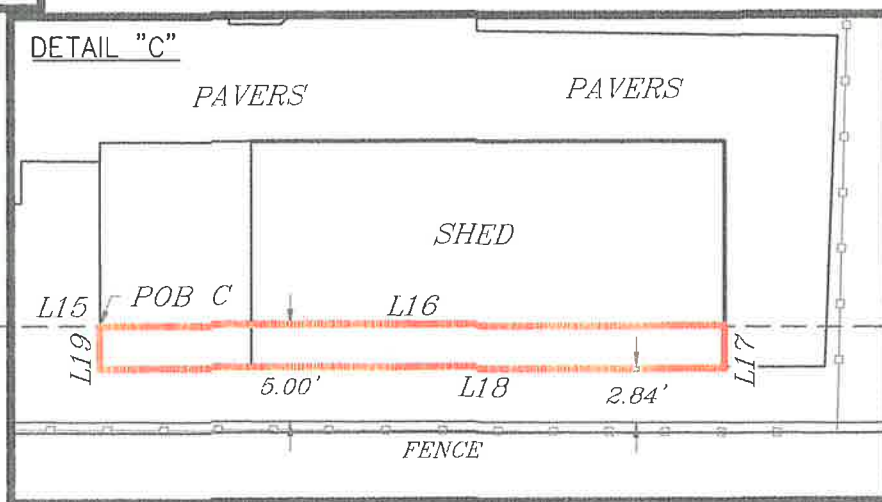
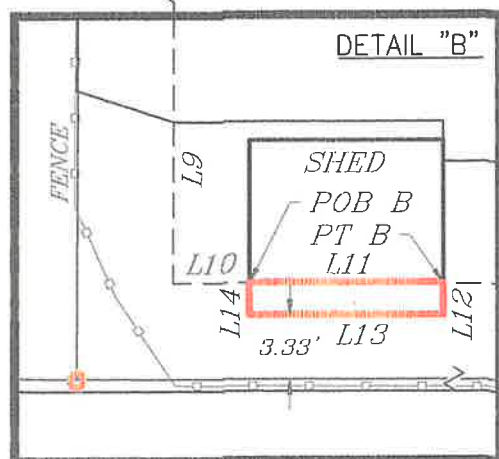
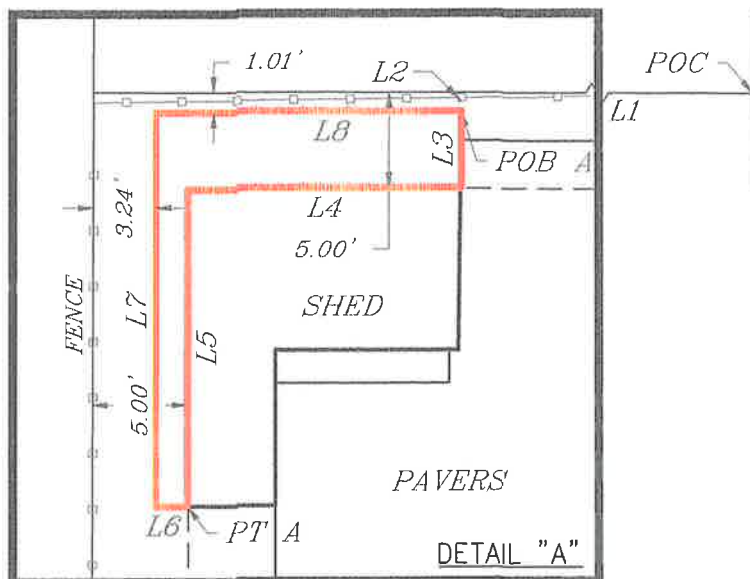
PURPOSE: PARTIAL PUBLIC UTILITY EASEMENT VACATION

LEGEND

ID IDENTIFICATION
NO NUMBER
PG PAGE OR PAGES
PB PLAT BOOK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PUE PUBLIC UTILITY EASEMENT
PT REFERENCE POINT
ROW RIGHT-OF-WAY



Line Table		
Line #	Length	Direction
L1	80.91'	N89°51'35"W
L2	1.02'	S0°08'25"W
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L9	60.95'	S0°08'25"W
L10	3.99'	S89°51'35"E
L11	9.98'	S89°51'35"E
L12	1.69'	S0°08'25"W
L13	9.98'	N89°51'35"W
L14	1.69'	N0°08'25"E
L15	15.93'	S89°51'35"E
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L17	2.22'	S0°08'25"W
L18	32.44'	N89°51'35"W
L19	2.22'	N0°08'25"E



PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC
115 Alma Blvd., Suite 102, Mailing Address: P.O.Box 541866,
Merritt Island, FL. 32954 Phone: (321) 507.4811
LICENSED BUSINESS #7978

SCALE:
1" = 10'
PROJECT NO.:
2024-055

SECTION 13
TOWNSHIP 24 SOUTH
RANGE 35 EAST

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

09/02/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/02/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$471.53	
Tax Amount:	\$0.00	
Payment Cost:	\$471.53	
Order No:	11614006	# of Copies:
Customer No:	1127286	1
PO #:	4500092228-10	

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AMY KOKOTT
Notary Public
State of Wisconsin

LEGAL NOTICE**NOTICE FOR THE VACATING OF
THREE PUBLIC UTILITY EASE-
MENTS, PLAT OF "COCOA NORTH,
UNIT NO. 2", IN SECTION 13,
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 **MAYDA JANET MORALES** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

Three tracts of land lying within Lot 17, Block 4, Cocoa North, as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; being portions of Public Utility Easements, being more particularly described as follows:

Easement "A": Commence at the Northeast corner of Lot 17, Block 4, Cocoa North as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; thence N89°51'35"W, along the North line of said Lot 17, a distance of 80.91 feet; thence departing said North line, run S0°08'25"W a distance of 1.02 feet to Point of Beginning A; thence continue S0°08'25"W a distance of 3.98 feet to the South line of a 5 feet Public Utility Easement; thence N89°51'35"W, along said South line of 5 feet Public Utility Easement, a distance of 14.17 feet; thence S0°08'25"W, along the East line of said 5 feet Public Utility Easement, a distance of 16.55 feet, to Reference Point A; thence departing said East line of said 5 feet Public Utility Easement, run N89°51'35"W a distance of 1.69 feet; thence N0°08'25"E, parallel and 3.24 feet Easterly of, when measured perpendicularly to, the West line of aforesaid Lot 17, a distance of 20.53 feet; thence S89°51'35"E, parallel and 1.01 feet Southerly of, when measured perpendicularly to, the North line of aforesaid Lot 17, a distance of 15.85 feet to Point of Beginning A. Together with Easement "B":

Commence at Reference Point A, run S0°08'25"W, along the East line of aforesaid Public Utility Easement, a distance of 60.95 feet; thence S89°51'35"E, along the North line of aforesaid Public Utility Easement, a distance of 3.99 feet to Point of Beginning B; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 9.98 feet to Reference Point B; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 1.69 feet; thence N89°51'35"W, parallel and 3.33 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 9.98 feet; thence N0°08'25"E a distance of 1.69 feet to Point of Beginning B.

Together with Easement "C": Commence at Reference Point B, run S89°51'35"E, along aforesaid North line of Public Utility Easement, a distance of 15.93 feet to Point of Beginning C; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 32.44 feet; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 2.22 feet; thence N89°51'35"W, parallel and 2.84 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 32.44 feet; thence N0°08'25"E a distance of 2.22 feet to Point of Beginning C. All of the above containing therein 162.4 square feet, more or less. Prepared by: John R. Campbell, PSM.

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 9:00 A.M. on September 16, 2025, at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken. Pursuant to Section 285.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the hearing is contacted at least 48 hours prior to the public hearing by any person wishing assistance.

AFFIDAVIT OF PUBLICATION

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


STATE OF WISCONSIN, COUNTY OF BROWN

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


BRE Brevard Florida Today 09/21/2025
BRE floridatoday.com 09/21/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/21/2025



Legal Clerk



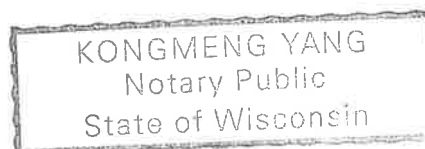
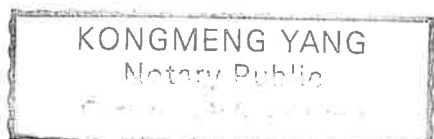
Notary, State of WI, County of Brown

9-3-29
My commission expires

Publication Cost:	\$391.61	
Tax Amount:	\$0.00	
Payment Cost:	\$391.61	
Order No:	11682392	# of Copies:
Customer No:	1127286	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



LEGAL NOTICE
 RESOLUTION VACATING A PORTION
 OF THREE PUBLIC UTILITY EASE-
 MENTS, PLAT OF "COCOA NORTH,
 UNIT NO. 2", COCOA, FLORIDA,
 LYING IN SECTION 13, TOWNSHIP
 24 SOUTH, RANGE 35 EAST -
 MAYDA JANET MORALES
 TO WHOM IT MAY CONCERN:
 NOTICE IS HEREBY GIVEN that on
 September 16, 2025, the Board of
 County Commissioners of Brevard
 County, Florida, adopted a Resolu-
 tion vacating a portion of three
 public utility easements, plat of
 "Cocoa North, Unit No. 2", Cocoa,
 Florida, lying in Section 13, Town-
 ship 24 South, Range 35 East, as
 petitioned by Mayda Janet Morales

LEGAL DESCRIPTION:

Three tracts of land lying within Lot
 17, Block 4, Cocoa North, as
 recorded in Plat Book 21, Page 101
 of the Public Records of Brevard
 County, Florida; being portions of
 Public Utility Easements, being
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Easement "A": Commence at the
 Northeast corner of Lot 17, Block 4,
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 thence N89°51' 35"W, along the
 North line of said Lot 17, a distance
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 said North line, run S0°08'25"W a
 distance of 1.02 feet to Point of
 Beginning A; thence continue
 S0°08'25"W a distance of 3.98 feet
 to the South line of a 5 feet Public
 Utility Easement; thence N89°51'
 35"W, along said South line of 5
 feet Public Utility Easement, a
 distance of 14.17 feet; thence
 S0°08'25"W, along the East line of
 said 5 feet Public Utility Easement,
 a distance of 16.55 feet, to Refer-
 ence Point A; thence departing said
 East line of said 5 feet Public Utility
 Easement, run N89°51' 35"W a
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 perpendicularly to, the West line of
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 20.53 feet; thence S89°51' 35"E,
 parallel and 1.01 feet Southerly of,
 when measured perpendicularly to,
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 distance of 15.85 feet to Point of
 Beginning A.

Together with Easement "B":
 Commence at Reference Point A,
 run S0°08'25"W, along the East line
 of aforesaid Public Utility Ease-
 ment, a distance of 60.95 feet;
 thence S89°51' 35"E, along the
 North line of aforesaid Public Utility
 Easement, a distance of 3.99 feet
 to Point of Beginning B; thence
 continue S89°51' 35"E, along said
 North line of Public Utility Ease-
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 Reference Point B; thence depart-
 ing said North line of Public Utility
 Easement, run S0°08'25"W a
 distance of 1.69 feet; thence
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 Northerly of, when measured
 perpendicularly to, the South line
 of aforesaid Lot 17, a distance of
 9.98 feet; thence N0°08'25"E a
 distance of 1.69 feet to Point of
 Beginning B.

Together with Easement "C":
 Commence at Reference Point B,
 run S89°51' 35"E, along aforesaid
 North line of Public Utility Ease-
 ment, a distance of 15.93 feet to
 Point of Beginning C; thence
 continue S89°51' 35"E, along said
 North line of Public Utility Ease-
 ment, a distance of 32.44 feet;
 thence departing said North line of
 Public Utility Easement, run
 S0°08'25"W a distance of 2.22 feet;
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 South line of aforesaid Lot 17, a
 distance of 32.44 feet; thence
 N0°08'25"E a distance of 2.22 feet
 to Point of Beginning C. All of the
 above containing therein 162.4
 square feet, more or less. Prepared
 by: John R. Campbell, PSM.

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

BY ORDER OF THE BOARD OF
 COUNTY COMMISSIONERS OF
 BREVARD COUNTY, FLORIDA
 RACHEL M. SADOFF, CLERK
 BY: Kimberly Powell, Clerk to the
 Board

LEGAL NOTICE

RESOLUTION VACATING A PORTION OF THREE PUBLIC UTILITY EASEMENTS, PLAT OF "COCOA NORTH, UNIT NO. 2", COCOA, FLORIDA, LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 35 EAST – MAYDA JANET MORALES

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on September 16, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of three public utility easements, plat of "Cocoa North, Unit No. 2", Cocoa, Florida, lying in Section 13, Township 24 South, Range 35 East, as petitioned by Mayda Janet Morales

LEGAL DESCRIPTION:

Three tracts of land lying within Lot 17, Block 4, Cocoa North, as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; being portions of Public Utility Easements, being more particularly described as follows:

Easement "A": Commence at the Northeast corner of Lot 17, Block 4, Cocoa North as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; thence N89°51'35"W, along the North line of said Lot 17, a distance of 80.91 feet; thence departing said North line, run so o8'25"W a distance of 1.02 feet to Point of Beginning A; thence continue S0°08'25"W a distance of 3.98 feet to the South line of a 5 feet Public Utility Easement; thence N89°51'35"W, along said South line of 5 feet Public Utility Easement, a distance of 14.17 feet; thence S0°08'25"W, along the East line of said 5 feet Public Utility Easement, a distance of 16.55 feet, to Reference Point A; thence departing said East line of said 5 feet Public Utility Easement, run N89°51'35"W a distance of 1.69 feet; thence N0°08'25"E, parallel and 3.24 feet Easterly of, when measured perpendicularly to, the West line of aforesaid Lot 17, a distance of 20.53 feet; thence S89°51'35"E, parallel and 1.01 feet Southerly of, when measured perpendicularly to, the North line of aforesaid Lot 17, a distance of 15.85 feet to Point of Beginning A.

Together with Easement "B":

Commence at Reference Point A, run S0°08'25"W, along the East line of aforesaid Public Utility Easement, a distance of 60.95 feet; thence S89°51'35"E, along the North line of aforesaid Public Utility Easement, a distance of 3.99 feet to Point of Beginning B; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 9.98 feet to Reference Point B; thence departing said North

line of Public Utility Easement, run S0°08'25"W a distance of 1.69 feet; thence N89°51' 35"W, parallel and 3.33 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 9.98 feet; thence N0°08'25"E a distance of 1.69 feet to Point of Beginning B.

Together with Easement "C": Commence at Reference Point B, run S89°51 '35"E, along aforesaid North line of Public Utility Easement, a distance of 15.93 feet to Point of Beginning C; thence continue S89°51 '35"E, along said North line of Public Utility Easement, a distance of 32.44 feet; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 2.22 feet; thence N89°51 '35"W, parallel and 2.84 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 32.44 feet; thence N0°08'25"E a distance of 2.22 feet to Point of Beginning C. All of the above containing therein 162.4 square feet, more or less. Prepared by: John R. Campbell, PSM.

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

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF
BREVARD COUNTY, FLORIDA

RACHEL M. SADOFF, CLERK

BY: Kimberly Powell, Clerk to the Board

Florida TODAY:

Please advertise in the **September 20, 2025**, issue of the Florida TODAY. **Bill the Board of County Commissioners Account Number BRE-6BR327 and forward bill and proof of publication to: Amber Holley, Public Works Department, 2725 Judge Fran Jamieson Way, Bldg. A-220, Viera, FL 32940.**

Three tracts of land lying within Lot 17, Block 4, Cocoa North, as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; being portions of Public Utility Easements, being more particularly described as follows:

Easement "A": Commence at the Northeast corner of Lot 17, Block 4, Cocoa North as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; thence N89°51'35"W, along the North line of said Lot 17, a distance of 80.91 feet; thence departing said North line, run S0°08'25"W a distance of 1.02 feet to Point of Beginning A; thence continue S0°08'25"W a distance of 3.98 feet to the South line of a 5 feet Public Utility Easement; thence N89°51'35"W, along said South line of 5 feet Public Utility Easement, a distance of 14.17 feet; thence S0°08'25"W, along the East line of said 5 feet Public Utility Easement, a distance of 16.55 feet, to Reference Point A; thence departing said East line of said 5 feet Public Utility Easement, run N89°51'35"W a distance of 1.69 feet; thence N0°08'25"E, parallel and 3.24 feet Easterly of, when measured perpendicularly to, the West line of aforesaid Lot 17, a distance of 20.53 feet; thence S89°51'35"E, parallel and 1.01 feet Southerly of, when measured perpendicularly to, the North line of aforesaid Lot 17, a distance of 15.85 feet to Point of Beginning A.

Together with Easement "B":

Commence at Reference Point A, run S0°08'25"W, along the East line of aforesaid Public Utility Easement, a distance of 60.95 feet; thence S89°51'35"E, along the North line of aforesaid Public Utility Easement, a distance of 3.99 feet to Point of Beginning B; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 9.98 feet to Reference Point B; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 1.69 feet; thence N89°51'35"W, parallel and 3.33 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 9.98 feet; thence N0°08'25"E a distance of 1.69 feet to Point of Beginning B.

Together with Easement "C": Commence at Reference Point B, run S89°51'35"E, along aforesaid North line of Public Utility Easement, a distance of 15.93 feet to Point of Beginning C; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 32.44 feet; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 2.22 feet; thence N89°51'35"W, parallel and 2.84 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 32.44 feet; thence N0°08'25"E a distance of 2.22 feet to Point of Beginning C. All of the above containing therein 162.4 square feet, more or less.
Prepared by: John R. Campbell, PSM.

Brevard County Property Appraiser Detail Sheet

Account 2404346
 Owners MORALES, MAYDA JANET
 Mailing Address 3131 IPSWICH DR COCOA FL 32926
 Site Address 3131 IPSWICH DR COCOA FL 32926
 Parcel ID 24-35-13-02-4-17
 Taxing District 1800 - UNINCORP DISTRICT 1
 Exemptions HEX1 - HOMESTEAD FIRST
 HEX2 - HOMESTEAD ADDITIONAL
 Property Use 0110 - SINGLE FAMILY RESIDENCE
 Total Acres 0.20
 Site Code 0001 - NO OTHER CODE APPL.
 Plat Book/Page 0021/0101
 Subdivision COCOA NORTH UNIT 2
 Land Description COCOA NORTH UNIT 2 LOT 17 BLK 4

VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$269,740	\$266,670	\$237,790
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$193,550	\$187,920	\$182,450
Assessed Value School	\$193,550	\$187,920	\$182,450
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$143,550	\$137,920	\$132,450
Taxable Value School	\$168,550	\$162,920	\$157,450

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
06/22/2018	\$206,000	WD	--	8200/1300
07/29/2016	\$170,000	WD	--	7678/2682

Vicinity Map

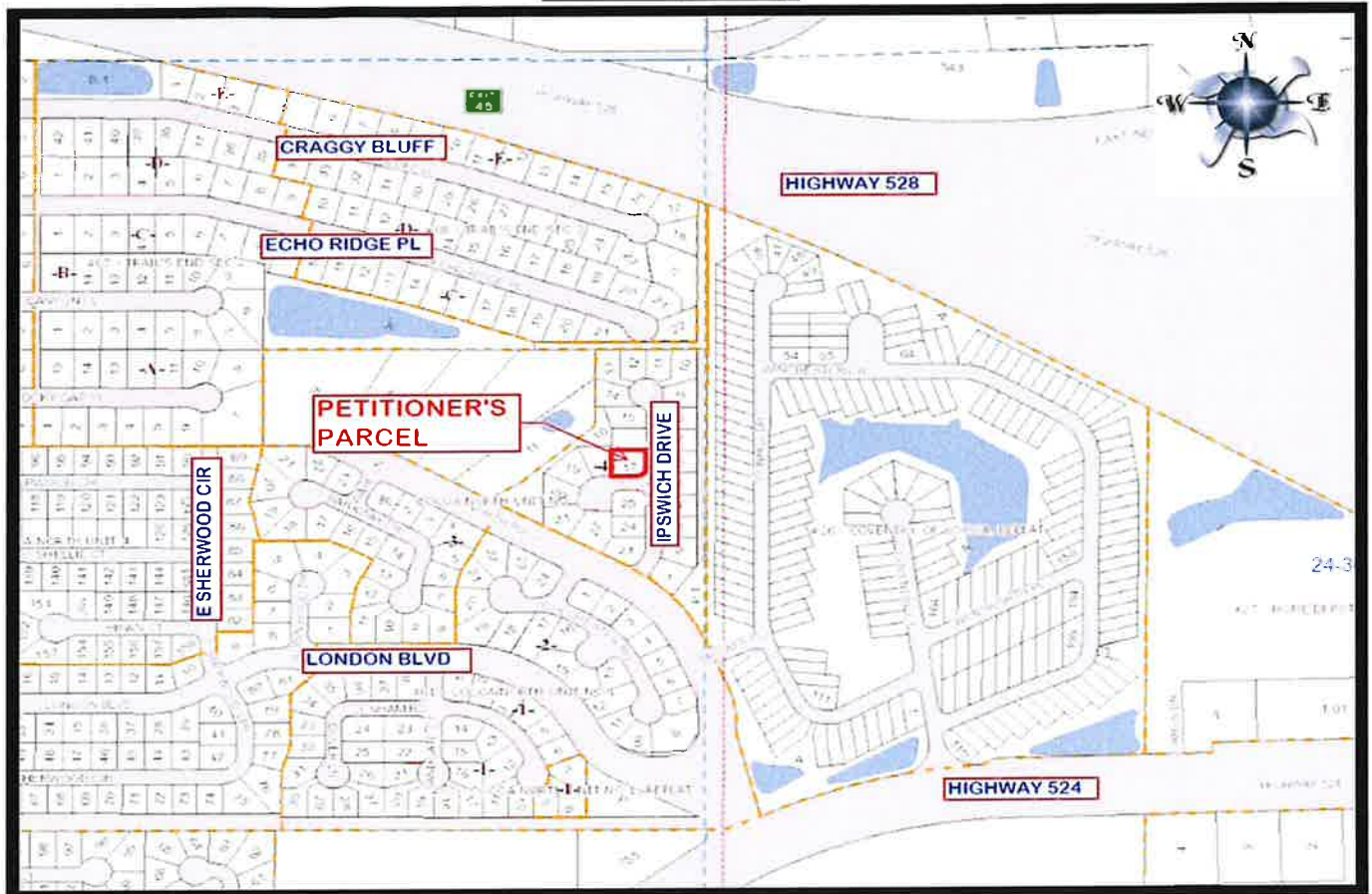


Figure 1: Map of Lot 17, Block 4, Cocoa North, Unit No. 2, 3131 Ipswich Drive, Cocoa, Florida, 32926.

Mayda Janet Morales – 3131 Ipswich Drive –
Cocoa, FL, 32926 – Lot 17, Block 4, plat of
“Cocoa North Unit 2” – Plat Book 21, Page
101 – Section 13, Township 24 South, Range
35 East – District 1 – Proposed Vacating of a
portion of three 5.00 ft. Wide Public
Utility Easements

Aerial Map



Figure 2: Aerial Map of Lot 17, Block 4, Cocoa North, Unit No. 2, 3131 Ipswich Drive, Cocoa, Florida, 32926.

Mayda Janet Morales – 3131 Ipswich Drive –
Cocoa, FL, 32926 – Lot 17, Block 4, plat of
“Cocoa North Unit 2” – Plat Book 21, Page
101 – Section 13, Township 24 South, Range
35 East – District 1 – Proposed Vacating of a
portion of three 5.00 ft. Wide Public
Utility Easements

[illegible]

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Petitioner's Sketch & Description Sheet 1 of 4

LEGAL DESCRIPTION		EXHIBIT "A"	
PARENT PARCEL ID#: 24-35-13-02-4-17 PURPOSE: PARTIAL PUBLIC UTILITY EASEMENT VACATION		SHEET 1 OF 4 NOT VALID WITHOUT SHEETS 2 & 4 THIS IS NOT A SURVEY	
<p>LEGAL DESCRIPTION: (PREPARED BY SURVEYOR) PUBLIC UTILITY EASEMENT VACATION</p> <p>Three tracts of land lying within Lot 17, Block 4, Cocoa North as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; being portions of Public Utility Easements, being more particularly described as follows:</p> <p>Easement "A": Commence at the Northeast corner of Lot 17, Block 4, Cocoa North as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; thence N89°51'35"W, along the North line of said Lot 17, a distance of 80.91 feet; thence departing said North line, run S0°08'25"W a distance of 1.02 feet to Point of Beginning A; thence continue S0°08'25"W a distance of 3.98 feet to the South line a 5 feet Public Utility Easement; thence N89°51'35"W, along said South line of 5 feet Public Utility Easement, a distance of 14.17 feet; thence S0°08'25"W, along the East line of said 5 feet Public Utility Easement, a distance of 16.55 feet, to Reference Point A; thence departing said East line of said 5 feet Public Utility Easement, run N89°51'35"W a distance of 1.69 feet; thence N0°08'25"E, parallel and 3.24 feet Easterly of, when measured perpendicularly to, the West line of aforesaid Lot 17, a distance of 20.53 feet; thence S89°51'35"E, parallel and 1.01 feet Southerly of, when measured perpendicularly to, the North line of aforesaid Lot 17, a distance of 15.85 feet to Point of Beginning A.</p> <p>Together with Easement "B":</p> <p>Commence at Reference Point A, run S0°08'25"W, along the East line of aforesaid Public Utility Easement, a distance of 60.95 feet; thence S89°51'35"E, along the North line of aforesaid Public Utility Easement, a distance of 3.99 feet to Point of Beginning B; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 9.98 feet to Reference Point B; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 1.69 feet; thence N89°51'35"W, parallel and 3.33 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 9.98 feet; thence N0°08'25"E a distance of 1.69 feet to Point of Beginning B.</p> <p>Together with Easement "C":</p> <p>Commence at Reference Point B, run S89°51'35"E, along aforesaid North line of Public Utility Easement, a distance of 15.93 feet to Point of Beginning C; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 32.44 feet; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 2.22 feet; thence N89°51'35"W, parallel and 2.84 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 32.44 feet; thence N0°08'25"E a distance of 2.22 feet to Point of Beginning C.</p> <p>All of the above containing therein 162.4 square feet, more or less.</p>			
PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC 115 Alma Blvd., Suite 102, Mailing Address: P.O.Box 541866, Merritt Island, FL 32954 Phone: (321) 507.4811 LICENSED BUSINESS #7978			
DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2024-055	SECTION 13
		REVISIONS	TOWNSHIP 24 SOUTH
DATE: 8/5/2025	DRAWING: 2024-055-FS01	DATE	RANGE 35 EAST
		DESCRIPTION	

Figure 4: Sketch & Description. Sheet 1 of 4. Section 13, Township 24 South, Range 35 East. Parcel ID number: 24-35-13-02-4-17.

Petitioner's Sketch & Description Sheet 2 of 4



SURVEYOR'S NOTES		EXHIBIT "A"																																																																
PARENT PARCEL ID#: 24-35-13-02-4-17 PURPOSE: PARTIAL PUBLIC UTILITY EASEMENT VACATION		SHEET 2 OF 4 NOT VALID WITHOUT SHEET 1, 3 AND 4 THIS IS NOT A SURVEY																																																																
<p><u>SURVEYOR'S NOTES:</u></p> <ol style="list-style-type: none"> 1. The intended purpose of this sketch of description is to delineate portions of a 5' wide Public Utility Easement to be vacated. 2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. 3. This sketch of description does not reflect or determine ownership. 4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey. 5. Measurements shown hereon are expressed in feet and decimal parts thereof. 6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description. 7. Bearings shown hereon are based on the North right-of-way line of Brandon Court, having an assumed bearing of N89°51'35"W. 8. This drawing is not valid unless bearing an original signature and embossed land surveyors seal. 		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: center; padding: 5px;">Line Table</th> </tr> <tr> <th style="width: 10%;">Line #</th> <th style="width: 20%;">Length</th> <th style="width: 70%;">Direction</th> </tr> </thead> <tbody> <tr><td>11</td><td>09.91</td><td>N89°51'35"W</td></tr> <tr><td>12</td><td>4.02</td><td>S89°51'35"W</td></tr> <tr><td>13</td><td>3.98</td><td>S00°00'00"W</td></tr> <tr><td>14</td><td>14.17</td><td>N89°51'35"W</td></tr> <tr><td>15</td><td>16.55</td><td>S00°00'00"W</td></tr> <tr><td>16</td><td>1.65</td><td>N89°51'35"W</td></tr> <tr><td>17</td><td>20.55</td><td>N0°00'00"E</td></tr> <tr><td>18</td><td>15.05</td><td>S89°51'35"E</td></tr> <tr><td>19</td><td>60.85</td><td>S89°51'35"W</td></tr> <tr><td>100</td><td>4.10</td><td>S89°51'35"E</td></tr> <tr><td>111</td><td>9.98</td><td>S89°51'35"E</td></tr> <tr><td>112</td><td>1.65</td><td>S00°00'00"W</td></tr> <tr><td>113</td><td>9.95</td><td>N89°51'35"W</td></tr> <tr><td>114</td><td>1.65</td><td>N0°00'00"E</td></tr> <tr><td>115</td><td>15.05</td><td>S89°51'35"E</td></tr> <tr><td>116</td><td>32.44</td><td>S89°51'35"E</td></tr> <tr><td>117</td><td>2.22</td><td>S00°00'00"W</td></tr> <tr><td>118</td><td>32.44</td><td>N89°51'35"W</td></tr> <tr><td>119</td><td>2.22</td><td>N0°00'00"E</td></tr> </tbody> </table> <div style="text-align: right; margin-top: 20px;">  </div>		Line Table			Line #	Length	Direction	11	09.91	N89°51'35"W	12	4.02	S89°51'35"W	13	3.98	S00°00'00"W	14	14.17	N89°51'35"W	15	16.55	S00°00'00"W	16	1.65	N89°51'35"W	17	20.55	N0°00'00"E	18	15.05	S89°51'35"E	19	60.85	S89°51'35"W	100	4.10	S89°51'35"E	111	9.98	S89°51'35"E	112	1.65	S00°00'00"W	113	9.95	N89°51'35"W	114	1.65	N0°00'00"E	115	15.05	S89°51'35"E	116	32.44	S89°51'35"E	117	2.22	S00°00'00"W	118	32.44	N89°51'35"W	119	2.22	N0°00'00"E
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Figure 5: Sketch & Description. Sheet 2 of 4. Section 13, Township 24 South, Range 35 East. Parcel ID number: 24-35-13-02-4-17.

Petitioner's Sketch & Description Sheet 3 of 4

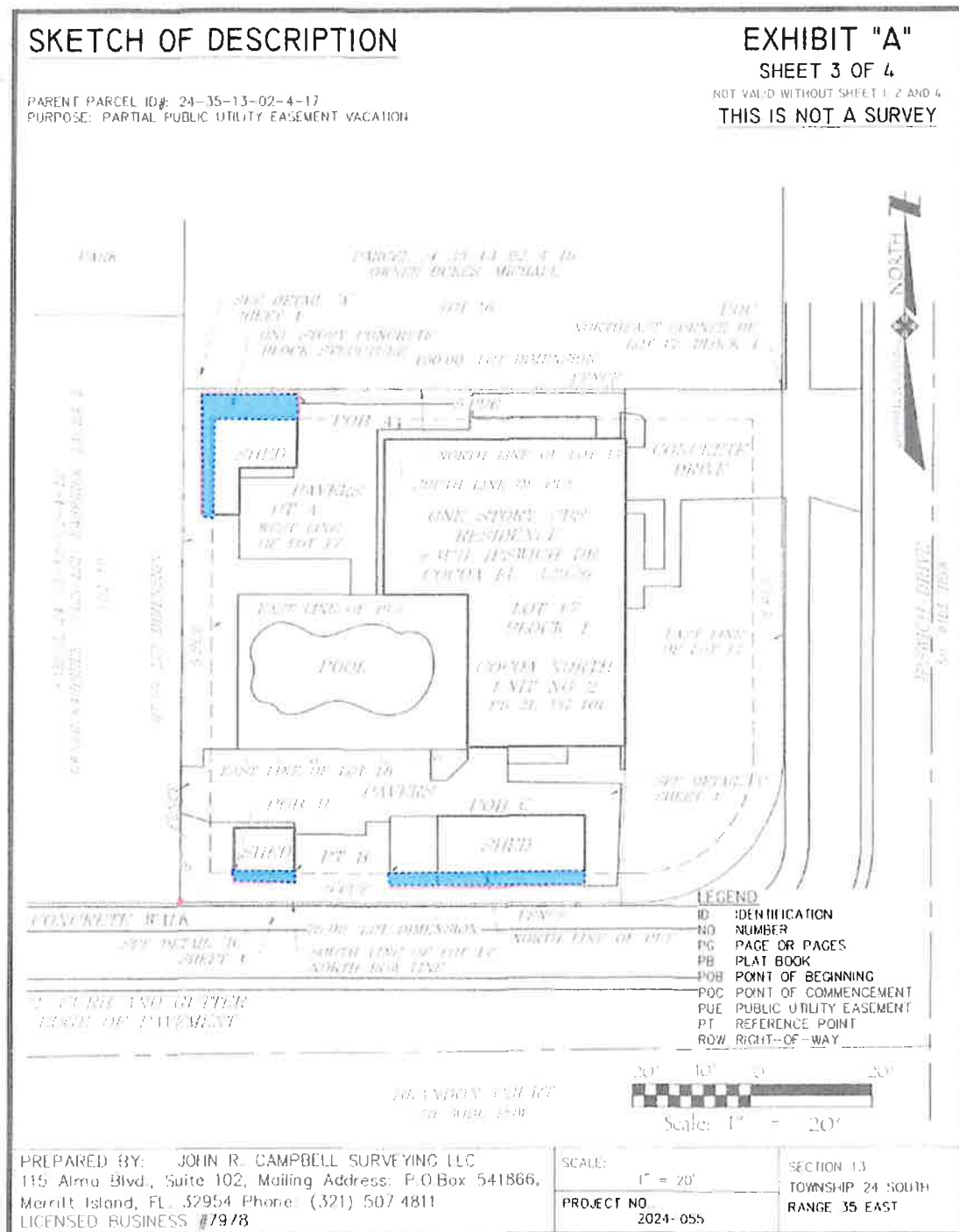


Figure 6: Sketch of Description. Sheet 3 of 4. Section 13, Township 24 South, Range 35 East. Parcel ID number: 24-35-13-02-4-17.

The sketch illustrates a portion of three public utility easements, per the Plat of Cocoa North, Unit No. 2. Prepared by: John R. Campbell, PLS.

Petitioner's Sketch & Description Sheet 4 of 4

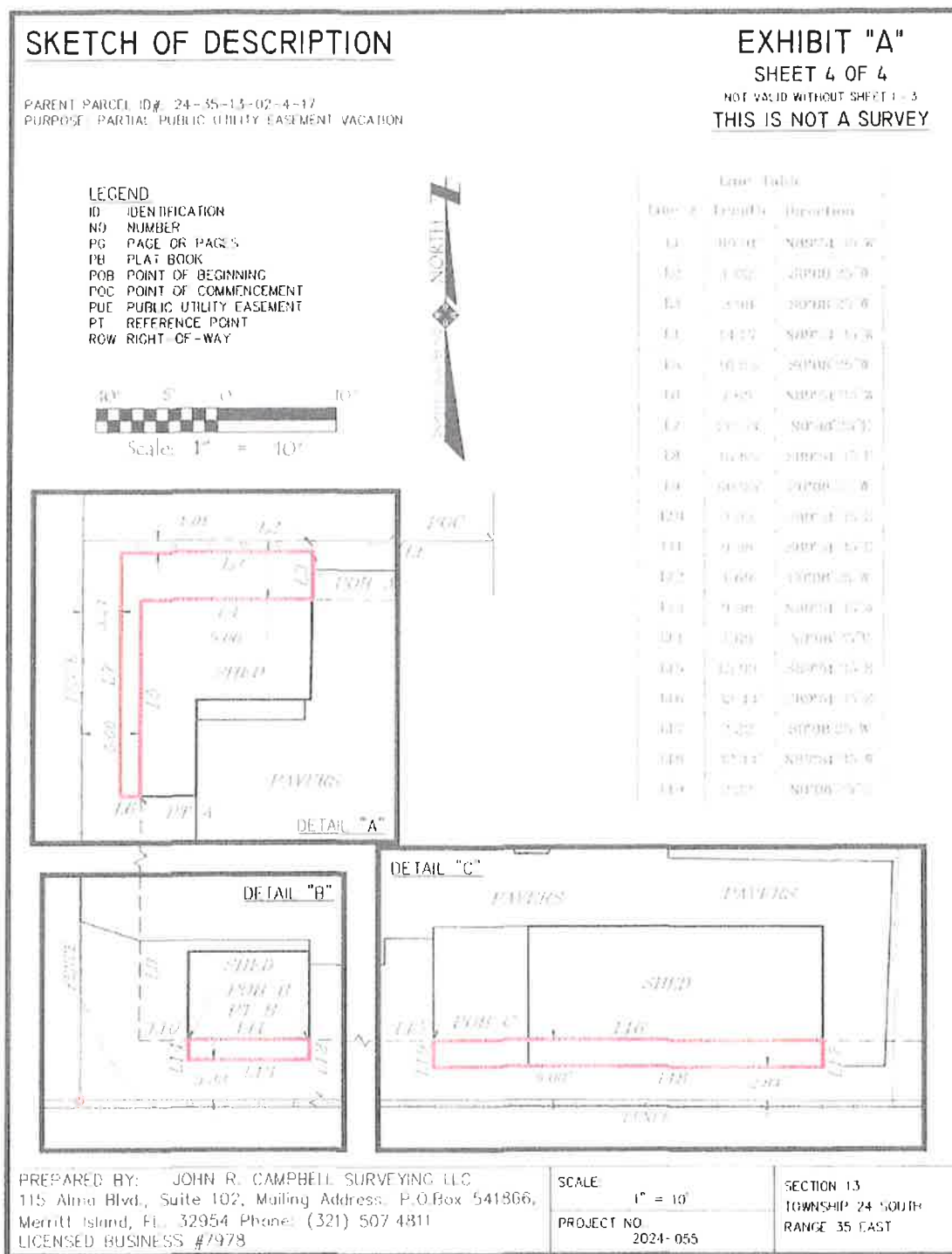


Figure 7: Sketch of Description. Sheet 4 of 4. Section 13, Township 24 South, Range 35 East. Parcel ID number: 24-35-13-02-4-17.

The sketch illustrates a portion of three public utility easements, per the Plat of Cocoa North, Unit No. 2. Prepared by: John R. Campbell, PLS.

Comment Sheet

Applicant: Morales

Updated by: Amber Holley 20250728 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20250403	20250416	Yes	No comment
FL Power & Light	20250403	20250425	Yes	Objections (Revised to no objection for shed areas only 20250728)
At&t	20250403	20250408	Yes	No objections
Charter/Spectrum	20250403	20250407	Yes	No objections
City of Cocoa	20250403	20250404	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20250403	20250418	Yes	No objections
Land Planning	20250403	20250408	Yes	No objections
Utility Services	20250403	20250404	Yes	No objections
Storm Water	20250403	20250404	Yes	No objections
Zoning	20250403	20250408	Yes	No objections

Public Hearing Legal Advertisement

ad #11614006 09/02/25
LEGAL NOTICE
NOTICE FOR THE VACATING OF
THREE PUBLIC UTILITY EASE-
MENTS, PLAT OF "COCOA NORTH,"
UNIT NO. 27, IN SECTION 13,
TOWNSHIP 24 SOUTH, RANGE 35
EAST, COCOA, FL
NOTICE IS HEREBY GIVEN that
pursuant to Chapter 234, Florida
Statutes, and Chapter 85, Article II,
Section 26.35, Brevard County
Code, a petition has been filed by
MAYRA JANEZ MORALES with the
Board of County Commissioners of
Brevard County, Florida, to request
vacating the following described
property, to wit:
Three tracts of land lying within
Lot 17, Block 4, Cocoa North, as
recorded in Plat Book 21, Page 101
of the Public Records of Brevard
County, Florida; being portions of
Public Utility Easements, being
more particularly described as
follows:
"A": Commence at the
Northeast corner of Lot 17, Block
4, Cocoa North as recorded in Plat
Book 21, Page 101 of the Public
Records of Brevard County,
Florida; thence N89°51' 35"W,
along the North line of said Lot
17, a distance of 80.91 feet;
thence departing said North line
run S0°08'25"W a distance of 1.02
feet to Point of Beginning A;
thence continue S0°08'25"W a
distance of 3.98 feet to the South
line of a 5 feet Public Utility Easement; thence N89°51' 35"W, along
said South line of 5 feet Public
Utility Easement, a distance of
14.17 feet; thence S0°08'25"W,
along the East line of said 5 feet
Public Utility Easement, a
distance of 16.55 feet, to Refer-
ence Point A; thence departing
said East line of said 5 feet Public
Utility Easement, run N89°51'
35"W a distance of 1.69 feet;
thence N00°05'35"E, parallel and
3.24 feet Easterly of, when
measured perpendicularly to, the
West line of aforesaid Lot 17, a
distance of 30.52 feet; thence
S89°51' 35"E, parallel and 1.01 feet
Southerly of, when measured
perpendicularly to, the North line
of aforesaid Lot 17, a distance of
16.25 feet to Point of Beginning B.
Together with Easement "B":
Commence at Reference Point A,
run S0°08'25"W, along the East line
of aforesaid Public Utility Easement, a distance of 50.86 feet;
thence S89°51' 35"E, along the
North line of aforesaid Public Utility
Easement, a distance of 3.99
feet to Point of Beginning B;
thence continue S89°51' 35"E,
along said North line of Public
Utility Easement, a distance of
9.98 feet to Reference Point B;
thence departing said North line
of Public Utility Easement, run
S0°08'25"W a distance of 1.69
feet; thence N89°51' 35"W, parallel
and 3.24 feet Northerly of, when
measured perpendicularly to, the
South line of aforesaid Lot 17, a
distance of 9.98 feet; thence
N0°08'25"E, distance of 1.69 feet
to Point of Beginning B.
Together with Easement "C":
Commence at Reference Point B,
run S89°51' 35"E, along aforesaid
North line of Public Utility Easement, a distance of 15.83 feet to
Point of Beginning C; thence
continue S89°51' 35"E, along said
North line of Public Utility Easement, a distance of 32.04 feet;
thence departing said North line
of Public Utility Easement, run
S0°08'25"W a distance of 2.22 feet;
thence N89°51' 35"W, parallel and
3.24 feet Northerly of, when
measured perpendicularly to, the
South line of aforesaid Lot 17, a
distance of 32.44 feet; thence
N0°08'25"E a distance of 2.22 feet
to Point of Beginning C. All of the
above containing therein 162.4
square feet, more or less.
Prepared by: John R. Campbell,
P.S.M.
The Board of County Commission-
ers will hold a public hearing to
determine the advisability of such
vacating of the above-described
easement at 9:00 A.M. on
September 16, 2025 at the
Brevard County Government Center
Board Room, Building C, 2725
Judge Fran Jamieson Way, Vero,
Florida, at which time and place all
those for or against the same may
be heard before final action is
taken pursuant to Section
234.0105, Florida Statutes. If a
person decides to appeal any deci-
sion made by the board, agency, or
commission with respect to the
vacating, he or she will need a
record of the proceedings, and
that, for such purpose, he or she
may need to ensure that a verbatim
record of the proceedings is made,
which record includes the testi-
mony and evidence upon which the
appeal is based. Persons seeking to
preserve a verbatim transcript of
the record must make those
arrangements at their own
expense. The needs of hearing or
visually impaired persons shall be
met if the department sponsoring
the hearing is contacted at least 48
hours prior to the public hearing by
any person wishing assistance.

Figure 7: Copy of public hearing advertisement published on September 2, 2025. See the next page for full text.

Legal Notice Text

LEGAL NOTICE

NOTICE FOR THE VACATING OF THREE PUBLIC UTILITY EASEMENTS, PLAT OF "COCOA NORTH, UNIT NO. 2", IN SECTION 13, 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 MAYDA JANET MORALES with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit: Three tracts of land lying within Lot 17, Block 4, Cocoa North, as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; being portions of Public Utility Easements, being more particularly described as follows:

Easement "A": Commence at the Northeast corner of Lot 17, Block 4, Cocoa North as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; thence N89°51'35"W, along the North line of said Lot 17, a distance of 80.91 feet; thence departing said North line, run S0°08'25"W a distance of 1.02 feet to Point of Beginning A; thence continue S0°08'25"W a distance of 3.98 feet to the South line of a 5 feet Public Utility Easement; thence N89°51'35"W, along said South line of 5 feet Public Utility Easement, a distance of 14.17 feet; thence S0°08'25"W, along the East line of said 5 feet Public Utility Easement, a distance of 16.55 feet, to Reference Point A; thence departing said East line of said 5 feet Public Utility Easement, run N89°51'35"W a distance of 1.69 feet; thence N0°08'25"E, parallel and 3.24 feet Easterly of, when measured perpendicularly to, the West line of aforesaid Lot 17, a distance of 20.53 feet; thence S89°51'35"E, parallel and 1.01 feet Southerly of, when measured perpendicularly to, the North line of aforesaid Lot 17, a distance of 15.85 feet to Point of Beginning A.

Together with Easement "B":

Commence at Reference Point A, run S0°08'25"W, along the East line of aforesaid Public Utility Easement, a distance of 60.95 feet; thence S89°51'35"E, along the North line of aforesaid Public Utility Easement, a distance of 3.99 feet to Point of Beginning B; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 9.98 feet to Reference Point B; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 1.69 feet; thence N89°51'35"W, parallel and 3.33 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 9.98 feet; thence N0°08'25"E a distance of 1.69 feet to Point of Beginning B.

Together with Easement "C": Commence at Reference Point B, run S89°51'35"E, along aforesaid North line of Public Utility Easement, a distance of 15.93 feet to Point of Beginning C; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 32.44 feet; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 2.22 feet; thence N89°51'35"W, parallel and 2.84 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 32.44 feet; thence N0°08'25"E a distance of 2.22 feet to Point of Beginning C. All of the above containing therein 162.4 square feet, more or less. Prepared by: John R. Campbell, PSM.

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 9:00 A.M. on September 16, 2025, at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the hearing is contacted at least 48 hours prior to the public hearing by any person wishing assistance.

Board Meeting Date

9-14

Item Number: H-3

Motion By: KD

Second By: TA

Nay By: _____

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