



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Public Hearing

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H.2.

7/8/2025

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### **Subject:**

Petition to Vacate, Re: A portion of two Public Utility and Drainage Easements - Plat of "Port St. John Unit Eight" Plat Book 23, Page 70 - Cocoa - Alan Henry Scoville & Barbara Lynn Scoville Revocable Trust - District 1

### **Fiscal Impact:**

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

### **Dept/Office:**

Public Works Department - Surveying & Mapping

### **Requested Action:**

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating a portion of two public utility and drainage easements, per Plat "Port St. John Unit Eight", Plat Book 23, Page 70, in Section 14, Township 23 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 petitioners own Lot 6, Block 312, and are requesting the vacating of a portion of two public utility and drainage easements to allow for two sheds built into the easement to be removed as an encroachment. The property is located in Cocoa, East of Grissom Pkwy and South of Curtis Blvd.

On June 23, 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

June 12, 2025

**MEMORANDUM**

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

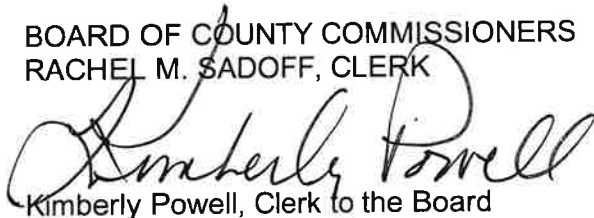
**RE:** Resolution Vacating a Portion of Two Public Utility and Drainage Easements, Plat of "Port St. John Unit Eight", Cocoa, Florida, Lying in Section 14, Township 23 South, Range 35 East

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 25-059, vacating a portion of two utility and drainage easements, Plat of "Port St. John Unit Eight", Cocoa, lying in Section 14, Township 23 South, Range 35 East, as petitioned by Alan Henry Scoville and Barbara Lynn Scoville Revocable Trust. Said Resolution was adopted by the Board of County Commissioners, in regular session on July 8, 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

June 12, 2025

Alan and Barbara Scoville  
6348 Ashbury Road  
Cocoa, FL 32927

Dear Sir/Madam:

Re: Resolution Vacating a Portion of Two Public Utility and Drainage Easements, Plat of "Port St. John Unit Eight", Cocoa, Florida, Lying in Section 14, Township 23 South, Range 35 East

The Board of County Commissioners, in regular session on July 8, 2025, adopted Resolution No. 25-059, vacating a portion of two public utility and drainage easements, Plat of "Port St. John Unit Eight" Cocoa, Florida, lying in Section 14, Township 23 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, Public Works

**Resolution 2025 -059**

**Vacating a portion of two public utility and drainage easements, Plat of "Port St. John Unit Eight",  
Cocoa, Florida, lying in Section 14, Township 23 South, Range 35 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Alan Henry Scoville & Barbara Lynn Scoville Revocable Trust** 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 8<sup>th</sup> day of July, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

ATTEST:

  
Rachel Sadoff, Clerk

  
Rob Feltner, Chairman

As approved by the Board on:  
July 8, 2025

## LEGAL DESCRIPTION

SHEET 1 OF 2

SITUATED IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 35 EAST

NOT VALID WITHOUT THE SKETCH  
ON SHEET 2 OF 2

PARCEL ID# 23-35-14-JZ-312-6

PURPOSE OF SURVEY: VACATING A PORTION OF A 10.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, AND A 6.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT

### LEGAL DESCRIPTION:

#### EASEMENT VACATE 1

THAT PORTION OF A 10.0 WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

THE WEST 50 FEET OF THE NORTH 10 FEET OF LOT 6, BLOCK 312, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 500.00 SQ.FT.+-, 0.011 ACRES +-,

#### EASEMENT VACATE 2

THAT PORTION OF A 6.0 WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

THE WEST 6 FEET OF THE SOUTH 10 FEET OF THE NORTH 20 FEET OF LOT 6, BLOCK 312, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 60.00 SQ.FT.+-, 0.0014 ACRES +-,

### SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED DESCRIPTION IS THE CENTER LINE OF ASHBURY ROAD, BEING N 89°24'21" W AS AN ASSUMED BEARING PER PLAT OF PORT ST. JOHN UNIT EIGHT.
2. THE SKETCH ON SHEET 2 OF 2 IS NOT A BOUNDARY SURVEY, IT IS A SKETCH ONLY TO ACCOMPANY LEGAL DESCRIPTION.
3. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY ERIC NIELSEN LAND SURVEYING, INC. DATED 04-17-2020

### ABBREVIATION & SYMBOL LEGEND

C/L = CENTERLINE	I.R.C. = IRON ROD & CAP
R/W = RIGHT-OF-WAY	P.U.E. = PUBLIC UTILITY EASEMENT
FND = FOUND	P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
LB = LICENSED BUSINESS	A/C = AIR CONDITIONER
P = PLAT	CONC = CONCRETE
M = MEASURED	WUP = WOOD UTILITY POLE
I.R. = IRON ROD	W/M = WATER METER
L = LINE	E.M. = ELECTRIC METER
N&D = NAIL & DISC	W.F.S. = WOOD FRAME STRUCTURE



*E. Nielsen*

2-10-25

SURVEYOR & MAPPER, PSM NO. 5386  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR:  
ALAN H. SCOVILLE  
BARBARA L. SCOVILLE

PREPARED BY:  
ERIC NIELSEN LAND SURVEYING, INC.  
L.B. 6946, 12 STONE STREET, SUITE 4  
COCOA, FL. 32922

DRAWN BY: NS

CHECKED BY: EN

DRAWING NO. 20-141-04

SECTION 14  
TOWNSHIP 23 SOUTH  
RANGE 35 EAST

DATE: 02-03-2025

SHEET 1 OF 2

REVISIONS \_\_\_\_\_

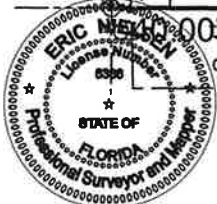
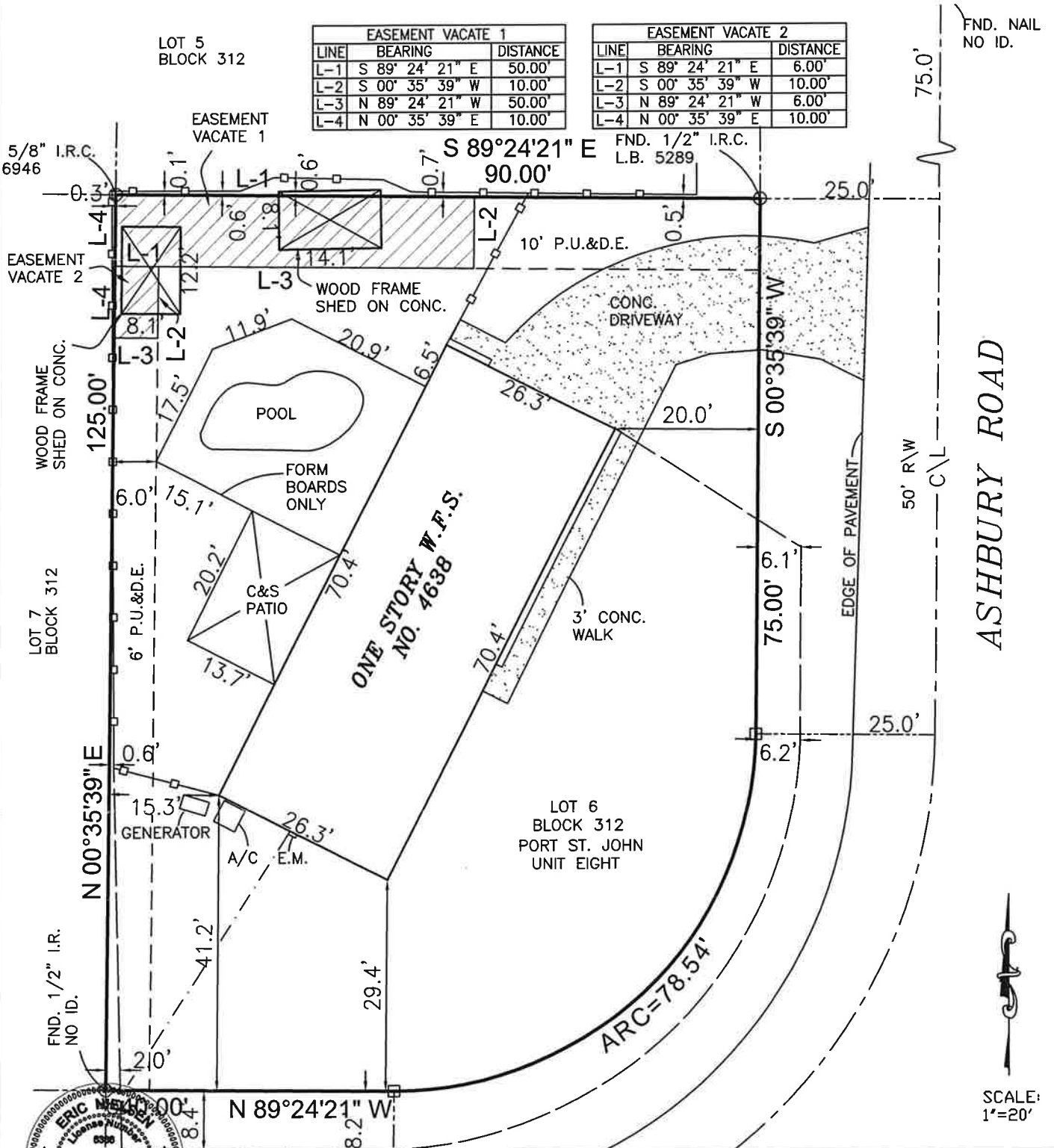
# SKETCH OF DESCRIPTION

SITUATED IN SECTION 14, TOWNSHIP 23 SOUTH,  
RANGE 35 EAST  
PARCEL ID# 23-35-14-JZ-312-6

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL  
DESCRIPTION ON SHEET 1 OF 2

"THIS IS A SKETCH ONLY, NOT A BOUNDARY SURVEY"



DRAWN BY: NS

DRAWING NO. 20-141-04

DATE: 02-03-2025

REVISIONS



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

# **AFFIDAVIT OF PUBLICATION**

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

06/23/2025

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 06/23/2025

Legal Clerk

*Nancy Heyrman*  
Notary, State of WI, County of Brown  
5.15.27

My commission expires

Publication Cost:	\$271.73	
Tax Amount:	\$0.00	
Payment Cost:	\$271.73	
Order No:	11415852	# of Copies:
Customer No:	1127286	1
PO #:	4500092228-10	

**THIS IS NOT AN INVOICE!**

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

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

Ad#11415852

06/23/2025

## **LEGAL NOTICE**

NOTICE FOR THE VACATING OF TWO PUBLIC UTILITY AND DRAINAGE EASEMENTS, PLAT OF "PORT ST. JOHN UNIT EIGHT", IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 35 EAST, COCOA, FL

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article 11, Section 86-36, Brevard County Code, a petition has been filed by ALAN H. AND BARBARA L. SCOVILLE with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

EASEMENT VACATE 1  
THAT PORTION OF A 10.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: THE WEST 50 FEET OF THE NORTH 10 FEET OF LOT 6, BLOCK 312, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 500.00 SQ.FT. +/-, 0.011 ACRES +/-.

EASEMENT VACATE 2  
THAT PORTION OF A 6.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: THE WEST 6 FEET OF THE SOUTH 10 FEET OF THE NORTH 20 FEET OF LOT 6, BLOCK 312, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 60.00 SQ.FT. +/-, 0.0014 ACRES +/-, PREPARED BY:

ERIC NIELSEN, PSM.  
The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 5:00 P.M. on July 8, 2025, at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the hearing is contacted at least 48 hours prior to the public hearing by any person wishing assistance.



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

**AFFIDAVIT OF PUBLICATION**

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/14/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/14/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$215.12

Tax Amount: \$0.00

Payment Cost: \$215.12

Order No: 11484111

Customer No: 1127286

PO #:

# of Copies:

1

**THIS IS NOT AN INVOICE!**

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

AMY KOKOTT  
Notary Public  
State of Wisconsin

Ad#11484111

07/14/2025

**LEGAL NOTICE**  
RESOLUTION VACATING A PORTION OF TWO PUBLIC UTILITY AND DRAINAGE EASEMENTS, PLAT OF "PORT ST. JOHN UNIT EIGHT", COCOA, LYING IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 35 EAST - ALAN HENRY SCOVILLE & BARBARA LYNN SCOVILLE REVOCABLE TRUST  
TO WHOM IT MAY CONCERN:  
NOTICE IS HEREBY GIVEN that on July 8, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of two public utility and drainage easements, plat of 'Port St. John Unit Eight', Cocoa, lying in Section 14, Township 23 South, Range 35 East, as petitioned by Alan Henry Scoville and Barbara Lynn Scoville Revocable Trust.

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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





## Order Confirmation

Not an Invoice

Account Number:	1127286
Customer Name:	Brevard Cty Public Works Dept
Customer Address:	Brevard Cty Public Works Dept 2725 Judge Fran Jamieson Way Bldg A Brevard County Clerk Donna Scott -Survey Viera FL 32940-6605
Contact Name:	Amber Holley
Contact Phone:	
Contact Email:	Amber.Holley@brevardfl.gov
PO Number:	

Date:	07/09/2025
Order Number:	11484111
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	64.0000
Height in Inches:	5.3000

### Print

Product	#Insertions	Start - End	Category
BRE Brevard Florida Today	1	07/14/2025 - 07/14/2025	Govt Public Notices
BRE floridatoday.com	1	07/14/2025 - 07/14/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$215.12
Tax Amount	\$0.00
Service Fee 3.99%	\$8.58
Cash/Check/ACH Discount	-\$8.58
Payment Amount by Cash/Check/ACH	\$215.12
Payment Amount by Credit Card	\$223.70

Order Confirmation Amount	\$215.12
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## Ad Preview

Ad#11484111 07/14/2025

### LEGAL NOTICE

RESOLUTION VACATING A PORTION OF TWO PUBLIC UTILITY AND DRAINAGE EASEMENTS, PLAT OF "PORT ST. JOHN UNIT EIGHT", COCOA, LYING IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 35 EAST - ALAN HENRY SCOVILLE & BARBARA LYNN SCOVILLE REVOCABLE TRUST TO WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN that on July 8, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of two public utility and drainage easements, plat of "Port St. John Unit Eight", Cocoa, lying in Section 14, Township 23 South, Range 35 East, as petitioned by Alan Henry Scoville and Barbara Lynn Scoville Revocable Trust.

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EASEMENT VACATE 2  
THAT PORTION OF A 6.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: THE WEST 6 FEET OF THE SOUTH 10 FEET OF THE NORTH 20 FEET OF LOT 6, BLOCK 312, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 60.00 SQ.FT. +/-, 0.0014 ACRES +/-, PREPARED BY: ERIC NIELSEN, 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

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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 **July 14, 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.**

EASEMENT VACATE 1

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# Brevard County Property Appraiser Detail Sheet

Account 2303606  
 Owners ALAN HENRY SCOVILLE & BARBARA LYNN SCOVILLE  
 REVOCABLE TRUST  
 Mailing Address 4638 ASHBURY RD COCOA FL 32927  
 Site Address 4638 ASHBURY RD COCOA FL 32927  
 Parcel ID 23-35-14-JZ-312-6  
 Taxing District 1900 - UNINCORP DISTRICT 1  
 Exemptions  
 DICV - DISABILITY - CIVILIAN  
 HEX1 - HOMESTEAD FIRST  
 HEX2 - HOMESTEAD ADDITIONAL  
 Property Use 0110 - SINGLE FAMILY RESIDENCE  
 Total Acres 0.26  
 Site Code 0001 - NO OTHER CODE APPL.  
 Plat Book/Page 0023/0070  
 Subdivision PORT ST JOHN UNIT 8  
 Land Description PORT ST JOHN UNIT 8 LOT 6 BLK 312

## VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$309,440	\$295,610	\$281,810
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$114,130	\$110,810	\$107,590
Assessed Value School	\$114,130	\$110,810	\$107,590
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$5,000	\$5,000	\$500
Taxable Value Non-School	\$59,130	\$55,810	\$57,090
Taxable Value School	\$84,130	\$80,810	\$82,090

## SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
09/13/2023	--	WD	--	9913/2410
11/09/2015	\$38,200	QC	--	7494/2117

## Vicinity Map

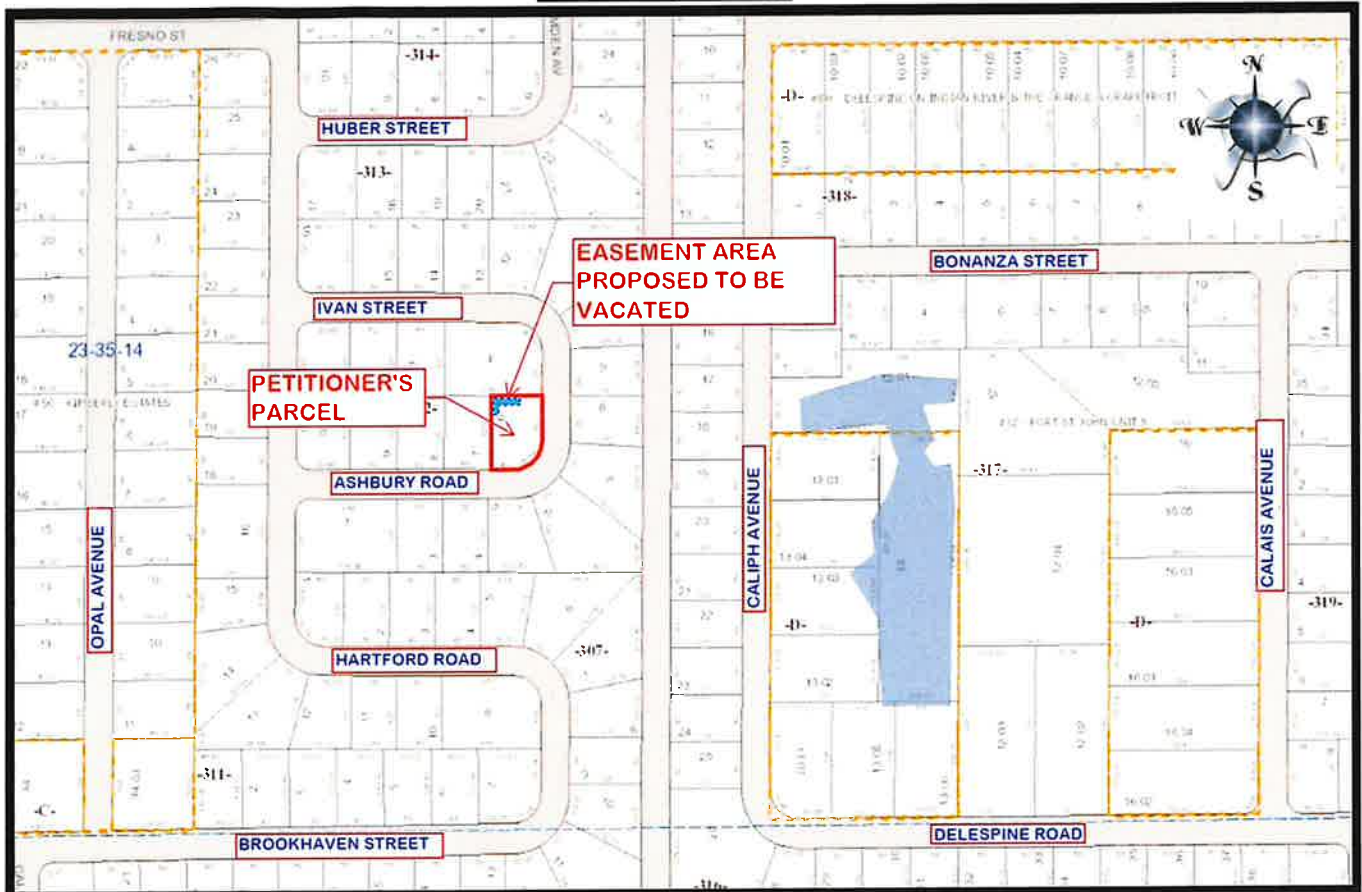


Figure 1: Map of Lot 6, Block 312, Port St. John Unit Eight, 4638 Ashbury Road, Cocoa, Florida, 32927.

Alan Henry Scoville & Barbara Lynn Scoville  
Revocable Trust – Lot 6, Block 312, Port St.  
John Unit Eight –4638 Ashbury Road, Cocoa,  
FL, 32927 – lying in Section 14, Township 23  
South, Range 35 East – District 1 – Proposed  
Vacating of a portion of two Public Utility &  
Drainage Easements

## Aerial Map



Figure 2: Aerial Map of Lot 6, Block 312, Port St. John Unit Eight, 4638 Ashbury Road, Cocoa, Florida, 32927.

Alan Henry Scoville & Barbara Lynn Scoville  
Revocable Trust – Lot 6, Block 312, Port St.  
John Unit Eight –4638 Ashbury Road, Cocoa,  
FL, 32927 – lying in Section 14, Township 23  
South, Range 35 East – District 1 – Proposed  
Vacating of a portion of two Public Utility &  
Drainage Easements



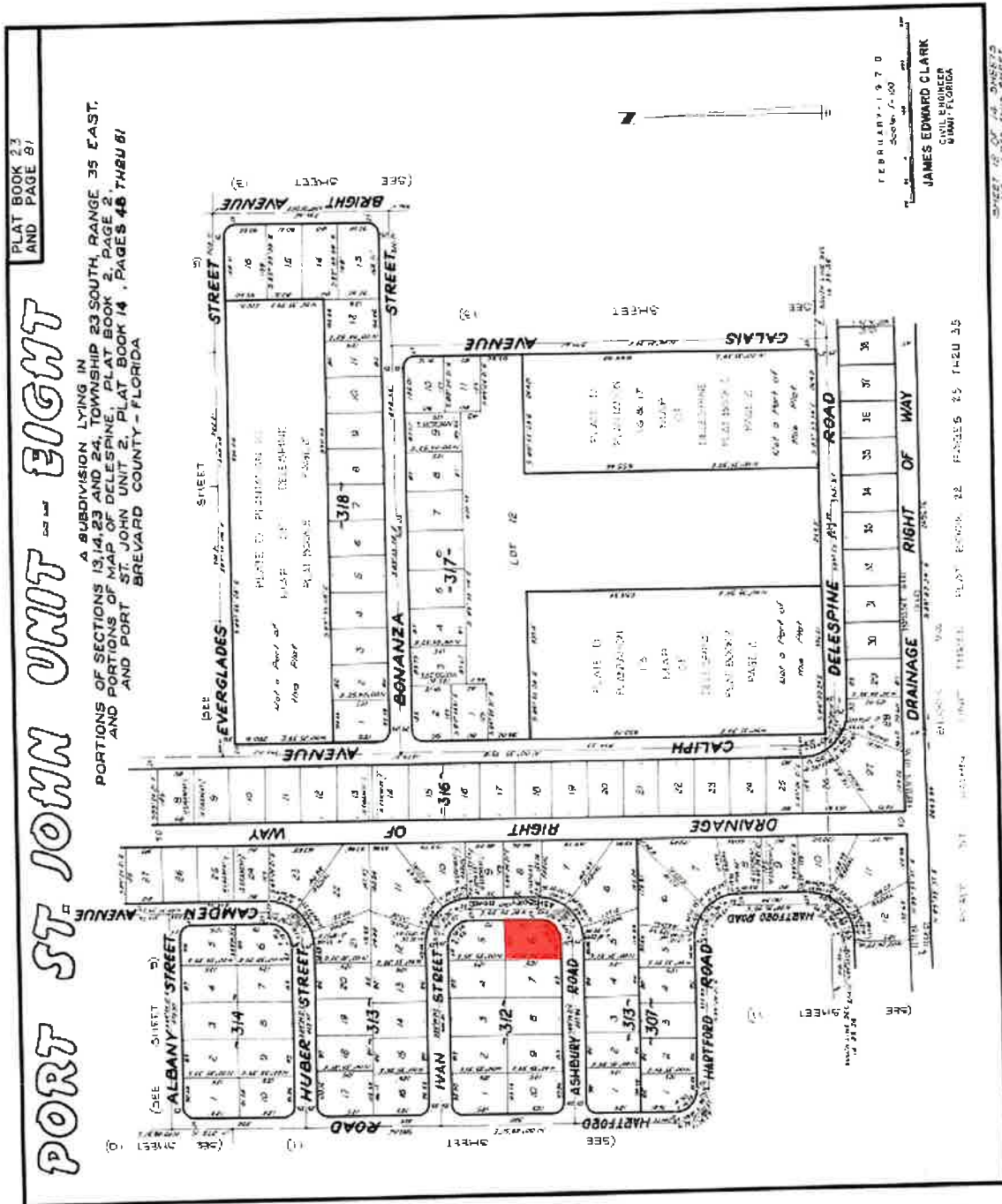


Figure 3: Copy of Plat of Port St. John Unit Eight, dedicated to Brevard County in September 1970.



# Petitioner's Sketch & Description Sheet 1 of 2

<b><u>LEGAL DESCRIPTION</u></b> SITUATED IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 35 EAST PARCEL ID# 23-35-14-JZ-312-6 PURPOSE OF SURVEY: VACATING A PORTION OF A 10.0 FOOT WDE PUBLIC UTILITY AND DRAINAGE EASEMENT, AND A 6.0 FOOT WDE PUBLIC UTILITY AND DRAINAGE EASEMENT <b><u>LEGAL DESCRIPTION:</u></b> EASEMENT VACATE 1  THAT PORTION OF A 10.0 WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:  THE WEST 50 FEET OF THE NORTH 10 FEET OF LOT 6, BLOCK 312, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 500.00 SQ.FT.+-, 0.011 ACRES +-.  EASEMENT VACATE 2  THAT PORTION OF A 6.0 WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:  THE WEST 6 FEET OF THE SOUTH 10 FEET OF THE NORTH 20 FEET OF LOT 6, BLOCK 312, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 60.00 SQ.FT.+-, 0.0014 ACRES +-.  <b><u>SURVEYOR'S NOTES:</u></b>  1. THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED DESCRIPTION IS THE CENTER LINE OF ASHBURY ROAD, BEING N 89°24'21" W AS AN ASSUMED BEARING PER PLAT OF PORT ST. JOHN UNIT EIGHT.  2. THE SKETCH ON SHEET 2 OF 2 IS NOT A BOUNDARY SURVEY, IT IS A SKETCH ONLY TO ACCOMPANY LEGAL DESCRIPTION.  3. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY ERIC NIELSEN LAND SURVEYING, INC. DATED 04-17-2020  <b><u>ABBREVIATION &amp; SYMBOL LEGEND</u></b>  <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;">           C/L = CENTERLINE            R/W = RIGHT-OF-WAY            FND = FOUND            LB = LICENSED BUSINESS            P = PLAT            M = MEASURED            I.R. = IRON ROD            L = LINE            N&amp;D = NAIL &amp; DISC         </td> <td style="width: 50%; vertical-align: top;">           I.R.C. = IRON ROD &amp; CAP            P.U.E. = PUBLIC UTILITY EASEMENT            P.U.D.E. = PUBLIC UTILITY &amp; DRAINAGE EASEMENT            A/C = AIR CONDITIONER            CONC = CONCRETE            WUP = WOOD UTILITY POLE            W/M = WATER METER            E.M. = ELECTRIC METER            W.F.S. = WOOD FRAME STRUCTURE         </td> </tr> </table>		C/L = CENTERLINE R/W = RIGHT-OF-WAY FND = FOUND LB = LICENSED BUSINESS P = PLAT M = MEASURED I.R. = IRON ROD L = LINE N&D = NAIL & DISC	I.R.C. = IRON ROD & CAP P.U.E. = PUBLIC UTILITY EASEMENT P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT A/C = AIR CONDITIONER CONC = CONCRETE WUP = WOOD UTILITY POLE W/M = WATER METER E.M. = ELECTRIC METER W.F.S. = WOOD FRAME STRUCTURE	<b>SHEET 1 OF 2</b> NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2   <div style="text-align: right;">   <i>E. Nielsen</i>      2-10-25          SURVEYOR &amp; MAPPER, PSM NO. 5386          NOT VALID UNLESS SIGNED AND SEALED       </div>	
C/L = CENTERLINE R/W = RIGHT-OF-WAY FND = FOUND LB = LICENSED BUSINESS P = PLAT M = MEASURED I.R. = IRON ROD L = LINE N&D = NAIL & DISC	I.R.C. = IRON ROD & CAP P.U.E. = PUBLIC UTILITY EASEMENT P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT A/C = AIR CONDITIONER CONC = CONCRETE WUP = WOOD UTILITY POLE W/M = WATER METER E.M. = ELECTRIC METER W.F.S. = WOOD FRAME STRUCTURE				
PREPARED FOR: ALAN H. SCOVILLE BARBARA L. SCOVILLE		PREPARED BY: ERIC NIELSEN LAND SURVEYING, INC. L.B. 6946, 12 STONE STREET, SUITE 4 COCOA, FL. 32922			
DRAWN BY: <u>NS</u>	CHECKED BY: <u>EN</u>	DRAWING NO. <u>20-141-04</u>	SECTION <u>14</u>		
DATE: <u>02-03-2025</u>	SHEET <u>1</u> OF <u>2</u>	REVISIONS _____	TOWNSHIP <u>23</u> SOUTH RANGE <u>35</u> EAST		

Figure 4: Legal Description. Sheet 1 of 2. Section 14, Township 23 South, Range 35 East. Parcel ID number: 23-35-14-JZ-312-6.

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

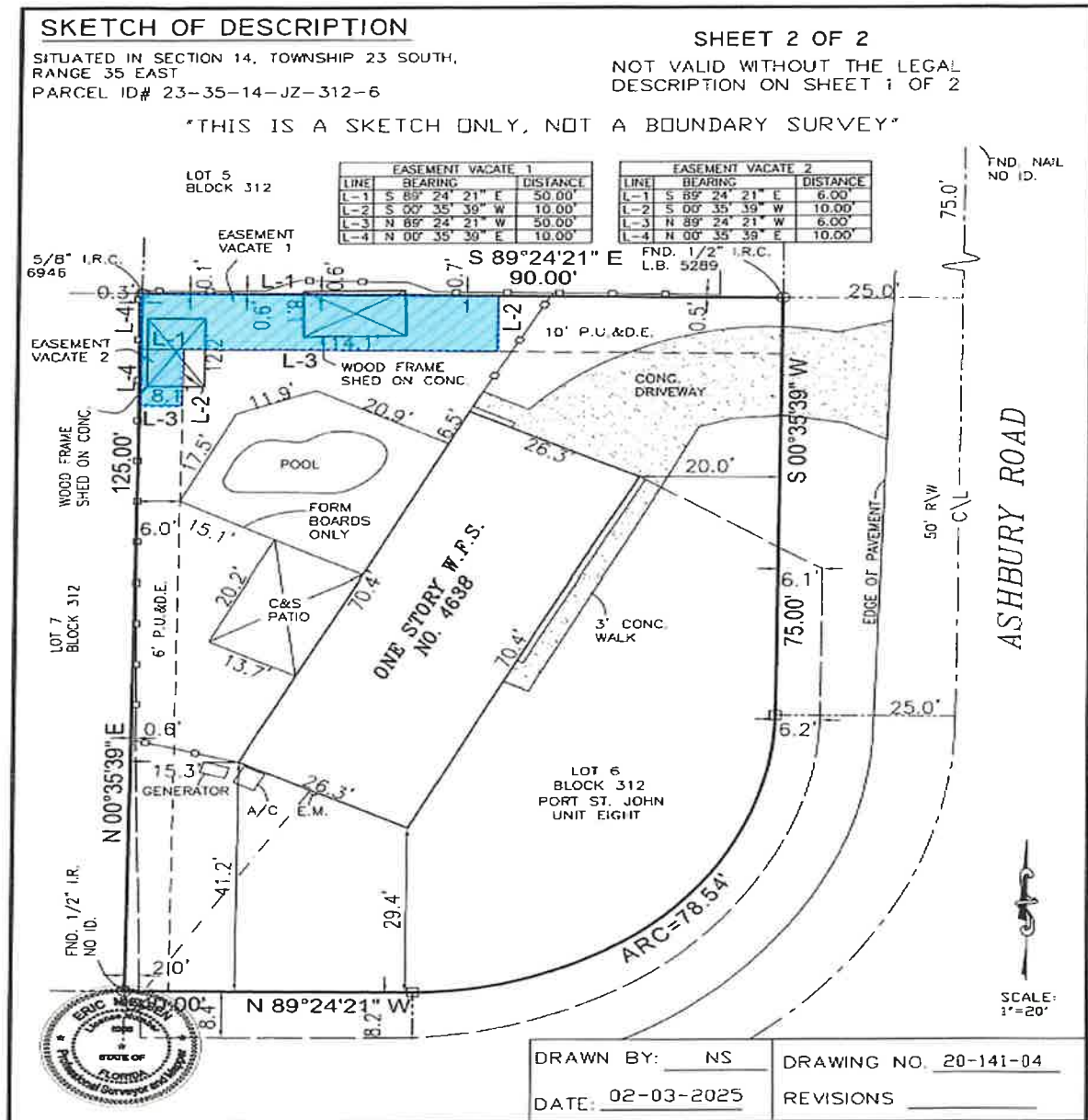


Figure 5: Sketch of Description. Sheet 2 of 2. Section 14, Township 23 South, Range 35 East. Parcel ID number: 23-35-14-JZ-312-6.

The sketch illustrates a portion of two 5.00-foot-wide public utility and drainage easements, per the Plat of Port St. John Unit Eight. The coordinates of the lot are as follows: North boundary – South 89°24'21" East 90.00 feet; East boundary – South 00°35'39" West 75.00 Feet; South boundary – North 89°24'21" West 40.00 Feet; West boundary – North 00°35'39" East 125.00 feet. Prepared by: Eric Nielsen, PLS.

## Comment Sheet

Applicant: Scoville

Updated by: Amber Holley 20250415 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20250226	20250415	Yes	No objections
FL Power & Light	20250226	20250403	Yes	No comment
At&t	20250226	20250227	Yes	No objections
Charter/Spectrum	20250226	20250227	Yes	No objections
City of Cocoa	20250226	20250226	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20250226	20250403	Yes	No objections
Land Planning	20250226	20250302	Yes	No objections
Utility Services	20250226	20250226	Yes	No objections
Storm Water	20250226	20250227	Yes	No objections
Zoning	20250226	20250302	Yes	No objections

## Public Hearing Legal Advertisement

Ad#11415852 06/23/2025

**LEGAL NOTICE**  
**NOTICE FOR THE VACATING OF**  
**TWO PUBLIC UTILITY AND**  
**DRAINAGE EASEMENTS, PLAT**  
**OF "PORT ST. JOHN UNIT**  
**EIGHT", IN SECTION 14, TOWN-**  
**SHIP 23 SOUTH, RANGE 35 EAST,**  
**COCOA, FL**

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article 11, Section 86-36, Brevard County Code, a petition has been filed by ALAN H. AND BARBARA L. SCOVILLE with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

**EASEMENT VACATE 1**  
**THAT PORTION OF A 10.0 FOOT**  
**WIDE PUBLIC UTILITY AND**  
**DRAINAGE EASEMENT**  
**DESCRIBED AS FOLLOWS: THE**  
**WEST 50 FEET OF THE NORTH**  
**10 FEET OF LOT 6, BLOCK 312,**  
**PORT ST. JOHN UNIT EIGHT, AS**  
**RECORDED IN PLAT BOOK 23,**  
**PAGES 70 THROUGH 83, OF THE**  
**PUBLIC RECORDS OF BREVARD**  
**COUNTY, FLORIDA, CONTAIN-**  
**ING 500.00 SQ.FT. +/-, 0.011 ACRES**  
**+-.**

**EASEMENT VACATE 2**  
**THAT PORTION OF A 6.0 FOOT**  
**WIDE PUBLIC UTILITY AND**  
**DRAINAGE EASEMENT**  
**DESCRIBED AS FOLLOWS: THE**  
**WEST 6 FEET OF THE SOUTH 10**  
**FEET OF THE NORTH 20 FEET**  
**OF LOT 6, BLOCK 312, PORT ST.**  
**JOHN UNIT EIGHT, AS**  
**RECORDED IN PLAT BOOK 23,**  
**PAGES 70 THROUGH 83, OF THE**  
**PUBLIC RECORDS OF BREVARD**  
**COUNTY, FLORIDA, CONTAIN-**  
**ING 60.00 SQ.FT. +/-, 0.0014**  
**ACRES +/-, PREPARED BY:**  
**ERIC NIELSEN, PSM.**

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 5:00 P.M. on July 8, 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.

Figure 8: Copy of public hearing advertisement published on June 23, 2025. See the next page for full text.

## Legal Notice Text

### LEGAL NOTICE

NOTICE FOR THE VACATING OF TWO PUBLIC UTILITY AND DRAINAGE EASEMENTS, PLAT OF "PORT ST. JOHN UNIT EIGHT", IN SECTION 14, TOWNSHIP 23 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 ALAN H. AND BARBARA L. SCOVILLE with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

#### EASEMENT VACATE 1

THAT PORTION OF A 10.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: THE WEST 50 FEET OF THE NORTH 10 FEET OF LOT 6, BLOCK 312, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 500.00 SQ.FT. +/-, 0.011 ACRES +/-,

#### EASEMENT VACATE 2

THAT PORTION OF A 6.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: THE WEST 6 FEET OF THE SOUTH 10 FEET OF THE NORTH 20 FEET OF LOT 6, BLOCK 312, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 60.00 SQ.FT. +/-, 0.0014 ACRES +/-, PREPARED BY: ERIC NIELSEN, PSM.

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## Board Meeting Date

Item Number: H.2

Motion By: Delaney

Second By: Adkinson

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

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