



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.1.

3/22/2022

Subject:

Petition to Vacate, Re: Public Drainage Easement- 275 Camino Place - "Woodland Estates Section II" Plat Book 27, Pages 41 - Melbourne Beach - William J. Beauparlant - District 3

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 part of a public drainage easement, "Woodland Estates Section II" in Section 25, Township 29 South, Range 38 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 to the Board of County Commissioners to vacate and abandon unused rights-of-way and easements. The petitioner owns Lot 14, and is requesting the vacating of a portion of a 20.00 ft. wide public drainage easement lying on the North side of Lot 14, to allow for the construction of a pool. Easement to be vacated contains 295 square feet or 0.007 acres, more or less. The property is located in Melbourne Beach South of Highway 192 and West of Highway A1A.

March 7, 2022, 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: Ext. 58346

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.



April 5, 2022

William J. Beuparlant
275 Camino Place
Melbourne Beach, FL 32951

Dear Sir/Madam:

Re: Resolution Vacating a Portion of a Public Drainage Easement in Plat "Woodland Estates Section II" Subdivision, Melbourne Beach

The Board of County Commissioners, in regular session on March 22, 2022, adopted Resolution No. 2022-029, vacating a portion of a public drainage easement in plat "Woodland Estates Section II" Subdivision, Melbourne Beach, as petitioned by you. Said Resolution has been recorded in ORBK 9465, Pages 2649 through 2453. Enclosed is a certified copy of the recorded Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

A handwritten signature in cursive script, reading "Kimberly Powell".

Kimberly Powell, Clerk to the Board

/sm

Encl. (1)

cc: Amber Holley, Public Works



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

April 5, 2022

MEMORANDUM

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

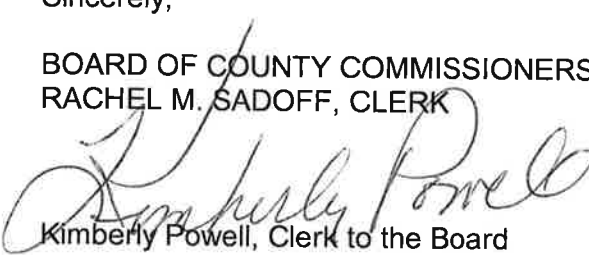
RE: Advertising Bills for Resolution Vacating a Portion of a Public Drainage Easement in Plat
"Woodland Estates Section II" Subdivision, Melbourne Beach

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 22-029, vacating a portion of a public drainage easement in plat "Woodland Estates Section II" Subdivision, Melbourne Beach. Said Resolution was adopted by the Board of County Commissioners, in regular session on March 22, 2022.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/sm

Encls. (2)

Resolution 2022 - 029

**Vacating a portion of a public drainage easement in plat "Woodland Estates Section II" Subdivision,
Melbourne Beach, Florida, lying in Section 25, Township 29 South, Range 38 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **William J. Beauparlant** with the Board of County Commissioners to vacate a public easement in Brevard County, Florida, described as follows:

SEE ATTACHED SKETCH & 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

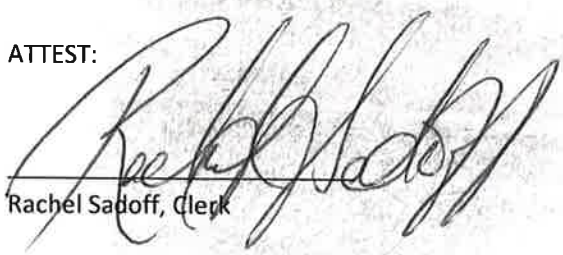
WHEREAS, the Board finds that vacating the public easement will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public easement is 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 22nd day of March, 2022 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:


Rachel Sadoff, Clerk


Kristine Zonka, Chair

As approved by the Board on:
March 22, 2022

LEGAL DESCRIPTION

PARCEL #1

PARENT PARCEL ID# 29-38-25-26-*--14

PURPOSE: EASEMENT VACATION

EXHIBIT "A"

SHEET 1 OF 2

NOT A SURVEY

NOT VALID WITHOUT
SHEET 2 OF 2

LEGAL DESCRIPTION: PARCEL #1 (PREPARED BY SURVEYOR)

A PORTION OF THE REAR 20.00 FOOT DRAINAGE EASEMENT LYING WITHIN LOT 14, WOODLAND ESTATES SECTION II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 41, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID LOT 14, THENCE S 88°28'13" E ALONG THE NORTH LINE OF SAID LOT 14 A DISTANCE OF 80.98 FEET; THENCE S 01°23'29" W 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S 88°28'13" E 59.03 FEET; THENCE S 01°23'29" W 5.00 FEET; THENCE N 88°28'13" W 59.03 FEET; THENCE N 01°23'29" E 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 295 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON C/L BEING N 01°30'45" E AS PER PLAT (SEE SKETCH)
2. THIS SKETCH AND DESCRIPTION CONTAINS TWO SHEETS. EACH SHEET IS NOT FULL OR COMPLETE WITHOUT THE OTHER.
3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON SHEET 1 OF 2.

LEGEND:

BLDG = BUILDING
BRG = BEARING
C/L = CENTERLINE
COR = CORNER
ESMT = EASEMENT
FND = FOUND
No. = NUMBER
P.B. = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PUDE = PUBLIC UTILITY AND
DRAINAGE EASEMENT
REF = REFERENCE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET

PREPARED BY: **Kane Surveying, Inc.**

FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427 FAX (321) 984-1448

PREPARED FOR AND CERTIFIED TO:

WILLIAM J. BEAUPARLANT

JOEL A. SEYMOUR, ES. 6133
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

DRAWN BY: JED	PROJECT NO. 24775	DATE: 10/8/21	DESCRIPTION	SECTION 25
DATE: 2/23/22	DRAWING: WOODLND/L14	REVISION: 2/22/22		TOWNSHIP 29 SOUTH
		REVISION: 2/23/22		RANGE 38 EAST

SKETCH OF DESCRIPTION
PARCEL #1

PARENT PARCEL ID# 29-38-25-26-*-14

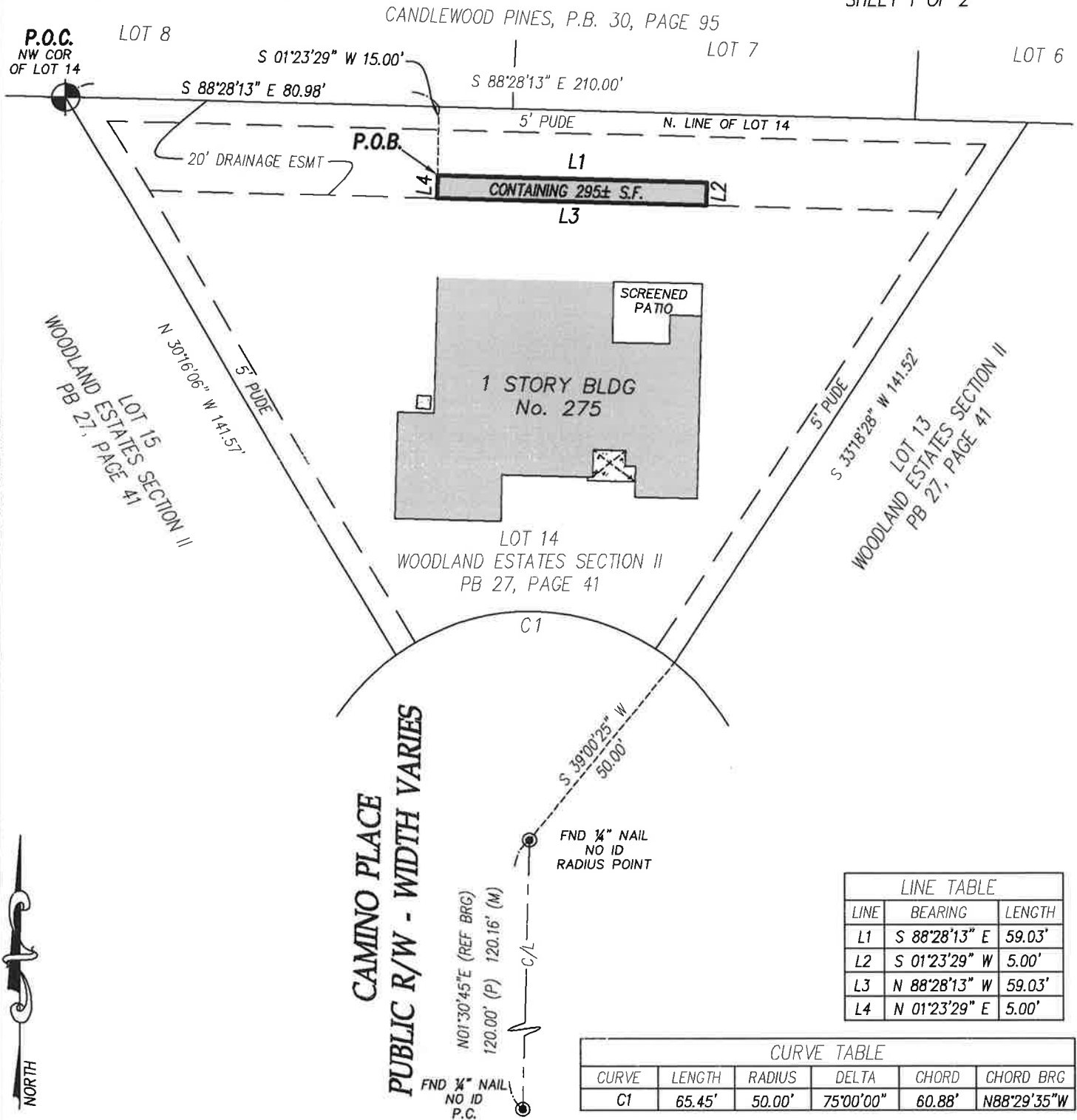
PURPOSE: EASEMENT VACATION

EXHIBIT "A"

SHEET 2 OF 2

NOT A SURVEY

NOT VALID WITHOUT
SHEET 1 OF 2



PREPARED BY:

Kane Surveying, Inc.

FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427 FAX (321) 984-1448

SCALE: 1 INCH = 30 FEET

PROJECT NO. 24775

SECTION 25

TOWNSHIP 29 SOUTH

RANGE 38 EAST



Amber Holley, Public Works Dept.
2725 JUDGE FRAN JAMIESON WAY
BLDG. A-220
VIERA, FL 32940

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, 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) dated:
or by publication on the newspaper's website, if authorized,
on

03/07/2022

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 7th of March 2022,
by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

My commission expires

Publication Cost: \$213.90

Ad No: 0005157793

Customer No: BRE-6BR327

This is not an invoice

of Affidavits 1

Ad#5157793 03/07/2022

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF
A 20.0 FT. WIDE PUBLIC DRAINAGE EASE-
MENT, PLAT OF "WOODLAND ESTATES
SECTION II" IN SECTION 25, TOWNSHIP
29 SOUTH, RANGE 38 EAST,
MELBOURNE BEACH, FL

NOTICE IS HEREBY GIVEN that pursuant
to Chapter 336.09, Florida Statutes, and
Chapter 86, Article II, Section 86-36, Bre-
vard County Code, a petition has been
filed by WILLIAM J. BEAUPANLANT with
the Board of County Commissioners of
Brevard County, Florida, to request
vacating the following described prop-
erty, to wit:

A PORTION OF THE REAR 20.00 FOOT
DRAINAGE EASEMENT LYING WITHIN
LOT 14, WOODLAND ESTATES SECTION
II, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 27, PAGE
41, PUBLIC RECORDS OF BREVARD
COUNTY, FLORIDA, BEING MORE PARTIC-
ULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST COR-
NER OF AFORESAID LOT 14, THENCE S.
88°28'13" E. ALONG THE NORTH LINE OF
SAID LOT 14 A DISTANCE OF 80.98 FEET;
THENCE S. 01°23'29" W. 15.00 FEET TO
THE POINT OF BEGINNING OF THE HERE-
IN DESCRIBED PARCEL; THENCE S.
88°28'13" E. 59.03 FEET; THENCE S.
01°23'29" W. 5.00 FEET; THENCE N.
88°28'13" W. 59.03 FEET; THENCE N.
01°23'29" E. 5.00 FEET TO THE POINT OF
BEGINNING. CONTAINING 295 SQUARE
FEET MORE OR LESS. PREPARED BY: JOEL
A. SEYMOUR, 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 March 22, 2022 at the Brevard County
Government Center Board Room, Build-
ing C, 2725 Judge Fran Jamieson Way,
Viera, Florida, at which time and place
all those for or against the same may be
heard before final action is taken.

Pursuant to Section 286.0105, Florida
Statutes, if a person decides to appeal
any decision made by the board, agency,
or commission with respect to the
vacating, he or she will need a record of
the proceedings, and that, for such pur-
pose, he or she may need to ensure that
a verbatim record of the proceedings is
made, which record includes the testi-
mony and evidence upon which the ap-
peal is based.

Persons seeking to preserve a verbatim
transcript of the record must make those
arrangements at their own expense.

The needs of hearing or visually im-
paired persons shall be met if the de-
partment sponsoring the
meeting/hearing is contacted at least 48
hours prior to the public
meeting/hearing by any person wishing
assistance.

NANCY HEYRMAN
Notary Public
State of Wisconsin



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

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, 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

Legal Notices

as published in **FLORIDA TODAY** in the issue(s) dated:
or by publication on the newspaper's website, if authorized,
on

03/29/2022

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 29th of March 2022, by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

My commission expires

Publication Cost: \$155.22

Ad No: 0005188256

Customer No: BRE-6BR327

This is not an invoice

of Affidavits 1

Ad#5188256 03/29/2022

LEGAL NOTICE

RESOLUTION VACATING A PORTION OF A PUBLIC DRAINAGE EASEMENT IN PLAT "WOODLAND ESTATES SECTION II" SUB-DIVISION, MELBOURNE BEACH, LYING IN SECTION 25, TOWNSHIP 29 SOUTH, RANGE 38 EAST - WILLIAM J. BEAUPARLANT

TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that on the 22nd day of March, 2022, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of a public drainage easement in plat "Woodland Estates Section II" subdivision, Melbourne Beach, lying in Section 25, Township 29 South, Range 38 East as petitioned by William J. Beauparlant.

LEGAL DESCRIPTION:

A PORTION OF THE REAR 20.00 FOOT DRAINAGE EASEMENT LYING WITHIN LOT 14, WOODLAND ESTATES SECTION II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 41, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID LOT 14, THENCE S. 88°28'13" E. ALONG THE NORTH LINE OF SAID LOT 14 A DISTANCE OF 80.98 FEET; THENCE S. 01°23'29" W. 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S. 88°28'13" E. 59.03 FEET; THENCE S. 01°23'29" W. 5.00 FEET; THENCE N. 88°28'13" W. 59.03 FEET; THENCE N. 01°23'29" E. 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 295 SQUARE FEET MORE OR LESS. PREPARED BY: JOEL A. SEYMOUR, PSM.

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

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA
RACHEL M. SADOFF, CLERK

BY: Kimberly Powell, Clerk to the Board

VICKY FELTY
Notary Public
State of Wisconsin

Samantha McDaniel

From: Holley, Amber <Amber.Holley@brevardfl.gov>
Sent: Tuesday, March 22, 2022 4:18 PM
To: Samantha McDaniel; Nicole Summers; Deborah Thomas
Cc: Donna Scott; Kimberly Powell
Subject: March 22, 2022 Commission Meeting
Attachments: LEGAL DESCRIPTION-BEAUPARLANT.docx

Ladies, please find attached the legal description from the approval on the 3/22 meeting.

Owner information:

- William J. Beuparlant, 275 Camino Place, Melbourne Beach, FL 32951.

Sincerely,
Amber Holley
Public Works/ Survey Dept.
321-350-8346

"Under Florida Law, email addresses are Public Records. If you do not want your e-mail address released in response to public record requests, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

This email was scanned by Bitdefender

A PORTION OF THE REAR 20.00 FOOT DRAINAGE EASEMENT LYING WITHIN LOT 14, WOODLAND ESTATES SECTION II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 41, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID LOT 14, THENCE S. $88^{\circ}28'13''$ E. ALONG THE NORTH LINE OF SAID LOT 14 A DISTANCE OF 80.98 FEET; THENCE S. $01^{\circ}23'29''$ W. 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S. $88^{\circ}28'13''$ E. 59.03 FEET; THENCE S. $01^{\circ}23'29''$ W. 5.00 FEET; THENCE N. $88^{\circ}28'13''$ W. 59.03 FEET; THENCE N. $01^{\circ}23'29''$ E. 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 295 SQUARE FEET MORE OR LESS. PREPARED BY: JOEL A. SEYMOUR, PSM.

Brevard County Property Appraiser Detail Sheet

Account 2956352
 Owners BEAUPARLANT, WILLIAM J
 Mailing Address 4247 NW 42ND TER COCONUT CREEK FL 33073
 Site Address 275 CAMINO PL MELBOURNE BEACH FL 32951
 Parcel ID 29-38-25-26-*14
 Property Use 0110 - SINGLE FAMILY RESIDENCE
 Exemptions NONE
 Taxing District 3400 - UNINCORP DISTRICT 3
 Total Acres 0.45
 Subdivision WOODLAND ESTATES SEC II
 Site Code 0001 - NO OTHER CODE APPL.
 Plat Book/Page 0027/0041
 Land Description WOODLAND ESTATES SEC II LOT 14

VALUE SUMMARY

Category	2021	2020	2019
Market Value	\$408,940	\$387,270	\$396,480
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$408,940	\$387,270	\$253,800
Assessed Value School	\$408,940	\$387,270	\$253,800
Homestead Exemption	\$0	\$0	\$25,000
Additional Homestead	\$0	\$0	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$408,940	\$387,270	\$203,800
Taxable Value School	\$408,940	\$387,270	\$228,800

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
02/20/2019	\$448,000	WD	Improved	8373/0671
02/05/2010	\$349,000	WD	Improved	6109/2196
06/27/2002	\$88,000	WD	Improved	4631/1160

Vicinity Map

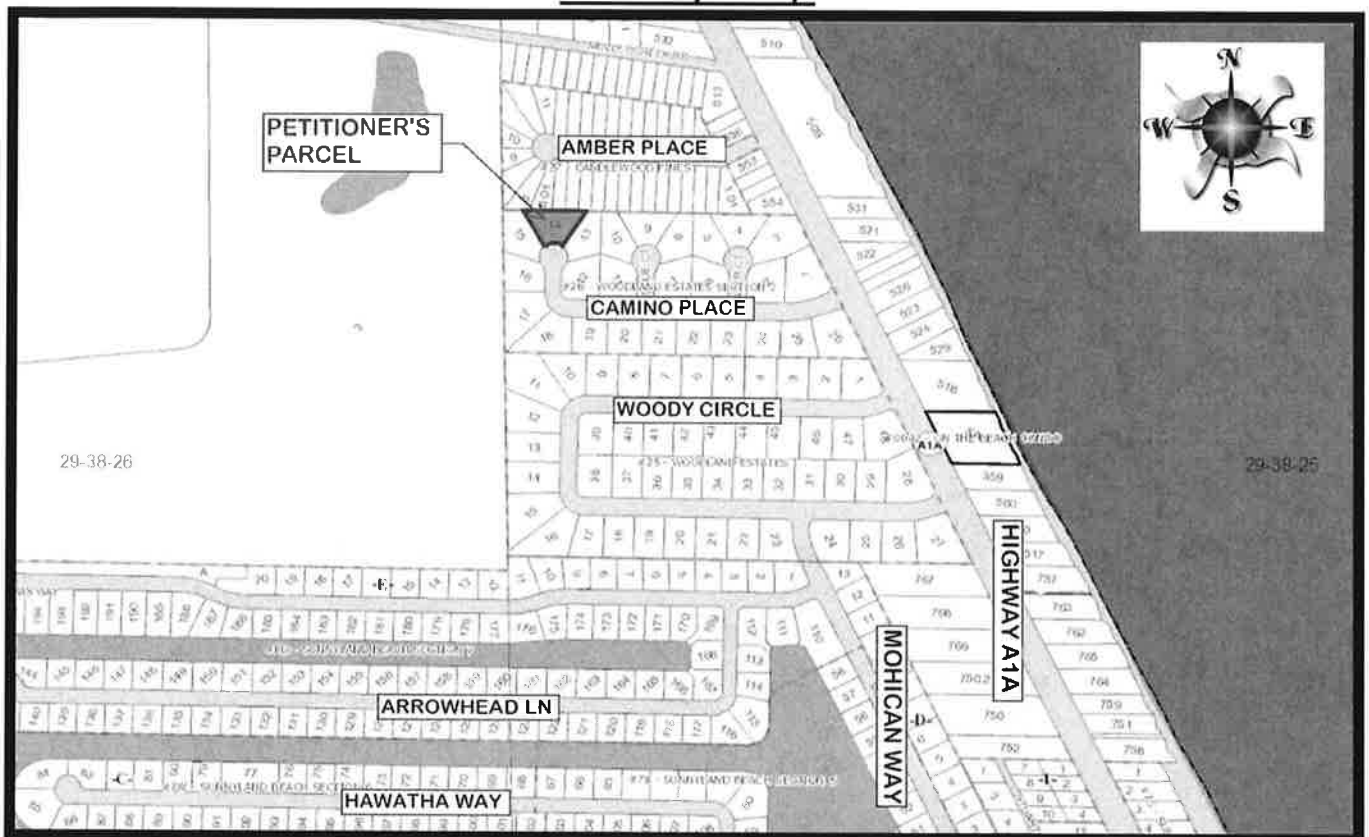


Figure 1: Map of Lot 14, Woodland Estates Section II, 275 Camino Place, Melbourne Beach, Florida, 32951.

William J. Beauparlant – 275 Camino Place –
Melbourne Beach, FL, 32951 – Lot 14, plat of
“Woodland Estates Section II” – Plat Book 27,
Page 41 – Section 25, Township 29 South,
Range 38 East – District 3 – Proposed
Vacating of a portion of a 20.0 ft. Wide Public
Drainage Easement

Aerial Map

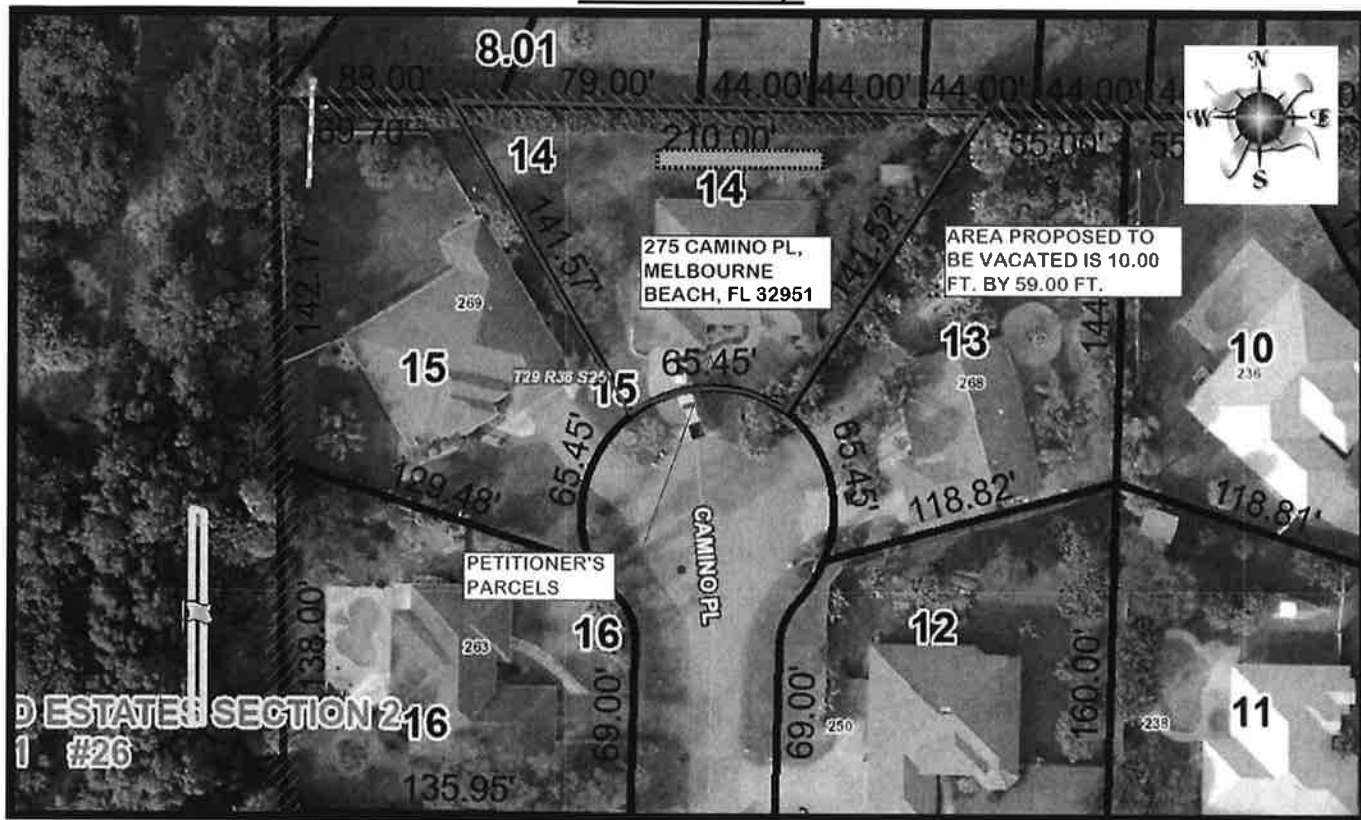


Figure 2: Aerial Map of Lot 14, Woodland Estates Section II, 275 Camino Place, Melbourne Beach, Florida, 32951.

William J. Beauparlant – 275 Camino Place –
Melbourne Beach, FL, 32951 – Lot 14, plat of
“Woodland Estates Section II” – Plat Book 27,
Page 41 – Section 25, Township 29 South,
Range 38 East – District 3 – Proposed
Vacating of a portion of a 20.0 ft. Wide Public
Drainage Easement

Plat Reference



Figure 3: Copy of plat map "Woodland Estates Section II" dedicated to Brevard County December 4, 1980.

Petitioner's Sketch & Description Sheet 1 of 2


<p>LEGAL DESCRIPTION</p> <p>PARCEL #1</p> <p>PARENT PARCEL ID# 29-38-25-26-*14</p> <p>PURPOSE: EASEMENT VACATION</p>		<p>EXHIBIT "A"</p> <p>SHEET 1 OF 2</p> <p>NOT A SURVEY</p> <p>NOT VALID WITHOUT SHEET 2 OF 2</p>		
<p>LEGAL DESCRIPTION: PARCEL #1 (PREPARED BY SURVEYOR)</p> <p>A PORTION OF THE REAR 20.00 FOOT DRAINAGE EASEMENT LYING WITHIN LOT 14, WOODLAND ESTATES SECTION 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 41, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE NORTHWEST CORNER OF AFORESAID LOT 14, THENCE S 88°28'13" E ALONG THE NORTH LINE OF SAID LOT 14 A DISTANCE OF 80.98 FEET; THENCE S 01°23'29" W 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S 88°28'13" E 59.03 FEET; THENCE S 01°23'29" W 5.00 FEET; THENCE N 88°28'13" W 59.03 FEET; THENCE N 01°23'28" E 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 295 SQUARE FEET MORE OR LESS.</p>				
<p>SURVEYOR'S NOTES:</p> <p>1. BEARINGS BASED ON C/L BEING N 01°30'45" E AS PER PLAT (SEE SKETCH)</p> <p>2. THIS SKETCH AND DESCRIPTION CONTAINS TWO SHEETS. EACH SHEET IS NOT FULL OR COMPLETE WITHOUT THE OTHER.</p> <p>3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON SHEET 1 OF 2.</p>		<p>LEGEND:</p> <p>BLDG = BUILDING BRG = BEARING C/L = CENTERLINE COR = CORNER ESMT = EASEMENT FND = FOUND No. = NUMBER P.B. = PLAT BOOK POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT REF = REFERENCE R/W = RIGHT OF WAY S.F. = SQUARE FEET</p>		
<p>PREPARED BY: Kane Surveying, Inc. FLORIDA LICENSED BUSINESS No. LB 7838 505 DISTRIBUTION DRIVE MELBOURNE, FLORIDA 32904 (321) 676-0427 FAX (321) 984-1448</p>		<p>PREPARED FOR AND CERTIFIED TO:</p> <p>WILSON W. BEAUPARAIN</p>  <p>JOEL A. SEYMOUR, License No. 6133 PROFESSIONAL SURVEYOR & MAPPER NOT VALID UNLESS SIGNED AND SEALED</p>		
DRAWN BY: JED	PROJECT NO. 24775	DATE: 10/8/21	DESCRIPTION	SECTION 25
		REVISION: 2/22/22		TOWNSHIP 29 SOUTH
DATE: 2/23/22	DRAWING: WOODLANDS/L14	REVISION: 2/23/22		RANGE 38 EAST

Figure 4: Legal Description. Sheet 1 of 2. Section 25, Township 29 South, Range 38 East. Parcel ID number: 29-38-25-26-*14.

Petitioner's Sketch & Description Sheet 2 of 2

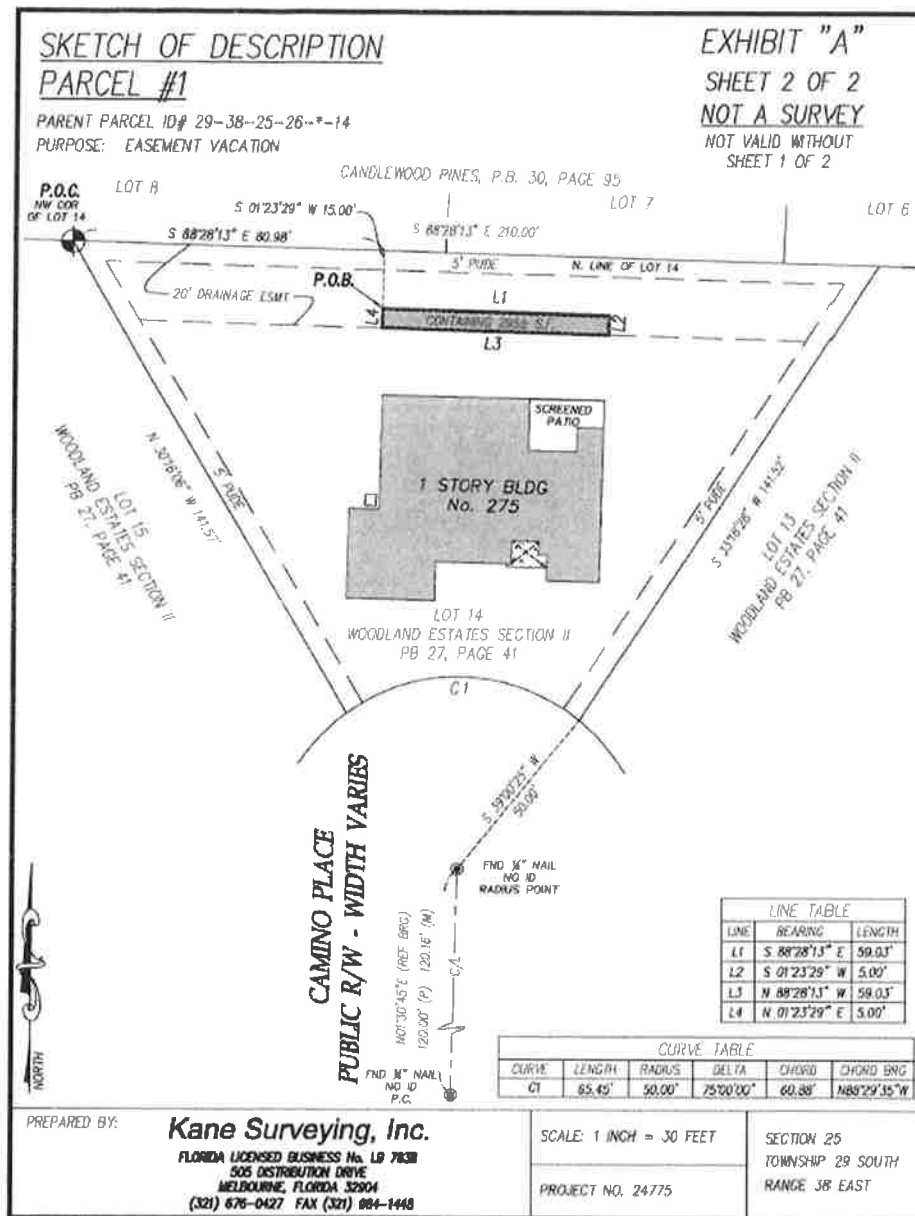


Figure 5: Sketch of description. Section 25, Township 29 South, Range 38 East. Parcel ID Number: 29-38-25-26-*14.

Sketch illustrates 5.00-foot of a 20.00-foot public drainage easement on Lot 14, Woodland Estates Section II, Melbourne Beach, Florida. The coordinate of the North line depicted is as follows. North boundary – South 88°28'13" East 210.00'; East boundary – South 33°18'28" West 141.52'; South boundary – North 88°29'35" West 65.45'; West boundary – North 30°16'06" West 141.57'. Prepared by: Joel A. Seymour, Kane Surveying, Inc., LS 6133, Project NO: 24775.

Proposed Pool Plan

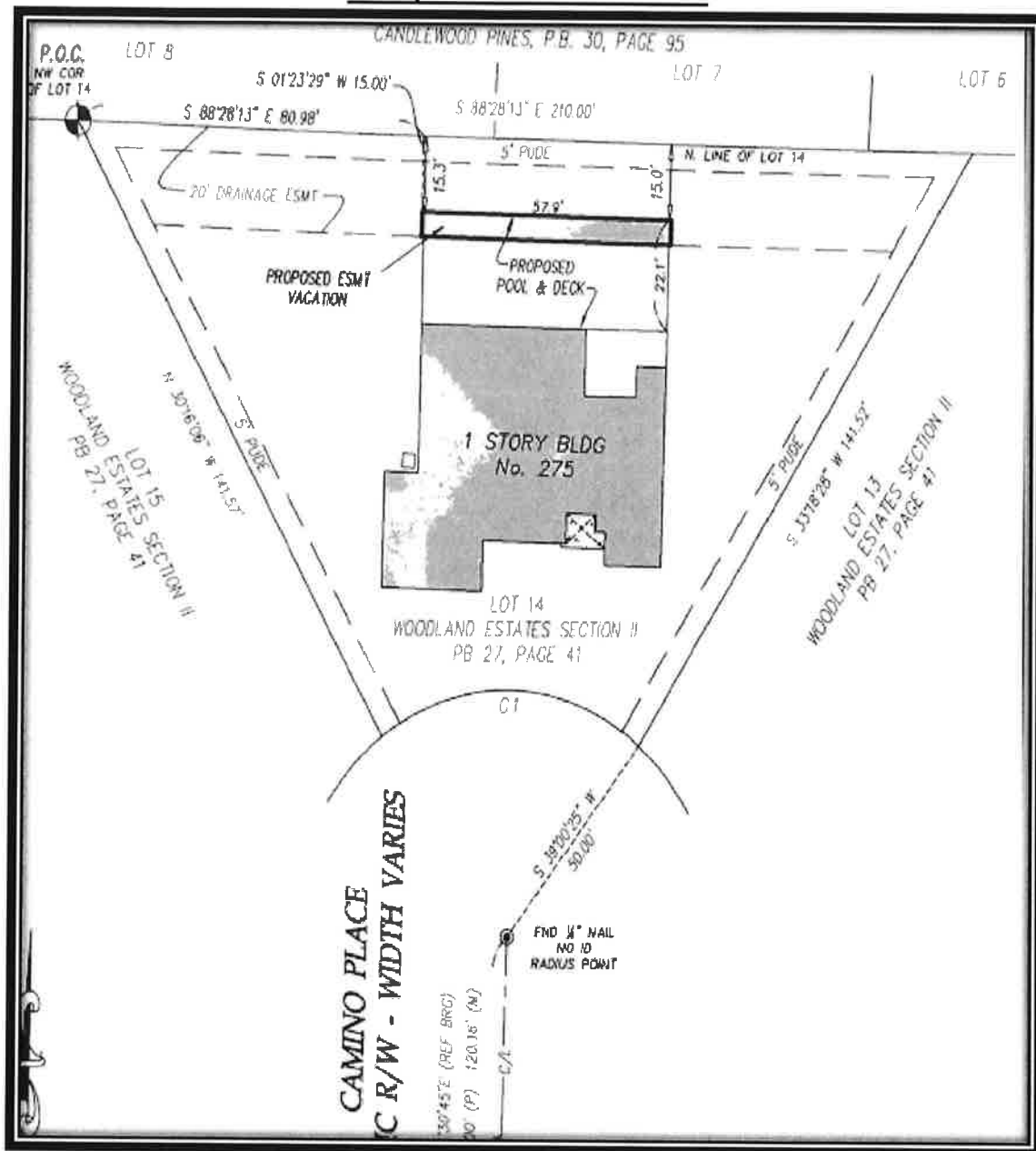


Figure 6: Proposed pool plan.

Sketch illustrates a 5.00-foot portion of a 20.00-foot public drainage easement together with the proposed pool plan for the area of the easement to be vacated. The proposed pool plan is 22.10 feet on the east and west lines and 57.90 feet on the north and south lines. Sketch also illustrates the existing single-family home all lying within Lot 14, Woodland Estates Section II, 275 Camino Place, Melbourne Beach, Florida, 32951.

Comment Sheet

Applicant: William J. Beauparlant

Updated by: Amber Holley 20211022 at 1500 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20211022	20211025	Yes	No objections
FL Power & Light	20211022	20211025	Yes	No objections
At&t	20211022	20211028	Yes	No objections
Charter/Spectrum	20211022	20211101	Yes	No objections
City of Melbourne	20211022	20211122	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20211022	20211119	Yes	No objections to 5' only
Land Planning	20211022	20211122	Yes	No objections
Utility Services	20211022	20211022	Yes	No objections
Storm Water	20211022	20211116	Yes	No objections
Zoning	20211022	20211122	Yes	No objections

Public Hearing Legal Advertisement

Ad#5157793 03/07/2022

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF
A 20.0 FT. WIDE PUBLIC DRAINAGE EASE-
MENT, PLAT OF "WOODLAND ESTATES
SECTION II" IN SECTION 25, TOWNSHIP
29 SOUTH, RANGE 38 EAST,
MELBOURNE BEACH, FL

NOTICE IS HEREBY GIVEN that pursuant
to Chapter 336.09, Florida Statutes, and
Chapter 86, Article II, Section 86-36, Bre-
vard County Code, a petition has been
filed by WILLIAM J. BEAUPARLANT with
the Board of County Commissioners of
Brevard County, Florida, to request
vacating the following described proper-
ty, to wit:

A PORTION OF THE REAR 20.00 FOOT
DRAINAGE EASEMENT LYING WITHIN
LOT 14, WOODLAND ESTATES SECTION
II, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 27, PAGE
41, PUBLIC RECORDS OF BREVARD
COUNTY, FLORIDA, BEING MORE PARTIC-
ULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST COR-
NER OF AFORESAID LOT 14, THENCE S.
88°28'13" E. ALONG THE NORTH LINE OF
SAID LOT 14 A DISTANCE OF 80.98 FEET;
THENCE S. 01°23'29" W. 15.00 FEET TO
THE POINT OF BEGINNING OF THE HERE-
IN DESCRIBED PARCEL; THENCE S.
88°28'13" E. 59.03 FEET; THENCE S.
01°23'29" W. 5.00 FEET; THENCE N.
88°28'13" W. 59.03 FEET; THENCE N.
01°23'29" E. 5.00 FEET TO THE POINT OF
BEGINNING. CONTAINING 295 SQUARE
FEET MORE OR LESS. PREPARED BY: JOEL
A. SEYMOUR, 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 March 22, 2022 at the Brevard County
Government Center Board Room, Build-
ing C., 2725 Judge Fran Jamieson Way,
Viera, Florida, at which time and place
all those for or against the same may be
heard before final action is taken.

Pursuant to Section 286.0105, Florida
Statutes, if a person decides to appeal
any decision made by the board, agency,
or commission with respect to the
vacating, he or she will need a record of
the proceedings, and that, for such pur-
pose, he or she may need to ensure that
a verbatim record of the proceedings is
made, which record includes the testi-
mony and evidence upon which the ap-
peal is based.

Persons seeking to preserve a verbatim
transcript of the record must make those
arrangements at their own expense.

The needs of hearing or visually im-
paired persons shall be met if the de-
partment sponsoring the
meeting/hearing is contacted at least 48
hours prior to the public
meeting/hearing by any person wishing
assistance.

Figure 7: Copy of public hearing advertisement as published on March 7, 2022. See next page for full text.

Legal Notice Text

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A 20.0 FT. WIDE PUBLIC DRAINAGE EASEMENT, PLAT OF "WOODLAND ESTATES SECTION II" IN SECTION 25, TOWNSHIP 29 SOUTH, RANGE 38 EAST, MELBOURNE BEACH, 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 WILLIAM J. BEAUPARLANT with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

A PORTION OF THE REAR 20.00 FOOT DRAINAGE EASEMENT LYING WITHIN LOT 14, WOODLAND ESTATES SECTION II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 41, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID LOT 14, THENCE S. 88°28'13" E. ALONG THE NORTH LINE OF SAID LOT 14 A DISTANCE OF 80.98 FEET; THENCE S. 01°23'29" W. 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S. 88°28'13" E. 59.03 FEET; THENCE S. 01°23'29" W. 5.00 FEET; THENCE N. 88°28'13" W. 59.03 FEET; THENCE N. 01°23'29" E. 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 295 SQUARE FEET MORE OR LESS. PREPARED BY: JOEL A. SEYMOUR, 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 March 22, 2022 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.