



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.2.

9/13/2022

Subject:

Petition to Vacate, Re: Public Utility & Drainage Easement- 6480 Adrian Street - "Port St. John Unit Six" Plat Book 23, Page 53 - Cocoa - Kevin & Jaclyn Mazac - 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 part of a public utility & drainage easement, "Port St. John Unit Six" in Section 21, 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 petitioner owns Lot 33, Block 211, and is requesting the vacating of a 1.00 ft. portion of a 6.00 ft. wide public utility & drainage easement on Lot 33, Block 211, to allow for the existing pool screen enclosure to be replaced. The easement to be vacated contains 36.00 square feet, more or less. The property is located in Cocoa North of Fay Boulevard and West of I-95.

On August 29, 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 the 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, 2022

MEMORANDUM

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

RE: Advertising Bills for Resolution Vacating a Public Utility and Drainage Easement in Plat "Port St. John Unit Six" Subdivision, Cocoa

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 22-109, vacating a public utility and drainage easement in Plat "Port St. John Unit Six" Subdivision, Cocoa, as petitioned by Kevin and Jaclyn Mazac. Said Resolution was adopted by the Board of County Commissioners, in regular session on September 13, 2022.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Donna Scott
for: Kimberly Powell, Clerk to the Board

/sm

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, 2022

Kevin and Jaclyn Mazac
6480 Adrian St.
Cocoa, FL 32927

Dear Sir/Madam:

Re: Resolution Vacating a Portion of a Public Utility and Drainage Easement in Plat "Port St. John Unit Six" Subdivision, Cocoa, Lying in Section 21, Township 23 South, Range 35 East

The Board of County Commissioners, in regular session on September 13, 2022, adopted Resolution No. 22-109, vacating a portion of a public utility and drainage easement in Plat "Port St. John Unit Six" Subdivision, Cocoa, lying in Section 21, Township 23 South, Range 35 East, as petitioned by you. Said Resolution has been recorded in ORBK 9621, Pages 524 through 529. Enclosed is a certified copy of the recorded Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

for Donna Scott
Kimberly Powell, Clerk to the Board

/sm

Encl. (1)

cc: Amber Holley, Public Works

Resolution 2022 - 109

**Vacating a portion of a public utility & drainage easement in plat "Port St. John Unit Six" Subdivision,
Cocoa, Florida, lying in Section 21, Township 23 South, Range 35 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **KEVIN & JACLYN MAZAC** 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, a 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(s) will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public easement(s) 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 13TH day of September, 2022 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:


Rachel Sadoff, Clerk


Kristine Zonka, Chair

As approved by the Board on:
September 13, 2022

Legal Description

Section 21, Township 23 South, Range 35 East

Parcel ID Number: 23-35-21-JX-211-33

Purpose of Survey: Vacating a portion of an Public Utility & Drainage Easement

Sheet 1 of 3

Not Valid without the Sketch on Sheet 2 of 3
or without the Detail Sketch on Sheet 3 of 3

LEGAL DESCRIPTION:

The East 1 foot of the West 6 Feet of the South 36 feet of the North 50.00 feet of Lot 33, Block 211, PORT ST. JOHN UNIT SIX, as recorded in Plat Book 23, Pages 53-59, Public Records of Brevard County, Florida.

SURVEY REPORT:

1. The intended purpose of this survey is for information only, as shown hereon.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are documents of record unrecorded deeds, easements or other instruments that could affect the boundaries to the subject property.
3. This survey does not reflect or determine ownership.
4. This survey 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 survey.
7. Bearings are assumed, referenced to S 00°20'42" W along the west line of Lot 33, Block 211.
8. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.
9. The elevations as shown hereon are references to NAVD '88 Vertical Datum from Brevard County Benchmark Designated "D5A08" having a Published Elevation of 25.375' NAVD '88.



115 Alma Blvd., Suite 102
Mailing Address: P.O. Box 541866
Merritt Island, FL, 32954
Phone: (321) 507-4811
LICENSED BUSINESS #7978

DocuSigned by:

John Campbell

90B22403C9F2459

07-18-2022 | 10:47 AM PDT

John R. Campbell
Professional Surveyor & Mapper #2591
State of Florida
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR: Kevin & Jaclyn Mazac

PREPARED BY: John R. Campbell Surveying, LLC.

ADDRESS: 115 Alma Boulevard, Suite 102, Merritt Island 32953

PHONE: (321) 507-4811

DRAWN BY: Z.A. Dyer

DATE: 01-03-2022

CHECKED BY: J.R. Campbell

Sheet 1 of 3

DRAWING NO. 2020-223

REVISIONS: 0

SECTION 21
TOWNSHIP 23 SOUTH
RANGE 35 EAST

Sketch of Description

Section 21, Township 23 South, Range 35 East
Parcel ID Number: 23-35-21-JX-211-33

Sheet 2 of 3

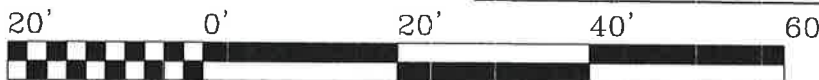
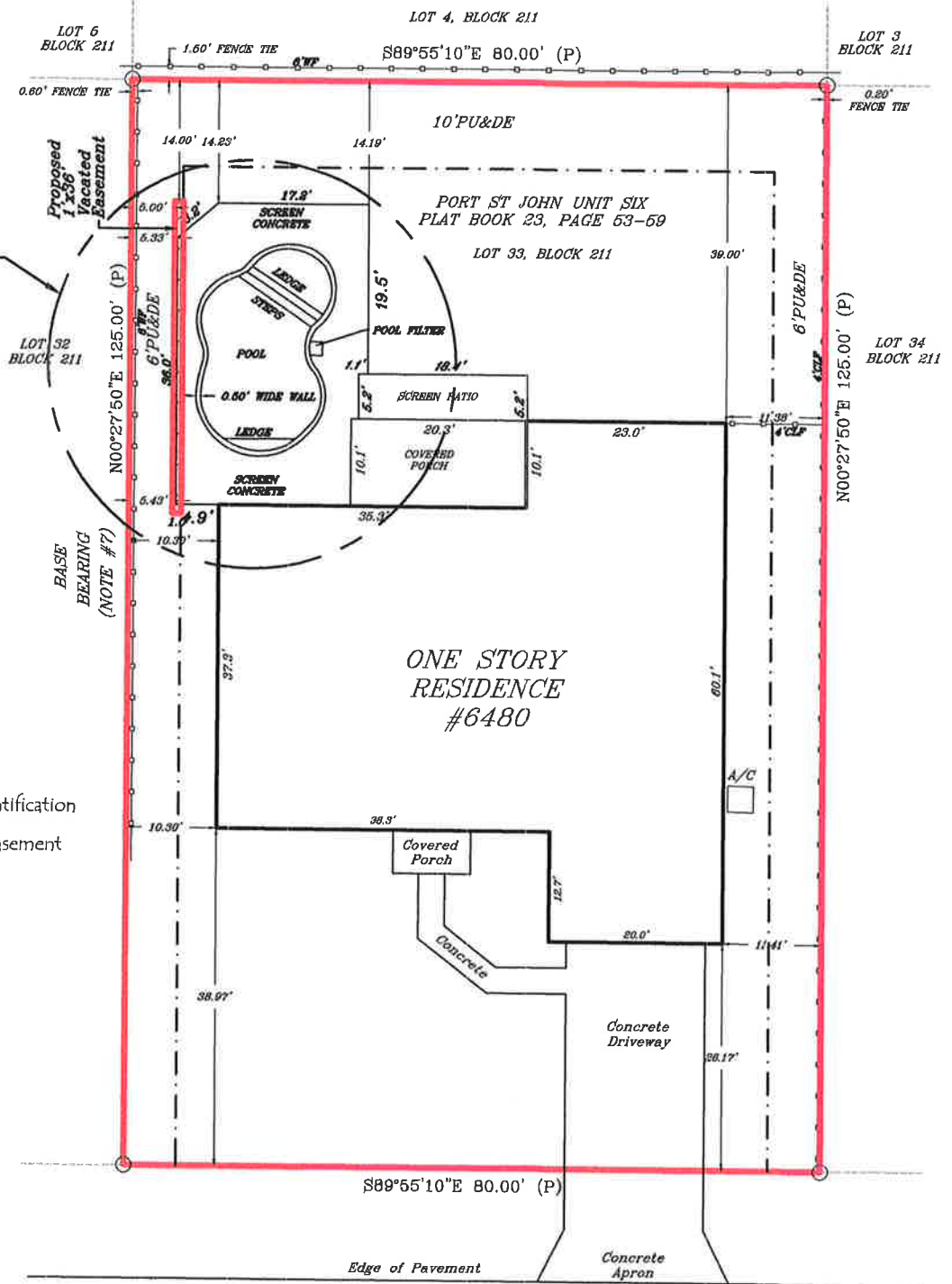
Not Valid without the Legal Description
on Sheet 1 of 3 or the Detail Sketch on
Sheet 3 of 3

See Detail Sketch
on Sheet 3 of 3



LEGEND:

- Found 5/8" Iron rebar No Identification
- PU&DE Public Utilities and Drainage Easement
- WF Wood Fence
- CLF Chain Link Fence
- (M) Measured Information
- (P) Plat Information
- A/C Air Conditioner



SCALE: 1" = 20'

PREPARED FOR: Kevin & Jaclyn Mazac

Adrian Street

60' Public Right-of-Way (Paved Asphalt)

PREPARED BY: John R. Campbell Surveying, LLC.
ADDRESS: 115 Alma Boulevard, Suite 102, Merritt Island 32953
PHONE: (321) 507-4811

DRAWN BY: Z.A. Dyer
DATE: 01-03-2022

CHECKED BY: J.R. Campbell
Sheet 2 of 3

DRAWING NO. 2020-223
REVISIONS: 0

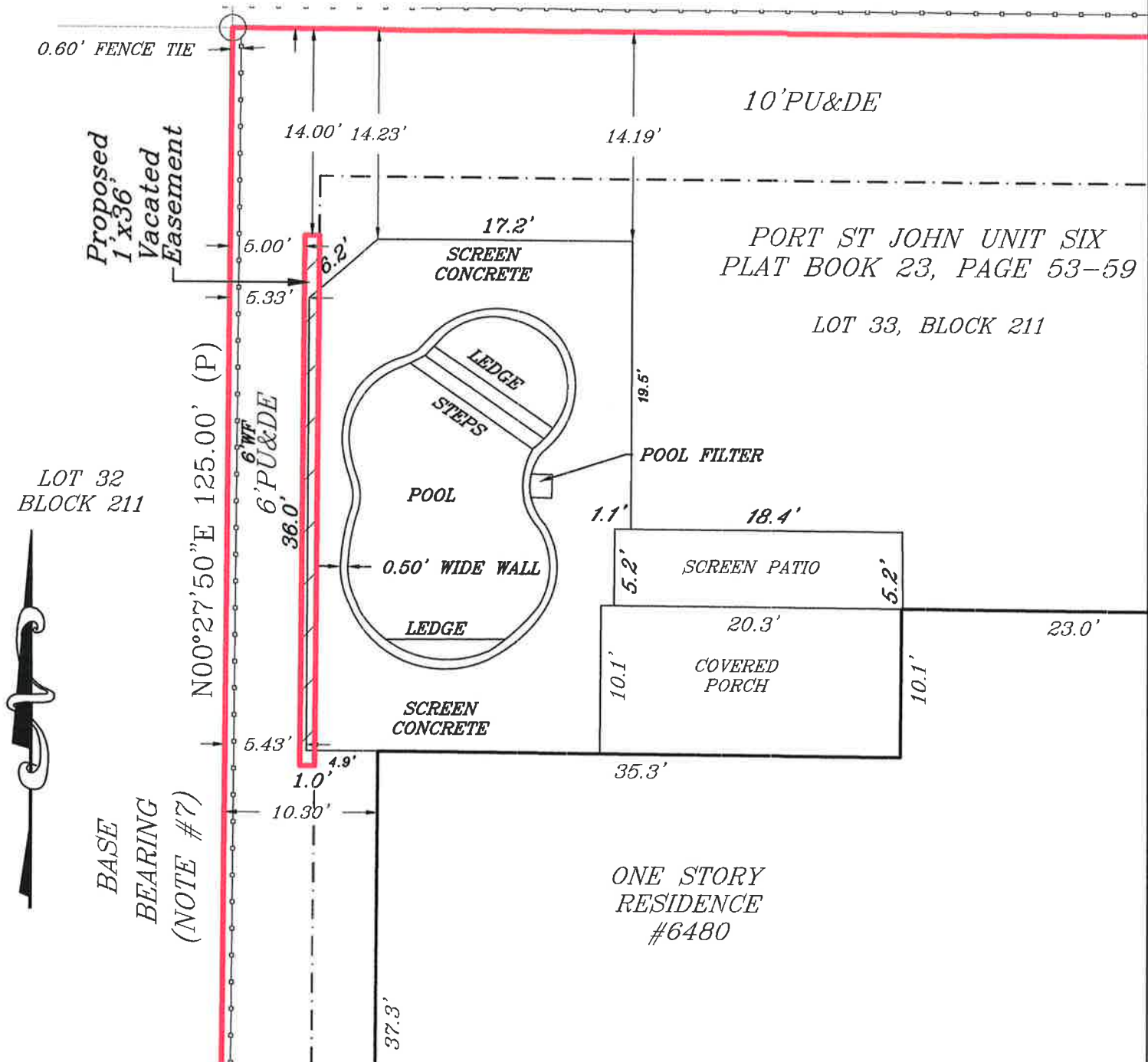
SECTION 21
TOWNSHIP 23 SOUTH
RANGE 35 EAST

Sketch of Description

Section 21, Township 23 South, Range 35 East
Parcel ID Number: 23-35-21-JX-211-33

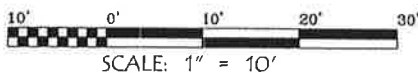
Sheet 3 of 3

Not Valid without the Legal Description
on Sheet 1 of 3 or the Sketch on Sheet 2 of 3



LEGEND:

○	Found 5/8" iron rebar No Identification	CLF	Chain Link Fence
PU&DE	Public Utilities and Drainage Easement	(M)	Measured Information
WF	Wood Fence	(P)	Plat Information
		A/C	Air Conditioner



PREPARED FOR: Kevin & Jaclyn Mazac

PREPARED BY: John R. Campbell Surveying, LLC.
ADDRESS: 115 Alma Boulevard, Suite 102, Merritt Island 32953
PHONE: (321) 507-4811

DRAWN BY: Z.A. Dyer
DATE: 01-03-2022

CHECKED BY: J.R. Campbell
Sheet 3 of 3

DRAWING NO. 2020-223
REVISIONS: 0

SECTION 21
TOWNSHIP 23 SOUTH
RANGE 35 EAST



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

Notice Public Hearing

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

08/29/2022

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 August 2022, by legal clerk who is personally known to me

[Signature]

Affiant

[Signature]
Notary State of Wisconsin County of Brown
5.15.23

My commission expires

Publication Cost: \$178.04

Ad No: 0005390086

Customer No: BRE-6BR327

This is not an invoice

of Affidavits 1

Ad#5390086 08/29/2022

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A 6.0 FT. WIDE PUBLIC UTILITY & DRAINAGE EASEMENT, PLAT OF "PORT ST. JOHN UNIT - SIX" IN SECTION 21, 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 KEVIN & JACLYN MAZAC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

THE EAST 1.00 FOOT OF THE WEST 6.00 FEET OF THE SOUTH 36.00 FEET OF THE NORTH 50.00 FEET OF LOT 33, BLOCK 211, PORT ST. JOHN UNIT SIX, AS RECORDED IN PLAT BOOK 23, PAGES 53-59, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 36.00 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 13, 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.

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

09/20/2022

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 20th of September 2022, by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

My commission expires

Publication Cost: \$138.92

Ad No: 0005417511

Customer No: BRE-6BR327

This is not an invoice

of Affidavits 1

Ad#5417511 09/20/2022
LEGAL NOTICE

RESOLUTION VACATING A PORTION OF A PUBLIC UTILITY & DRAINAGE EASEMENT IN PLAT "PORT ST. JOHN UNIT SIX" SUBDIVISION, COCOA, LYING IN SECTION 21, TOWNSHIP 23 SOUTH, RANGE 35 EAST - KEVIN AND JACLYN MAZAC

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 13TH day of September, 2022, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of a public utility and drainage easement in plat "Port St. John Unit Six" Subdivision, Cocoa, lying in Section 21, Township 23 South, Range 35 East, as petitioned by Kevin and Jaclyn Mazac.

LEGAL DESCRIPTION:

THE EAST 1.00 FOOT OF THE WEST 6.00 FEET OF THE SOUTH 36.00 FEET OF THE NORTH 50.00 FEET OF LOT 33, BLOCK 211, PORT ST. JOHN UNIT SIX, AS RECORDED IN PLAT BOOK 23, PAGES 53-59, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 36.00 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 easement.

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

NANCY HEYRMAN
Notary Public
State of Wisconsin

27
109

LEGAL NOTICE

RESOLUTION VACATING A PORTION OF A PUBLIC UTILITY& DRAINAGE EASEMENT
IN PLAT "PORT ST. JOHN UNIT SIX" SUBDIVISION, COCOA, LYING IN SECTION 21,
TOWNSHIP 23 SOUTH, RANGE 35 EAST – KEVIN AND JACLYN MAZAC

TO WHOM IT MAY CONCERN:

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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

Florida TODAY:

Please advertise in the September 20, 2022, 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.**

LEGAL DESCRIPTION:

THE EAST 1.00 FOOT OF THE WEST 6.00 FEET OF THE SOUTH 36.00 FEET OF THE NORTH 50.00 FEET OF LOT 33, BLOCK 211, PORT ST. JOHN UNIT SIX, AS RECORDED IN PLAT BOOK 23, PAGES 53-59, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. CONTAINING 36.00 SQUARE FEET MORE OR LESS. PREPARED BY: JOHN R. CAMPBELL, PSM.

Brevard County Property Appraiser Detail Sheet

Account 2306908

Owners MAZAC, KEVIN; MAZAC, JACLYN

Mailing Address 6480 ADRIAN ST COCOA FL 32927

Site Address 6480 ADRIAN ST COCOA FL 32927

Parcel ID 23-35-21-JX-211-33

Property Use 0110 - SINGLE FAMILY RESIDENCE

Exemptions HEX1 - HOMESTEAD FIRST

HEX2 - HOMESTEAD ADDITIONAL

Taxing District 1900 - UNINCORP DISTRICT 1

Total Acres 0.23

Subdivision PORT ST JOHN UNIT 6

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0023/0053

Land Description PORT ST JOHN UNIT 6 LOT 33 BLK 211

VALUE SUMMARY

Category	2022	2021	2020
Market Value	\$323,970	\$249,860	\$199,260
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$257,350	\$249,860	\$97,260
Assessed Value School	\$257,350	\$249,860	\$97,260
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	\$207,350	\$199,860	\$47,740
Taxable Value School	\$232,350	\$224,860	\$72,740

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
05/19/2020	\$273,900	WD	--	8745/2283
04/18/2016		WD	--	7606/2045
03/30/1996	--	WD	--	3553/1363

Vicinity Map

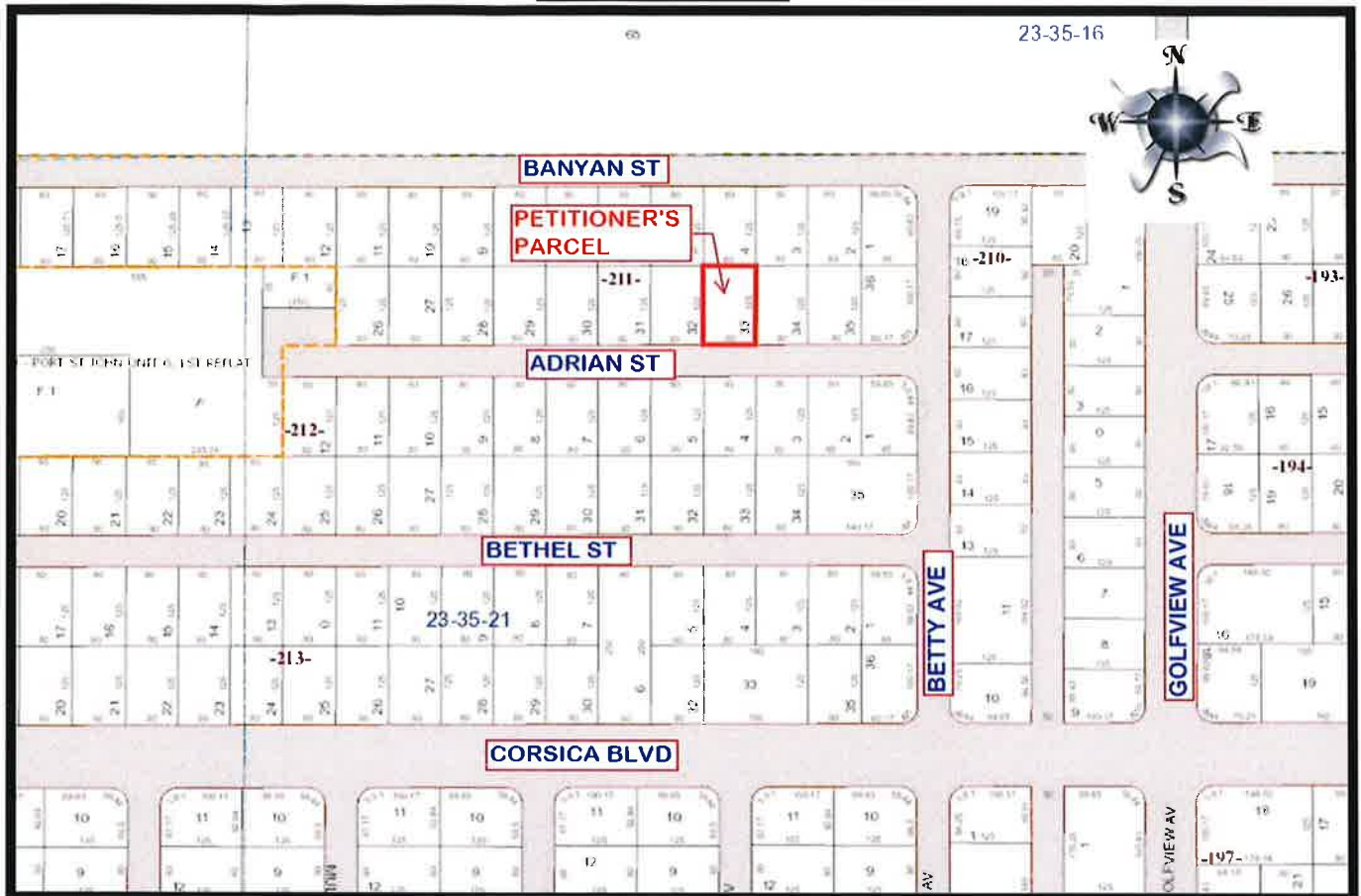


Figure 1: Map of Lot 33, Block 211, Port St. John Unit Six, 6480 Adrian Street, Cocoa, Florida, 32927.

Kevin & Jaclyn Mazac – 6480 Adrian Street –
Cocoa, FL, 32927 – Lot 33, Block 211, plat of
“Port St. John Unit Six” – Plat Book 23, Page
53 – Section 21, Township 23 South, Range 35
East – District 1 – Proposed Vacating of a 1.0
ft. portion of a 6.0 ft. Wide Public Utility &
Drainage Easement

Aerial Map

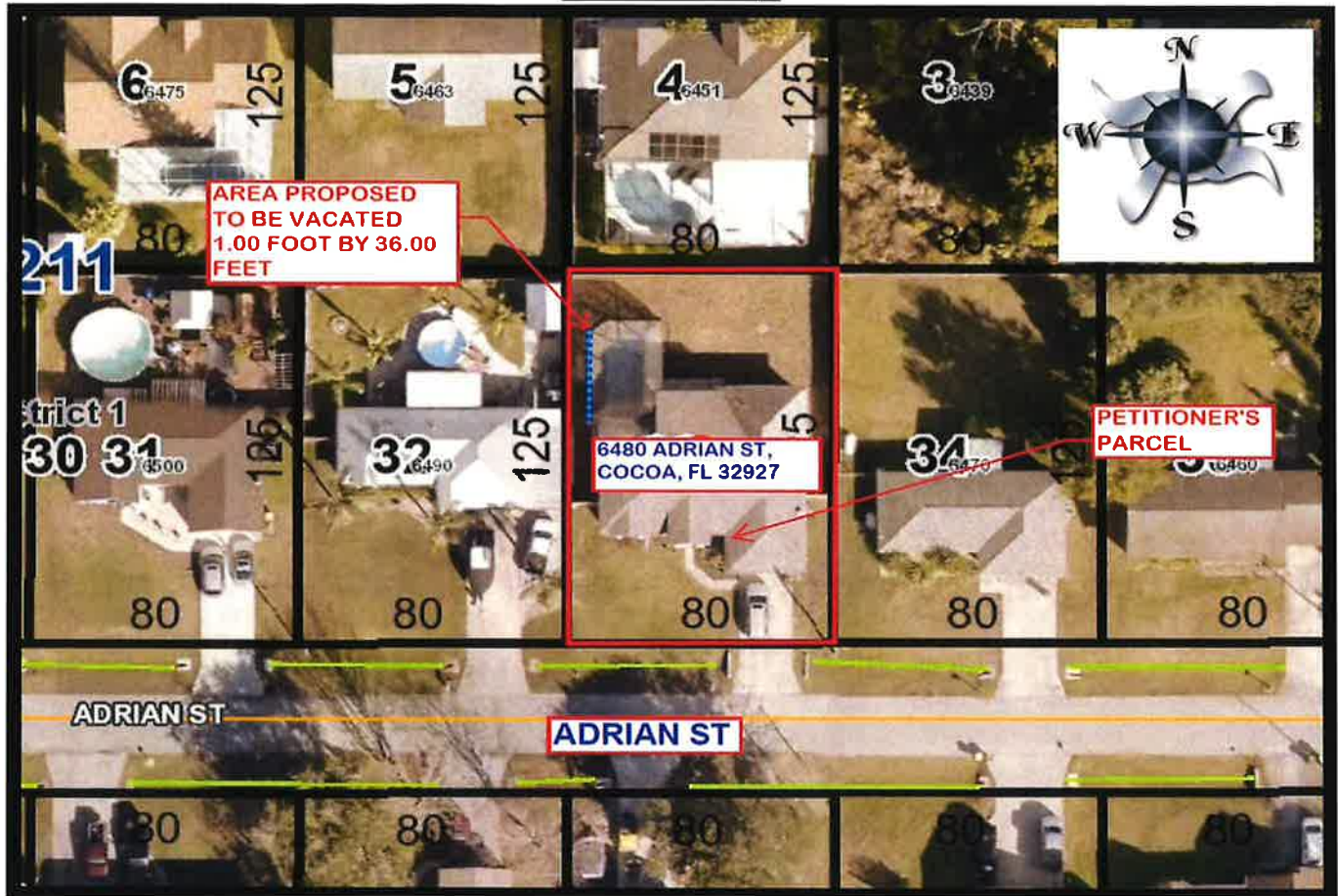


Figure 2: Aerial Map of Lot 33, Block 211, Port St. John Unit Six, 6480 Adrian Street, Cocoa, Florida, 32927.

Kevin & Jaclyn Mazac – 6480 Adrian Street –
Cocoa, FL, 32927 – Lot 33, Block 211, plat of
“Port St. John Unit Six” – Plat Book 23, Page
53 – Section 21, Township 23 South, Range 35
East – District 1 – Proposed Vacating of a 1.0
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Drainage Easement

Plat Reference

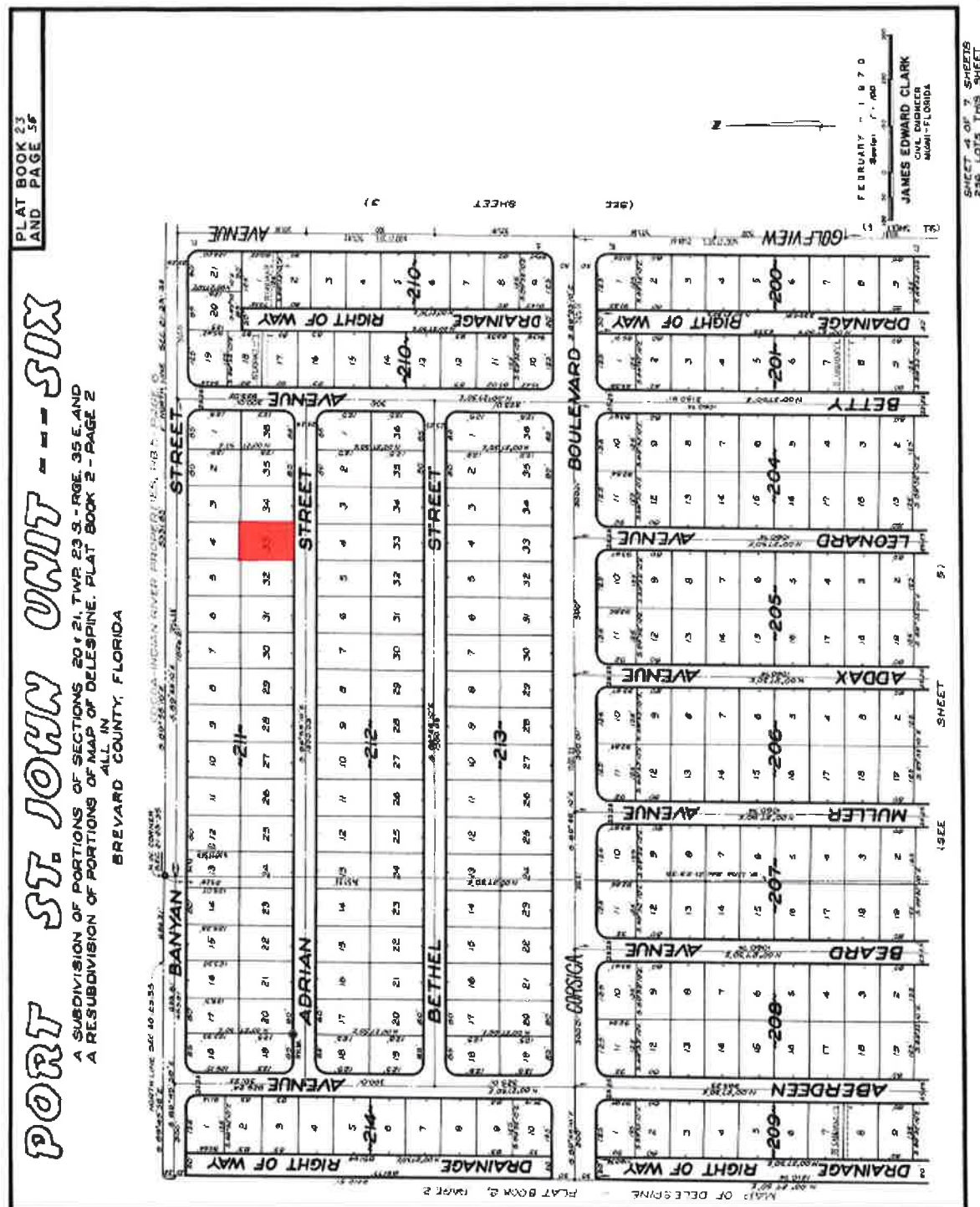


Figure 3: Copy of plat map "Port St. John Unit Six" dedicated to Brevard County on September 30, 1970.

Petitioner's Sketch & Description Sheet 1 of 3

DocuSign Envelope ID: A33E32BA-0589-48C0-BE82-7D800C79E162

Legal Description

Section 21, Township 23 South, Range 35 East

Parcel ID Number: 23-35-21-JX-211-33

Purpose of Survey: Vacating a portion of an Public Utility & Drainage Easement

Sheet 1 of 3

Not Valid without the Sketch on Sheet 2 of 3
or without the Detail Sketch on Sheet 3 of 3

LEGAL DESCRIPTION:

The East 1 foot of the West 6 Feet of the South 36 feet of the North
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SURVEY REPORT:

1. The intended purpose of this survey is for information only, as shown hereon.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are documents of record unrecorded deeds, easements or other instruments that could affect the boundaries to the subject property.
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9. The elevations as shown hereon are references to NAVD '88 Vertical Datum from Brevard County Benchmark Designated "D5A08" having a Published Elevation of 25.375' NAVD '88.



115 Alma Blvd., Suite 102
Mailing Address: P.O. Box 541866
Merritt Island, FL 32954
Phone: (321) 507-4811
LICENSED BUSINESS #7478

DocuSigned by
John R. Campbell

07-18-2022 | 10:47 AM PDT

PREPARED FOR: Kevin & Jaclyn Mazac

PREPARED BY: John R. Campbell Surveying, LLC
ADDRESS: 115 Alma Boulevard, Suite 102, Merritt Island 32953
PHONE: (321) 507-4811

DRAWN BY: Z.A. Dyer
DATE: 01-03-2022

CHECKED BY: J.R. Campbell
Sheet 1 of 3

DRAWING NO. 2020-223
REVISIONS: 0

SECTION 21
TOWNSHIP 23 SOUTH
RANGE 35 EAST

Figure 4: Legal Description. Sheet 1 of 3. Section 21, Township 23 South, Range 35 East.

Petitioner's Sketch & Description Sheet 2 of 3

DocuSign Envelope ID: A33E32BA-0589-48C0-BE82-7D800C79E162

Sketch of Description

Section 21, Township 23 South, Range 35 East
Parcel ID Number: 23-35-21-JX-211-33

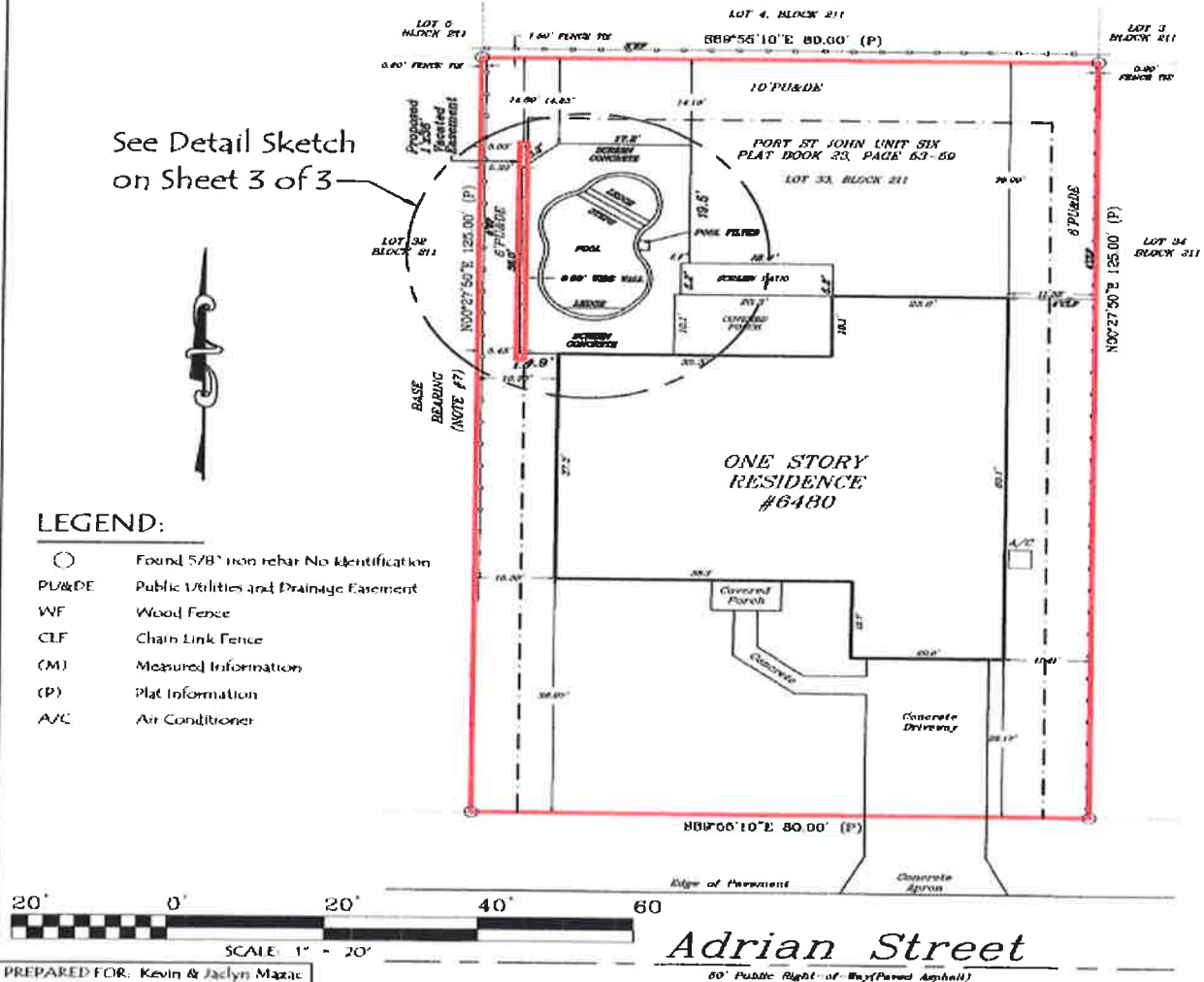
Sheet 2 of 3

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Sheet 3 of 3

See Detail Sketch
on Sheet 3 of 3

LEGEND:

- Found 5/8" non rebar No Identification
- PU&DE Public Utilities and Drainage Easement
- WF Wood Fence
- CLF Chain Link Fence
- (M) Measured Information
- (P) Plat Information
- A/C Air Conditioner



PREPARED FOR: Kevin & Jaclyn Mazac

PREPARED BY: John R. Campbell Surveying, LLC
ADDRESS: 115 Alma Boulevard, Suite 102, Merritt Island 32953
PHONE: (321) 507-4811

DRAWN BY: Z.A. Pyle
DATE: 01-03-2022

CHECKED BY: J.R. Campbell
Sheet 2 of 3

DRAWING NO: 2020-223
REVISIONS: 0

SECTION 21
TOWNSHIP 23 SOUTH
RANGE 35 EAST

Figure 5: Sketch of description. Sheet 2 of 3. Section 21, Township 23 South, Range 35 East.

The sketch illustrates a 1.00-foot portion of a 6.00-foot wide public utility & drainage easement on Lot 33, Block 211, Port St. John Unit Six, Cocoa, Florida. The coordinate of the North line depicted is as follows. North boundary – South 89°55'10" East 80.00'; East boundary – North 00°27'50" East 125.00'; South boundary – South 89°55'10" East 80.00'; West boundary – North 00°27'50" East 125.00'. Prepared by: John R. Campbell.

Petitioner's Sketch & Description Sheet 3 of 3

DocuSign Envelope ID: A33E32BA-0589-48C0-BE82-7D800C79E182

Sketch of Description

Section 21, Township 23 South, Range 35 East
Parcel ID Number: 23-35-21-JX-211-33

Sheet 3 of 3

Not Valid without the Legal Description
on Sheet 1 of 3 or the Sketch on Sheet 2 of 3

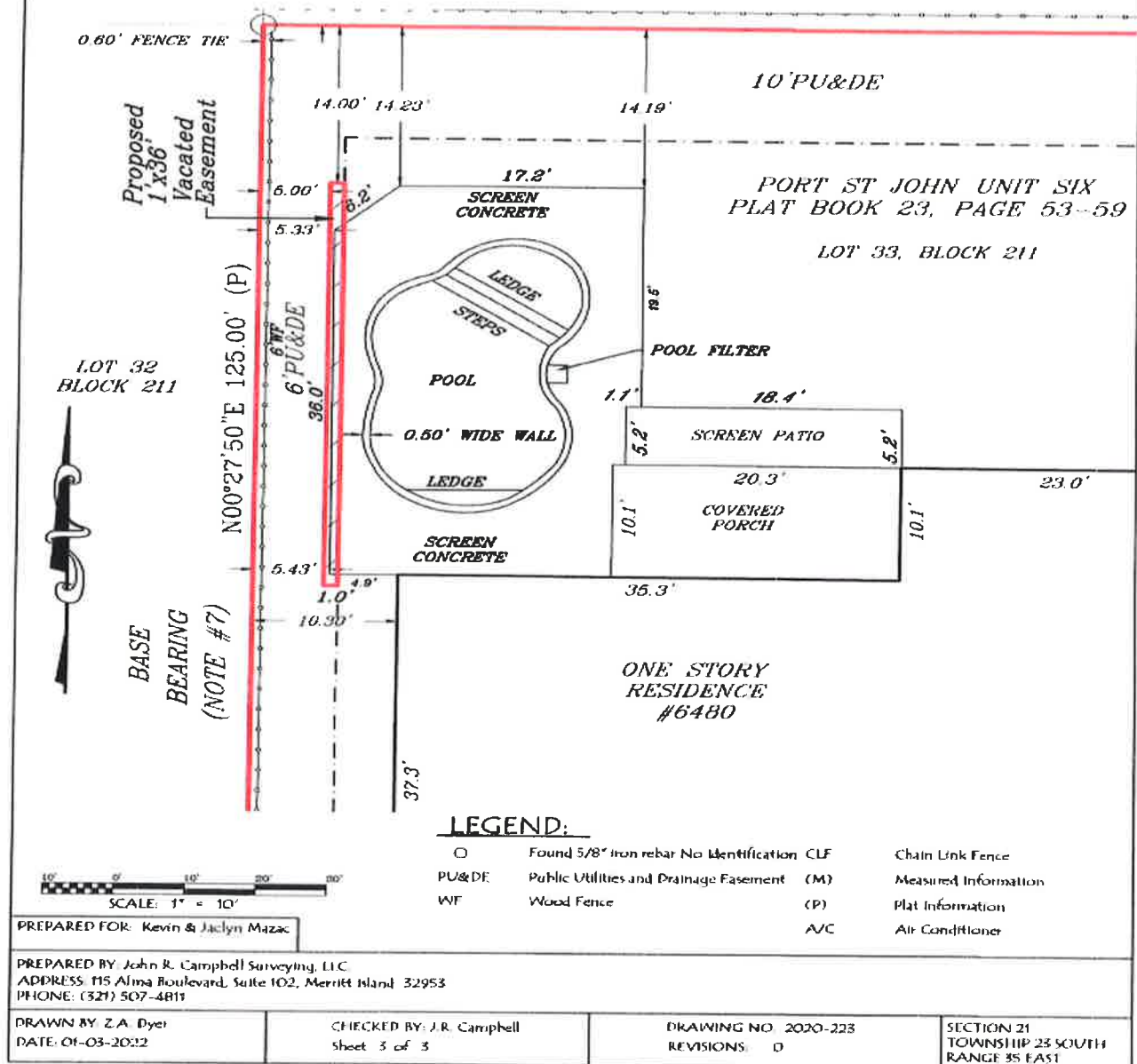


Figure 6: Sketch of description. Sheet 3 of 3. Section 21, Township 23 South, Range 35 East.

The sketch illustrates a detail of the area proposed to be vacated 1.00-foot portion of a 6.00-foot wide public utility & drainage easement on Lot 33, Block 211, Port St. John Unit Six, Cocoa, Florida. Prepared by: John R. Campbell.

Comment Sheet

Applicant: Mazac

Updated by: Amber Holley 20220824 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20220729	20220805	Yes	No objections
FL Power & Light	20220729	20220824	Yes	No Comments
At&t	20220729	20220816	Yes	No objections
Charter/Spectrum	20220729	20220802	Yes	No objections
City of Cocoa	20220729	20220801	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20220729	20220801	Yes	No objections
Land Planning	20220729	20220801	Yes	No objections
Utility Services	20220729	20220801	Yes	No objections
Storm Water	20220729	20220816	Yes	No objections
Zoning	20220729	20220801	Yes	No objections

Public Hearing Legal Advertisement

Ad#5390086

08/29/2022

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A 6.0 FT. WIDE PUBLIC UTILITY & DRAINAGE EASEMENT, PLAT OF "PORT ST. JOHN UNIT - SIX" IN SECTION 21, 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 **KEVIN & JACLYN MAZAC** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

THE EAST 1.00 FOOT OF THE WEST 6.00 FEET OF THE SOUTH 36.00 FEET OF THE NORTH 50.00 FEET OF LOT 33, BLOCK 211, PORT ST. JOHN UNIT SIX, AS RECORDED IN PLAT BOOK 23, PAGES 53-59, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. CONTAINING 36.00 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 13, 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.

Figure 7: Copy of public hearing advertisement as published on August 29, 2022. See the next page for full text.

Legal Notice Text

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