

Meeting Date
March 20, 2018



AGENDA	
Section	PUBLIC HEARING
Item No.	IV.A

**AGENDA REPORT**  
**BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS**

SUBJECT:	Petition to Vacate, Re: Part of 20.0 ft. Wide Public Utility & Drainage Easement – Fay Boulevard – “Port St. John Unit - One” –Cocoa – Jeffrey C & Ruth A. Clifford – District1 (Fiscal Impact: \$640.00 Vacating Application Fee Paid by Petitioner)
DEPT/OFFICE	Public Works Department – Surveying Section

Requested Action:

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating part of a 20.0 ft. wide public utility and drainage easement (“PU & DE”) along the north line of Lot 32, Block 14 “Port St. John Unit - One” in Section 13, Township 23 South, Range 35 East. If approved, it is requested that the Board authorize the Chairman to sign the attached Resolution approving the vacating.

Summary Explanation & Background:

Florida Statutes, Section 336.09 and Brevard County Article II, Section 86-36, provide a method to the Board of County Commissioners to vacate and abandon unused rights-of-way and easements.

The petitioners own Lot 32 and are requesting the vacating of part of the 20.0 ft. wide rear lot line PU & DE to remove the newly constructed auxiliary building and its concrete floor slab as encroachments into the easement. Easements to be vacated contain a total 101 square feet, more or less.

March 05, 2018, the legal notice was advertised in Florida TODAY informing the public of the date a public hearing would be held to consider the vacating.

All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received. The property is located in Cocoa as follows: Begin at the intersection of U. S. Highway No. 1 and Fay Boulevard; thence west 0.29 miles along Fay Boulevard to the residence on the north (right).

Fiscal Impact: The petitioners are charged \$640 for processing, advertising, and recording costs associated with the vacating of a county right-of-way or easement. These fees are deposited in Fund 0002-30265 revenue account for vacatings.

Name: [Marc.Cazessus@brevardfl.gov](mailto:Marc.Cazessus@brevardfl.gov) Phone: Ext. 57315

Exhibits Attached: Resolution, Appraisers detail sheet, vicinity map, aerial map, plat (if applicable), petitioner’s deed, boundary survey (if available), boundary survey (right-of-way vacating) or sketch and description (easement Vacating), comment summary sheet and legal notice of public hearing advertisement.

Clerk to the Board instruction: Advertise Approved Resolution Notice and Record Vacating Resolution Documents 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.

Contract / Agreement (If attached):	Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
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County Manager Frank Abbate	Assistant County Manager John P. Denninghoff	Department Director / Extension Andrew J. Holmes, P.E. / Ext. 57202 
	Interim Assistant County Manager Jim Liesenfelt	



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

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Tammy.Rowe@brevardclerk.us

April 3, 2018

**M E M O R A N D U M**

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

**RE:** Advertising Bills for Resolution Partially Vacating a 20.0 Foot Wide Public Utility and Drainage Easement on Fay Boulevard in Port St. John, Unit One, Cocoa

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 18-037, partially vacating a 20.0 foot wide public utility and drainage easement on Fay Boulevard in Port St. John, Unit One, Cocoa, as petitioned by Jeffrey C. & Ruth A. Clifford. Said Resolution was adopted by the Board of County Commissioners, in regular session on March 20, 2018.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/ds

Encls. (2)



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

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Tammy.Rowe@brevardclerk.us

April 3, 2018

Jeffrey C. & Ruth A. Clifford  
1086 Fay Boulevard  
Cocoa, FL 32927

Dear Mr. & Mrs. Clifford:

Re: Resolution Partially Vacating a 20.0 Foot Wide Public Utility and Drainage Easement on Fay Boulevard in Port St. John, Unit One, Cocoa

The Board of County Commissioners, in regular session on March 20, 2018, adopted Resolution No. 18-037, partially vacating a 20.0 foot wide public utility and drainage easement on Fay Boulevard in Port St. John, Unit One, Cocoa, as petitioned by you. Said Resolution has been recorded in ORBK 8129, Pages 795 through 799. Enclosed is a certified copy of the recorded Resolution for your records.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/ds

Encl. (1)

cc: Marc Cazessus, Public Works

**VACATING PART OF 20.0 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS IN  
"PORT ST. JOHN UNIT - ONE", COCOA, FLORIDA, LYING IN SECTION, 13, TOWNSHIP 23  
SOUTH, RANGE 35 EAST**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **JEFFREY C. AND RUTH A. CLIFFORD** with the Board of County Commissioners to vacate part of a public utility and drainage 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 a part of the public drainage and utility easement will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said part of the public utility and drainage easement is hereby vacated; and Brevard County renounces and disclaims any rights in and to said part of the easement. 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 20<sup>th</sup> day of March, 2018 A.D.

ATTEST:



SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA



RITA PRITCHETT, CHAIR

As approved by the Board on:  
March 20, 2018

# LEGAL DESCRIPTION

SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST  
PARCEL ID# 23-35-13-BE-14-32

## NOT A SURVEY

SHEET 1 OF 2

NOT VALID WITHOUT THE SKETCH  
ON SHEET 2 OF 2

PURPOSE OF SKETCH:  
VACATE A PORTION OF EASEMENT

### LEGAL DESCRIPTION:

THE EAST 33.50 FEET OF THE WEST 39.50 FEET OF THE SOUTH 3.00 FEET OF THE NORTH 20.00 FEET OF THE 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE NORTH 20.00 FEET OF LOT 32, BLOCK 14, PORT ST. JOHN UNIT ONE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 126-130, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. CONTAINING 101 SQUARE FEET MORE OR LESS.

### SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE N. RIGHT-OF-WAY LINE OF FAY BOULEVARD BEING WEST AS PER PLAT.
2. THIS IS NOT A SURVEY.
3. THIS SKETCH AND DESCRIPTION CONTAINS TWO SHEETS. EACH SHEET IS NOT FULL OR COMPLETE WITHOUT THE OTHER.
4. 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.
5. IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY KANE SURVEYING, INC., JOB NUMBER 37276, DATED 12/13/17.

#### LEGEND:

BLDG = BUILDING  
 BRG = BEARING  
 C/L = CENTERLINE  
 CLF = CHAIL LINK FENCE  
 CONC = CONCRETE  
 EOP = EDGE OF PAVEMENT  
 ESMT = EASEMENT  
 FNC = FENCE  
 FP&L = FLORIDA POWER & LIGHT COMPANY  
 LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR  
 P.B. = PLAT BOOK  
 P.C. = POINT OF CURVATURE  
 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  
 TYP = TYPICAL  
 WD = WOOD  
 WM = WATER METER



#### PREPARED FOR:

JEFFREY CLIFFORD AND RUTH CLIFFORD

PROJECT NO. 37276

DRAWN BY: JED

#### CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATE: 1/22/18

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA No. LS 6133

### Kane Surveying, Inc.

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

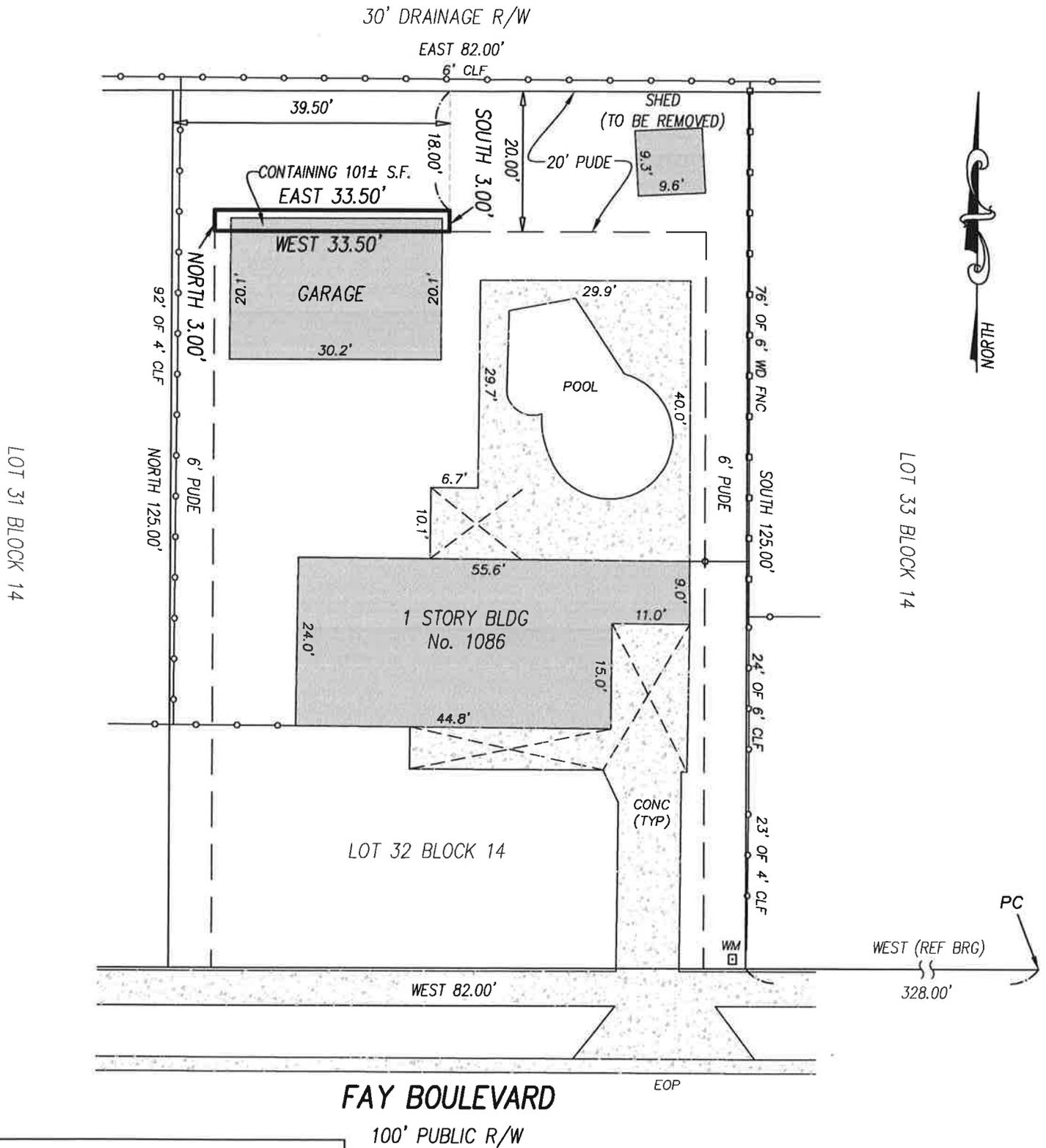
# SKETCH OF DESCRIPTION

SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST  
PARCEL ID# 23-35-13-BE-14-32

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL  
DESCRIPTION ON SHEET 1 OF 2

## NOT A SURVEY



### 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 = 20 FEET

DATE: 1/22/18

PROJECT NO. 37276

A Daily Publication By:



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

STATE OF FLORIDA COUNTY OF BREVARD:  
Before the undersigned authority personally appeared Becky Holland, 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) of:

03/05/18

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 corporation 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 5th of March 2018, by Becky Holland who is personally known to me

Adia Bell  
Notary Public for the State of Florida  
My Commission expires January 27, 2020

Publication Cost: \$204.12  
Ad No: 0002746496  
Customer No: BRE-6BR327

AD#2746496 3/5/2018  
LEGAL NOTICE  
NOTICE TO VACATE PART OF 20.0 FT. WIDE PUBLIC UTILITY & DRAINAGE EASEMENT, PLAT OF "PORT ST. JOHN UNIT - ONE" IN SECTION 13, 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 JEFFREY C. AND RUTH A. CLIF-FORD with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

SEE EXHIBIT "A"

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 9:00 A.M. on March 20, 2018 at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken.

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

Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

EXHIBIT "A"  
THE EAST 33.50 FEET OF THE WEST 39.50 FEET OF THE SOUTH 3.00 FEET OF THE NORTH 20.00 FEET OF THE 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE NORTH 20.00 FEET OF LOT 32, BLOCK 14, PORT ST. JOHN UNIT ONE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 126-130, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 1.01 SQUARE FEET MORE OR LESS, PREPARED BY: S/JOEL A. SEYMOUR, PSM



Adia Bell  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF954893  
Expires 1/27/2020

A Daily Publication By:



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

STATE OF FLORIDA COUNTY OF BREVARD:
Before the undersigned authority personally appeared
Recky Holland, 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) of:

03/24/18

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 27th of March
2018, by Recky Holland who is personally known to me

Handwritten signature of Adia Bell

Adia Bell
Notary Public for the State of Florida
My Commission expires January 27, 2020

Publication Cost: \$135.66
Ad No: 0002812199
Customer No: BRE-6BR327



Adia Bell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF954893
Expires 1/27/2020

AD#2812199, 3/24/2018
LEGAL NOTICE
RESOLUTION PARTIALLY VACATING A
20.0 FOOT WIDE PUBLIC UTILITY AND
DRAINAGE EASEMENT ON FAY BOULE-
VARD IN PORT ST. JOHN UNIT ONE,
COCOA -JEFFREY C. AND RUTH A. CLIF-
FORD

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the
20th day of March, 2018, the Board of
County Commissioners of Brevard Coun-
ty, Florida, adopted a Resolution partial-
ly vacating a 20.0 foot wide public utility
and drainage easement on Fay Boule-
vard in Port St. John Unit One, Cocoa, as
petitioned by Jeffrey C. and Ruth A. Clif-
ford.

THE EAST 33.50 FEET OF THE WEST 39.50
FEET OF THE SOUTH 3.00 FEET OF THE
NORTH 20.00 FEET OF THE 20.00 FOOT
WIDE PUBLIC UTILITY AND DRAINAGE
EASEMENT WHICH ENCUMBERS THE
NORTH 20.00 FEET OF LOT 32, BLOCK 14,
PORT ST. JOHN UNIT ONE ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 13, PAGES 126-130, PUBLIC
RECORDS OF BREVARD COUNTY, FLORI-
DA, CONTAINING 101. SQUARE FEET
MORE OR LESS, PREPARED BY JOEL A.
SEYMOUR, PSM

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

BY ORDER OF THE BOARD OF COUNTY
COMMISSIONERS OF
BREVARD COUNTY, FLORIDA
SCOTT ELLIS, CLERK
BY: Tammy Rowe, Deputy Clerk





**Classified Ad Receipt**  
**(For Info Only - NOT A BILL)**

**Customer:** BREVARD CTY PUBLIC WORKS DEPT  
**Address:** 2725 JUDGE FRAN JAMIESON WAY  
VIERA FL 32940  
USA

**Ad No.:** 0002812199  
**Pymt Method** Invoice  
**Net Amt:** \$135.66

**Run Times:** 1

**No. of Affidavits:** 1

**Run Dates:** 03/24/18

**Text of Ad:**

AD#2812199, 3/24/2018  
LEGAL NOTICE  
RESOLUTION PARTIALLY VACATING A  
20.0 FOOT WIDE PUBLIC UTILITY AND  
DRAINAGE EASEMENT ON FAY BOULE-  
VARD IN PORT ST. JOHN UNIT ONE,  
COCOA -JEFFREY C. AND RUTH A. CLIF-  
FORD

**TO WHOM IT MAY CONCERN:**

NOTICE IS HEREBY GIVEN that on the  
20th day of March, 2018, the Board of  
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THE EAST 33.50 FEET OF THE WEST 39.50  
FEET OF THE SOUTH 3.00 FEET OF THE  
NORTH 20.00 FEET OF THE 20.00 FOOT  
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EASEMENT WHICH ENCUMBERS THE  
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TO THE PLAT THEREOF, AS RECORDED IN  
PLAT BOOK 13, PAGES 126-130, PUBLIC  
RECORDS OF BREVARD COUNTY, FLORI-  
DA, CONTAINING 101 SQUARE FEET  
MORE OR LESS, PREPARED BY JOEL A.  
SEYMOUR, PSM

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

BY ORDER OF THE BOARD OF COUNTY  
COMMISSIONERS OF  
BREVARD COUNTY, FLORIDA  
SCOTT ELLIS, CLERK  
BY: Tammy Rowe, Deputy Clerk

LEGAL NOTICE

RESOLUTION PARTIALLY VACATING A 20.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ON FAY BOULEVARD IN PORT ST. JOHN UNIT ONE, COCOA – JEFFREY C. AND RUTH A. CLIFFORD

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 20<sup>th</sup> day of March, 2018, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution partially vacating a 20.0 foot wide public utility and drainage easement on Fay Boulevard in Port St. John Unit One, Cocoa, as petitioned by Jeffrey C. and Ruth A. Clifford.

**SEE ATTACHED EXHIBIT "A"**

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  
SCOTT ELLIS, CLERK  
BY: Tammy Rowe, Deputy Clerk

**Florida TODAY:**

Please advertise in the March 24, 2018, issue of the Florida TODAY.

**Bill the Board of County Commissioners Account Number 6BR327  
and forward bill and proof of publication to:**

**Marc Cazessüs, Public Works Department  
2725 Judge Fran Jamieson Way, Bldg. A-220  
Viera, FL 32940**

LEGAL DESCRIPTION:

**EXHIBIT "A"**

THE EAST 33.50 FEET OF THE WEST 39.50 FEET OF THE SOUTH 3.00 FEET OF THE NORTH 20.00 FEET OF THE 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE NORTH 20.00 FEET OF LOT 32, BLOCK 14, PORT ST. JOHN UNIT ONE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 126-130, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. CONTAINING 101 SQUARE FEET MORE OR LESS. PREPARED BY JOEL A. SEYMOUR, PSM



**Brevard County Property Appraiser**  
 Titusville • Merritt Island • Viera • Melbourne • Palm Bay  
 PROPERTY DETAILS

Phone: (321) 264-6700  
<https://www.bcpao.us>

Account 2301577  
 Owners Clifford, Jeffrey C; Clifford, Ruth A  
 Mailing Address 1086 Fay Blvd Cocoa FL 32927  
 Site Address 1086 Fay Blvd Cocoa FL 32927  
 Parcel ID 23-35-13-BE-14-32  
 Property Use 0110 - Single Family Residence  
 Exemptions HEX1 - Homestead First  
 HEX2 - Homestead Additional  
 Taxing District 1900 - Unincorp District 1  
 Total Acres 0.24  
 Subdivision Port St John Unit 1  
 Site Code 0307 - Fay Blvd  
 Plat Book/Page 0013/0126  
 Land Description Port St John Unit 1 Lot 32 Blk 14



**VALUE SUMMARY**

Category	2017	2016	2015
Total Market Value	\$85,610	\$71,120	\$65,040
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$50,950	\$49,910	\$49,570
Assessed Value School	\$50,950	\$49,910	\$49,570
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$950	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$25,000	\$24,910	\$24,570
Taxable Value School	\$25,950	\$24,910	\$24,570

**SALES/TRANSFERS**

Date	Price	Type	Parcel	Deed
12/01/1978	\$31,000	-	-	1975/0832
02/28/1978	-	QC	-	1865/1012
03/01/1969	\$14,000	-	-	1069/0851

**BUILDINGS**

**PROPERTY DATA CARD #1**

Building Use	Year Built	Story Height	Floors	Residential Units	Commercial Units
0110 - Single Family Residence	1969	8	1	1	0

**Materials**

Exterior Wall: Stucco  
 Frame: Masnryconc  
 Roof: Asph/Asb Shngl  
 Roof Structure: Hip/Gable

**Sub Areas**

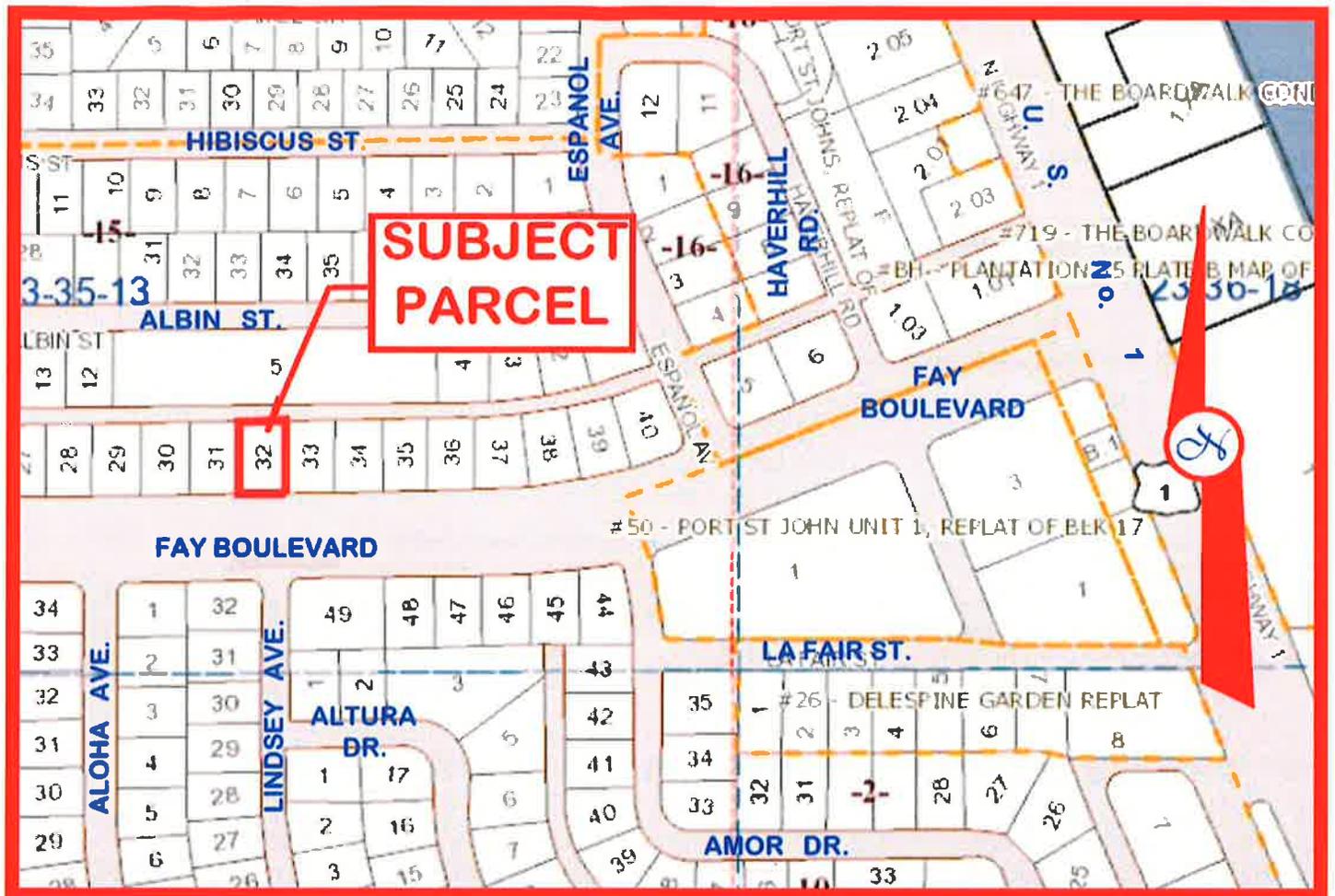
Base Area (1st) 1056  
 Carport 220  
 Open Porch 140  
 Utility Room 99  
 Total Base Area 1056  
 Total Sub Area 1515

**Extra Features**

Pool: Residential 1  
 Screen Enclosure: Average 130  
 Pool Deck 698  
 All Screen: 1 Story 1090

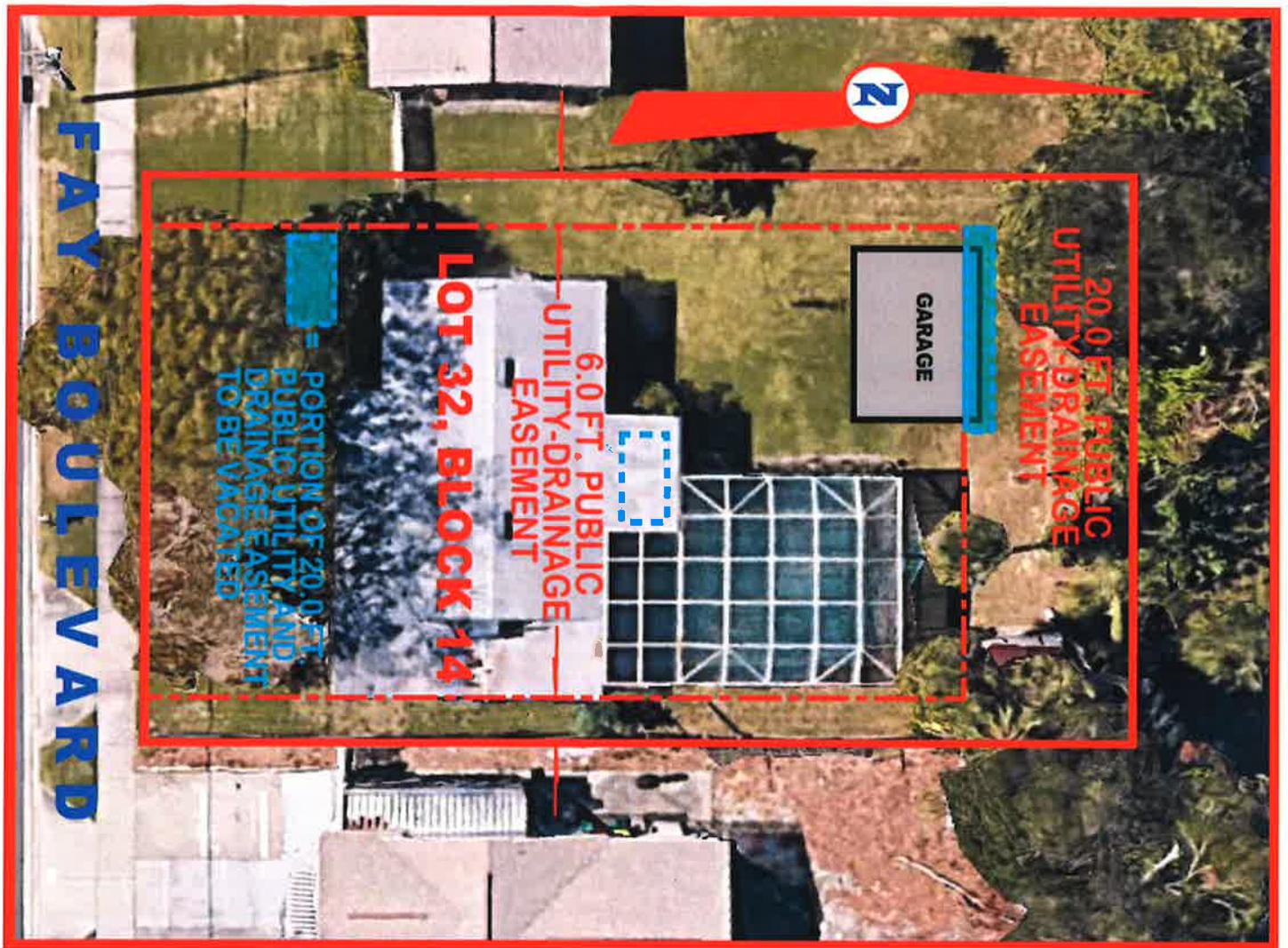
**Additional Extra Features**

No Data Found



## VICINITY MAP

Jeffrey C. & Ruth A. Clifford – 1086 Fay Boulevard, Cocoa, FL, 32927 – Lot 32, Block 14, plat of “Port St. John Unit – One” – Plat Book 13, Page 126 – Section 13, Township 23 South, Range 35 East – District 1 – Proposed Partial Vacating of a 20.0 ft. wide Public Utility and Drainage Easement



## A E R I A L M A P

Jeffrey C. & Ruth A. Clifford – 1086 Fay Boulevard, Cocoa, FL, 32927 – Lot 32, Block 14, plat of “Port St. John Unit – One” – Plat Book 13, Page 126 – Section 13, Township 23 South, Range 35 East – District 1 – Proposed Partial Vacating of a 20.0 ft. wide Public Utility and Drainage Easement





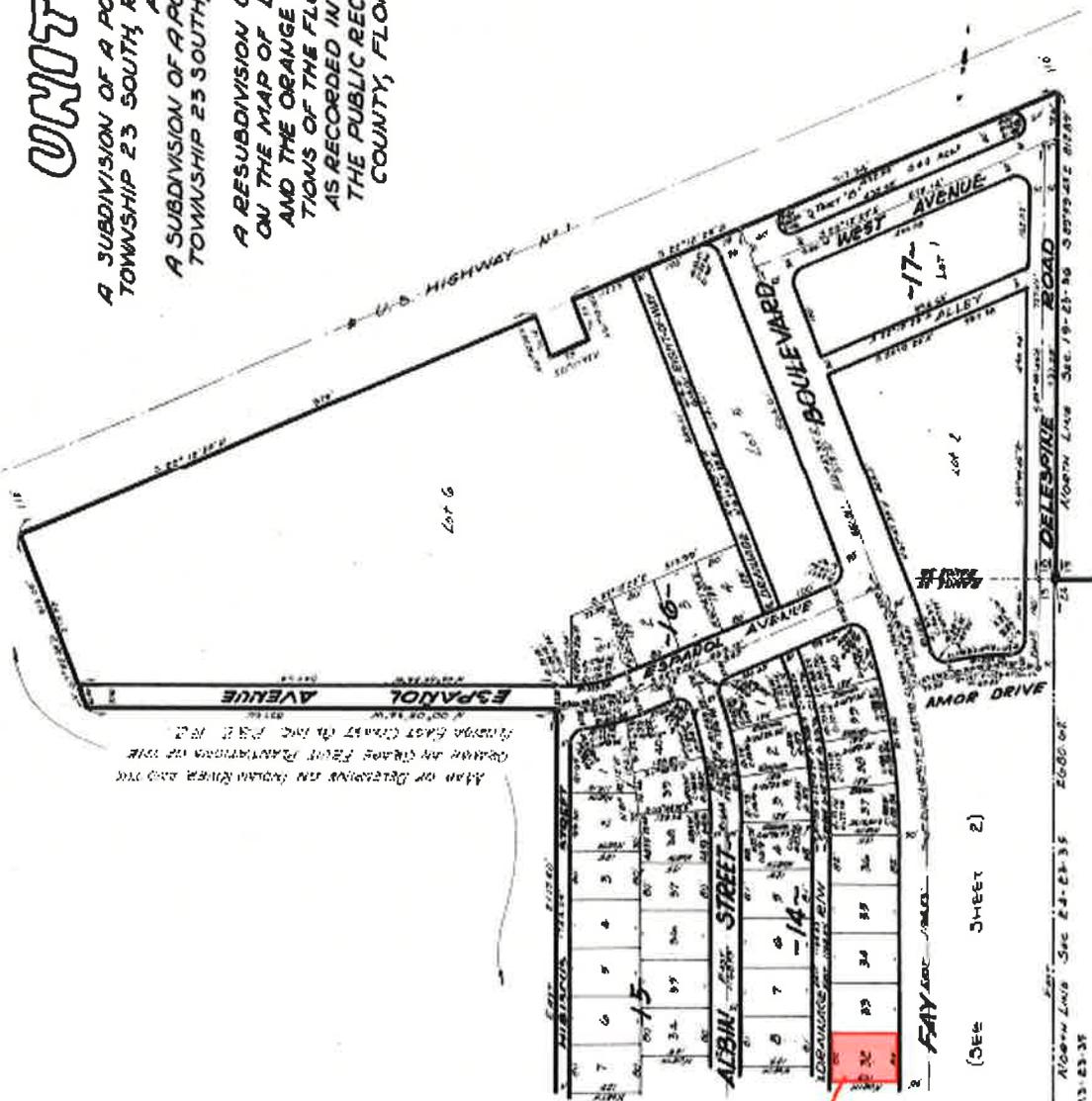
File No. 19 190

# PORT ST. JOHN UNIT ONE

A SUBDIVISION OF A PORTION OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 35 EAST.

AND A SUBDIVISION OF A PORTION OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 36 EAST.

AND A RESUBDIVISION OF CERTAIN BLOCKS SHOWN ON THE MAP OF DELESPINE ON INDIAN RIVER AND THE ORANGE AND GRAPEFRUIT PLANTATIONS OF THE FLORIDA EAST COAST CO. INC. AS RECORDED IN PLAT BOOK 2, PAGE 2 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



**SUBJECT PARCEL**

**PLAT REFERENCE:**  
**SHEET 3 OF 3**

ARTHUR I. ORF  
CIVIL ENGINEER  
CORAL GABLES, FLORIDA

SHEET 3 OF 5 SHEETS

M19B

WARRANTY DEED  
INDIVID TO INDIVID

DEPT RECS 1975 PAGE 832

RECORDED AND VERIFIED

CLERK OF PUBLIC COURT  
BREVARD COUNTY, FLA.

PAMCO FORM 04

**This Warranty Deed** Made the 4th day of December A. D. 1978 by

Lewis James George, Jr. A/K/A L.J. George, Jr.

hereinafter called the grantor, to

Jeffrey C. Clifford and Ruth A. Clifford, his wife

whose postoffice address is 1086 Fay Blvd, Port St. John, Florida 32922  
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

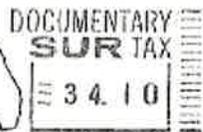
**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, re-mises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

Lot 32, Block 14, Port St. John, Unit One, according to the plat thereof, as recorded in Plat Book 13, pages 126 thru 130, of the public records of Brevard county, Florida.

BREVARD COUNTY



BREVARD COUNTY  
220972



**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

**To Have and to Hold,** the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1978

Subject to:

- A. Restrictions, easements, reservations and limitations of record, if any; said restrictions shall not operate to reimpose the same.
- B. Zoning Ordinances affecting said property.

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*

*[Signature]*  
L.J. George, Jr.

L.S.  
L.S.

STATE OF Florida  
COUNTY OF Brevard

SPACE BELOW FOR RECORDERS USE

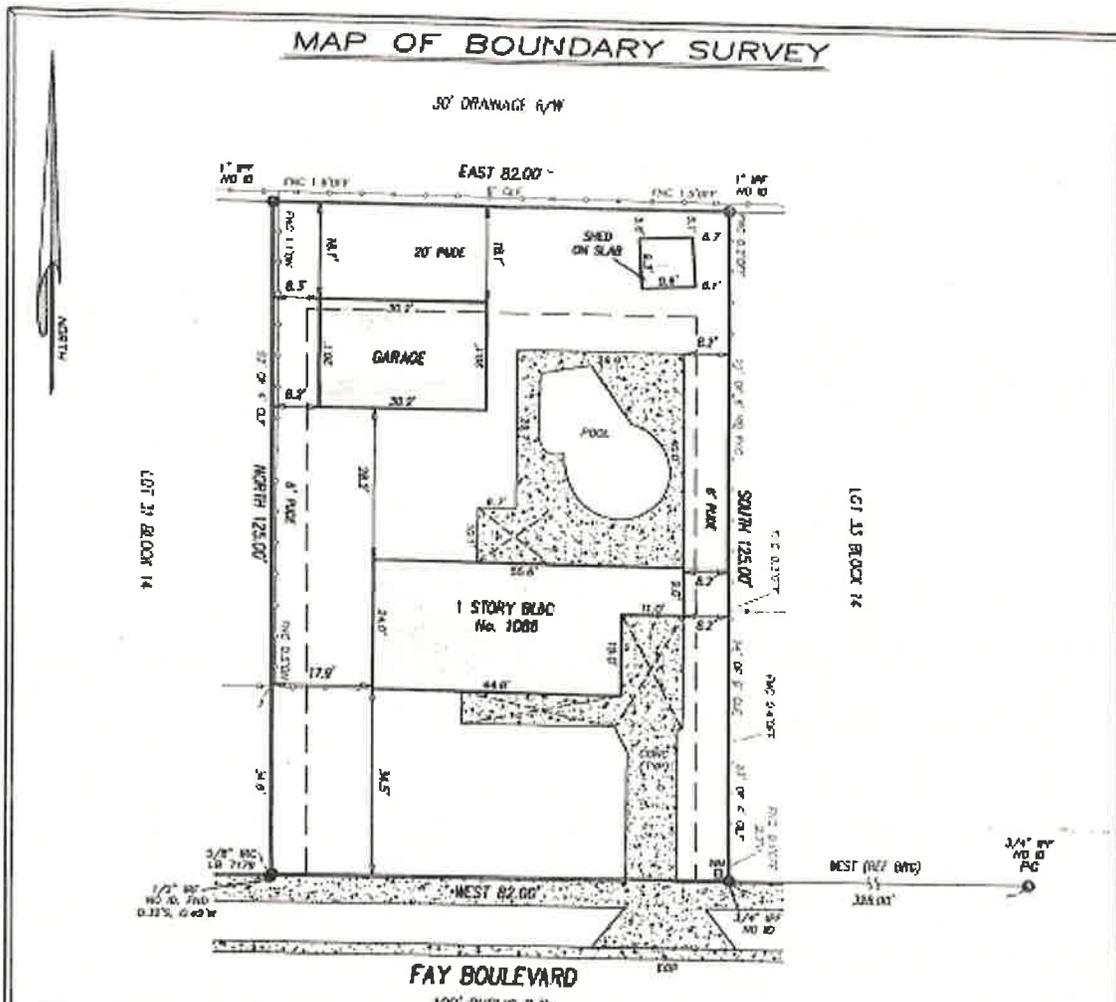
I HEREBY CERTIFY that on this day, before me, an officer duly

279269

1978 DEC 7 5 AM

**PETITIONER'S DEED**

# MAP OF BOUNDARY SURVEY



LEGEND	
A = A/R	FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
A/C = AIR CONDITIONER	FNC = FINISHED FLOOR
BFC = BASE FLOOD ELEVATION	FND = FOUND
BLDG = BUILDING	FPWL = FLORIDA POWER & LIGHT COMPANY
BLK = BLOCK	IC = IDENTIFICATION
BY = BENCH MARK	IP = IRON PIPE FOUND
BRG = BRASS	IR = IRON ROD & CAP FOUND
(C) = CALCULATED	IR = IRON ROD FOUND
CTV = CABLE TELEVISION	IR = 1/2" IRON ROD SET "LB 7833"
DBS = CONCRETE BLOCK STRUCTURE	LB = LICENSED BUSINESS NUMBER
CHD = CHORD	LE = (L)S or (L)S REGISTERED OR PROFESSIONAL LAND SURVEYOR
D/L = CENTERLINE	(M) = MEASURED
DLP = DRAIN LINK FENCE	NAVD = NORTH AMERICAN VERTICAL DATUM
CMF = CONCRETE MOUNTAIN FOUND	NOF = NAIL & CORK FOUND
DMF = CORRUGATED METAL PIPE	NOF = 1 1/4" NAIL & CORK SET "LJ 7836"
CCMC = CONCRETE CORNER	NOV = NATIONAL GEODETIC VERTICAL DATUM
CO = CORNER	NO = NUMBER
DB = DEED	O/H = OVERHEAD
DB = DEED BOOK	ORF = OFFICIAL RECORDS BOOK
DA = DELTA ANGLE	OFF = OFFSET
ELEC = ELECTING	(P) = PLAT
ELEV = ELEVATION	PF = PLAT BOOK
END = ENDORSEMENT	
EPF = EDGE OF PAVEMENT	
ESMT = EASEMENT	
FB = FIELD BOOK	
	PC = POINT OF CURVATURE
	POC = POINT OF COMMENCING SURVEY
	PCP = PERMANENT CONTROL POINT
	PI = POINT OF INTERSECTION
	PLS = PROFESSIONAL LAND SURVEYOR
	POB = POINT OF BEGINNING
	POC = POINT OF COMMENCEMENT
	POC = POINT OF REVERSE CURVATURE
	PRM = PERMANENT REFERENCE MONUMENT
	PSM = PROFESSIONAL SURVEYOR AND MAPPER
	PLM = POINT OF TANGENCY
	PLC = PUBLIC UTILITY & DRAINAGE EASEMENT
	R = RADIUS
	REF = REFERENCE
	RMS = RANGE
	R/W = RIGHT OF WAY
	SEC = SECTION
	SPHA = SPECIAL FLOOD HAZARD AREAS
	TEL = TELEPHONE WIRE
	TWP = TOWNSHIP
	TYR = TYPICAL
	UT = UTILITY POLE
	WD = WOOD
	WI-COR = 1/2" IRON ROD SET WITH DAP "WITNESS LB 7836"
	WM = WATER METER
	WV = WOOD CUT FOUND

**LEGAL DESCRIPTION:**  
 LOT 32, BLOCK 14, PORT ST. JOHN UNIT ONE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 126-130, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

BOUNDARY	DATE	JOB NO.
	12/13/17	32278
		PLM/132514

**CERTIFIED TO:**  
 JEFFREY CLIFFORD AND RUTH CLIFFORD

**CERTIFICATIONS:**  
 I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 1-15, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE: 12/14/17

JOEL A. REYNOLDS, PROFESSIONAL LAND SURVEYOR AND MAPPER  
 STATE OF FLORIDA No. 18 8133

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

# PETITIONER'S BOUNDARY SURVEY

LEGAL DESCRIPTION

SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST  
PARCEL ID# 23-35-13-BE-14-32

NOT A SURVEY

SHEET 1 OF 2

NOT VALID WITHOUT THE SKETCH  
ON SHEET 2 OF 2

PURPOSE OF SKETCH:  
VACATE A PORTION OF EASEMENT

LEGAL DESCRIPTION

THE EAST 33.50 FEET OF THE WEST 39.50 FEET OF THE SOUTH 3.00 FEET OF THE NORTH 20.00 FEET OF THE 20.00 FOOT DIAMETER PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENJOINS THE NORTH 20.00 FEET OF LOT 12, BLOCK 14, OF ST. JOHN UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 126-130, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 101 SQUARE FEET MORE OR LESS.

**(TO BE REPLACED WITH SIGNED & SELED COPY)**

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE N. RIGHT-OF-WAY LINE OF FAY BOULEVARD BEING WEST AS PER PLAT.
2. THIS IS NOT A SURVEY.
3. THIS SKETCH AND DESCRIPTION CONTAINS TWO SHEETS. EACH SHEET IS NOT FULL OR COMPLETE WITHOUT THE OTHER.
4. 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.
5. IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY KANE SURVEYING, INC., JOB NUMBER 37276, DATED 12/13/17.

- LEGEND:
- BLOG = BUILDING
  - BRG = BEARING
  - C/L = CENTERLINE
  - CLF = CHAIL LINK FENCE
  - CONC = CONCRETE
  - EOP = EDGE OF PAVEMENT
  - ESMT = EASEMENT
  - FNC = FENCE
  - FP&L = FLORIDA POWER & LIGHT COMPANY
  - LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
  - P.B. = PLAT BOOK
  - P.C. = POINT OF CURVATURE
  - 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
  - TYP = TYPICAL
  - WD = WOOD
  - WM = WATER METER

PREPARED FOR: JEFFREY CLIFFORD AND RUTH CLIFFORD	PROJECT NO. 37276	DRAWN BY: JED
<b>CERTIFICATION:</b> I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 2J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.  DATE: 1/22/18  _____ JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER STATE OF FLORIDA No. LS 6133		<b>Kane Surveying, Inc.</b> FLORIDA LICENSED BUSINESS No. LB 7838 305 DISTRIBUTION DRIVE MELBOURNE, FLORIDA 32904 (321) 876-0427 FAX (321) 984-1448

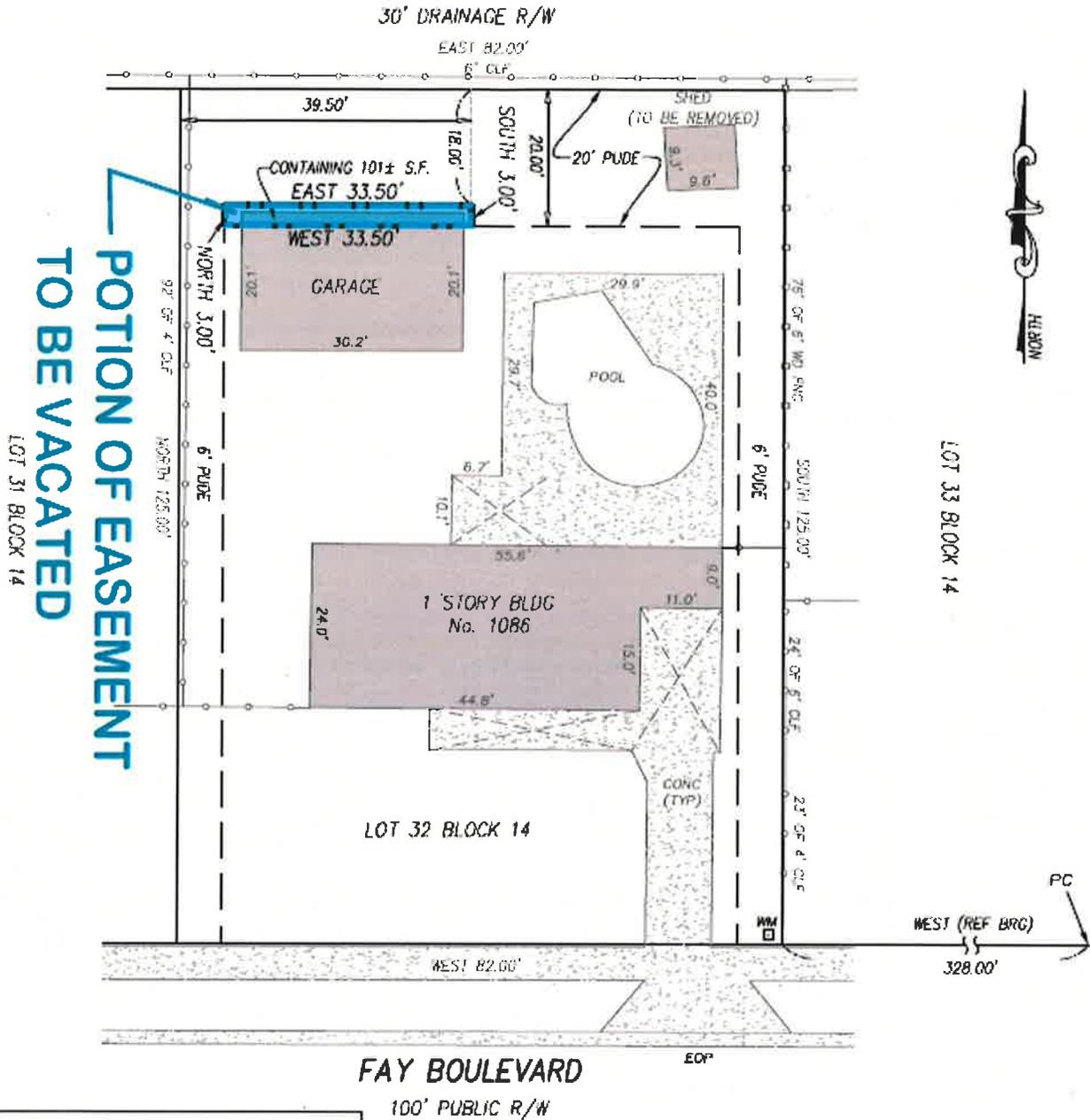
**PETITIONER'S SKETCH & DESCRIPTION SHEET 1 OF 2**

# SKETCH OF DESCRIPTION

SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST  
PARCEL ID# 23-35-13-BE-14-32

SHEET 2 OF 2  
NOT VALID WITHOUT THE LEGAL  
DESCRIPTION ON SHEET 1 OF 2

NOT A SURVEY



**PORTION OF EASEMENT  
TO BE VACATED**

LOT 31 BLOCK 14

**Kane Surveying, Inc.**  
FLORIDA LICENSED BUSINESS No. LB 7838  
505 DISTRIBUTION DRIVE  
MELBOURNE, FLORIDA 32904  
(321) 678-0427 FAX (321) 984-1448

SCALE 1 INCH = 20 FEET

DATE: 1/22/18  
PROJECT NO. 37276

**PETITIONER'S SKETCH &  
DESCRIPTION SHEET 2 OF 2**



**(RESERVED FOR  
PUBLIC HEARING  
ADVERTISEMENT  
AS PUBLISHED)**

**PUBLIC HEARING LEGAL  
ADVERTISEMENT**