

Meeting Date
November 07, 2017



AGENDA	
Section	PUBLIC HEARING
Item No.	IV. A

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Petition to Vacate Part of Re: Public Utility Easement – Via de la Reina – “Villa De Palmas Unit No. 2” – Merritt Island – Nancy Johnson – District 2 (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 the partial vacating of a public utility easement along the east line of Lot 54, Block C, “Villa De Palmas Unit No. 2” in Section 14, Township 24 South, Range 36 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 petitioner owns Lot 54 and is requesting the partial vacating of the 5.00 ft. wide public utility easement along the east lot line to remove the existing pool encroachments into said easement and allow for the submittal of a variance petition. Easement to be vacated contains 325 square feet, more or less.

October 20, 2015, the legal notice was advertised in Florida TODAY informing the public of the date a public hearing would be held to consider the vacating.

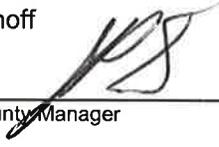
All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received. The property is located on Merritt Island as follows: Begin at the intersection of S.R. No. 528 (Beeline Expressway) and S.R. No. 3 (North Courtenay Parkway); thence 0.26 miles south along S. R. No. 3; thence 0.50 miles east along Via de la Reina to the residence on the north (left).

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@brevardcounty.us 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 proof of publication of the public hearing notice, the approved/signed resolution, 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"/>
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

November 21, 2017

M E M O R A N D U M

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

RE: Advertising Bills for Resolution Vacating Part of A Public Utility Easement in Via de la Reina, Villa De Palmas Unit No. 2, Merritt Island

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 17-223, vacating part of a public utility easement in Via de la Reina, Villa De Palmas Unit 2, Merritt Island, as petitioned by Nancy Johnson. Said Resolution was adopted and approved by the Board of County Commissioners, in regular session on November 7, 2017.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

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

November 21, 2017

Nancy Johnson
198 Via de la Reina
Merritt Island, FL 32953

Dear Ms. Johnson:

Re: Resolution Vacating Part of A Public Utility Easement in Via de la Reina, Villa De Palmas Unit No. 2, Merritt Island

The Board of County Commissioners, in regular session on November 7, 2017, adopted Resolution No. 17-223, vacating part of a public utility easement in Via de la Reina, Villa De Palmas Unit No. 2, Merritt Island, as petitioned by you. Said Resolution has been recorded in ORBK 8031, Pages 1635 through 1639. 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

RESOLUTION 2017 - 223 # Pgs:5

**VACATING PART OF A PUBLIC UTILITY EASEMENT IN "VILLA DE PALMAS UNIT NO. 2",
MERRITT ISLAND, FLORIDA, LYING IN SECTION, 14, TOWNSHIP 24 SOUTH, RANGE 36
EAST**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **NANCY JOHNSON** with the Board of County Commissioners to vacate a portion of a public utility 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 portion of the public utility easement will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said portion of the public utility easement is hereby vacated; and Brevard County renounces and disclaims any rights in and to said 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 7TH day of November, 2017 A.D.

ATTEST:



SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



CURT SMITH, CHAIRMAN

As approved by the Board on:
November 07, 2017

SKETCH AND DESCRIPTION

EXHIBIT "A"

PARCEL ID: #24-36-14-01-C-54
PURPOSE: VACATE A PORTION OF A P.U.&D. EASEMENT
SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST

SHEET 1 OF 2
NOT VALID WITHOUT SHEET 2 OF 2
THIS IS NOT A SURVEY

EASEMENT TO BE VACATED (BY SURVEYOR):

A 5.00 FT. WIDE PUBLIC UTILITY EASEMENT OVER AND ACROSS THE EAST 5.00 FEET OF LOT 54, BLOCK C OF THE PLAT OF "VILLA DE PALMAS UNIT NO. 2" AS RECORDED IN PLAT BOOK 21, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THE NORTH AND SOUTH 5.00 FEET, AND CONTAINING 0.01 ACRES OR 500.00 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES & LEGEND:

1. THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF S.89°56'19"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF VIA DE LA REINA.
2. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A SURVEY PREPARED BY PRECISION LAND SURVEYING, INC., PROJECT NO. 17-1778, DATED 08/31/2017.

C = CENTERLINE
 (P) = PLATTED
 LB = LICENSE BUSINESS
 LS = LICENSE SURVEYOR
 NO = NUMBER
 ORB = OFFICIAL RECORDS BOOK
 PG = PAGE
 CONC. = CONC.
 P.U.&D. = PUBLIC UTILITY & DRAINAGE
 I.R. = IRON ROD
 ID = IDENTIFICATION
 N&D = NAIL&DISC

PREPARED FOR AND CERTIFIED TO:

**BREVARD COUNTY BOARD
OF COUNTY COMMISSIONERS**


 MYRON E. BARKER - FLORIDA CERTIFICATE NO. 5085
 CERTIFICATE OF AUTHORIZATION LB: 6586
 PROFESSIONAL SURVEYOR & MAPPER
 NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: PRECISION LAND SURVEYING, INC.
2600 LAKE WASHINGTON ROAD, SUITE 1
MELBOURNE, FLORIDA 32935

DRAWN BY: J. PRESSMAN	CHECKED BY: M. BARKER	PROJECT NO. 17-1778			SECTION 14 TOWNSHIP 24 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 08/31/2017	DRAWING: 17-1778.dwg				

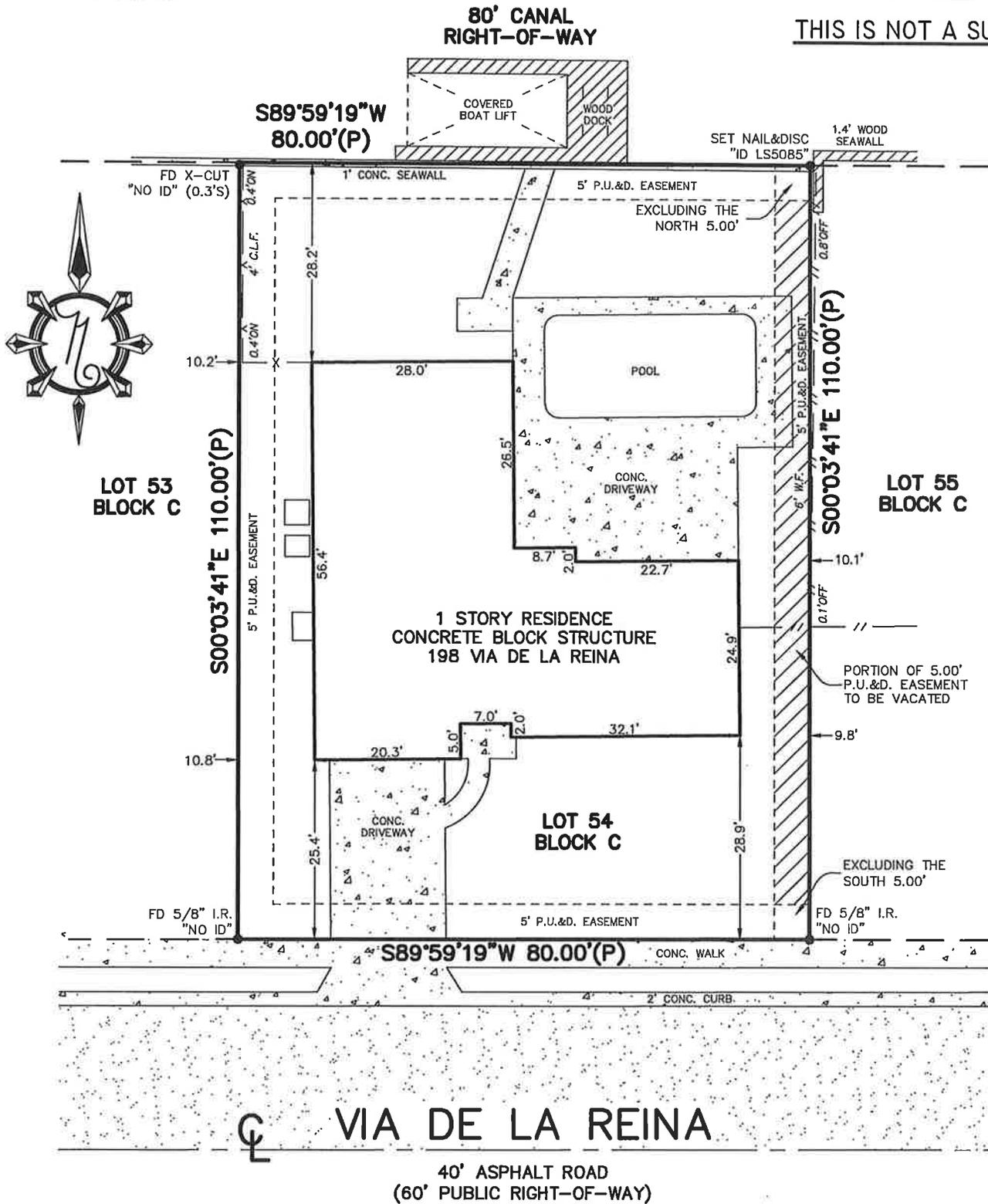
SKETCH AND DESCRIPTION

PARCEL ID: #24-36-14-01-C-54
SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST

EXHIBIT "A"

SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



PREPARED BY: PRECISION LAND SURVEYING, INC.
2600 LAKE WASHINGTON ROAD, SUITE 1
MELBOURNE, FLORIDA 32935

SCALE:
1"=20'
PROJECT NO.:
17-1778

SECTION 14
TOWNSHIP 24 SOUTH
RANGE 36 EAST



BREVARD CTY PUBLIC WORKS DEPT
2725 JUDGE FRAN JAMIESON WAY
BLDG A220
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:

10/20/17

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 October 2017, by Becky Holland who is personally known to me

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

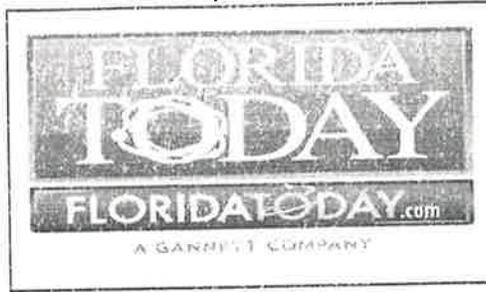
Publication Cost: \$210.64
Ad No: 0002478857
Customer No: BRE-6BR327



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

AD#:2478857 10/20/2017
LEGAL NOTICE
NOTICE FOR THE PARTIAL VACATING OF A 5.0 FT. WIDE PUBLIC UTILITY EASEMENT, PLAT OF "VILLA DE PALMAS UNIT NO. 2" IN SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST, MERRITT ISLAND, 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 NANCY JOHNSON 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 5:00 P.M. on November 07, 2017 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"
A 5.00 FT. WIDE PUBLIC UTILITY EASEMENT OVER AND ACROSS THE EAST 5.00 FEET OF LOT 54, BLOCK C OF THE PLAT OF "VILLA DE PALMAS UNIT NO. 2" AS RECORDED IN PLAT BOOK 21, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THE NORTH 5.00 FEET AND SOUTH 40.00 FEET, AND CONTAINING 0.01 ACRES OR 325.00 SQUARE FEET, MORE OR LESS. PREPARED BY: MYRON E. BARKER, PSM





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

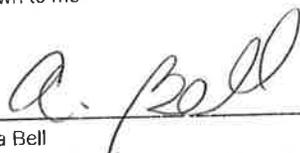
Legal Notices

as published in FLORIDA TODAY in the issue(s) of:

11/16/17

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 16th of November 2017, 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: \$93.70
Ad No: 0002536902
Customer No: BRE-6BR327



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

Ad#: 2536902 11/16/2017
LEGAL NOTICE
RESOLUTION PARTIALLY VACATING A PUBLIC UTILITY EASEMENT IN VIA DE LA REINA, VILLA DE PALMAS UNIT NO. 2, MERRITT ISLAND - NANCY JOHNSON
TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that on the 7th day of November, 2017, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution partially vacating a public utility easement in Via de la Reina, Villa De Palmas, Unit No. 2 in Merritt Island, as petitioned by Nancy Johnson.
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
/s/ SCOTT ELLIS, CLERK
BY: /s/ Tammy Rowe, Deputy Clerk
LEGAL DESCRIPTION:

EXHIBIT "A"
A 5.00 FT. WIDE PUBLIC UTILITY EASEMENT OVER AND ACROSS THE EAST 5.00 FEET OF LOT 54, BLOCK C OF THE PLAT OF "VILLA DE PALMAS UNIT NO. 2" AS RECORDED IN PLAT BOOK 21, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THE NORTH 5.00 FEET AND SOUTH 40.00 FEET, AND CONTAINING 0.01 ACRES OR 325.00 SQUARE FEET, MORE OR LESS, PREPARED BY: MYRON E. BARKER, PSM

Ad#: 2536902 11/16/2017
LEGAL NOTICE
RESOLUTION PARTIALLY VACATING A PUBLIC UTILITY EASEMENT IN VIA DE LA REINA, VILLA DE PALMAS UNIT NO. 2, MERRITT ISLAND - NANCY JOHNSON
TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that on the 7th day of November, 2017, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution partially vacating a public utility easement in Via de la Reina, Villa De Palmas, Unit No. 2 in Merritt Island, as petitioned by Nancy Johnson.
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
/s/ SCOTT ELLIS, CLERK
BY: /s/ Tammy Rowe, Deputy Clerk
LEGAL DESCRIPTION:

EXHIBIT "A"
A 5.00 FT. WIDE PUBLIC UTILITY EASEMENT OVER AND ACROSS THE EAST 5.00 FEET OF LOT 54, BLOCK C OF THE PLAT OF "VILLA DE PALMAS UNIT NO. 2" AS RECORDED IN PLAT BOOK 21, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THE NORTH 5.00 FEET AND SOUTH 40.00 FEET, AND CONTAINING 0.01 ACRES OR 325.00 SQUARE FEET, MORE OR LESS, PREPARED BY: MYRON E. BARKER, PSM



Donna Scott

From: LEGALS, BRE <BRELEGALS@gannett.com>
Sent: Monday, November 13, 2017 3:06 PM
To: Donna Scott
Subject: RE: Legal Notice
Attachments: OrderConf.pdf

Good Afternoon-

This Notice is scheduled for Publication on November 16, 2017 in the Florida Today (Ad #: 2536902).

Thank you for your business. Attached please find the order confirmation for the legal ad that you requested we publish.

If you have any questions or need to make modifications, please contact us at 888-516-9220 between the hours of 8:00 am and 5:00 pm.

Jillian Cantor

Regional Legal Clerk



GANNETT
SALES CENTER



USA TODAY
NETWORK

☎ Office: 888-516-9220 ext. 3709

☎ Fax: 800-560-7434

JCantor@gannett.com

*Please note: An Affidavit of Publication (which is your notarized proof that you legally published your notice in the newspaper) will be charged and automatically added to your invoice unless you let us know **in writing** that you do not wish to have one.*

Please include your account number when requesting legal notices to ensure proper billing.

From: Donna Scott [<mailto:donna.scott@brevardclerk.us>]

Sent: Monday, November 13, 2017 2:39 PM

To: LEGALS, BRE <BRELEGALS@gannett.com>

Subject: Legal Notice

Attached is a legal notice to be published on Thursday, November 16; billing the Public Works Department Account No. 6BR327, and Purchase Order No. 4500092228-10.

Donna Scott

Assistant Clerk to the Board

(321) 637-2001 / Ext. 49120



Brevard County, Florida

Clerk of the Court
Scott Ellis

Under Florida law, all correspondence sent to the Clerk's Office, which is not exempt or confidential pursuant to Chapter 119 of the Florida Statutes, is public record. If you do not want the public record contents of your e-mail address to be provided to the public in response to a public records request, please do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



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.: 0002536902
Pymt Method: Invoice
Net Amt: \$93.70

Run Times: 1

No. of Affidavits: 1

Run Dates: 11/16/17

Text of Ad:

Ad#: 2536902 '11/16/2017
LEGAL NOTICE
RESOLUTION PARTIALLY VACATING A
PUBLIC UTILITY EASEMENT IN VIA DE LA
REINA, VILLA DE PALMAS UNIT NO. 2,
MERRITT ISLAND - NANCY JOHNSON
TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the
7th day of November, 2017, the Board of
County Commissioners of Brevard County,
Florida, adopted a Resolution partially
vacating a public utility easement in
Via de la Reina, Villa De Palmas, Unit No.
2 in Merritt Island, as petitioned by Nancy
Johnson.

SEE ATTACHED EXHIBIT "A"

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
/s/ SCOTT ELLIS, CLERK

BY: /s/ Tammy Rowe, Deputy Clerk
LEGAL DESCRIPTION:

EXHIBIT "A"

A 5.00 FT. WIDE PUBLIC UTILITY EASE-
MENT OVER AND ACROSS THE EAST 5.00
FEET OF LOT 54, BLOCK C OF THE PLAT
OF "VILLA DE PALMAS UNIT NO. 2" AS
RECORDED IN PLAT BOOK 21, PAGE 19
OF THE PUBLIC RECORDS OF BREVARD
COUNTY, FLORIDA; LESS AND EXCEPT-
ING THEREFROM THE NORTH 5.00 FEET
AND SOUTH 40.00 FEET, AND CONTAIN-
ING 0.01 ACRES OR 325.00 SQUARE FEET,
MORE OR LESS. PREPARED BY: MYRON
E. BARKER, PSM

Donna Scott

From: LEGALS, BRE <BRELEGALS@gannett.com>
Sent: Monday, November 13, 2017 2:59 PM
To: Donna Scott
Subject: Brevard Classified Legal Auto Reply

***This is an Automatic Reply Message to let you know your email has been received. Below is general information that applies to both our invoiced customers with accounts as well as private citizens.**

Thank you for e-mailing the Brevard Classified Legal Advertising Department. Ads placed by private individuals will be accepted on a payment-in advance basis only.



AD SUBMISSION GUIDELINES

If you e-mail or fax Legal Ad(s) to us, please provide the following information:

- Account name and number
- Billing telephone number
- Contact person
- Preferred publishing dates
- Number of affidavits needed
- Address affidavit should be sent to, if different from billing.
- P.O. number (applicable to government accounts and agency advertisers)

Your notice will be published on the next available publication date unless otherwise requested.

Date of Publication:	Deadline:
Monday	Friday, 12noon
Tuesday	Friday, 4pm
Wednesday	Monday, 4pm
Thursday	Tuesday, 4pm
Friday	Wednesday, 4pm
Saturday	Thursday, 4pm
Sunday	Thursday, 4pm

We appreciate your business. If you have any questions please contact us @ 888-516-9220. Office hours Mon-Fri 8am-5pm.

***IF THIS SUBMISSION IS FOR A LEGAL DISPLAY PLEASE CONTACT US IMMEDIATELY AT 888-516-9220 SO WE CAN ACCURATELY PROCESS YOUR ORDER.**

A 5.00 FT. WIDE PUBLIC UTILITY EASEMENT OVER AND ACROSS THE EAST 5.00 FEET OF LOT 54, BLOCK C OF THE PLAT OF "VILLA DE PALMAS UNIT NO. 2" AS RECORDED IN PLAT BOOK 21, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THE NORTH 5.00 FEET AND SOUTH 40.00 FEET, AND CONTAINING 0.01 ACRES OR 325.00 SQUARE FEET, MORE OR LESS. PREPARED BY: MYRON E. BARKER, PSM



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account 2412410
 Owners Braganza, Roy A; Johnson, Nancy E Trust
 Mailing Address 198 Via DE LA Reina Merritt Island FL 32953
 Site Address 198 Via DE LA Reina Merritt Island FL 32953
 Parcel ID 24-38-14-01-C-54
 Property Use 0110 - Single Family Residence
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 2200 - Unincorp District 2
 Total Acres 0.20
 Subdivision Villa DE Palmas Unit 2
 Site Code 0130 - Canal Front
 Plat Book/Page 0021/0019
 Land Description Villa DE Palmas Unit 2 Lot 54 Blk C



VALUE SUMMARY

Category	2016	2015	2014
Total Market Value	\$258,880	\$235,870	\$201,310
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$172,880	\$171,880	\$170,330
Assessed Value School	\$172,880	\$171,880	\$170,330
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	\$122,880	\$121,880	\$120,330
Taxable Value School	\$147,880	\$146,880	\$145,330

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
08/10/2005	--	WD	Improved	5514/5247
12/01/2003	--	WD	Improved	5132/1427
07/31/2003	\$53,900	QC	Improved	5016/0577
12/30/1998	--	WD	Improved	3948/0331
08/30/1997	\$137,500	WD	Improved	3700/2147
08/01/1970	\$20,800	--	--	1138/0001

BUILDINGS

PROPERTY DATA CARD #1

Building Use	Year Built	Story Height	Floors	Residential Units	Commerical Units
0110 - Single Family Residence	1968	8	1	1	0

Materials

Exterior Wall: Painted Exterior , Brick
 Frame: Masnyconc , Wood Frame
 Roof: Asph/Asb Shngl
 Roof Structure: Hip/Gable

Sub Areas

Base Area (1st) 1790
 Garage 500
 Open Porch 35
 Total Base Area 1790
 Total Sub Area 2325

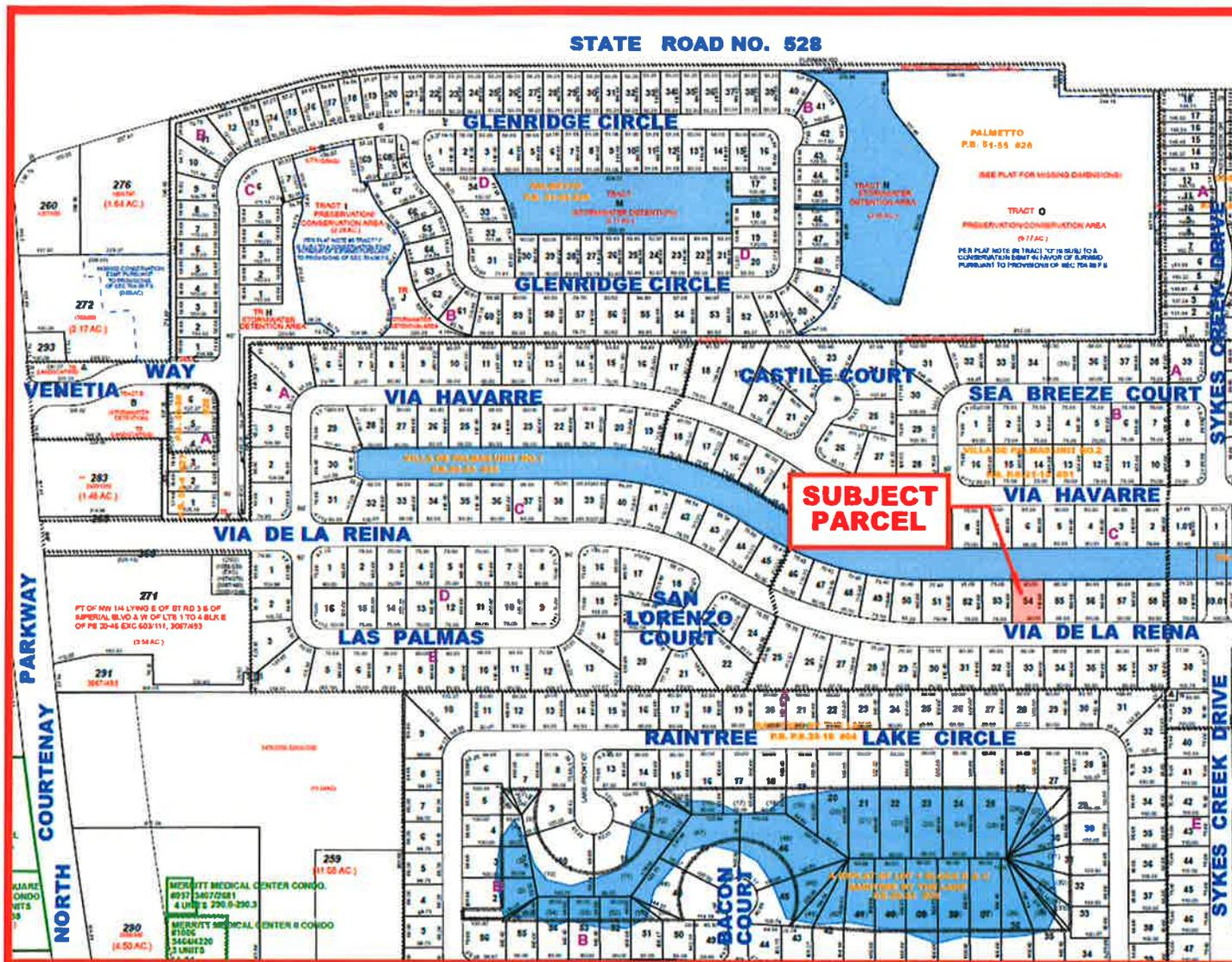
Extra Features

Dock Roof: Shingle 336
 Pool: Residential 1

Additional Extra Features

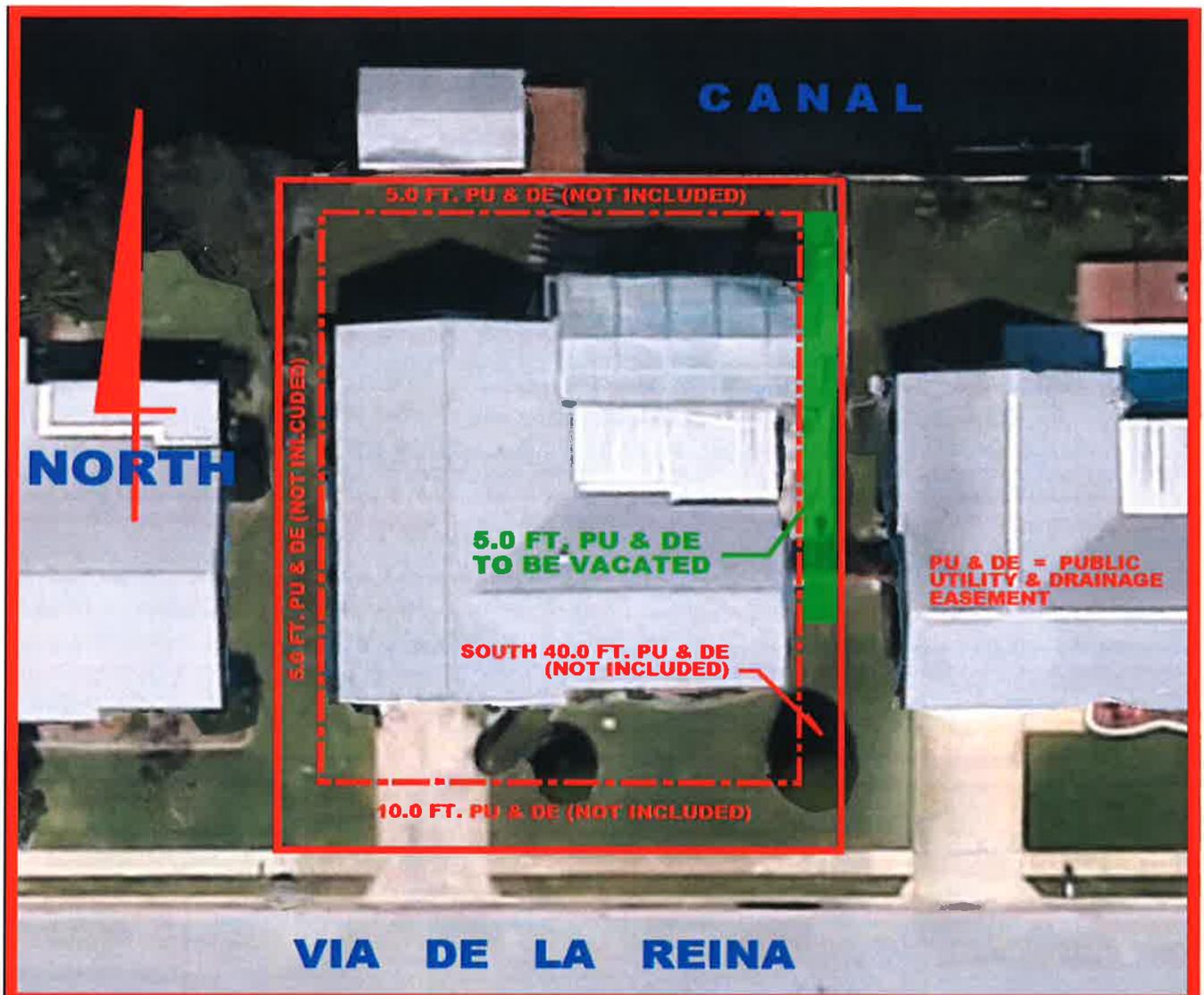
No Data Found

APPRAISER'S DETAIL SHEET



VICINTY MAP

**NANCY JOHNSON – 198 VIA DE LA REINA,
 MERRITT ISLAND, FL, 32952 – LOT 54, BLOCK
 C, “VILLA DE PALMAS UNIT NO. 2” – (PLAT
 BOOK 21, PAGE 19) – SECTION 14, TOWNSHIP
 24 SOUTH, RANGE 36 EAST – DISTRICT 2 –
 PROPOSED PARTIAL VACATING OF A 5.00 FT.
 WIDE PUBLIC UTILITY EASEMENT**



AERIAL MAP

**NANCY JOHNSON – 198 VIA DE LA REINA,
MERRITT ISLAND, FL, 32952 – LOT 54, BLOCK
C, “VILLA DE PALMAS UNIT NO. 2” – (PLAT
BOOK 21, PAGE 19) – SECTION 14, TOWNSHIP
24 SOUTH, RANGE 36 EAST – DISTRICT 2 –
PROPOSED PARTIAL VACATING OF A 5.00 FT.
WIDE PUBLIC UTILITY EASEMENT**

40
Prepared by: Nancy Johnson
Room to: 198 Via De la Reina
Merritt Island, Fl 32953

CFN 2003375235 12-01-2003 10:34 am
OR Book/Page: 5132 / 1427

WARRANTY DEED

THIS INDENTURE, made this 01 day of December, A. D., 2003, between

Nancy E Johnson a single woman
as Grantor, whose address is: 198 Via De la Reina Merritt Island, Fl 32953

and
The Roy A. Braganza and Nancy E. Johnson Trust

as Grantee, whose address is:
198 Via De la Reina Merritt Island, Fl 32953

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Brevard, State of Florida, to-wit:

Villa De Palmas Unit 2
Lot 54 BIK C

Plat Book Page 21-0019

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for the 20 ___ and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses:

Wilma Hurst
WILMA HURST

Print or type name

Michelle Gilbert
MICHELLE GILBERT

Print or type name

Grantor(s):

Nancy E. Johnson
Nancy E. Johnson

Print or type name

198 Via De la Reina

Address

Print or type name

Address

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me on this 01 day of DEC 2003 by Nancy E. Johnson, who is personally known to me or who has produced F.L.D.I. as identification and who did/did not take an oath.

My Commission Expires:

(SEAL)

Wilma Hurst
NOTARY PUBLIC
WILMA HURST
Print or type name Scott Ellis, Clerk
Brevard County, Florida



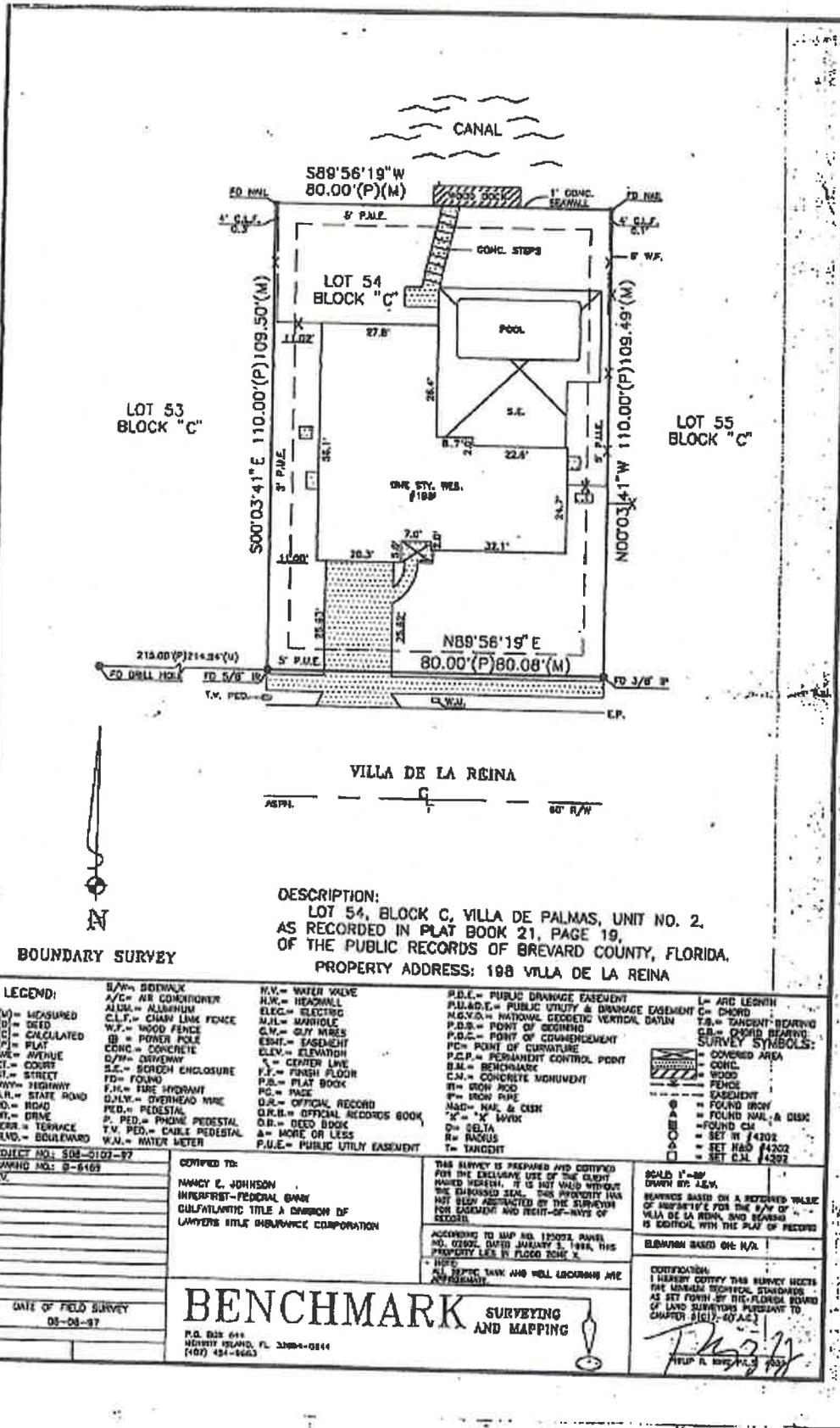
Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 1
Trust: 1.00
Deed: 0.70
Mfg: 0.00
#Names: 2
Rec: 5.00
Serv: 0.00
Excise: 0.00
Int Tax: 0.00

Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 1
Trust: 1.00
Deed: 0.70
Mfg: 0.00
#Names: 3
Rec: 9.00
Serv: 0.00
Excise: 0.00
Int Tax: 0.00

CFN: 2005284861 08-10-2005 11:44 am
OR Book/Page: 5514 / 5247

This Deed is being re-recorded to reflect the marital status of the Grantor.

PETITIONER'S DEED



DESCRIPTION:
 LOT 54, BLOCK C, VILLA DE PALMAS, UNIT NO. 2,
 AS RECORDED IN PLAT BOOK 21, PAGE 19,
 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 PROPERTY ADDRESS: 188 VILLA DE LA REINA

LEGEND: (M) = MEASURED (C) = CALCULATED (P) = PLAT (A) = AREA (S) = STREET (H) = HIGHWAY (S.R.) = STATE ROAD (R.D.) = ROAD (D.R.) = DRIVE (TERR.) = TERRACE (BLVD.) = BOULEVARD (S.W.) = SIDEWALK (A/C) = AIR CONDITIONER (A.L.F.) = ALUMINUM CHAIN LINK FENCE (W.F.) = WOOD FENCE (C) = CONCRETE (D/W) = DRIVEWAY (S.C.) = SCREEN ENCLOSURE (F.H.) = FIRE HYDRANT (O.H.W.) = OVERHEAD WIRE (P.) = PEDESTAL (T.V. PED.) = TELEPHONE PEDESTAL (W.M.) = WATER METER (W.V.) = WATER VALVE (H.C.) = HEADWALL (ELEC.) = ELECTRIC (M.H.) = MANHOLE (G.W.) = GUY WIRE (E) = EASEMENT (ELEV.) = ELEVATION (C.L.) = CENTER LINE (F.F.) = FINISH FLOOR (P.B.) = PLAT BOOK (P.C.) = PAGE (O.R.) = OFFICIAL RECORD (O.R.B.) = OFFICIAL RECORDS BOOK (D.B.) = DEED BOOK (M.O.L.) = MORE OR LESS (P.U.E.) = PUBLIC UTILITY EASEMENT (P.D.E.) = PUBLIC DRAINAGE EASEMENT (P.U.D.E.) = PUBLIC UTILITY & DRAINAGE EASEMENT (N.G.V.) = NATIONAL GEODETIC VERTICAL DATUM (P.O.S.) = POINT OF BEGINNING (P.O.C.) = POINT OF COMMENCEMENT (P.C.) = POINT OF CURVATURE (P.C.P.) = PERMANENT CONTROL POINT (B.M.) = BENCHMARK (C.M.) = CONCRETE MONUMENT (I.R.) = IRON ROD (I.P.) = IRON PIPE (N.A.) = NAIL & CISEL (X) = "X" MARK (S) = SETLINE (R) = RADIUS (T) = TANGENT (L) = ARC LENGTH (C) = CHORD (T.B.) = TANGENT-BEARING (C.B.) = CHORD-BEARING (S.S.) = SURVEY SYMBOLS: (Hatched) = COMBED AREA (Dotted) = CONCRETE (Cross-hatched) = WOOD (Dashed) = FENCE (Wavy) = EASEMENT (Circle with dot) = FOUND IRON (Circle with cross) = FOUND NAIL & CISEL (Circle with X) = FOUND CH (Circle with O) = SET BY #4202 (Circle with A) = SET BY #4202 (Circle with T) = SET C.L. #4202	PROJECT NO. 508-5107-97 DRAWING NO. 2-8163 REV. 1. 2. 3. 4. 5. 6. 7. 8. 9. DATE OF FIELD SURVEY 05-08-97	COPIED TO: NANCY E. JOHNSON INTERFIRST-FEDERAL BANK GULFWATLANTIC TITLE A DIVISION OF LAWYERS TITLE INSURANCE CORPORATION	THIS SURVEY IS PREPARED AND CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREIN. IT IS NOT VALID WITHOUT THE EMPLOYED SEAL. THIS PROPERTY HAS NOT BEEN ASSURANCED BY THE SURVEYOR FOR EASEMENT AND RIGHT-OF-WAYS OF RECORD. ACCORDING TO MAP NO. 120022, PARCEL NO. 02002, DATED JANUARY 3, 1989, THIS PROPERTY LIES IN FLOOD ZONE X. NOTE: SEPTIC TANK AND WELL LOCATIONS ARE APPROXIMATE.	SCALE 1"=80' DRAWN BY J.E.W. BENCHMARKS BASED ON A RETRIEVED VALUE OF SURVEYOR'S E FOR THE S.W. OF VILLA DE LA REINA, AND BENCHMARK IS IDENTICAL WITH THE PLAT OF RECORD. BENCHMARK BASED ONE N/A. CERTIFICATION: I HEREBY CERTIFY THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 216(1)-40(A.C.) J.P. [Signature] J.P. [Signature]
	BENCHMARK SURVEYING AND MAPPING P.O. BOX 611 HERRITT ISLAND, FL 32964-0611 (407) 451-6663			

PETITIONER'S BOUNDARY SURVEY

SKETCH AND DESCRIPTION

PARCEL ID: #24-36-14-01-C-54
 PURPOSE: VACATE A PORTION OF A P.U.&D. EASEMENT
 SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

EASEMENT TO BE VACATED (BY SURVEYOR):

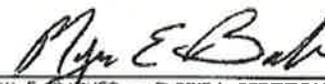
A 5.00 FT. WDE PUBLIC UTILITY EASEMENT OVER AND ACROSS THE EAST 5.00 FEET OF LOT 54, BLOCK C OF THE PLAT OF "VILLA DE PALMAS UNIT NO. 2" AS RECORDED IN PLAT BOOK 21, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THE NORTH 5.00 FEET AND SOUTH 40.00 FEET, AND CONTAINING 0.01 ACRES OR 325.00 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES & LEGEND:

1. THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF S.89°56'19"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF VIA DE LA REINA.
2. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A SURVEY PREPARED BY PRECISION LAND SURVEYING, INC., PROJECT NO. 17-1778, DATED 08/31/2017.

- Ⓞ = CENTERLINE
- (P) = PLATTED
- LB = LICENSE BUSINESS
- LS = LICENSE SURVEYOR
- NO = NUMBER
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- CONC. = CONC.
- P.U.&D. = PUBLIC UTILITY & DRAINAGE
- I.R. = IRON ROD
- ID = IDENTIFICATION
- N&D = NAIL&DISC

PREPARED FOR AND CERTIFIED TO:
**BREVARD COUNTY BOARD
 OF COUNTY COMMISSIONERS**


 MYRON E. BARKER - FLORIDA CERTIFICATE NO. 5085
 CERTIFICATE OF AUTHORIZATION LB. 6586
 PROFESSIONAL SURVEYOR & MAPPER
 NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: PRECISION LAND SURVEYING, INC.
 2600 LAKE WASHINGTON ROAD, SUITE 1
 MELBOURNE, FLORIDA 32935

DRAWN BY: J. PRESSMAN	CHECKED BY: M. BARKER	PROJECT NO. 17-1778		SECTION 14 TOWNSHIP 24 SOUTH RANGE 36 EAST			
DATE: 08/31/2017	DRAWING: 17-1778.dwg	REVISIONS	<table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>10/18/2017</td> <td>LESS OUT SOUTH 40 FT.</td> </tr> </tbody> </table>		DATE	DESCRIPTION	10/18/2017
DATE	DESCRIPTION						
10/18/2017	LESS OUT SOUTH 40 FT.						

PETITIONER'S SKETCH & DESCRIPTION SHEET 1 OF 2

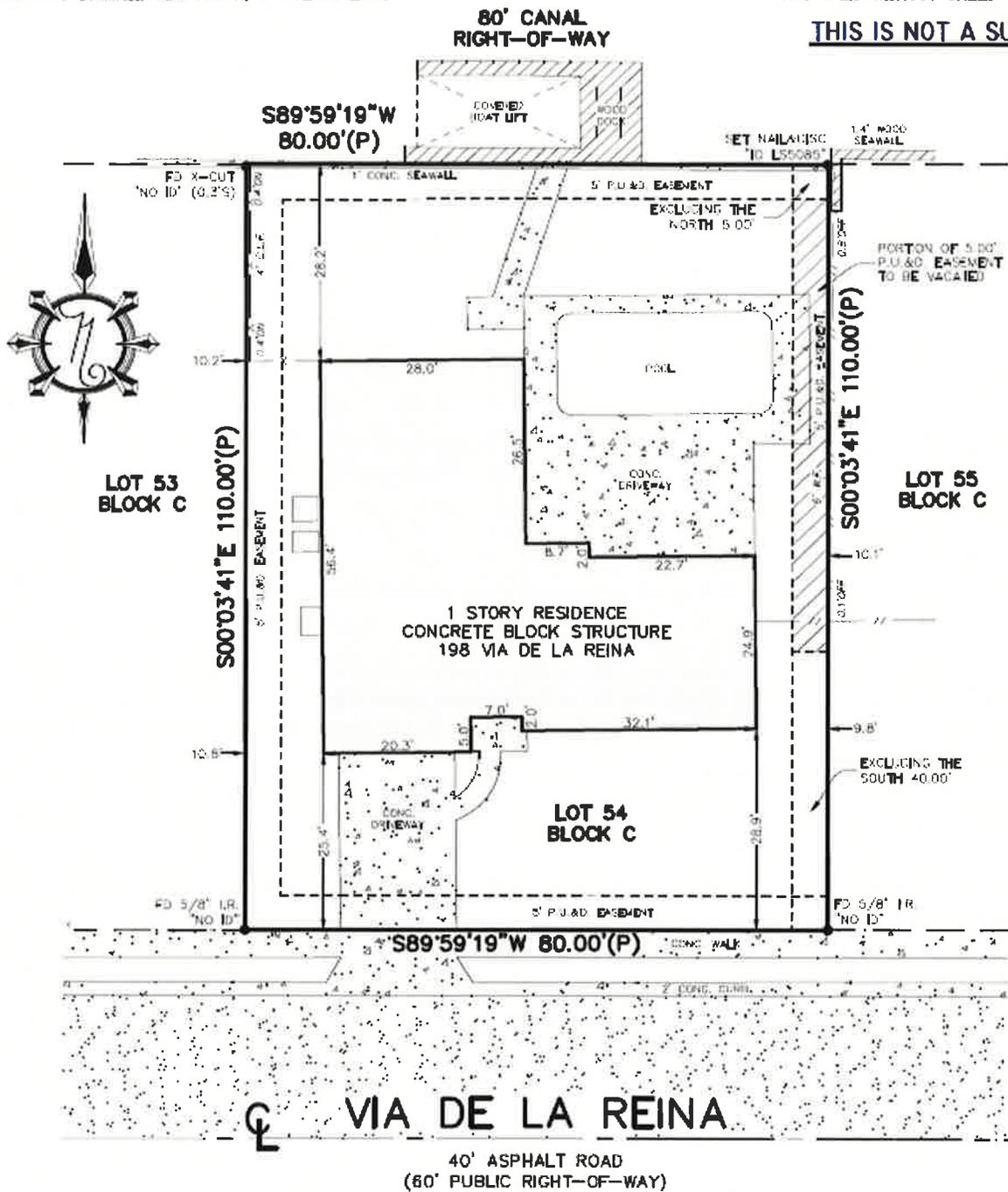
SKETCH AND DESCRIPTION

PARCEL ID: #24-36-14-01-C-54
SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST

EXHIBIT "A"

SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1 OF 2

THIS IS NOT A SURVEY



PREPARED BY: PRECISION LAND SURVEYING, INC.
2600 LAKE WASHINGTON ROAD, SUITE 1
MELBOURNE, FLORIDA 32935

SCALE: 1"=20'
PROJECT NO.: 17-1778

SECTION 14
TOWNSHIP 24 SOUTH
RANGE 36 EAST

PETITIONER'S SKETCH & DESCRIPTION SHEET 2 OF 2

COMMENT SUMMARY

APPLICANT: NANCY JOHNSON

UPDATE BY/DATE: MARC CAZESSÜS, PLS - 20171011 @ 10:00 HRS

COMPANIES	NOTIFIED	COMMENTS		STIPULATIONS/REMARKS
		RECEIVED	APPROVED	
UTILITIES				
CITY OF COCOA	20170920	20170921	YES	NO OBJECTIONS
FLORIDA CITY GAS	20170920	20170920	YES	NO OBJECTIONS
BRIGHT HOUSE NETWORKS	20170920	20170921	YES	NO OBJECTIONS
FPL	20170920	20171009	YES	NO OBJECTIONS
AT & T	20170920	20170921	YES	NO OBJECTIONS
COUNTY STAFF				
ROAD & BRIDGE	20170920	20170926	YES	NO OBJECTIONS - SUSAN JACKSON
LAND PLANNING	20170920	20170920	YES	NO OBJECTIONS - REBECCA RAGAIN
UTILITY SERVICES	20170920	20170921	YES	NO OBJECTIONS - TAMMY HURLEY
NRMD / STORM WATER	20170920	20170920	YES	NO OBJECTIONS - HARVEY WHEELER
ZONING	20170920	20170920	YES	NO OBJECTIONS - PAUL BODY

COMMENT SHEET

AD#:2478857 10/20/2017 LEGAL NOTICE NOTICE FOR THE PARTIAL VACATING OF A 5.0 FT. WIDE PUBLIC UTILITY EASEMENT, PLAT OF "VILLA DE PALMAS UNIT NO. 2" IN SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST, MERRITT ISLAND, 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 NANCY JOHNSON 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 5:00 P.M. on November 07, 2017 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" A 5.00 FT. WIDE PUBLIC UTILITY EASEMENT OVER AND ACROSS THE EAST 5.00 FEET OF LOT 54, BLOCK C OF THE PLAT OF "VILLA DE PALMAS UNIT NO. 2" AS RECORDED IN PLAT BOOK 21, PAGE 19 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THE NORTH 5.00 FEET AND SOUTH 40.00 FEET, AND CONTAINING 0.01 ACRES OR 325.00 SQUARE FEET, MORE OR LESS. PREPARED BY: MYRON E. BARKER, PSM

PUBLIC HEARING LEGAL
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