



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Public Hearing

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H.5.

7/22/2025

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### Subject:

Petition to Vacate, Re: A portion of a two public utility and drainage easements, and a portion of a storm water retention easement - Plat of "Indian River Village", Plat Book 25, Page 94 - Merritt Island - Francisco B. and Josephine Bautista - District 2

### 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 portions of easements, per Plat "Indian River Village", Plat Book 25, Page 95, in Section 15, Township 24 South, Range 36 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 36, Block A, and a portion of Tract A, and is requesting the vacating of a portion of two public utility and drainage easements, along with a portion of a stormwater retention easement to allow for the construction of a garage/workshop. The property is located in Merritt Island, South of Highway 528 and West of N Courtenay Pkwy.

On July 7, 2025, the legal notice was advertised in Florida Today informing the public of the date a public hearing would be held to consider the vacating. All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received.

Name: Amber.Holley@brevardfl.gov Phone: 321-350-8346

### Clerk to the Board Instructions:

Advertise Approved Resolution Notice and Record Vacating Resolution Documents as one resolution type document, which in sequence includes the approved/signed resolution, the proof of publication of the public hearing notice, and the proof of publication of the adopted resolution notice.



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

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Kimberly.Powell@brevardclerk.us

August 7, 2025

Francisco B. and Josephine Bautista  
765 Venetian Way  
Merritt Island, FL 32953

Dear Sir/Madam:

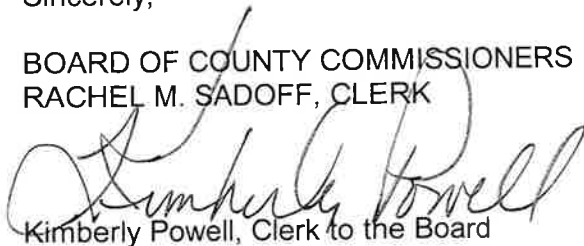
Re: Resolution Vacating a Portion of Two Public Utility and Drainage Easements and a Portion of a Stormwater Retention Easement, Plat of "Indian River Village", Merritt Island, Florida, Lying in Section 15, Township 24 South, Range 36 East

The Board of County Commissioners, in regular session on July 22, 2025, adopted Resolution No. 25-064, vacating a portion of two public utility and drainage easements and a portion of a stormwater retention easement, Plat of "Indian River Village", Merritt Island, Florida, lying in Section 15, Township 24 South, Range 36 East, as petitioned by you. Enclosed is a certified copy of the recorded Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK



Kimberly Powell, Clerk to the Board

/ds

Encl. (1)

cc: Amber Holley



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

August 7, 2025

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

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

**RE:** Resolution Vacating a Portion of Two Public Utility and Drainage Easements and a Portion of a Stormwater Retention Easement, Plat of "Indian River Village", Merritt Island, Florida, Lying in Section 15, Township 24 South, Range 36 East

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 25-064, vacating a portion of two public utility and drainage easements and a portion of a stormwater retention easement, Plat of "Indian River Village", Merritt Island, Florida, lying in Section 15, Township 24 South, Range 36 East, as petitioned by Francisco B. and Josephine Bautista. Said Resolution was adopted by the Board of County Commissioners, in regular session on July 22, 2025.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

A handwritten signature in cursive script, appearing to read "Kimberly Powell", is written over the typed name and title.

Kimberly Powell, Clerk to the Board

/ds

Encls. (2)

**Resolution 2025 - 064**

**Vacating a portion of two public utility and drainage easements and a portion of a storm water retention easement, Plat of "Indian River Village", Merritt Island, Florida, lying in Section 15, Township 24 South, Range 36 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Francisco B. and Josephine Bautista** with the Board of County Commissioners to vacate public easements in Brevard County, Florida, described as follows:

**SEE ATTACHED SKETCH AND DESCRIPTION**

WHEREAS, the vacating action will in no way affect any private easements which may also be present in the existing public easement(s) or public right-of-way, nor does this action guarantee or transfer title.

WHEREAS, notice of the public hearing before the Board of County Commissioners was published one time in the TODAY Newspaper, a newspaper of general circulation in Brevard County, Florida, prior to the public hearing; and

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

THEREFORE BE IT RESOLVED that said public easements are hereby vacated by Brevard County; and this vacating action releases, renounces, and disclaims any right, title, or interest Brevard County may possess over the property at issue, and shall not be deemed to warrant any right, title, interest or to represent any state of facts concerning the same. Pursuant to Section 177.101(5), Florida Statutes, the vacating shall not become effective until a certified copy of this resolution is filed in the offices of the Clerk of Courts and recorded in the Public Records of Brevard County.

DONE, ORDERED, AND ADOPTED, in regular session, this 22<sup>nd</sup> day of July, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

ATTEST:

  
Rachel Sadoff, Clerk

  
Rob Feltner, Chairman

As approved by the Board on:  
July 22, 2025

## LEGAL DESCRIPTION

SITUATED IN SECTION 15, TOWNSHIP 24 SOUTH, RANGE 36 EAST  
PARCEL ID# 24-36-15-01-A-36  
PARCEL ID: # 24-36-15-01-A.8

SHEET 1 OF 3

NOT VALID WITHOUT THE SKETCH  
ON SHEET 3 OF 3

PURPOSE OF SURVEY: VACATING A PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AND A PORTION OF TRACT "A", STORM WATER RETENTION EASEMENT.

### LEGAL DESCRIPTION: (EASEMENT 1)

THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

THE WEST 29.0 FEET OF THE EAST 93.7 FEET OF THE SOUTH 7.5 FEET OF THE NORTH 100 FEET OF LOT 36, BLOCK A, INDIAN RIVER VILLAGE, AS RECORDED IN PLAT BOOK 25, PAGES 94 AND 95, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 217.78 SQ.FT.+-, 0.005 ACRES +-.

TOGETHER WITH:

THAT PORTION OF TRACT "A", INDIAN RIVER VILLAGE, AS RECORDED IN PLAT BOOK 25, PAGES 64 AND 65, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SAID LOT 36, BLOCK A, THENCE N 89°41'02" W, A DISTANCE OF 64.70 FEET TO THE POINT OF BEGINNING; THENCE S 00°18'58" W, A DISTANCE OF 12.00 FEET; THENCE N 89°41'02" W, A DISTANCE OF 29.00 FEET; THENCE N 00°18'58" E, A DISTANCE OF 12.00 FEET; THENCE S 89°41'02" E, A DISTANCE OF 29.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 348.00 SQ.FT.+-, 0.008 ACRES +-.

### SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED DESCRIPTION IS THE SOUTH R/W LINE OF VENETIAN WAY, BEING N 89°41'02" W AS AN ASSUMED BEARING PER PLAT OF INDIAN RIVER VILLAGE.
2. THE SKETCH ON SHEET 2 OF 2 IS NOT A BOUNDARY SURVEY, IT IS A SKETCH ONLY TO ACCOMPANY LEGAL DESCRIPTION.
3. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY ERIC NIELSEN LAND SURVEYING, INC. DATED 02-25-2025

### ABBREVIATION & SYMBOL LEGEND

C/L = CENTERLINE  
R/W = RIGHT-OF-WAY  
FND = FOUND  
LB = LICENSED BUSINESS  
I.R. = IRON ROD  
L = LINE  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
PSM PROFESSIONAL SURVEYOR & MAPPER

P.U.E. = PUBLIC UTILITY EASEMENT  
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT  
A/C = AIR CONDITIONER  
CONC = CONCRETE  
W/M = WATER METER  
E.M. = ELECTRIC METER  
W.F.S. = WOOD FRAME STRUCTURE



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

PREPARED FOR:  
FRANCISCO B. BAUTISTA SR.  
JOSEPHINE BAUTISTA

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

DRAWN BY: NS

CHECKED BY: EN

DRAWING NO. 25-038-02

SECTION 15

DATE: 06-26-2025

SHEET 1 OF 3

REVISIONS

TOWNSHIP 24 SOUTH

RANGE 36 EAST

## LEGAL DESCRIPTION

SITUATED IN SECTION 15, TOWNSHIP 24 SOUTH, RANGE 36 EAST

PARCEL ID# 24-36-15-01-A-36

PURPOSE OF SURVEY: VACATING A PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT

### LEGAL DESCRIPTION: (EASEMENT 2)

THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 36, BLOCK A, THENCE S 00°18'58" W ALONG THE EAST LINE OF SAID LOT 36, BLOCK A, A DISTANCE OF 25.2 FEET TO A POINT, THENCE N 89°42'18" W A DISTANCE OF 6.50 FEET, TO THE POINT OF BEGINNING; THENCE S 00°18'58" W A DISTANCE OF 42.40 FEET, THENCE N 89°42'18" W A DISTANCE OF 1.00 FEET, THENCE N 00°18'58" E 42.40 FEET, THENCE S 89°42'18" E 1.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 42.4 SQ.FT.+-, 0.001 ACRES +-.

### SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED DESCRIPTION IS THE SOUTH R/W LINE OF VENETIAN WAY, BEING N 89°41'02" W AS AN ASSUMED BEARING PER PLAT OF INDIAN RIVER VILLAGE.
2. THE SKETCH ON SHEET 2 OF 2 IS NOT A BOUNDARY SURVEY, IT IS A SKETCH ONLY TO ACCOMPANY LEGAL DESCRIPTION.
3. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY ERIC NIELSEN LAND SURVEYING, INC. DATED 02-25-2025

### ABBREVIATION & SYMBOL LEGEND

C/L = CENTERLINE	P.U.E. = PUBLIC UTILITY EASEMENT
R/W = RIGHT-OF-WAY	P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
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I.R. = IRON ROD	W/M = WATER METER
L = LINE	E.M. = ELECTRIC METER
P.O.B. = POINT OF BEGINNING	W.F.S. = WOOD FRAME STRUCTURE
P.O.C. = POINT OF COMMENCEMENT	
PSM PROFESSIONAL SURVEYOR & MAPPER	



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

PREPARED FOR:  
FRANCISCO B. BAUTISTA SR.  
JOSEPHINE BAUTISTA

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

DRAWN BY: NS

CHECKED BY: EN

DRAWING NO. 25-038-02

SECTION 15

DATE: 6-26-2025

SHEET 2 OF 3

REVISIONS \_\_\_\_\_

TOWNSHIP 24 SOUTH

RANGE 36 EAST



DRAWN BY: <u>NS</u>	DRAWING NO. <u>25-038-02</u>
DATE: <u>06-26-2025</u>	REVISIONS <u>                    </u>



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

## AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

07/07/2025

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

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

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	\$378.29	
Tax Amount:	\$0.00	
Payment Cost:	\$378.29	
Order No:	11454378	# of Copies:
Customer No:	1127286	1
PO #:	4500092228-10	

**THIS IS NOT AN INVOICE!**

Please do not use this form for payment remittance.

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

ADK11454378 07/07/2025  
Public Hearing Legal Notice  
NOTICE FOR THE VACATING OF  
THREE PUBLIC UTILITY AND  
DRAINAGE EASEMENTS, PLAT  
OF "INDIAN RIVER VILLAGE",  
IN SECTION 15, TOWNSHIP 24  
SOUTH, RANGE 34 EAST,  
MERRITT ISLAND, FL.  
NOTICE IS HEREBY GIVEN that  
pursuant to Chapter 336.09, Florida  
Statutes, and Chapter 66, Article II,  
Section 66-36, Brevard County Code,  
a petition has been filed by FRANK  
CISCO B. AND JOSEPHINE  
BAUTISTA with the Board of  
County Commissioners of Brevard  
County, Florida, to request vacating  
the following described property, to  
w/:  
EASEMENT 1: THAT PORTION  
OF A 7.5 FOOT WIDE PUBLIC  
UTILITY AND DRAINAGE EASE-  
MENT DESCRIBED AS  
FOLLOWS: THE WEST 29.0 FEET  
OF THE EAST 92.7 FEET OF THE  
SOUTH 7.3 FEET OF THE NORTH  
100 FEET OF LOT 36, BLOCK A,  
INDIAN RIVER VILLAGE, AS  
RECORDED IN PLAT BOOK 25,  
PAGES 94 AND 95, OF THE  
PUBLIC RECORDS OF BREVARD  
COUNTY, FLORIDA, CONTAIN-  
ING 64.50 SQ. FT. +-. 0.015 ACRES  
+-. TOGETHER WITH: THAT  
PORTION OF TRACT "A", INDIAN  
RIVER VILLAGE, AS RECORDED  
IN PLAT BOOK 25, PAGES 94 AND  
95, OF THE PUBLIC RECORDS  
OF BREVARD COUNTY,  
FLORIDA, DESCRIBED AS  
FOLLOWS: COMMENCE AT THE  
SE CORNER OF SAID LOT 36,  
BLOCK A, THENCE N 89°41'02" W,  
A DISTANCE OF 44.70 FEET TO  
THE POINT OF BEGINNING;  
THENCE S 00°18'58" W, A  
DISTANCE OF 12.00 FEET;  
THENCE N 89°41'02" W, A  
DISTANCE OF 29.00 FEET;  
THENCE N 00°18'58" E, A  
DISTANCE OF 12.00 FEET;  
THENCE S 89°41'02" E, A  
DISTANCE OF 29.00 FEET TO  
THE POINT OF BEGINNING,  
CONTAINING 348.00 SQ. FT. +-.  
0.008 ACRES +-.  
EASEMENT 2: THAT PORTION  
OF A 7.5 FOOT WIDE PUBLIC  
UTILITY AND DRAINAGE EASE-  
MENT DESCRIBED AS  
FOLLOWS: COMMENCE AT THE  
NORTHEAST CORNER OF LOT  
36, BLOCK A, THENCE S 00°18'58"  
W ALONG THE EAST LINE OF  
SAID LOT 36, BLOCK A, A  
DISTANCE OF 25.3 FEET TO A  
POINT, THENCE N 89°42'18" W, A  
DISTANCE OF 4.50 FEET, TO  
THE POINT OF BEGINNING;  
THENCE S 00°18'58" W, A  
DISTANCE OF 42.40 FEET;  
THENCE S 89°42'18" W, A  
DISTANCE OF 1.00 FEET;  
THENCE N 00°18'58" E, 42.40  
FEET, THENCE S 89°42'18" E, 1.00  
FEET, TO THE POINT OF  
BEGINNING, CONTAINING 42.4  
SQ. FT. +-. 0.001 ACRES +-.  
PREPARED BY: ERIC NIELSEN,  
PSM.  
The Board of County Commissioners  
will hold a public hearing to deter-  
mine the advisability of such vacat-  
ing of the above-described easement  
at 7:00 A.M. on July 22, 2025 at the  
Brevard County Government Center  
Board Room, Building C, 2725  
Judge Fran Jamieson Way, Viera,  
Florida, at which time and place all  
those for or against the same may  
be heard before final action is taken.  
Pursuant to Section 59a.015, Florida  
Statutes, if a person desires 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 proceed-  
ings, 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 reserve a verbatim transcript of  
the record must make those  
arrangements at their own expense.  
The needs of hearing or visually  
impaired persons shall be met if the  
department sponsoring the hearing  
is contacted at least 48 hours prior  
to the public hearing by any person  
wishing assistance.



**AFFIDAVIT OF PUBLICATION**

Donna Scott  
Brevard County Clerk Donna Scott -Survey  
Brevard Cty Public Works Dept  
2725 Judge Fran Jamieson Way Bldg A  
Viera FL 32940-6605

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/28/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/28/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$295.04  
Tax Amount: \$0.00  
Payment Cost: \$295.04  
Order No: 11519242 # of Copies:  
Customer No: 1127286 1  
PO #:

**THIS IS NOT AN INVOICE!**

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

VICKY FELTY  
Notary Public  
State of Wisconsin

Ad#11519242 07/28/2025  
LEGAL NOTICE  
RESOLUTION VACATING A PORTION OF TWO PUBLIC UTILITY AND DRAINAGE EASEMENTS AND A PORTION OF A STORMWATER RETENTION EASEMENT, PLAT OF "INDIAN RIVER VILLAGE", MERRITT ISLAND, FLORIDA, LYING IN SECTION 15, TOWNSHIP 24 SOUTH, RANGE 36 EAST - FRANCISCO B. AND JOSEPHINE BAUTISTA TO WHOM IT MAY CONCERN:  
NOTICE IS HEREBY GIVEN that on July 22, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of two public utility and drainage easements and a portion of a stormwater retention easement, plat of "Indian River Village", Merritt Island, Florida, lying in Section 15, Township 24 South, Range 36 East, as petitioned by Francisco B. and Josephine Bautista.  
**LEGAL DESCRIPTION:**  
The Board further renounced and disclaimed any right of the County in and to said public easements.  
**EASEMENT 1:** THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: THE WEST 29.0 FEET OF THE EAST 93.7 FEET OF THE SOUTH 7.5 FEET OF THE NORTH 100 FEET OF LOT 36, BLOCK A, INDIAN RIVER VILLAGE, AS RECORDED IN PLAT BOOK 25, PAGES 94 AND 95, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 217.78 SQ.FT.+-, 0.005 ACRES +-. TOGETHER WITH: THAT PORTION OF TRACT "A", INDIAN RIVER VILLAGE, AS RECORDED IN PLAT BOOK 25, PAGES 64 AND 65, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID LOT 36, BLOCK A, THENCE N 89°41'02" W, A DISTANCE OF 64.70 FEET TO THE POINT OF BEGINNING; THENCE S 00°18'58" W, A DISTANCE OF 12.00 FEET; THENCE N 89°41'02" W, A DISTANCE OF 29.00 FEET; THENCE N 00°18'58" E, A DISTANCE OF 12.00 FEET; THENCE S 89°41'02" E, A DISTANCE OF 29.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 348.00 SQ.FT.+-, 0.008 ACRES +-.  
**EASEMENT 2:** THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 36, BLOCK A, THENCE S 00°18'58" W ALONG THE EAST LINE OF SAID LOT 36, BLOCK A, A DISTANCE OF 25.2 FEET TO A POINT; THENCE N 89°42'18" W A DISTANCE OF 6.50 FEET, TO THE POINT OF BEGINNING; THENCE S 00°18'58" W A DISTANCE OF 42.40 FEET; THENCE N 89°42'18" W A DISTANCE OF 1.00 FEET; THENCE N 00°18'58" E 42.40 FEET; THENCE S 89°42'18" E 1.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 42.4 SQ.FT.+-, 0.001 ACRES +-. PREPARED BY: ERIC NIELSEN, PSM.  
BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA  
RACHEL M. SADOFF, CLERK  
BY: Kimberly Powell, Clerk to the Board



**Order Confirmation**  
**Not an Invoice**

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

Date:	07/23/2025
Order Number:	11519242
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	88.0000
Height in Inches:	7.2900

**Print**

Product	#Insertions	Start - End	Category
BRE Brevard Florida Today	1	07/28/2025 - 07/28/2025	Public Notices
BRE floridatoday.com	1	07/28/2025 - 07/28/2025	Public Notices

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

Total Cash Order Confirmation Amount Due	\$295.04
Tax Amount	\$0.00
Service Fee 3.99%	\$11.77
Cash/Check/ACH Discount	-\$11.77
Payment Amount by Cash/Check/ACH	\$295.04
Payment Amount by Credit Card	\$306.81

<b>Order Confirmation Amount</b>	<b>\$295.04</b>
----------------------------------	-----------------

## Ad Preview

Ad#11519242 07/28/2025

### LEGAL NOTICE

RESOLUTION VACATING A PORTION OF TWO PUBLIC UTILITY AND DRAINAGE EASEMENTS AND A PORTION OF A STORMWATER RETENTION EASEMENT, PLAT OF "INDIAN RIVER VILLAGE", MERITT ISLAND, FLORIDA, LYING IN SECTION 15, TOWNSHIP 24 SOUTH, RANGE 36 EAST - FRANCISCO B. AND JOSEPHINE BAUTISTA.

TO WHOM IT MAY CONCERN:  
NOTICE IS HEREBY GIVEN that on July 22, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of two public utility and drainage easements and a portion of a stormwater retention easement, plat of "Indian River Village", Meritt Island, Florida, lying in Section 15, Township 24 South, Range 36 East, as petitioned by Francisco B. and Josephine Bautista.

### LEGAL DESCRIPTION:

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

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**EASEMENT 2:** THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 36, BLOCK A, THENCE S 00°18'58" W ALONG THE EAST LINE OF SAID LOT 36, BLOCK A, A DISTANCE OF 25.2 FEET TO A POINT, THENCE N 89°42'18" W A DISTANCE OF 6.50 FEET, TO THE POINT OF BEGINNING; THENCE S 00°19'58" W A DISTANCE OF 42.40 FEET, THENCE N 89°42'18" W A DISTANCE OF 1.00 FEET, THENCE N 00°18'58" E 42.40 FEET, THENCE S 89°42'18" E 1.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 42.4 SQ.FT.+-, 0.001 ACRES +-.

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

## LEGAL NOTICE

### RESOLUTION VACATING A PORTION OF TWO PUBLIC UTILITY AND DRAINAGE EASEMENTS AND A PORTION OF A STORMWATER RETENTION EASEMENT, PLAT OF "INDIAN RIVER VILLAGE", MERRITT ISLAND, FLORIDA, LYING IN SECTION 15, TOWNSHIP 24 SOUTH, RANGE 36 EAST – FRANCISCO B. AND JOSEPHINE BAUTISTA

#### TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on July 22, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of two public utility and drainage easements and a portion of a stormwater retention easement, plat of "Indian River Village", Merritt Island, Florida, lying in Section 15, Township 24 South, Range 36 East, as petitioned by Francisco B. and Josephine Bautista.

#### LEGAL DESCRIPTION:

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

**EASEMENT 1:** THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: THE WEST 29.0 FEET OF THE EAST 93.7 FEET OF THE SOUTH 7.5 FEET OF THE NORTH 100 FEET OF LOT 36, BLOCK A, INDIAN RIVER VILLAGE, AS RECORDED IN PLAT BOOK 25, PAGES 94 AND 95, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 217.78 SQ.FT.+-. 0.005 ACRES +-. TOGETHER WITH: THAT PORTION OF TRACT "A", INDIAN RIVER VILLAGE, AS RECORDED IN PLAT BOOK 25, PAGES 64 AND 65, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID LOT 36, BLOCK A, THENCE N 89°41'02" W, A DISTANCE OF 64.70 FEET TO THE POINT OF BEGINNING; THENCE S 00°18'58" W, A DISTANCE OF 12.00 FEET; THENCE N 89°41'02" W, A DISTANCE OF 29.00 FEET; THENCE N 00°18'58" E, A DISTANCE OF 12.00 FEET; THENCE S 89°41'02" E, A DISTANCE OF 29.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 348.00 SQ.FT.+-. 0.008 ACRES +-.

**EASEMENT 2:** THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 36, BLOCK A, THENCE S 00°18'58" W ALONG THE EAST LINE OF SAID LOT 36, BLOCK A, A DISTANCE OF 25.2 FEET TO A POINT, THENCE N 89°42'18" W A DISTANCE OF 6.50 FEET, TO THE POINT OF BEGINNING; THENCE S 00°18'58" W A DISTANCE OF 42.40 FEET, THENCE N 89°42'18" W A DISTANCE OF 1.00 FEET, THENCE N 00°18'58" E 42.40 FEET. THENCE S 89°42'18" E 1.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 42.4 SQ.FT.+-. 0.001 ACRES +-. PREPARED BY: ERIC NIELSEN, PSM.

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

**Florida TODAY:**

Please advertise in the **July 28, 2025**, issue of the Florida TODAY. **Bill the Board of County Commissioners Account Number BRE-6BR327 and forward bill and proof of publication to: Amber Holley, Public Works Department, 2725 Judge Fran Jamieson Way, Bldg. A-220, Viera, FL 32940.**



EASEMENT 1: THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: THE WEST 29.0 FEET OF THE EAST 93.7 FEET OF THE SOUTH 7.5 FEET OF THE NORTH 100 FEET OF LOT 36, BLOCK A, INDIAN RIVER VILLAGE, AS RECORDED IN PLAT BOOK 25, PAGES 94 AND 95, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 217.78 SQ.FT.+-. 0.005 ACRES +-. TOGETHER WITH: THAT PORTION OF TRACT "A", INDIAN RIVER VILLAGE, AS RECORDED IN PLAT BOOK 25, PAGES 64 AND 65, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID LOT 36, BLOCK A, THENCE N 89°41'02" W, A DISTANCE OF 64.70 FEET TO THE POINT OF BEGINNING; THENCE S 00°18'58" W, A DISTANCE OF 12.00 FEET; THENCE N 89°41'02" W, A DISTANCE OF 29.00 FEET; THENCE N 00°18'58" E, A DISTANCE OF 12.00 FEET; THENCE S 89°41'02" E, A DISTANCE OF 29.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 348.00 SQ.FT.+-. 0.008 ACRES +-.

EASEMENT 2: THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 36, BLOCK A, THENCE S 00°18'58" W ALONG THE EAST LINE OF SAID LOT 36, BLOCK A, A DISTANCE OF 25.2 FEET TO A POINT, THENCE N 89°42'18" W A DISTANCE OF 6.50 FEET, TO THE POINT OF BEGINNING; THENCE S 00°18'58" W A DISTANCE OF 42.40 FEET, THENCE N 89°42'18" W A DISTANCE OF 1.00 FEET, THENCE N 00°18'58" E 42.40 FEET. THENCE S 89°42'18" E 1.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 42.4 SQ.FT.+-. 0.001 ACRES +-. PREPARED BY: ERIC NIELSEN, PSM.

# Brevard County Property Appraiser Detail Sheet

Account 2413310  
 Owners BAUTISTA, FRANCISCO, SR B; BAUTISTA, JOSEPHINE  
 Mailing Address 765 VENETIAN WAY MERRITT ISLAND FL 32953  
 Site Address 765 VENETIAN WAY MERRITT ISLAND FL 32953  
 Parcel ID 24-36-15-01-A-36  
 Taxing District 2200 - UNINCORP DISTRICT 2  
 Exemptions HEX1 - HOMESTEAD FIRST  
 HEX2 - HOMESTEAD ADDITIONAL  
 Property Use 0110 - SINGLE FAMILY RESIDENCE  
 Total Acres 0.21  
 Site Code 0001 - NO OTHER CODE APPL.  
 Plat Book/Page 0025/0094  
 Subdivision INDIAN RIVER VILLAGE  
 Land Description INDIAN RIVER VILLAGE LOT 36 BLK A

## VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$306,420	\$297,020	\$262,100
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$174,160	\$169,090	\$164,170
Assessed Value School	\$174,160	\$169,090	\$164,170
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	\$124,160	\$119,090	\$114,170
Taxable Value School	\$149,160	\$144,090	\$139,170

## SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
12/18/2015	\$180,000	WD	--	7517/151
08/18/2008	--	TD	--	5884/5847

## Vicinity Map

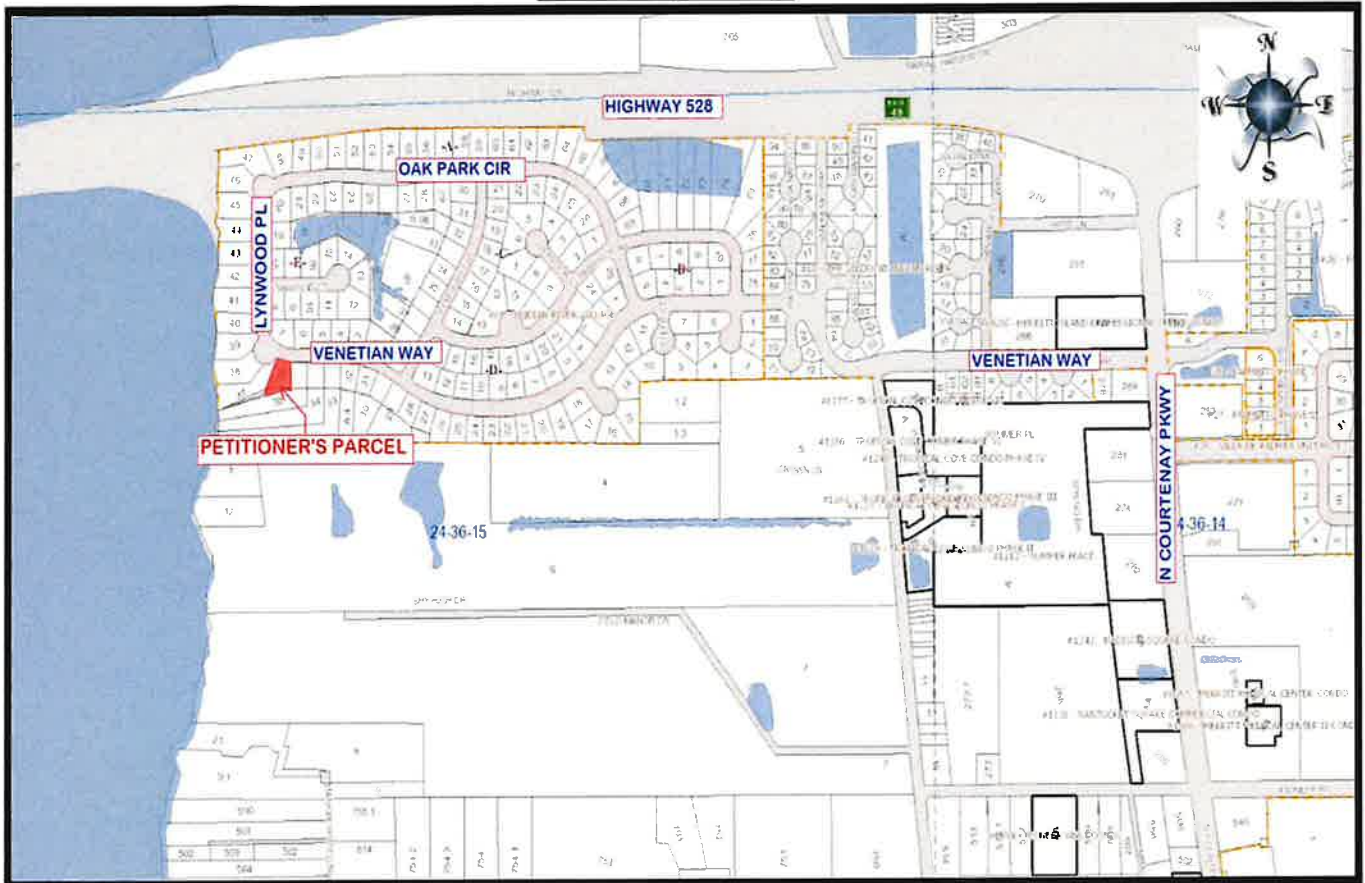


Figure 1: Map of Lot 1, Block A, and Part of Tract A, Indian River Village, 765 Venetian Way, Merritt Island, Florida, 32953.

Francisco B. and Josephine Bautista – Merritt Island – Lot 1, Block A, and Part of Tract A, Indian River Village, Plat Book 25, Page 94 – Section 15, Township 24 South, Range 36 East – District 2 – Proposed Vacating of a portion of two public utility and drainage easements, and a portion of a storm water retention easement

## Aerial Map



Figure 2: Aerial Map of Lot 1, Block A, and Part of Tract A, Indian River Village, 765 Venetian Way, Merritt Island, Florida, 32953.

Francisco B. and Josephine Bautista – Merritt Island – Lot 1, Block A, and Part of Tract A, Indian River Village, Plat Book 25, Page 94 – Section 15, Township 24 South, Range 36 East – District 2 – Proposed Vacating of a portion of two public utility and drainage easements, and a portion of a storm water retention easement



## Map Reference

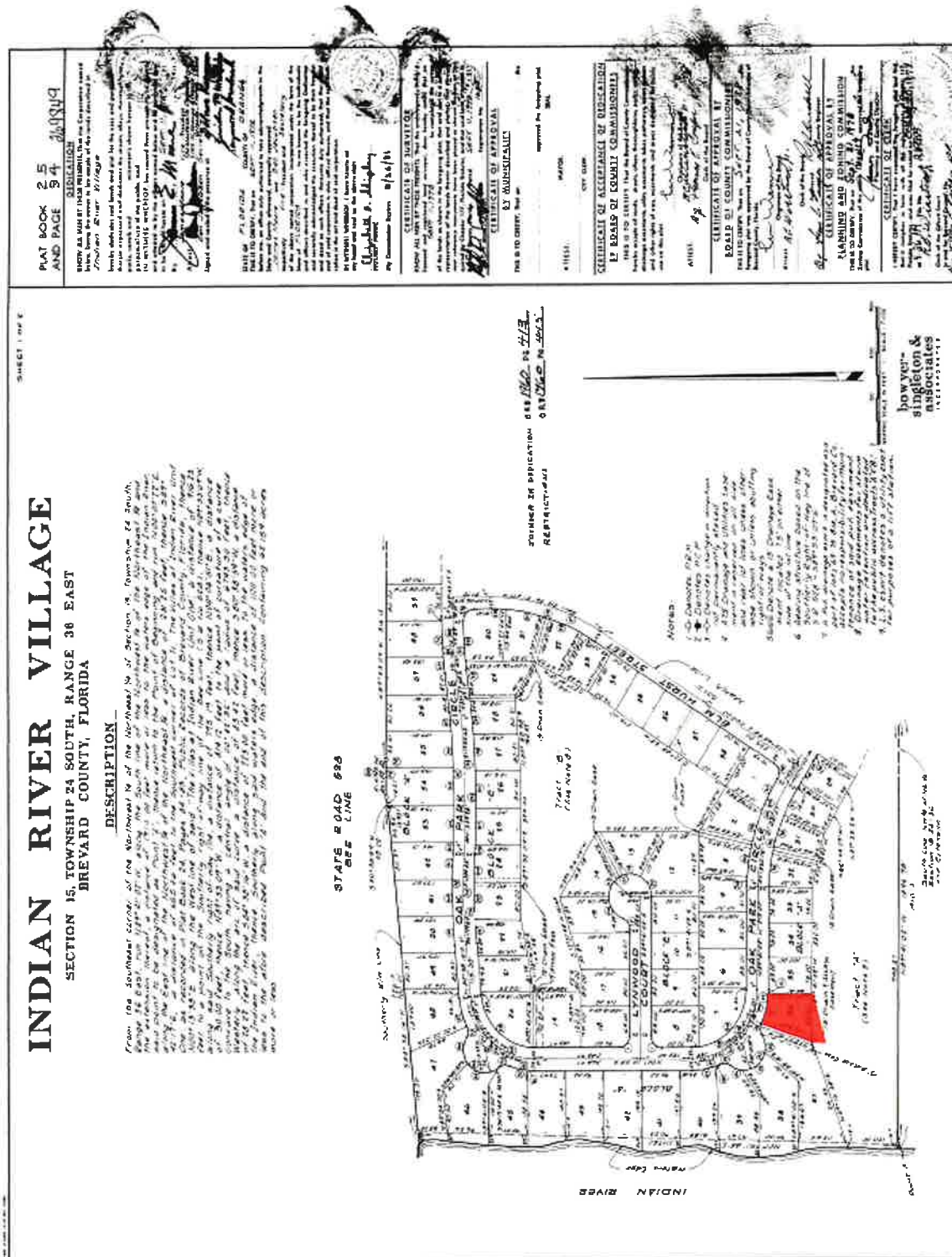


Figure 3: Copy of Plat of Indian River Village, dedicated to Brevard County in September 1978.



# Petitioner's Sketch & Description Sheet 1 of 3


LEGAL DESCRIPTION		SHEET 1 OF 3	
SITUATED IN SECTION 15, TOWNSHIP 24 SOUTH, RANGE 36 EAST		NOT VALID WITHOUT THE SKETCH	
PARCEL ID# 24-36-15-01-A-36		ON SHEET 3 OF 3	
PARCEL ID: # 24-36-15-01-A.8			
PURPOSE OF SURVEY: VACATING A PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AND A PORTION OF TRACT "A", STORM WATER RETENTION EASEMENT.			
<u>LEGAL DESCRIPTION: (EASEMENT 1)</u>			
THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:			
THE WEST 29.0 FEET OF THE EAST 93.7 FEET OF THE SOUTH 7.5 FEET OF THE NORTH 100 FEET OF LOT 36, BLOCK A, INDIAN RIVER VILLAGE, AS RECORDED IN PLAT BOOK 25, PAGES 94 AND 95, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 217.78 SQ.FT.+-, 0.005 ACRES +-.			
TOGETHER WITH:			
THAT PORTION OF TRACT 'A', INDIAN RIVER VILLAGE, AS RECORDED IN PLAT BOOK 25, PAGES 64 AND 65, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:			
COMMENCE AT THE SE CORNER OF SAID LOT 36, BLOCK A, THENCE N 89°41'02" W, A DISTANCE OF 64.70 FEET TO THE POINT OF BEGINNING; THENCE S 00°18'58" W, A DISTANCE OF 12.00 FEET; THENCE N 89°41'02" W, A DISTANCE OF 29.00 FEET; THENCE N 00°18'58" E, A DISTANCE OF 12.00 FEET; THENCE S 89°41'02" E, A DISTANCE OF 29.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 348.00 SQ.FT.+-, 0.008 ACRES +-.			
<u>SURVEYOR'S NOTES:</u>			
1. THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED DESCRIPTION IS THE SOUTH R/W LINE OF VENETIAN WAY, BEING N 89°41'02" W AS AN ASSUMED BEARING PER PLAT OF INDIAN RIVER VILLAGE.			
2. THE SKETCH ON SHEET 2 OF 2 IS NOT A BOUNDARY SURVEY, IT IS A SKETCH ONLY TO ACCOMPANY LEGAL DESCRIPTION.			
3. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY ERIC NIELSEN LAND SURVEYING, INC. DATED 02-25-2025			
<u>ABBREVIATION &amp; SYMBOL LEGEND</u>			
C/L = CENTERLINE		P.U.E. = PUBLIC UTILITY EASEMENT	
R/W = RIGHT-OF-WAY		P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT	
FND = FOUND		A/C = AIR CONDITIONER	
LB = LICENSED BUSINESS		CONC = CONCRETE	
I.R. = IRON ROD		W/M = WATER METER	
L = LINE		E.M. = ELECTRIC METER	
P.O.B. = POINT OF BEGINNING		W.F.S. = WOOD FRAME STRUCTURE	
P.O.C. = POINT OF COMMENCEMENT			
PSM PROFESSIONAL SURVEYOR & MAPPER			
			
		Eric Nielsen	
		Digitally signed by Eric Nielsen	
		Date: 2025.06.26 15:34:20 -04'00'	
		SURVEYOR & MAPPER, PSM NO. 5386	
		NOT VALID UNLESS SIGNED AND SEALED	
PREPARED FOR:		PREPARED BY:	
FRANCISCO B. BAUTISTA SR.		ERIC NIELSEN LAND SURVEYING, INC.	
JOSEPHINE BAUTISTA		L.B. 6946, 12 STONE STREET, SUITE 4	
		COCOA, FL. 32922	
DRAWN BY: <u>NS</u>	CHECKED BY: <u>EN</u>	DRAWING NO. <u>25-038-02</u>	SECTION <u>15</u>
DATE: <u>06-26-2025</u>	SHEET <u>1</u> OF <u>3</u>	REVISIONS _____	TOWNSHIP <u>24</u> SOUTH
			RANGE <u>36</u> EAST

Figure 4: Sketch & Description. Sheet 1 of 3. Section 15, Township 24 South, Range 36 East. Parcel ID number: 24-36-15-01-A-36.

## Petitioner's Sketch & Description Sheet 2 of 3

### LEGAL DESCRIPTION

SITUATED IN SECTION 15, TOWNSHIP 24 SOUTH, RANGE 36 EAST

PARCEL ID# 24-36-15-01-A-36

PURPOSE OF SURVEY: VACATING A PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT

### LEGAL DESCRIPTION: (EASEMENT 2)

THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 36, BLOCK A, THENCE S 00°18'58" W ALONG THE EAST LINE OF SAID LOT 36, BLOCK A, A DISTANCE OF 25.2 FEET TO A POINT, THENCE N 89°42'18" W A DISTANCE OF 6.50 FEET, TO THE POINT OF BEGINNING; THENCE S 00°18'58" W A DISTANCE OF 42.40 FEET, THENCE N 89°42'18" W A DISTANCE OF 1.00 FEET, THENCE N 00°18'58" E 42.40 FEET, THENCE S 89°42'18" E 1.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 42.4 SQ.FT.+-, 0.001 ACRES +-.

### SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED DESCRIPTION IS THE SOUTH R/W LINE OF VENETIAN WAY, BEING N 89°41'02" W AS AN ASSUMED BEARING PER PLAT OF INDIAN RIVER VILLAGE.
2. THE SKETCH ON SHEET 2 OF 2 IS NOT A BOUNDARY SURVEY, IT IS A SKETCH ONLY TO ACCOMPANY LEGAL DESCRIPTION.
3. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY ERIC NIELSEN LAND SURVEYING, INC. DATED 02-25-2025

### ABBREVIATION & SYMBOL LEGEND

C/L = CENTERLINE  
R/W = RIGHT-OF-WAY  
FND = FOUND  
LB = LICENSED BUSINESS  
I.R. = IRON ROD  
L = LINE  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
PSM PROFESSIONAL SURVEYOR & MAPPER

P.U.E. = PUBLIC UTILITY EASEMENT  
P.U.D.E. = PUBLIC UTILITY &  
DRAINAGE EASEMENT  
A/C = AIR CONDITIONER  
CONC = CONCRETE  
W/M = WATER METER  
E.M. = ELECTRIC METER  
W.F.S. = WOOD FRAME STRUCTURE



**Eric Nielsen**

Digitally signed by Eric Nielsen  
Date: 2025.06.26 15:34:47 -04'00'

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

PREPARED FOR:  
FRANCISCO B. BAUTISTA SR.  
JOSEPHINE BAUTISTA

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

DRAWN BY: NS

CHECKED BY: EN

DRAWING NO. 25-038-02

SECTION 15

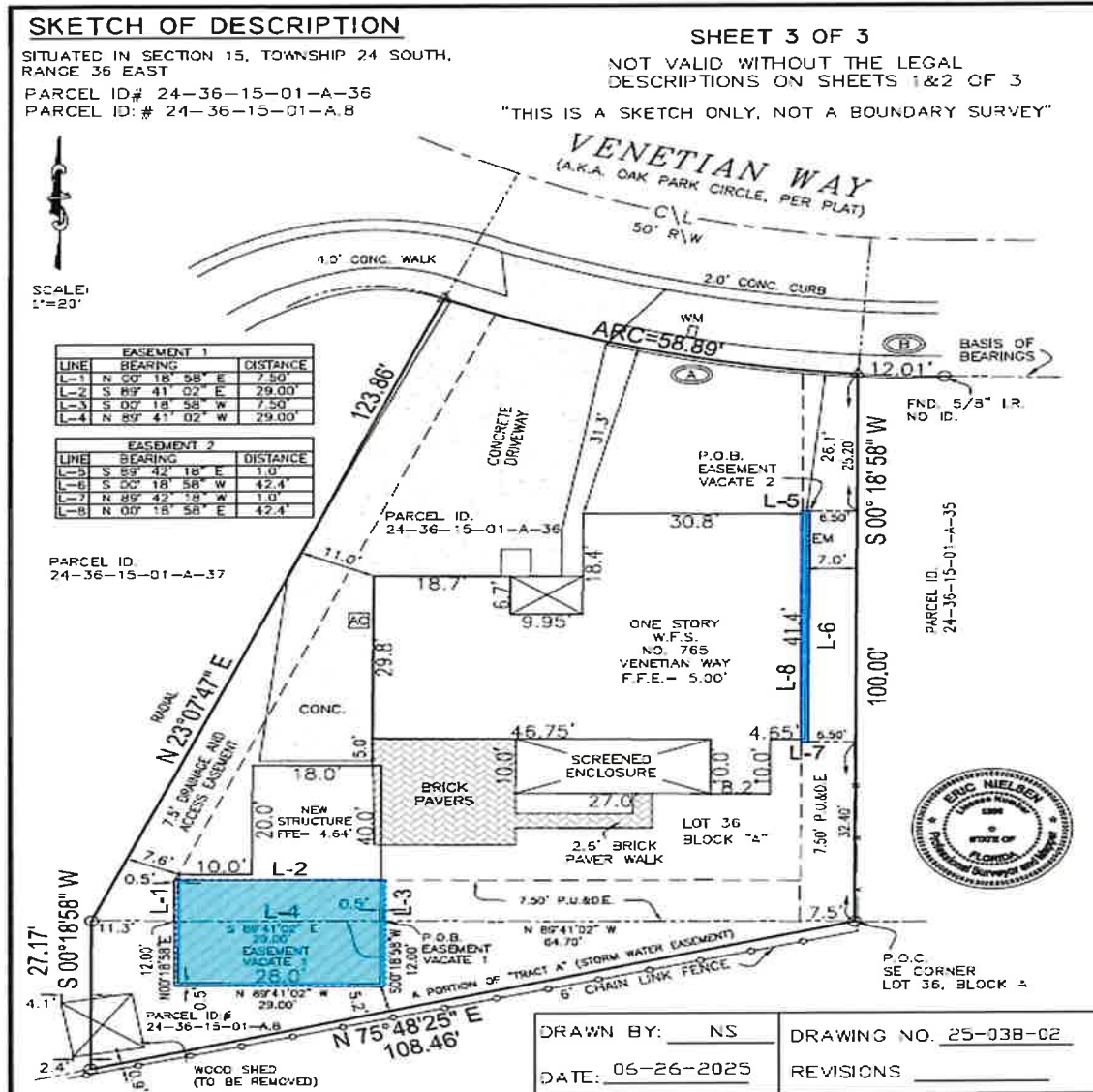
DATE: 6-26-2025

SHEET 2 OF 3

REVISIONS \_\_\_\_\_

TOWNSHIP 24 SOUTH  
RANGE 36 EAST

Figure 5: Sketch & Description. Sheet 2 of 3. Section 15, Township 24 South, Range 36 East. Parcel ID number: 24-36-15-01-A-36.



## Comment Sheet

Applicant: Bautista

Updated by: Amber Holley 20250527 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20250423	20250527	Yes	No comment
FL Power & Light	20250423	20250520	Yes	No objections
At&t	20250423	20250423	Yes	No objections
Charter/Spectrum	20250423	20250527	Yes	No objections
City of Cocoa	20250423	20250428	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20250423	20250527	Yes	No objections
Land Planning	20250423	20250506	Yes	No objections
Utility Services	20250423	20250423	Yes	No objections
Storm Water	20250423	20250513	Yes	No objections
Zoning	20250423	20250506	Yes	No objections

## Public Hearing Legal Advertisement

Ad#11454378 07/07/2025  
Public Hearing Legal Notice  
NOTICE FOR THE VACATING OF  
THREE PUBLIC UTILITY AND  
DRAINAGE EASEMENTS, PLAT  
OF "INDIAN RIVER VILLAGE",  
IN SECTION 15, TOWNSHIP 24  
SOUTH, RANGE 30 EAST,  
MERRITT ISLAND, FL.  
NOTICE IS HEREBY GIVEN that  
pursuant to Chapter 336.07, Florida  
Statutes, and Chapter 86, Article 11,  
Section 86-36, Brevard County Code,  
a petition has been filed by FRANK  
CASCO B. AND JOSEPHINE  
BAUTISTA, with the Board of  
County Commissioners of Brevard  
County, Florida, to request vacating  
the following described property, to  
wit:  
EASEMENT 1: THAT PORTION  
OF A 7.5 FOOT WIDE PUBLIC  
UTILITY AND DRAINAGE EASE-  
MENT DESCRIBED AS  
FOLLOWS: THE WEST 25.0 FEET  
OF THE EAST 93.7 FEET OF THE  
SOUTH 7.5 FEET OF THE NORTH  
100 FEET OF LOT 36, BLOCK A,  
INDIAN RIVER VILLAGE, AS  
RECORDED IN PLAT BOOK 25,  
PAGES 94 AND 95, OF THE  
PUBLIC RECORDS OF BREVARD  
COUNTY, FLORIDA, CONTAIN-  
ING 646.50 SQ.FT. + -, 0.015 ACRES  
+-. TOGETHER WITH: THAT  
PORTION OF TRACT "A", INDIAN  
RIVER VILLAGE, AS RECORDED  
IN PLAT BOOK 25, PAGES 64 AND  
65, OF THE PUBLIC RECORDS  
OF BREVARD COUNTY,  
FLORIDA DESCRIBED AS  
FOLLOWS: COMMENCE AT THE  
SE CORNER OF SAID LOT 36,  
BLOCK A, THENCE N 85°41'03" W,  
A DISTANCE OF 64.70 FEET TO  
THE POINT OF BEGINNING;  
THENCE S 00°18'58" W, A  
DISTANCE OF 12.00 FEET;  
THENCE N 89°41'32" W, A  
DISTANCE OF 29.00 FEET;  
THENCE N 00°18'58" E, A  
DISTANCE OF 12.00 FEET;  
THENCE S 89°41'03" E, A  
DISTANCE OF 29.00 FEET TO  
THE POINT OF BEGINNING,  
CONTAINING 349.00 SQ.FT. + -,  
0.008 ACRES +-.  
EASEMENT 2: THAT PORTION  
OF A 7.5 FOOT WIDE PUBLIC  
UTILITY AND DRAINAGE EASE-  
MENT DESCRIBED AS  
FOLLOWS: COMMENCE AT THE  
NORTHEAST CORNER OF LOT  
36, BLOCK A, THENCE S 00°18'58"  
W ALONG THE EAST LINE OF  
SAID LOT 36, BLOCK A, A  
DISTANCE OF 25.2 FEET TO A  
POINT, THENCE N 85°42'18" W, A  
DISTANCE OF 6.50 FEET, TO  
THE POINT OF BEGINNING;  
THENCE S 00°18'58" W, A  
DISTANCE OF 42.40 FEET,  
THENCE S 89°42'18" W, A  
DISTANCE OF 1.00 FEET;  
THENCE N 00°18'58" E, 42.40  
FEET, THENCE S 89°42'18" E, 1.00  
FEET, TO THE POINT OF  
BEGINNING, CONTAINING 42.4  
SQ.FT. + -, 0.001 ACRES +-.  
PREPARED BY: ERIC NIELSEN,  
PSM.  
The Board of County Commissioners  
will hold a public hearing to deter-  
mine the advisability of such vacat-  
ing of the above-described easement  
at 9:00 A.M. on July 27, 2025, at the  
Brevard County Government Center  
Board Room, Building C... 3725  
Judge Frank Jamison 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 284.0103, Florida  
Statutes, if a person desires 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 proceed-  
ings, and that, for such purpose, he  
or she may need to ensure that a  
verbatim record of the proceedings  
is made, which record includes the  
testimony and evidence upon which  
the appeal is based. Persons seeking  
to preserve a verbatim transcript of  
the record must make those  
arrangements at their own expense.  
The needs of hearing or visually  
impaired persons shall be met if the  
department sponsoring the hearing  
is contacted at least 48 hours prior  
to the public hearing by any person  
wishing assistance.

Figure 7: Copy of public hearing advertisement published on July 7, 2025. See the next page for full text.



## Legal Notice Text

### LEGAL NOTICE

NOTICE FOR THE VACATING OF THREE PUBLIC UTILITY AND DRAINAGE EASEMENTS, PLAT OF "INDIAN RIVER VILLAGE", IN SECTION 15, 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 FRANCISCO B. AND JOSEPHINE BAUTISTA with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

EASEMENT 1: THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: THE WEST 29.0 FEET OF THE EAST 93.7 FEET OF THE SOUTH 7.5 FEET OF THE NORTH 100 FEET OF LOT 36, BLOCK A, INDIAN RIVER VILLAGE, AS RECORDED IN PLAT BOOK 25, PAGES 94 AND 95, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 646.50 SQ.FT.+ -, 0.015 ACRES +-, TOGETHER WITH: THAT PORTION OF TRACT 'A', INDIAN RIVER VILLAGE, AS RECORDED IN PLAT BOOK 25, PAGES 64 AND 65, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID LOT 36, BLOCK A, THENCE N 89°41'02" W, A DISTANCE OF 64.70 FEET TO THE POINT OF BEGINNING; THENCE S 00°18'58" W, A DISTANCE OF 12.00 FEET; THENCE N 89°41'02" W, A DISTANCE OF 29.00 FEET; THENCE N 00°18'58' E, A DISTANCE OF 12.00 FEET; THENCE S 89°41'02" E, A DISTANCE OF 29.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 348.00 SQ.FT.+ -, 0.008 ACRES +-.

EASEMENT 2: THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 36, BLOCK A, THENCE S 00°18'58" W ALONG THE EAST LINE OF SAID LOT 36, BLOCK A, A DISTANCE OF 25.2 FEET TO A POINT, THENCE N 89° 42'18" W, A DISTANCE OF 6.50 FEET, TO THE POINT OF BEGINNING; THENCE S 00°18'58" W, A DISTANCE OF 42.40 FEET, THENCE S 89°42'18" W, A DISTANCE OF 1.00 FEET, THENCE N 00°18'58" E, 42.40 FEET, THENCE S 89°42'18" E, 1.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 42.4 SQ.FT+-, 0.001 ACRES +-. PREPARED BY: ERIC NIELSEN, PSM.

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 9:00 A.M. on July 22, 2025, at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the hearing is contacted at least 48 hours prior to the public hearing by any person wishing assistance.

**Board Meeting Date**

7-22-25

Item Number: H.S.

Motion By: TG

Second By: KR

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

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