



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.2.

4/21/2026

Subject:

Petition to Vacate, Re: A portion of a public utility easement - Plat of "South Merritt Estates Pineland Section", Plat Book 14, Page 101 - Merritt Island - Jeffrey N. Mathis - 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 - Land Acquisition Section

Requested Action:

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating a portion of an easement, per Plat "South Merritt Estates Pineland Section", Plat Book 14, Page 101, in Section 13, Township 25 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 23 and is requesting the vacating of a portion of a public utility easement to allow for the existing storage building to remain after being discovered in a code enforcement case. The property is located in Merritt Island, South of Highway 520 and West of S. Courtenay Pkwy.

On April 6, 2026, 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

May 5, 2026

MEMORANDUM

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

RE: Resolution Vacating a Portion of a Public Utility Easement, Plat of "South Merritt Estates Pineland Section", Merritt Island, Florida, Lying in Section 13, Township 25 South, Range 36 East

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 26-036, vacating a portion of a public utility easement, Plat of "South Merritt Estates Pineland Section", Merritt Island, Florida, lying in Section 13, Township 25 South, Range 36 East, as petitioned by Jeffrey N. Mathis. Said Resolution was adopted by the Board of County Commissioners, in regular session on April 21, 2026.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

A handwritten signature in cursive script that reads "Kimberly Powell".

Kimberly Powell, Clerk to the Board

/ds

Encls. (2)



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

May 5, 2026

Jeffrey N. Mathis
961 Ponchos Lane
Christmas, FL 32709

Dear Sir:

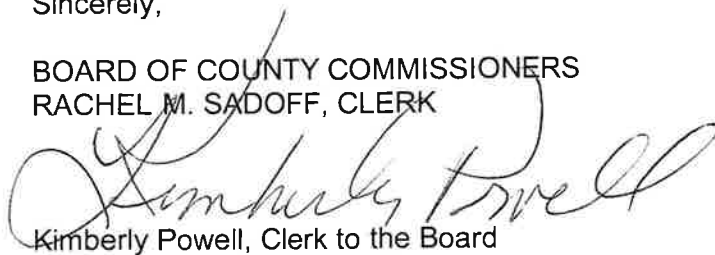
Re: Resolution Vacating a Portion of a Public Utility Easement, Plat of "South Merritt Estates Pineland Section", Merritt Island, Florida, Lying in Section 13, Township 25 South, Range 36 East

The Board of County Commissioners, in regular session on April 21, 2026, adopted Resolution No. 26-036, vacating a portion of a public utility easement, Plat of "South Merritt Estates Pineland Section", Merritt Island, Florida, lying in Section 13, Township 25 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

Resolution 2026 - 036

**Vacating a portion of a public utility easement, Plat of "South Merritt Estates Pineland Section",
Merritt Island, Florida, lying in Section 13, Township 25 South, Range 36 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Jeffrey N. Mathis** 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 easement will not be detrimental to Brevard County or the public.

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

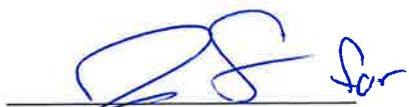
DONE, ORDERED, AND ADOPTED, in regular session, this 21st day of April, 2026 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



Thad Altman, Chair

ATTEST:



Rachel Sadoff, Clerk

As approved by the Board on:
April 21, 2026

Legal Description

Portion of Lot 23,
South Merritt Estates Pineland Section
in Government Lot 6, Section 12 &
N $\frac{1}{2}$ of N.E. $\frac{1}{4}$ of Section 13-25-36
Parcel ID: 25-36-13-CR-*23

Purpose of Sketch:

THE PURPOSE OF THIS SKETCH IS TO VACATE THE PORTION OF THE REAR 5.00 FOOT PUBLIC UTILITY EASEMENT ON LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102, THAT IS CURRENTLY ENCROACHED BY A ONE STORY BUILDING AND ITS COVERED AREA.

Legal Description:

A PORTION OF A 5.00 FOOT PUBLIC UTILITY EASEMENT ON LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102; BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

COMMENCE AT THE NORTHEAST CORNER OF LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102; THENCE, ALONG THE NORTH LINE OF SAID LOT 23, SOUTH 64°17'02" WEST 78.29 FEET; THENCE SOUTH 25°42'58" EAST 3.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72°48'48" EAST 10.62 FEET; THENCE SOUTH 64°17'02" WEST 10.72 FEET; THENCE NORTH 17°42'33" WEST 1.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.44 SQUARE FEET MORE OR LESS.

This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sketch Date: 02/12/26
Drawn By: JW
Approved By: PKI
Field: N/A

Sketch and Description Certified To:
JEFF MATHIS & BREVARD COUNTY

-Notes-

- >Bearing Basis is based upon the North Line of Lot 20, South Merritt Estates Section & denoted with a "BB".
- >Sketch is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

-Legend-

C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
Fnd.	- Found	Rad.	- Radial
IP	- Iron Pipe	R&C	- Rebar & Cap
L	- Length (Arc)	Rec.	- Recovered
M	- Measured	Rfd.	- Roofed
N&D	- Nail & Disk	Set	- Set 1/2" Rebar & Cap "LB 7623"
N.R.	- Non-Radial	Rebar	- Rebar
OHE	- Overhead Utilities	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
-D-	- Wood Fence	-O-	- Chain Link Fence

I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 53-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
Patrick K. Ireland, Surveyor
No. 6637
FLORIDA
LAND SURVEYING

PS 6637 LB 7623
Date Signed: 02/12/26

This Sketch is intended ONLY for the use of Said Certified Parties.
This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
File No. IS-150935

**Ireland & Associates
Surveying, Inc.**

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

Sheet 2 of 2

Parcel ID: 25-36-13-CR-* -23



Scale: 1" = 10'

Point of Commencement

Northeast Corner of Lot 23, South
Merritt Estates Pineland Section
Plat Book 14, Pages 101-102



Lot 22

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

File No. IS-150935

This is NOT a Survey.

This is ONLY a Description.

This Sketch and Description consist of two sheets and is not full and or complete without both sheets.



Scale: 1" = 60'

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

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 Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 04/06/2026
BRE floridatoday.com 04/06/2026

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 04/06/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$273.06	
Tax Amount:	\$0.00	
Payment Cost:	\$273.06	
Order No:	12200029	# of Copies:
Customer No:	1127286	1
PO #:	4500092228-10	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

AD#12200029; 4/6/2026

LEGAL NOTICE

NOTICE FOR THE VACATING OF A PORTION OF A UTILITY EASEMENT, PLAT OF SOUTH MERRITT ESTATES, PINELAND SECTION, IN SECTION 13, TOWNSHIP 25 SOUTH, RANGE 36 EAST, MERRITT ISLAND, FL.

NOTICE IS HEREBY GIVEN that pursuant to Chapter 338.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by JEFFREY N. MATHIS with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

A PORTION OF A 5.00 FOOT PUBLIC UTILITY EASEMENT ON LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102; BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING: COMMENCE AT THE NORTHEAST CORNER OF LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102; THENCE, ALONG THE NORTH LINE OF SAID LOT 23, SOUTH 64°17'02" WEST 78.29 FEET; THENCE SOUTH 25°42'58" EAST 3.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72°48'48" EAST 10.62 FEET; THENCE SOUTH 64°17'02" WEST 10.72 FEET; THENCE NORTH 17°42'33" WEST 1.59 FEET TO THE POINT OF BEGINNING; CONTAINING 8.44 SQUARE FEET MORE OR LESS. PREPARED BY: PATRICK K. IRELAND, PLS.

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 AM on April 21, 2026, 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.

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:

BRE Brevard Florida Today 04/26/2026
BRE floridatoday.com 04/26/2026

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 04/26/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$195.14

Tax Amount: \$0.00

Payment Cost: \$195.14

Order No: 12278296

Customer No: 1127286

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

Ad#12278296 4/26/2026

LEGAL NOTICE

RESOLUTION VACATING A PORTION OF A PUBLIC UTILITY EASEMENT, PLAT OF "SOUTH MERRITT ESTATES PINELAND SECTION", MERRITT ISLAND, FLORIDA, LYING IN SECTION 13, TOWNSHIP 25 SOUTH, RANGE 36 EAST - JEFFRY N. MATHIS

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on April 21, 2026, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of a public utility easement, Plat of "South Merritt Estates Pineland Section", Merritt Island, Florida, lying in Section 13, Township 25 South, Range 36 East, as petitioned by Jeffry N. Mathis.

LEGAL DESCRIPTION:

A PORTION OF A 5.00 FOOT PUBLIC UTILITY EASEMENT ON LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102; BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING: COMMENCE AT THE NORTHEAST CORNER OF LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102; THENCE, ALONG THE NORTH LINE OF SAID LOT 23, SOUTH 64°17'02" WEST 78.29 FEET; THENCE SOUTH 25°42'58" EAST 3.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72°48'48" EAST 10.62 FEET; THENCE SOUTH 64°17'02" WEST 10.72 FEET; THENCE NORTH 17°42'33" WEST 1.59 FEET TO THE POINT OF BEGINNING. CONTAINING 8.44 SQUARE FEET MORE OR LESS. PREPARED BY: PATRICK K. IRELAND, PLS.

The Board further renounced and disclaimed any right of the County in and to said portion of easement. 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 A PUBLIC UTILITY EASEMENT, PLAT OF "SOUTH MERRITT ESTATES PINELAND SECTION", MERRITT ISLAND, FLORIDA, LYING IN SECTION 13, TOWNSHIP 25 SOUTH, RANGE 36 EAST – JEFFRY N. MATHIS

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

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

Florida TODAY:

Please advertise in the **April 26, 2026**, 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.**

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Brevard County Property Appraiser Detail Sheet

Account 2507962
 Owners MATHIS , JEFFREY N
 Mailing Address 961 PONCHOS LN CHRISTMAS FL 32709
 Site Address 2275 PINEAPPLE PL MERRITT ISLAND FL 32952
 Parcel ID 25-36-13-CR-*-23
 Taxing District 2200 - UNINCORP DISTRICT 2
 Exemptions NONE
 Property Use 0110 - SINGLE FAMILY RESIDENCE
 Total Acres 0.80
 Site Code 0001 - NO OTHER CODE APPL.
 Plat Book/Page 0014/0101
 Subdivision SOUTH MERRITT ESTATES PINELAND SEC
 Land Description SOUTH MERRITT ESTATES PINELAND SEC LOT 23

VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$264,520	\$275,220	\$293,990
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$264,520	\$275,220	\$293,990
Assessed Value School	\$264,520	\$275,220	\$293,990
Homestead Exemption	\$0	\$25,000	\$0
Additional Homestead	\$0	\$25,000	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$264,520	\$225,220	\$293,990
Taxable Value School	\$264,520	\$250,220	\$293,990

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
10/30/2025	\$295,000	WD	--	10484/1100
09/30/2022	\$305,000	WD	--	9630/0118

Vicinity Map

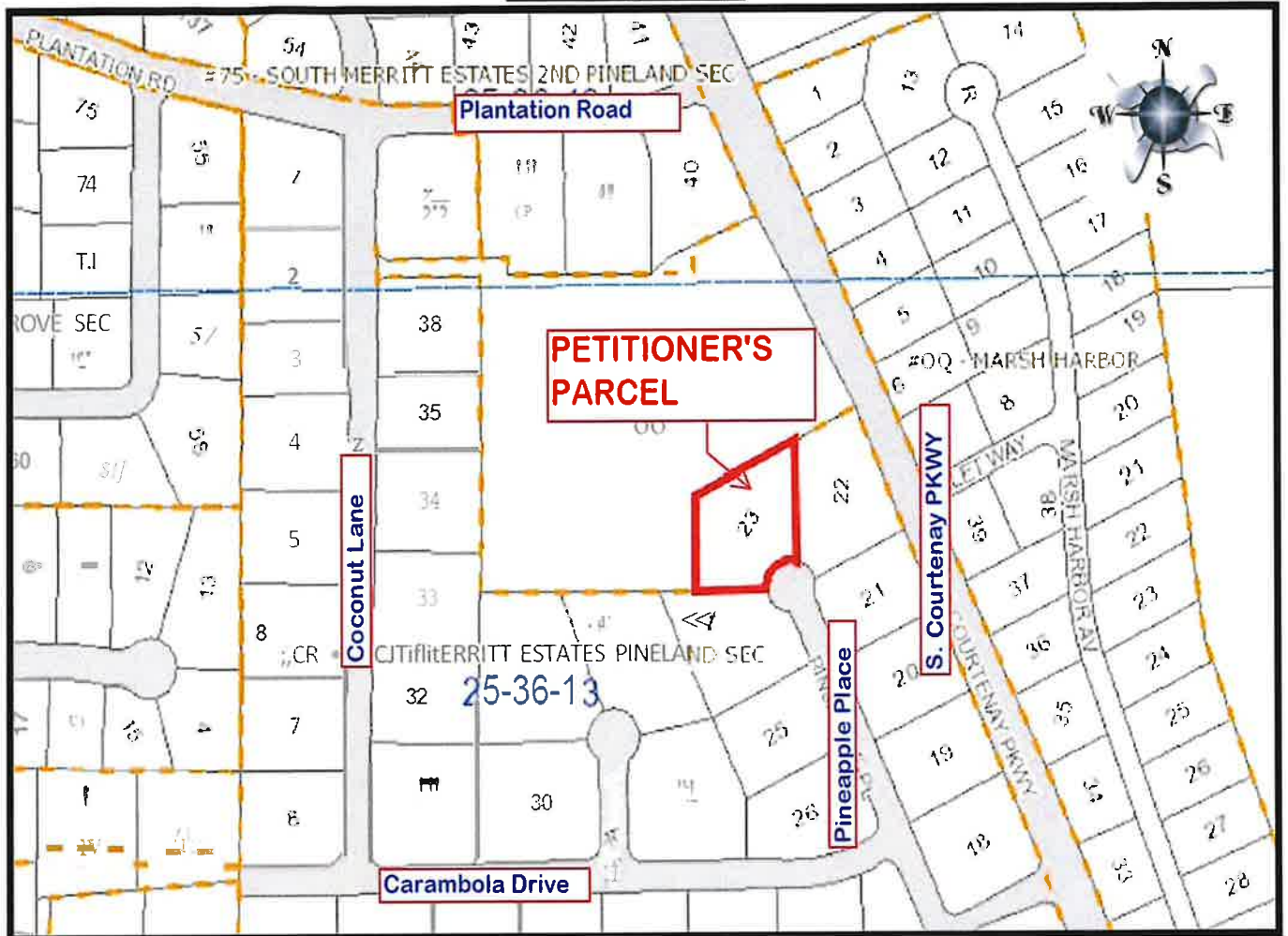


Figure 1: Map of Lot 23, South Merritt Estates Pineland Section, 2275 Pineapple Place, Merritt Island, Florida, 32952.

Jeffrey N. Mathis – 2275 Pineapple Place –
Merritt Island, FL, 32952 – Lot 23, plat of
“South Merritt Estates Pineland Section” –
Plat Book 14, Page 101 – Section 13,
Township 25 South, Range 36 East – District
2 – Proposed Vacating of a portion of a
Public Utility Easement

Aerial Map



Figure 2: Aerial Map of Lot 23, South Merritt Estates Pineland Section, 2275 Pineapple Place, Merritt Island, FL 32952.

Jeffrey N. Mathis – 2275 Pineapple Place –
Merritt Island, FL, 32952 – Lot 23, plat of
“South Merritt Estates Pineland Section” –
Plat Book 14, Page 101 – Section 13,
Township 25 South, Range 36 East – District
2 – Proposed Vacating of a portion of a
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Map Reference

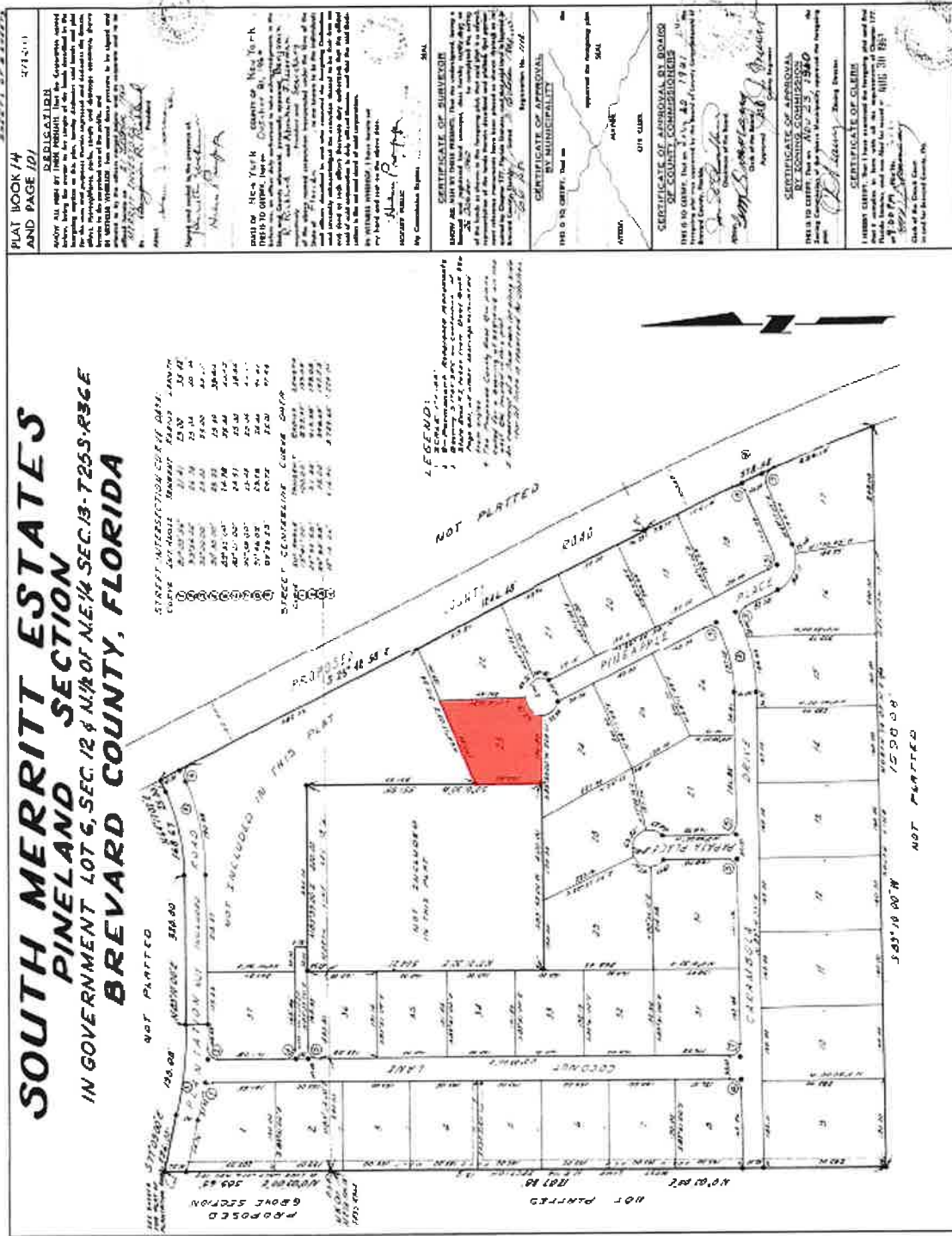


Figure 3: Copy of Plat of South Merritt Estates Pineland Section, dedicated to Brevard County in October 1960.

Petitioner's Sketch & Description Sheet 1 of 2

Sheet 1 of 2

Legal Description

Portion of Lot 23,
South Merritt Estates Pineland Section
in Government Lot 6, Section 12 &
N $\frac{1}{2}$ of N.E. $\frac{1}{4}$ of Section 13-25-36
Parcel ID: 25-36-13-CR-*23

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is not full and or complete without both sheets.

Sketch Date: 02/12/28
Drawn By: JW
Approved By: PKI
Field: N/A

Sketch and Description Certified To:
JEFF MATHIS & BREVARD COUNTY

**Ireland & Associates
Surveying, Inc.**

800 Currency Circle Suite 102D
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

Notes:
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Legend	
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Conc	- Concrete
CB	- Concrete Block
CM	- Concrete Monument
Conc	- Concrete
D	- Description
DE	- Drainage Easement
Easmt	- Easement
FEMA	- Federal Emergency Management Agency
Foot	- Footed
IP	- Iron Pipe
L	- Length (Arc)
M	- Monument
NAS	- Nail & Disk
N.R.	- Non-Radius
OHE	- Overhead Utilities
ORF	- Official Records Book
P	- Plat
P.B.	- Plat Book
W.F.	- Wood Fence
PC	- Point of Curvature
Py	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad	- Radial
R&C	- Rebar & Cap
Rec	- Recovered
RH	- Rebar
Sgt	- Set $\frac{1}{2}$ " Rebar & Cap
Star	- Star
T	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
CLF	- Chain Link Fence

I hereby Certify that this Sketch and Description of the Above Described Property is True and Correct to the Best of my Knowledge and belief as a Licensed Surveyor under the direction of the Data Drawn, based on knowledge furnished to me by the Owner and conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 50-17, F.S. Florida Administrative Code, Pursuant to Section 475.027 Florida Statutes.

Patrick K. Ireland
Patrick K. Ireland License # 6637 LB 7623
Date Signed: 02/12/28
This Sketch is intended ONLY for the use of Said Certified Parties.
This Sketch NOT valid UNLESS Signed and Embossed with Surveyor's Seal.
File No. IS-150935

Figure 4: Sketch & Description. Sheet 1 of 2. Section 13, Township 25 South, Range 36 East. Parcel ID number: 25-36-13-CR-*23.

Sketch of Description

Sheet 2 of 2

Portion of Lot 23,
South Merritt Estates Pineland Section
in Government Lot 6, Section 12 &
N $\frac{1}{2}$ of N.E. $\frac{1}{4}$ of Section 13-25-38
Parcel ID: 25-38-13-CR-*23

L1
S 25°42'58" E 3.43'
L2
N 72°48'48" E 10.62'
L3
S 64°17'02" W 10.72'
L4
N 17°42'33" W 1.59'

Point of Beginning

S 64°17'02" W 78.29'
North Line of Lot 23
5' Public Utility Easement

One Story Building

Not Platted (Per Plat)

Point of Commencement
Northeast Corner of Lot 23, South Merritt Estates Pineland Section Part Book 14, Pages 101-102

N 64°17'02" E 190.24'(P)
Covered Creekway

Lot 23
South Merritt Estates Pineland Section, Plat Book 14, Pages 101-102

One Story Residence #2209

Food Deck (Under Construction)

Pine

Lot 22

S 01°15'52" E 201.47'(P)

N 00°01'30" E 160.00'(P)

Not Platted (Per Plat)

S 89°39'00" W 136.80'(P)

(Right of Way Width Varies)
Pineapple Place

Scale: 1" = 10'

File No. IS-150935

This is **NOT** a Survey.
This is **ONLY** a Description.
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Scale: 1" = 60'

**Ireland & Associates
Surveying, Inc.**

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

The sketch illustrates a portion of a public utility easement, per the Plat of South Merritt Estates Pineland Section, 2275 Pineapple Place, Merritt Island, Florida, 32952. Prepared by: Patrick K. Ireland, PLS.

Comment Sheet

Applicant: Mathis

Updated by: Jean Kremitzki 20260324 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20260310	20260310	Yes	No objection
FL Power & Light	20260310	20260320	Yes	No objection
At&t	20260310	20260320	Yes	No objections
Charter/Spectrum	20260310	20260317	Yes	No objections
City of Cocoa	20260310	20260324	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20260310	20260320	Yes	No objections
Land Planning	20260310	20260311	Yes	No objections
Utility Services	20260310	20260312	Yes	No objections
Storm Water	20260310	20260318	Yes	No objections
Zoning	20260310	20260311	Yes	No objections

Public Hearing Legal Advertisement

AD#12200029; 4/6/2026

LEGAL NOTICE

NOTICE FOR THE VACATING OF A PORTION OF A UTILITY EASEMENT, PLAT OF SOUTH MERRITT ESTATES, PINELAND SECTION, IN SECTION 13, TOWNSHIP 25 SOUTH, RANGE 38 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 JEFFREY N. MATHIS with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

A PORTION OF A 5.00 FOOT PUBLIC UTILITY EASEMENT ON LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102; BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING: COMMENCE AT THE NORTHEAST CORNER OF LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102; THENCE, ALONG THE NORTH LINE OF SAID LOT 23, SOUTH 64°17'02" WEST 78.29 FEET; THENCE SOUTH 25°42'58" EAST 3.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72°48'48" EAST 10.62 FEET; THENCE SOUTH 64°17'02" WEST 10.72 FEET; THENCE NORTH 17°42'33" WEST 1.59 FEET TO THE POINT OF BEGINNING. CONTAINING 8.44 SQUARE FEET MORE OR LESS. PREPARED BY: PATRICK K. IRELAND, PLS.

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 AM on April 21, 2026, 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.

Figure 6: Copy of public hearing advertisement published on April 6, 2026. See the next page for full text.

Legal Notice Text

NOTICE FOR THE VACATING OF A PORTION OF A UTILITY EASEMENT, PLAT OF SOUTH MERRITT ESTATES, PINELAND SECTION, IN SECTION 13, TOWNSHIP 25 SOUTH, RANGE 36 EAST, MERRITT ISLAND, FL
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Boundary Survey

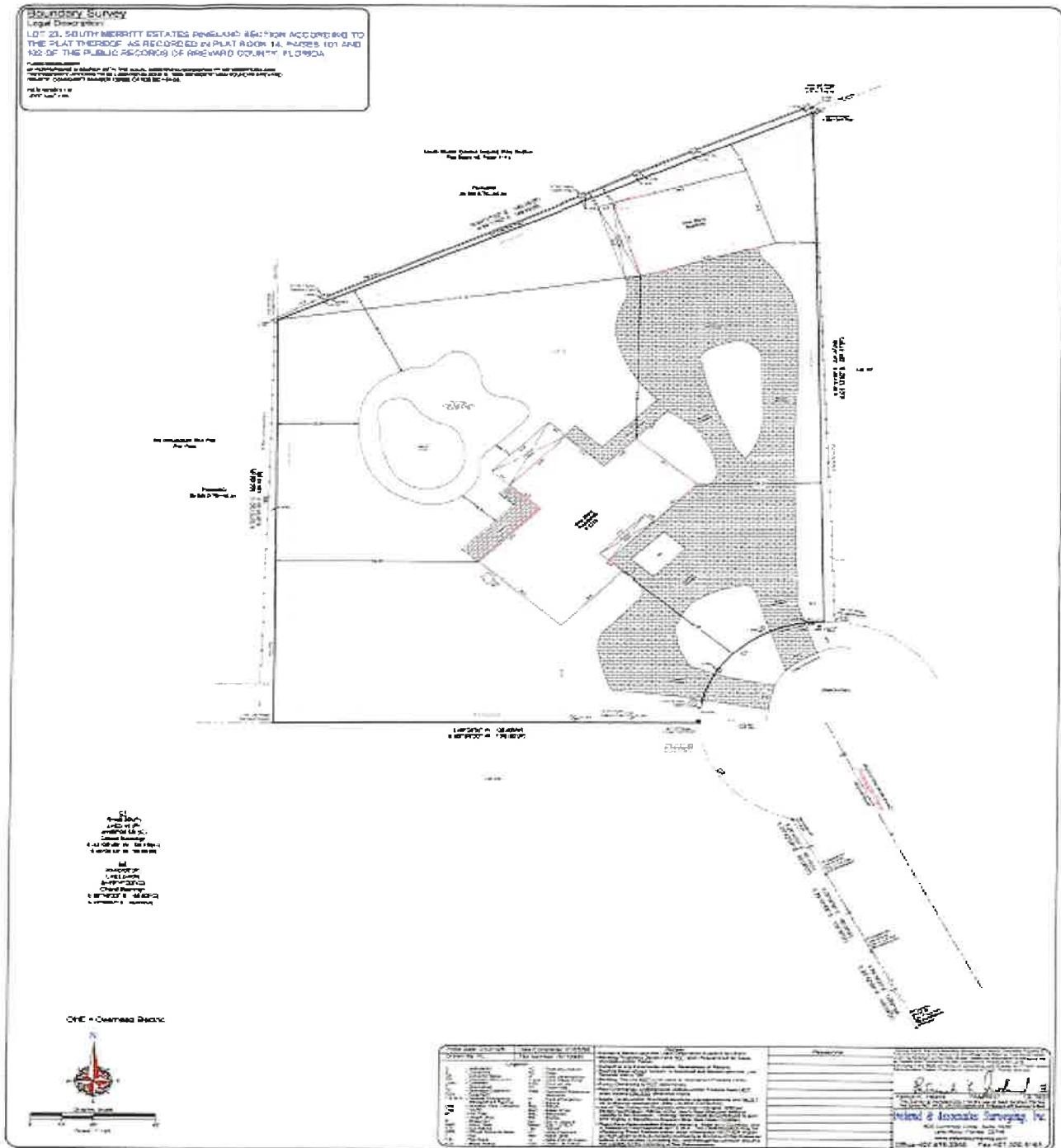


Figure 7: Boundary Survey of Lot 23, South Merritt Estates Pineland Section, 2275 Pineapple Place, Merritt Island, FL 32952.

The sketch illustrates the boundary survey of Lot 23, South Merritt Estates Pineland Section, 2275 Pineapple Place, Merritt Island, Florida, 32952. The coordinates of the lot are as follows: North boundary – North 64°17'02" East 190.24 feet; East boundary – South 01°15'52" East 201.47 Feet; South boundary – South 89°39'43" West 136.80 Feet; West boundary – North 00°01'30" East 160.00 feet. Prepared by: Patrick K. Ireland, PLS.