



AGENDA REPORT
February 12, 2019

Petition to Vacate Public Utility Easement-Cocoa-Robert Wallen, Jr.-(District 1)

SUBJECT:

Petition to Vacate, Re: Public Utility and Drainage Easement – “Port St. John Unit - Eight” Plat Book 23, Page 81 – Cocoa – Robert Wallen, Jr. – District 1

FISCAL IMPACT:

\$640.00 Vacating Application Fee Paid by Petitioner

DEPT/OFFICE:

Public Works

REQUESTED ACTION:

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating part of a public utility and drainage easement on Lot 1, Block 318, “Port St. John Unit - Eight” in Section 14, Township 23 South, Range 35 East. If approved, it is requested that the Board authorize the Chairman to sign the attached Resolution approving the vacating.

SUMMARY EXPLANATION and 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 1, Block 318 and is requesting the vacating of a portion of the 10.00 ft. wide public utility and drainage easement to remove the existing storage building as an encroachment into said easement. Easement to be vacated contains 52 square feet, more or less.

January 28, 2019, the legal notice was advertised in Florida TODAY informing the public of the date a public hearing would be held to consider the vacating.

All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received. The property is located in Cocoa as follows: Begin at the intersection of Port St. John Pkwy and Grissom Pkwy; thence 1.61 miles north along Grissom Pkwy; thence 0.63 miles east along Curtis Blvd; thence 0.21 miles south on Caliph Ave to the residence on the east (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: Amber.Holley@brevardfl.gov Phone: Ext. 57315

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.

ATTACHMENTS:

Description

▯ Exhibits



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

February 27, 2019

M E M O R A N D U M

TO: Corrina Gumm, Interim Public Works Director Attn: Amber Holley

RE: Advertising Bills for Resolution Vacating a Part of a Public Utility Easement in Port St. John Unit Eight, Subdivision, Cocoa

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 19-016, vacating a part of a public utility easement in Port St. John Unit Eight, Subdivision, Cocoa, as petitioned by Robert Wallen, Jr. Said Resolution was adopted by the Board of County Commissioners, in regular session on February 12, 2019.

Your continued cooperation is always appreciated.

Sincerely,

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

February 27, 2019

Robert Wallen, Jr.
6835 Calip Avenue
Cocoa, FL 32927

Dear Mr. Wallen:

Re: Resolution Vacating a Part of a Public Utility and Drainage Easement in Port St. John
Unit Eight, Subdivision, Cocoa

The Board of County Commissioners, in regular session on February 12, 2019, adopted Resolution No. 19-016, vacating a part of a public utility and drainage easement in Port St. John Unit Eight, Subdivision, Cocoa, as petitioned by you. Said Resolution has been recorded in ORBK 8375, Pages 2773 through 2778. 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

Tammy Rowe, Deputy Clerk

/ds

Encl. (1)

cc: Amber Holley, Public Works

RESOLUTION 2019 - 016

VACATING A PART OF A PUBLIC UTILITY AND DRAINAGE EASEMENT IN "PORT ST. JOHN UNIT - EIGHT" SUBDIVISION, COCOA, FLORIDA, LYING IN SECTION, 14, TOWNSHIP 23 SOUTH, RANGE 35 EAST

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **ROBERT WALLEN, JR.** with the Board of County Commissioners to vacate a portion of a public utility and drainage easement in Brevard County, Florida, described as follows:

SEE ATTACHED SKETCH & DESCRIPTION

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

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

WHEREAS, the Board finds that vacating a portion of the public drainage and utility easement will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said portion of the public utility and drainage 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 12TH day of February, 2019 A.D.

ATTEST:


SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA


Kristine Isnardi, Chair

As approved by the Board on:
February 12, 2019

SHEET 1 OF 3 NOT VALID
WITHOUT SHEETS 2 AND 3

PURPOSE OF SKETCH AND DESCRIPTION: EASEMENT VACATING

SECTION 14, T.23S., R.35E.
PETITIONER'S PARCEL ID NO.
23-35-14-JZ-318-1

PREPARED FOR:
ROBERT WALLEN, JR.

LEGAL DESCRIPTION:

THAT PART OF THE 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE
EASEMENT LYING SOUTH OF THE NORTH LINE OF LOT 1, BLOCK 318,
PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70
THROUGH 83, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING
DESCRIBED AS FOLLOWS:

THE WEST 26.00 FEET OF THE EAST 32.00 FEET OF THE SOUTH 2.00 FEET
OF THE NORTH 10.00 FEET OF LOT 1, BLOCK 318, PORT ST. JOHN UNIT EIGHT,
AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, PUBLIC RECORDS
OF BREVARD COUNTY, FLORIDA.

CONTAINING 52 SQUARE FEET MORE OR LESS

THIS CERTIFIES THAT THE FOREGOING SKETCH AND LEGAL DESCRIPTION MEET THE
APPLICABLE MINIMUM STANDARDS ESTABLISHED PURSUANT TO FLORIDA STATUTES
472.027 AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF
AND DOES NOT REPRESENT A FIELD SURVEY, BUT ARE BASED ON INFORMATION FROM
PUBLIC RECORDS WHICH MAY DIFFER.

THIS IS NOT A SURVEY

JOHN T. HOLLEY, P.S.M. # 5050
("NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.")

09/26/18



SHEET 1 OF 3 NOT VALID
WITHOUT SHEETS 2 AND 3

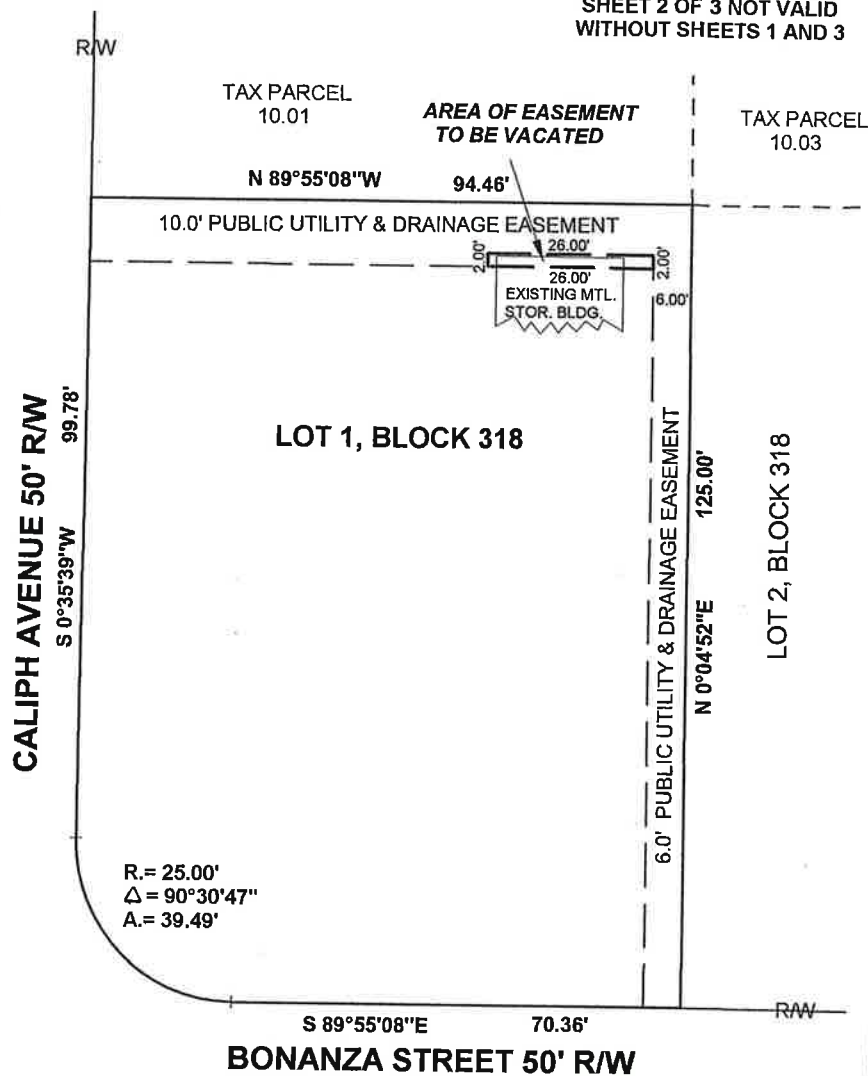
HOLLEY & ASSOCIATES INC.
REGISTERED LAND SURVEYORS L.B.#4595
1846 ROBIN HOOD AVE., TITUSVILLE, FL.
P.O. BOX 1975, 32781
321-267-6113

SHEET 2 OF 3 NOT VALID
WITHOUT SHEETS 1 AND 3**SKETCH OF DESCRIPTION:**SECTION 14, T.23S., R.35E.
PETITIONER'S PARCEL ID NO.
23-35-14-JZ-318-1PREPARED FOR:
ROBERT WALLEN, JR.

SCALE: 1" = 30'

**NOTE:**BEARINGS SHOWN ARE FROM
PLAT BOOK 23, PAGES 70 - 83
AND ARE NOT BASED ON FIELD
MEASUREMENTS AS THIS IS
NOT A SURVEY.**LEGEND:**

N = NORTH
 S = SOUTH
 E = EAST
 W = WEST
 T. = TOWNSHIP
 R. = RANGE
 R/W = RIGHT OF WAY
 P.B. = PLAT BOOK
 PG. = PAGE
 R. = RADIUS
 A. = ARC DISTANCE
 Δ = CENTRAL ANGLE
 STOR. = STORAGE
 BLDG. = BUILDING
 MTL. = METAL

SHEET 2 OF 3 NOT VALID
WITHOUT SHEETS 1 AND 3

THIS CERTIFIES THAT THE FOREGOING SKETCH AND LEGAL DESCRIPTION MEET THE
 APPLICABLE MINIMUM STANDARDS ESTABLISHED PURSUANT TO FLORIDA STATUTES
 472.027 AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF
 AND DOES NOT REPRESENT A FIELD SURVEY, BUT ARE BASED ON INFORMATION FROM
 PUBLIC RECORDS WHICH MAY DIFFER.

THIS IS NOT A SURVEY

JOHN T. HOLLEY, P.S.M. # 5050
 ("NOT VALID WITHOUT THE ORIGINAL SIGNATURE
 AND RAISED SEAL OF A FLORIDA LICENSED
 SURVEYOR AND MAPPER.")

09/26/18

HOLLEY & ASSOCIATES INC.

REGISTERED LAND SURVEYORS L.B.#4595
 1846 ROBIN HOOD AVE., TITUSVILLE, FL.
 P.O. BOX 1975, 32781
 321-267-6113

**SECTION 14,T.23S.,R.35E.
PETITIONER'S PARCEL ID NO.
23-35-14-JZ-318-1**

**IMPROVEMENTS SHOWN ARE
BASED ON A BOUNDARY SURVEY
PREPARED BY HOLLEY & ASSOC.
INC. DATED APRIL 27, 2018
JOB ORDER # 35907**



REGISTERED LAND SURVEYORS L.B.#4595
1846 ROBIN HOOD AVE., TITUSVILLE, FL.
P.O. BOX 1975, 32781
321-267-6113



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

STATE OF NEW JERSEY COUNTY OF MONMOUTH:
Before the undersigned authority personally appeared
Morgan Maguire, who on oath says that he or she is a
Legal Advertising Representative of the **FLORIDA TODAY**, a
daily newspaper published in Brevard County, Florida that
the attached copy of advertisement, being a Legal Ad in the
matter of

Notice Public Hearing

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

01/28/19

Affiant further says that the said **FLORIDA TODAY** is a
newspaper in said Brevard County, Florida and that the
said newspaper has heretofore been continuously
published in said Brevard County, Florida each day and has
been entered as periodicals matter at the post office in
MELBOURNE in said Brevard County, Florida, for a period of
one year next preceding the first publication of the attached
copy of advertisement; and affiant further says that he or
she has never paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for
the purpose of securing this advertisement for publication
in the said newspaper.

Sworn to and Subscribed before me this 4th of February
2019, by Morgan Maguire who is personally known to me


Affiant Morgan Maguire


Notary Kathleen A Gibson

Publication Cost: \$220.42
Ad No: 0003356983
Customer No: BRE-6BR327

AD#3356983, 1/28/2019
LEGAL NOTICE
NOTICE FOR THE PARTIAL VACATING OF
THE 10.0 FT. WIDE PUBLIC UTILITY AND
DRAINAGE EASEMENT, PLAT OF "PORT
ST. JOHN UNIT EIGHT" IN SECTION 14,
TOWNSHIP 23 SOUTH, RANGE 35 EAST,
COCOA, FL.

NOTICE IS HEREBY GIVEN that pursuant
to Chapter 336.09, Florida Statutes, and
Chapter 86, Article II, Section 86-36, Bre-
vard County Code, a petition has been
filed by ROBERT WALLEN, JR. with the
Board of County Commissioners of Bre-
vard County, Florida, to request vacating
the following described property, to wit:

THAT PART OF THE 10.00 FOOT WIDE
PUBLIC UTILITY AND DRAINAGE EASE-
MENT LYING SOUTH OF THE NORTH
LINE OF LOT 1, BLOCK 318, PORT ST.
JOHN UNIT EIGHT, AS RECORDED IN
PLAT BOOK 23, PAGES 70 THROUGH 83,
PUBLIC RECORDS OF BREVARD COUNTY,
FLORIDA, BEING DESCRIBED AS FOL-
LOWS:

THE WEST 26.00 FEET OF THE EAST 32.00
FEET OF THE SOUTH 2.00 FEET OF THE
NORTH 10.00 FEET OF LOT 1, BLOCK 318,
PORT ST. JOHN UNIT EIGHT, AS RECORDED
IN PLAT BOOK 23, PAGES 70
THROUGH 83, PUBLIC RECORDS OF BRE-
VARD COUNTY, FLORIDA, CONTAINING
52 SQUARE FEET MORE OR LESS, PRE-
PARED BY: JOHN T. HOLLEY, PSM.

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 February 12, 2019 at the Brevard
County Government Center Board
Room, Building C., 2725 Judge Fran Ja-
mieson Way, Viera, Florida, at which
time and place all those for or against
the same may be heard before final ac-
tion 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 pur-
pose, he or she may need to ensure that
a verbatim record of the proceedings is
made, which record includes the testi-
mony and evidence upon which the ap-
peal 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 im-
paired persons shall be met if the de-
partment sponsoring the
meeting/hearing is contacted at least 48
hours prior to the public
meeting/hearing by any person wishing
assistance.





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

AD#3393812, 2/19/2019
LEGAL NOTICE

RESOLUTION VACATING A PART OF A
PUBLIC UTILITY AND DRAINAGE EASE-
MENT IN PORT ST. JOHN UNIT EIGHT,
SUBDIVISION, COCOA - ROBERT
WALLEN, JR.

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the
12th day of February 2019, the Board of
County Commissioners of Brevard County,
Florida, adopted a Resolution
vacating a part of a public utility and
drainage easement in Port St John Unit
Eight, Subdivision, Cocoa, as petitioned
by Robert Wallen, Jr.

THAT PART OF THE 10.00 FOOT WIDE
PUBLIC UTILITY AND DRAINAGE EASE-
MENT LYING SOUTH OF THE NORTH
LINE OF LOT 1, BLOCK 318, PORT ST.
JOHN UNIT EIGHT, AS RECORDED IN
PLAT BOOK 23, PAGES 70 THROUGH 83,
PUBLIC RECORDS OF BREVARD COUNTY,
FLORIDA, BEING DESCRIBED AS FOL-
LOWS:

THE WEST 26.00 FEET OF THE EAST 32.00
FEET OF THE SOUTH 2.00 FEET OF THE
NORTH 10.00 FEET OF LOT 1, BLOCK 318,
PORT ST. JOHN UNIT EIGHT, AS RECORDED
IN PLAT BOOK 23, PAGES 70
THROUGH 83, PUBLIC RECORDS OF BRE-
VARD COUNTY, FLORIDA, CONTAINING
52 SQUARE FEET MORE OR LESS PRE-
PARED BY: JOHN T. HOLLEY, PSM

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

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

STATE OF NEW JERSEY COUNTY OF MONMOUTH:
Before the undersigned authority personally appeared
Morgan Maguire, 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:

02/19/19

Affiant further says that the said FLORIDA TODAY is a
newspaper in said Brevard County, Florida and that the
said newspaper has heretofore been continuously
published in said Brevard County, Florida each day and has
been entered as periodicals matter at the post office in
MELBOURNE in said Brevard County, Florida, for a period of
one year next preceding the first publication of the attached
copy of advertisement; and affiant further says that he or
she has never paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for
the purpose of securing this advertisement for publication
in the said newspaper.

Sworn to and Subscribed before me this 22th of February
2019, by Morgan Maguire who is personally known to me



Affiant



Notary Kathleen A Gibson





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.: 0003393812
Pymt Method Invoice
Net Amt: \$145.44

Run Times: 1

No. of Affidavits: 1

Run Dates: 02/19/19

Text of Ad:

AD#3393812, 2/19/2019
LEGAL NOTICE

RESOLUTION VACATING A PART OF A
PUBLIC UTILITY AND DRAINAGE EASE-
MENT IN PORT ST. JOHN UNIT EIGHT,
SUBDIVISION, COCOA - ROBERT
WALLEN, JR.

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the
12th day of February 2019, the Board of
County Commissioners of Brevard Coun-
ty, Florida, adopted a Resolution
vacating a part of a public utility and
drainage easement in Port St. John Unit
Eight, Subdivision, Cocoa, as petitioned
by Robert Wallen, Jr.

THAT PART OF THE 10.00 FOOT WIDE
PUBLIC UTILITY AND DRAINAGE EASE-
MENT LYING SOUTH OF THE NORTH
LINE OF LOT 1, BLOCK 318, PORT ST.
JOHN UNIT EIGHT, AS RECORDED IN
PLAT BOOK 23, PAGES 70 THROUGH 83,
PUBLIC RECORDS OF BREVARD COUNTY,
FLORIDA, BEING DESCRIBED AS FOL-
LOWS:

THE WEST 26.00 FEET OF THE EAST 32.00
FEET OF THE SOUTH 2.00 FEET OF THE
NORTH 10.00 FEET OF LOT 1, BLOCK 318,
PORT ST. JOHN UNIT EIGHT, AS RECORD-
ED IN PLAT BOOK 23, PAGES 70
THROUGH 83, PUBLIC RECORDS OF BRE-
VARD COUNTY, FLORIDA, CONTAINING
52 SQUARE FEET MORE OR LESS. PRE-
PARED BY: JOHN T. HOLLEY, PSM

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

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

LEGAL NOTICE

RESOLUTION VACATING A PART OF A PUBLIC UTILITY AND DRAINAGE EASEMENT
IN PORT ST. JOHN UNIT EIGHT, SUBDIVISION, COCOA – ROBERT WALLEN, JR.

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 12th day of February 2019, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a part of a public utility and drainage easement in Port St. John Unit Eight, Subdivision, Cocoa, as petitioned by Robert Wallen, Jr.

SEE ATTACHED EXHIBIT "A"

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

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

Florida TODAY:

Please advertise in the February 19, 2019, issue of the Florida TODAY.

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

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

LEGAL DESCRIPTION:

EXHIBIT "A"

THAT PART OF THE 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT LYING SOUTH OF THE NORTH LINE OF LOT 1, BLOCK 318, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE WEST 26.00 FEET OF THE EAST 32.00 FEET OF THE SOUTH 2.00 FEET OF THE NORTH 10.00 FEET OF LOT 1, BLOCK 318, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. CONTAINING 52 SQUARE FEET MORE OR LESS. PREPARED BY: JOHN T. HOLLEY, PSM



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-8700

<https://www.bcpao.us>

PROPERTY DETAILS

Account 2303704
 Owners Wallen, Robert, Jr
 Mailing Address 6835 Caliph Ave Cocoa FL 32927
 Site Address 6835 Caliph Ave Cocoa FL 32927
 Parcel ID 23-35-14-JZ-318-1
 Property Use 0110 - Single Family Residence
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.27
 Subdivision Port St John Unit 8
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0023/0070
 Land Description Port St John Unit 8 Lot 1 Blk 318



VALUE SUMMARY

Category	2017	2016	2015
Total Market Value	\$131,520	\$113,370	\$90,070
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$115,750	\$113,370	\$90,070
Assessed Value School	\$115,750	\$113,370	\$90,070
Homestead Exemption	\$25,000	\$25,000	\$0
Additional Homestead	\$25,000	\$25,000	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$65,750	\$63,370	\$90,070
Taxable Value School	\$90,750	\$88,370	\$90,070

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
12/18/2015	\$154,000	WD	Improved	7520/1827
05/13/2015	\$70,000	WD	Improved	7366/2883
06/24/2014	\$48,200	WD	Improved	7179/1185
04/04/2014	—	CT	Improved	7099/1570
05/30/1993	\$74,000	WD	Improved	3290/2407
01/30/1993	\$9,200	WD	Vacant	3274/2595

BUILDINGS

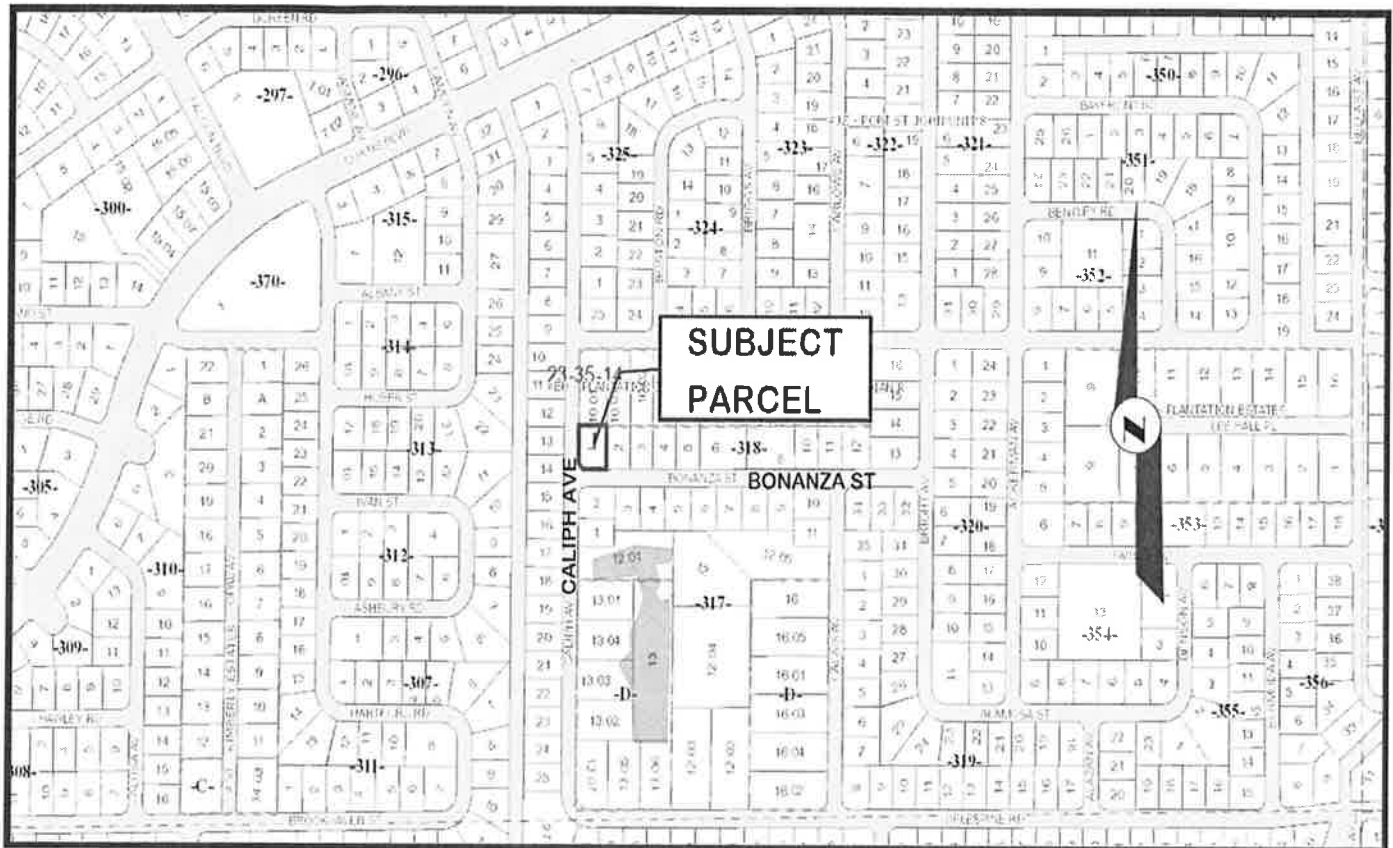
PROPERTY DATA CARD #1

Building Use	Year Built	Story Height	Floors	Residential Units	Commercial Units
0110 - Single Family Residence	1993	8	1	1	0

Materials	Sub Areas
Exterior Wall: Stucco	Base Area (1st) 1329
Frame: Wood Frame	Garage 399
Roof: Asph/Asb Shngl	Open Porch 16
Roof Structure: Hip/Gable	Total Base Area 1329
	Total Sub Area 1744

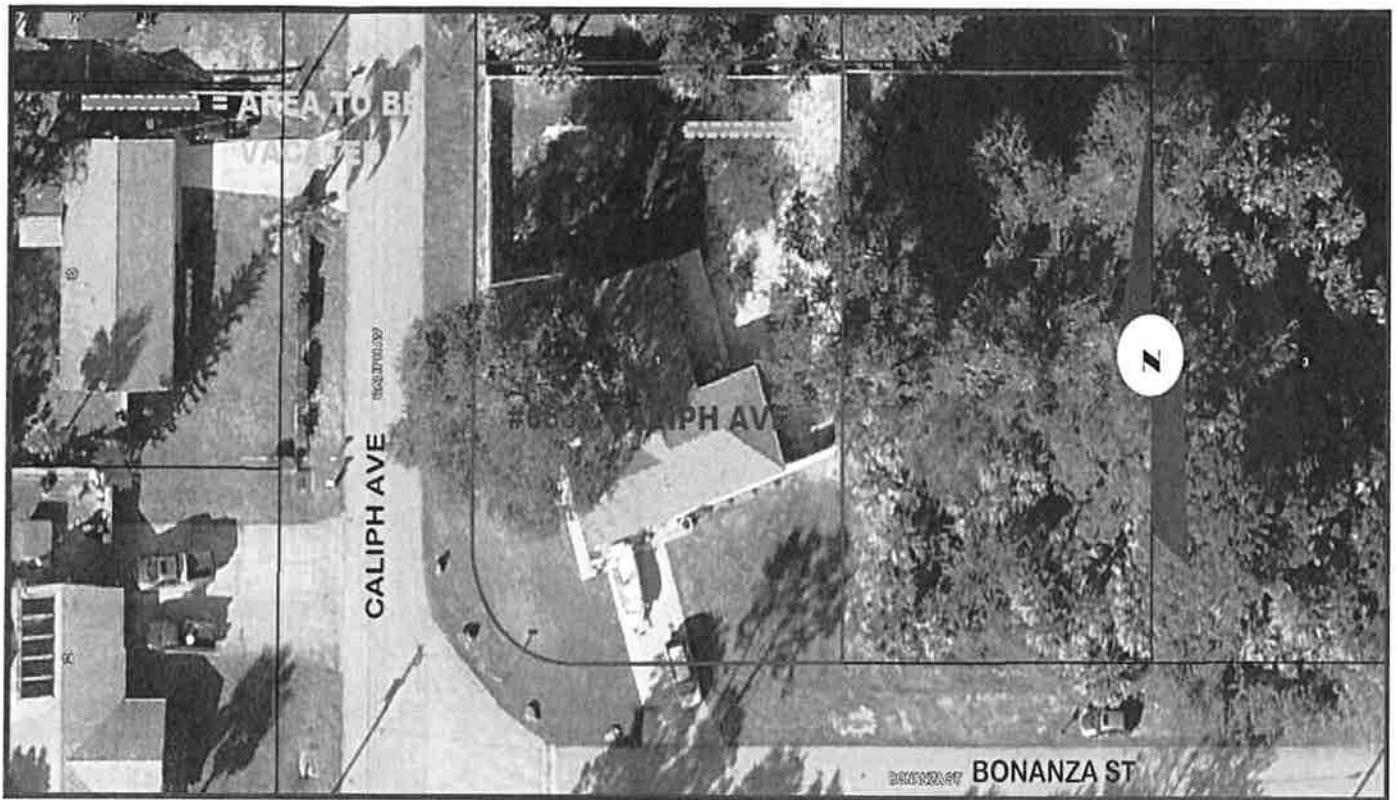
Extra Features	Additional Extra Features
Patio - Concrete 290	No Data Found

APPRAISER'S DETAIL SHEET



VICINTY MAP

Robert Wallen, Jr. – Lot 1, Block 318, “Port St. John Unit - Eight” (Plat Book 23, Page 81) – 6835 Caliph Ave – Section 14, Township 23 South, Range 35 East – District 1 – Proposed Vacating of a 10.0 ft. Wide Public Utility and Drainage Easement



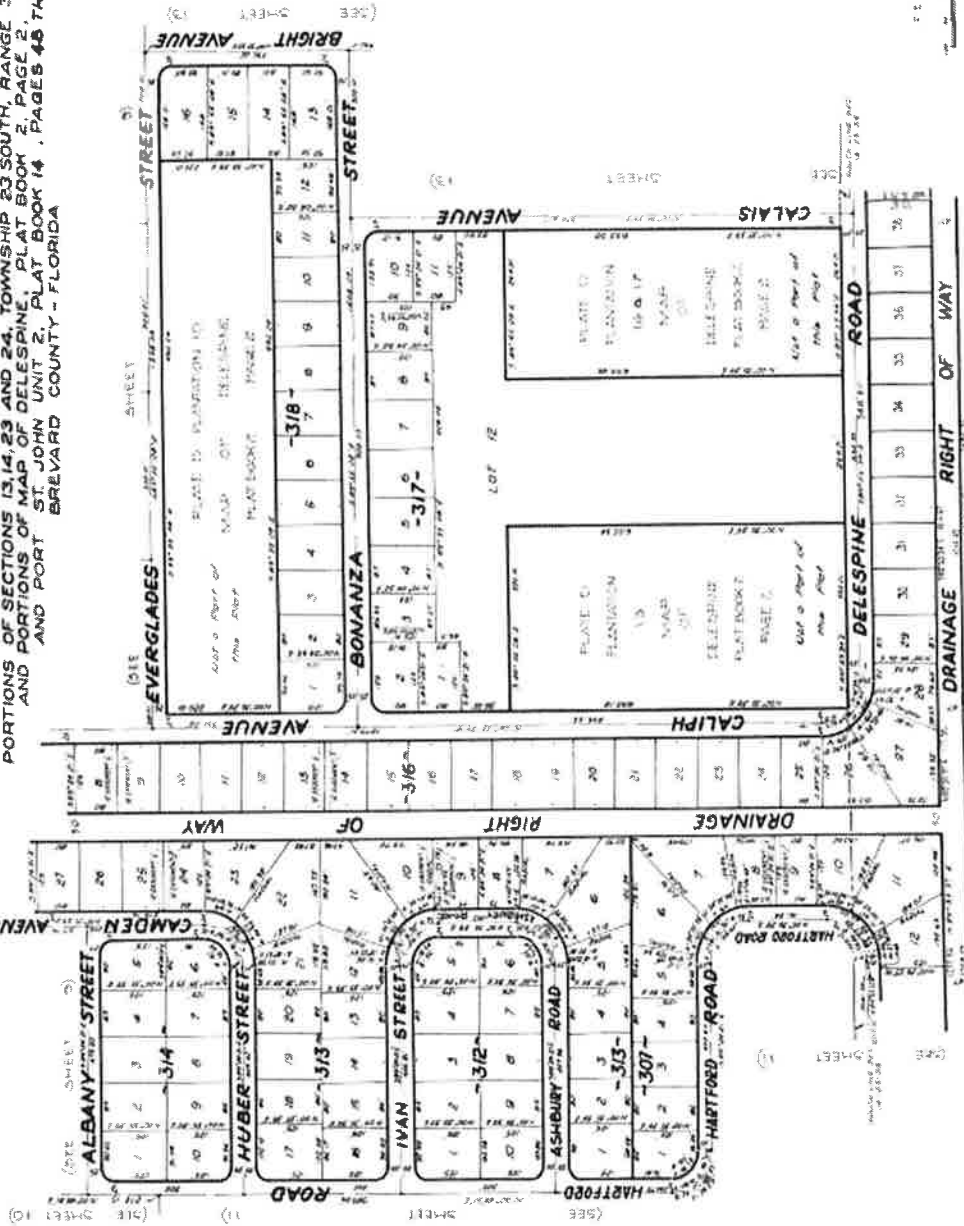
AERIAL MAP

Robert Wallen, Jr. – Lot 1, Block 318, “Port St. John Unit - Eight” (Plat Book 23, Page 81) – 6835 Caliph Ave – Section 14, Township 23 South, Range 35 East – District 1 – Proposed Vacating of a 10.0 ft. Wide Public Utility and Drainage Easement

PLAT BOOK 23
AND PAGE 87

PORT ST JOHN UNIT EIGHT

A SUBDIVISION LYING IN
PORTIONS OF SECTIONS 13, 14, 23 AND 24, TOWNSHIP 23 SOUTH, RANGE 35 EAST,
AND PORTIONS OF MAP OF DELESPINE, PLAT BOOK 2, PAGE 2,
AND PORT ST JOHN UNIT 2, PLAT BOOK 14, PAGES 45 THRU 51
BREVARD COUNTY - FLORIDA



FEBRUARY 1970
JAMES EDWARD CLARK
S.W. FLORIDA

SHEET 12 OF 14 SHEETS
116

PLAT REFERENCE

Prepared by and return to:
Mitzi B. Thompson
Administrator
Landing Title Agency, Inc.
1679 Garden Avenue
Melbourne, FL 32934
321-259-4445
File Number: TL-431-15

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18 day of December, 2015 between Pande LLC, a Florida limited liability company whose post office address is 930 Cool Cat Lane, Cocoa, FL 32927, grantor, and Robert Wallen, Jr., a married man whose post office address is 6835 Caliph Avenue, Cocoa, FL 32927, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Brevard County, Florida to-wit:

Lot 1, Block 318, of Port St. John Unit Eight, according to the Plat thereof, as recorded in Plat Book 23, Pages 70 through 83, of the Public Records of Brevard County, Florida.

Parcel Identification Number: 23-35-14-JZ-00318.0-0001.00

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

Double Time

PETITIONER'S DEED: 1 of 2

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: SEISIDA PATTERSON

Pande LLC

By: 
Ellen Williams, Manager

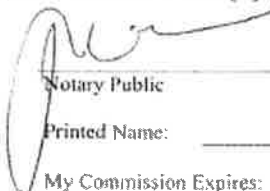

Witness Name: MITZI B THOMPSON

(Corporate Seal)

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 18 day of December, 2015 by Ellen Williams, Manager of Pande LLC, on behalf of the company. She ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: _____
My Commission Expires: _____



SHEET 1 OF 3 NOT VALID
WITHOUT SHEETS 2 AND 3

PURPOSE OF SKETCH AND DESCRIPTION: EASEMENT VACATING

SECTION 14, T.23S., R.35E.
PETITIONER'S PARCEL ID NO.
23-35-14-JZ-318-1

PREPARED FOR:
ROBERT WALLEN, JR.

LEGAL DESCRIPTION:

THAT PART OF THE 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE
EASEMENT LYING SOUTH OF THE NORTH LINE OF LOT 1, BLOCK 318,
PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70
THROUGH 83, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING
DESCRIBED AS FOLLOWS:

THE WEST 28.00 FEET OF THE EAST 32.00 FEET OF THE SOUTH 2.00 FEET
OF THE NORTH 10.00 FEET OF LOT 1, BLOCK 318, PORT ST. JOHN UNIT EIGHT,
AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, PUBLIC RECORDS
OF BREVARD COUNTY, FLORIDA.

CONTAINING 52 SQUARE FEET MORE OR LESS

THIS CERTIFIES THAT THE FOREGOING SKETCH AND LEGAL DESCRIPTION MEET THE
APPLICABLE MINIMUM STANDARDS ESTABLISHED PURSUANT TO FLORIDA STATUTES
472.027 AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF
AND DOES NOT REPRESENT A FIELD SURVEY, BUT ARE BASED ON INFORMATION FROM
PUBLIC RECORDS WHICH MAY DIFFER.

THIS IS NOT A SURVEY

JOHN T. HOLLEY, P.S.M. # 5050
("NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.")

09/26/18

HOLLEY & ASSOCIATES INC.

REGISTERED LAND SURVEYORS L.B.#4595
1846 ROBIN HOOD AVE., TITUSVILLE, FL.
P.O. BOX 1975, 32781
321-267-8113

SHEET 1 OF 3 NOT VALID
WITHOUT SHEETS 2 AND 3

PETITIONER'S SKETCH & DESCRIPTION
SHEET 1 OF 3

SKETCH OF DESCRIPTION:

SECTION 14, T.23S., R.36E.
 PETITIONER'S PARCEL ID NO.
 23-35-14-JZ-318-1

PREPARED FOR:
 ROBERT WALLEN, JR.

SCALE: 1" = 30'

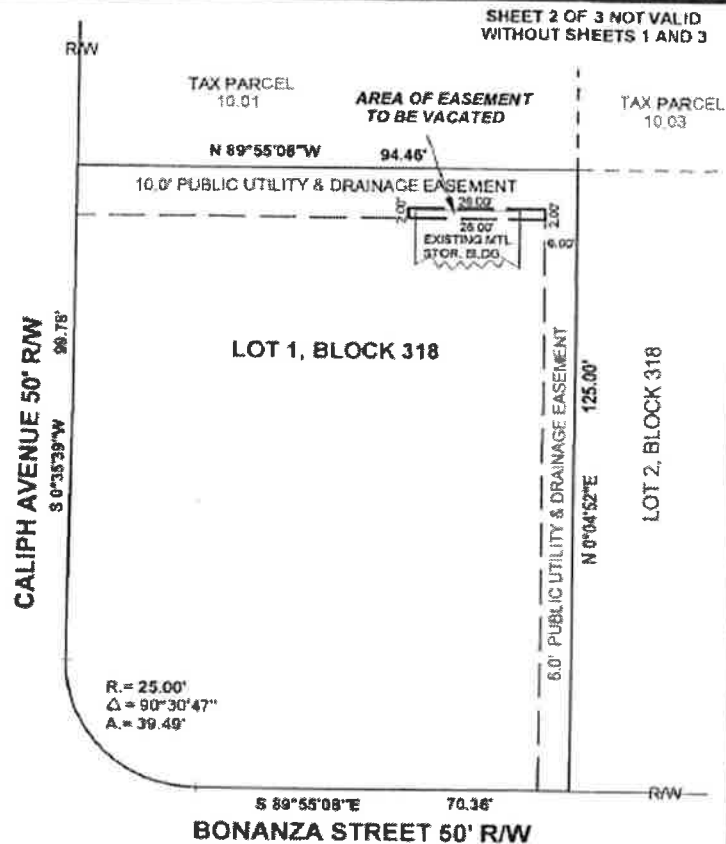

**NOTE:**

BEARINGS SHOWN ARE FROM
 PLAT BOOK 23, PAGES 70 - 83
 AND ARE NOT BASED ON FIELD
 MEASUREMENTS AS THIS IS
 NOT A SURVEY.

LEGEND:

N = NORTH
 S = SOUTH
 E = EAST
 W = WEST
 T. = TOWNSHIP
 R. = RANGE
 R/W = RIGHT OF WAY
 P.B. = PLAT BOOK
 PG. = PAGE
 R. = RADIUS
 A. = ARC DISTANCE
 Δ = CENTRAL ANGLE
 STOR. = STORAGE
 BLDG. = BUILDING
 MTL. = METAL

SHEET 2 OF 3 NOT VALID
 WITHOUT SHEETS 1 AND 3



THIS CERTIFIES THAT THE FOREGOING SKETCH AND LEGAL DESCRIPTION MEET THE
 APPLICABLE MINIMUM STANDARDS ESTABLISHED PURSUANT TO FLORIDA STATUTES
 472.027 AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF
 AND DOES NOT REPRESENT A FIELD SURVEY, BUT ARE BASED ON INFORMATION FROM
 PUBLIC RECORDS WHICH MAY DIFFER.

THIS IS NOT A SURVEY

JOHN S. HOLLEY, P.S.M. # 5042
 ("NOT VALID WITHOUT THE ORIGINAL SIGNATURE
 AND RAISED SEAL OF A FLORIDA LICENSED
 SURVEYOR AND MAPPER")

HOLLEY & ASSOCIATES INC.

REGISTERED LAND SURVEYORS L.B.#4595
 1846 ROBIN HOOD AVE., TITUSVILLE, FL
 P.O. BOX 1975, 32781
 321-287-8113

PETITIONER'S SKETCH & DESCRIPTION

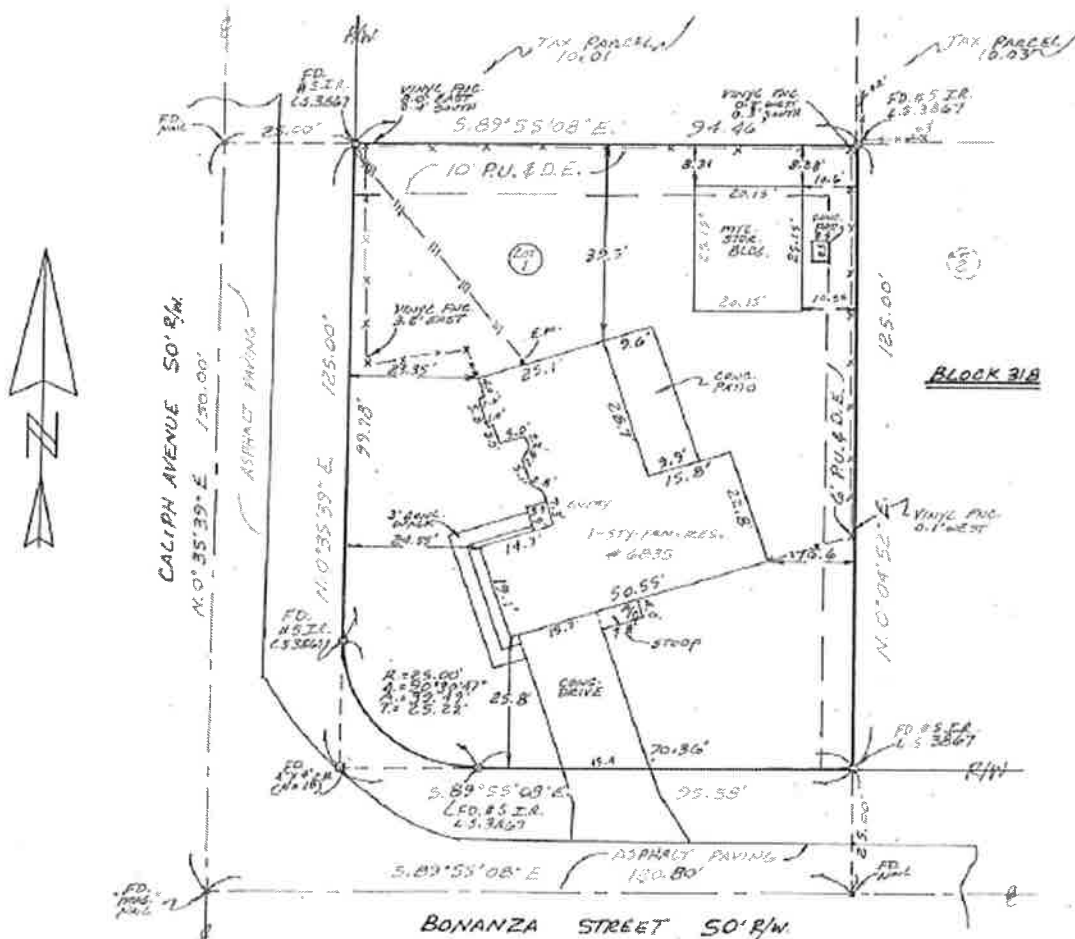
SHEET 2 OF 3

SHEET 3 OF 3 NOT VALID
WITHOUT SHEETS 1 AND 2

SECTION 14, T.23S., R.35E.
PETITIONER'S PARCEL ID NO.
23-35-14-JZ-318-1

NOTE:

IMPROVEMENTS SHOWN ARE
BASED ON A BOUNDARY SURVEY
PREPARED BY HOLLEY & ASSOC.
INC. DATED APRIL 27, 2018
JOB ORDER # 35907



HOLLEY & ASSOCIATES INC.

REGISTERED LAND SURVEYORS L.B.#4595
1846 ROBIN HOOD AVE., TITUSVILLE, FL.
P.O. BOX 1975, 32781
321-267-6113

COMMENT SUMMARY

APPLICANT: Robert Wallen, Jr.

UPDATED / BY: Amber Holley 20190114 @ 10:30 hours

[illegible]

COMMENT SHEET

AD#3356983, 1/28/2019 LEGAL NOTICE NOTICE FOR THE PARTIAL VACATING OF THE 10.0 FT. WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, PLAT OF "PORT ST. JOHN UNIT EIGHT" IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 35 EAST, COCOA, FL NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by ROBERT WALLEN, JR. with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit: THAT PART OF THE 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT LYING SOUTH OF THE NORTH LINE OF LOT 1, BLOCK 318, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: THE WEST 26.00 FEET OF THE EAST 32.00 FEET OF THE SOUTH 2.00 FEET OF THE NORTH 10.00 FEET OF LOT 1, BLOCK 318, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. CONTAINING 52 SQUARE FEET MORE OR LESS. PREPARED BY: JOHN T. HOLLEY, PSM 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 February 12, 2019 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.

PUBLIC HEARING LEGAL ADVERTISEMENT

LEGAL DESCRIPTION:

THAT PART OF THE 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT LYING SOUTH OF THE NORTH LINE OF LOT 1, BLOCK 318, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

**THE WEST 26.00 FEET OF THE EAST 32.00 FEET OF THE SOUTH 2.00 FEET OF THE NORTH 10.00 FEET OF LOT 1, BLOCK 318, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. CONTAINING 52 SQUARE FEET MORE OR LESS.
PREPARED BY: JOHN T. HOLLEY, PSM**