

Meeting Date
March 06, 2018



AGENDA	
Section	PUBLIC HEARING
Item No.	TV.A.

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

SUBJECT:	Petition to Vacate, Re: Partial Vacating of Two Public Utility & Drainage Easements – Illinois Road – “North Port St. John Unit –Two Part - One” – Cocoa – Borrelli Homes, LLC – District 1 (Fiscal Impact: \$640.00 Vacating Application Fee Paid by Petitioner)
DEPT/OFFICE	Public Works Department – Surveying Section

Requested Action:

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider Partial vacating part of two public utility and drainage easement (“PU & DE”) along the south and west lot lines of Lot 18, Block 8, “North Port St. John Unit-Two Part One” in Section 13, Township 23 South, Range 35 East. If approved, it is requested that the Board authorize the Chairman to sign the attached Resolution approving the vacating.

Summary Explanation & Background:

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

The petitioner owns Lot 18 and is requesting the partial vacating of the north 5.0 ft. of the 10.0 ft. wide rear lot line PU & DE and the partial vacating of the 6.0 ft. wide west line PU & DE to remove the existing tub portion of the pool and the existing shed on concrete as encroachments into said easements. Easements to be vacated contain a total 885 square feet, more or less.

February 19, 2018, the legal notice was advertised in Florida TODAY informing the public of the date a public hearing would be held to consider the vacating.

All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received. The property is located in Cocoa as follows: Begin at the intersection of U. S. Highway No. 1 and Poinsettia Street; thence west 0.23 along Poinsettia Street; thence 0.05 south along Payne Avenue; thence 0.02 miles east along Illinois Road to the residence on the south (right).

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

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

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

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

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



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

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

March 21, 2018

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

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

**RE:** Advertising Bills for Resolution Partially Vacating Two Public Utility and Drainage Easements on Illinois Road in North Port St. John, Unit Two Part One, Cocoa

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 18-027, partially vacating two public utility and drainage easements on Illinois Road in North Port St. John, Unit Two Part One, Cocoa, as petitioned by Sue Borrelli. Said Resolution was adopted by the Board of County Commissioners, in regular session on March 6, 2018.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*Tammy Rowe*

Tammy Rowe, Deputy Clerk

/ds

Encls. (2)



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

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

March 21, 2018

Sue Borrelli  
c/o Borrelli Homes, LLC  
1915 Olympia Avenue SW  
Palm Bay, FL 32908

Dear Ms. Borrelli:

Re: Resolution Partially Vacating Two Public Utility and Drainage Easements on Illinois Road in North Port St. John, Unit Two Part One, Cocoa

The Board of County Commissioners, in regular session on March 6, 2018, adopted Resolution No. 18-027, partially vacating two public utility and drainage easements on Illinois Road in North Port St. John, Unit Two Part One, Cocoa, as petitioned by you. Said Resolution has been recorded in ORBK 8117, Pages 1648 through 1652. Enclosed is a certified copy of the recorded Resolution for your records.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/ds

Encl. (1)

cc: Marc Cazessus, Public Works

RESOLUTION 2018 - 027

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

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **BORRELLI HOMES, LLC** with the Board of County Commissioners to vacate portions of public utility and drainage easements 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 portions of the public drainage and utility easements will not be detrimental to Brevard County or the public.

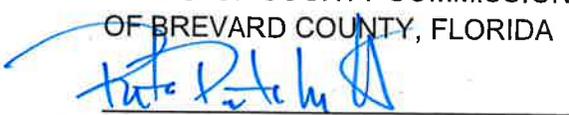
THEREFORE BE IT RESOLVED that said portions of the public utility and drainage easements are hereby vacated; and Brevard County renounces and disclaims any rights in and to said easements. Pursuant to Section 177.101(5), Florida Statutes, the vacating shall not become effective until a certified copy 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 06<sup>th</sup> day of March, 2018 A.D.

ATTEST:

  
SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

  
RITA PRITCHETT, CHAIR

As approved by the Board on:  
March 06, 2018

# LEGAL DESCRIPTION

SHEET 1 OF 2

SITUATED IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST  
 PARENT PARCEL: #23-35-13-77-8-18  
 PURPOSE OF SURVEY: VACATION OF A P.U.&D. EASEMENT

NOT VALID WITHOUT SHEET 2 OF 2

## LEGAL: VACATIONING A PORTION OF A 10 P.U.&D. EASEMENT (BY SURVEYOR)

THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET OF THAT CERTAIN 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE SOUTH 10 FEET OF LOT 18, BLOCK 8, OF THE PLAT OF NORTH PORT ST. JOHN UNIT TWO, PART ONE, LESS AND EXCEPT THE EAST 6.00 FEET AS RECORDED IN PLAT BOOK 17, PAGE 118 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 345 SQUARE FEET, MORE OR LESS

## LEGAL: VACATION OF A 6 P.U.&D. EASEMENT (BY SURVEYOR)

THE EAST 6.00 FEET OF THAT CERTAIN 6.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE WEST 6.00 FEET OF LOT 18, BLOCK 8, OF THE PLAT OF NORTH PORT ST. JOHN UNIT TWO, PART ONE, LESS AND EXCEPT THE SOUTH 10.00 FEET AS RECORDED IN PLAT BOOK 17, PAGE 118 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 540 SQUARE FEET, MORE OR LESS

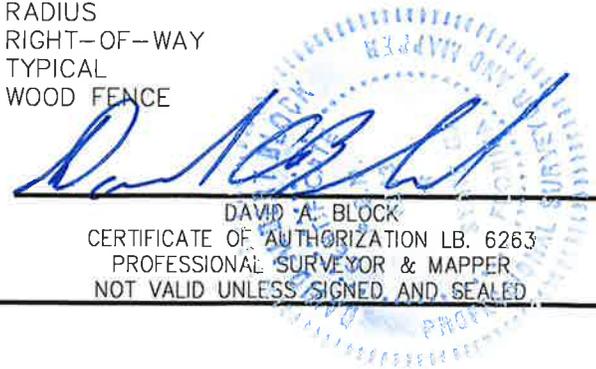
### SURVEYOR'S NOTES & LEGEND:

1. THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF N.90°00'00"E., ALONG THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS AVE.
2. THIS IS NOT A BOUNDARY SURVEY
3. IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY DAVID A. BLOCK, PROJECT #17-745, DATED 12/14/2017.

(AKA)	= ALSO KNOWN AS	LB	= LICENSE BUSINESS
⊕	= CENTERLINE	LS	= LICENSE SURVEYOR
C.B.	= CONCRETE BLOCK	(M)	= MEASURED
C.B.S.	= CONCRETE BLOCK STRUCTURE	N&D	= NAIL & DISK
C.L.F.	= CHAIN LINK FENCE	OHU	= OVERHEAD WIRES
CLR.	= CLEAR	(P)	= PLATTED
C.M.	= CONCRETE MONUMENT	PC	= POINT OF CURVATURE
CONC.	= CONCRETE	PT	= POINT OF TANGENCY
COR.	= CORNER	PL	= PROPERTY LINE
COVD	= COVERED	P.S.M.	= PROFESSIONAL SURVEYOR
D	= DELTA	&	= MAPPER
(D)	= DEED	PRC	= POINT OF REVERSE CURVE
FD	= FOUND	P.U.&D.	= PUBLIC UTILITY & DRAINAGE
ID	= IDENTIFICATION	R	= RADIUS
I.P.	= IRON PIPE	R/W	= RIGHT-OF-WAY
I.R.	= IRON ROD	(TYP.)	= TYPICAL
L	= LENGTH	W.F	= WOOD FENCE

PREPARED FOR AND CERTIFIED TO:

**BREVARD COUNTY BOARD  
OF COUNTY COMMISSIONERS**



DAVID A. BLOCK  
 CERTIFICATE OF AUTHORIZATION LB. 6263  
 PROFESSIONAL SURVEYOR & MAPPER  
 NOT VALID UNLESS SIGNED AND SEALED

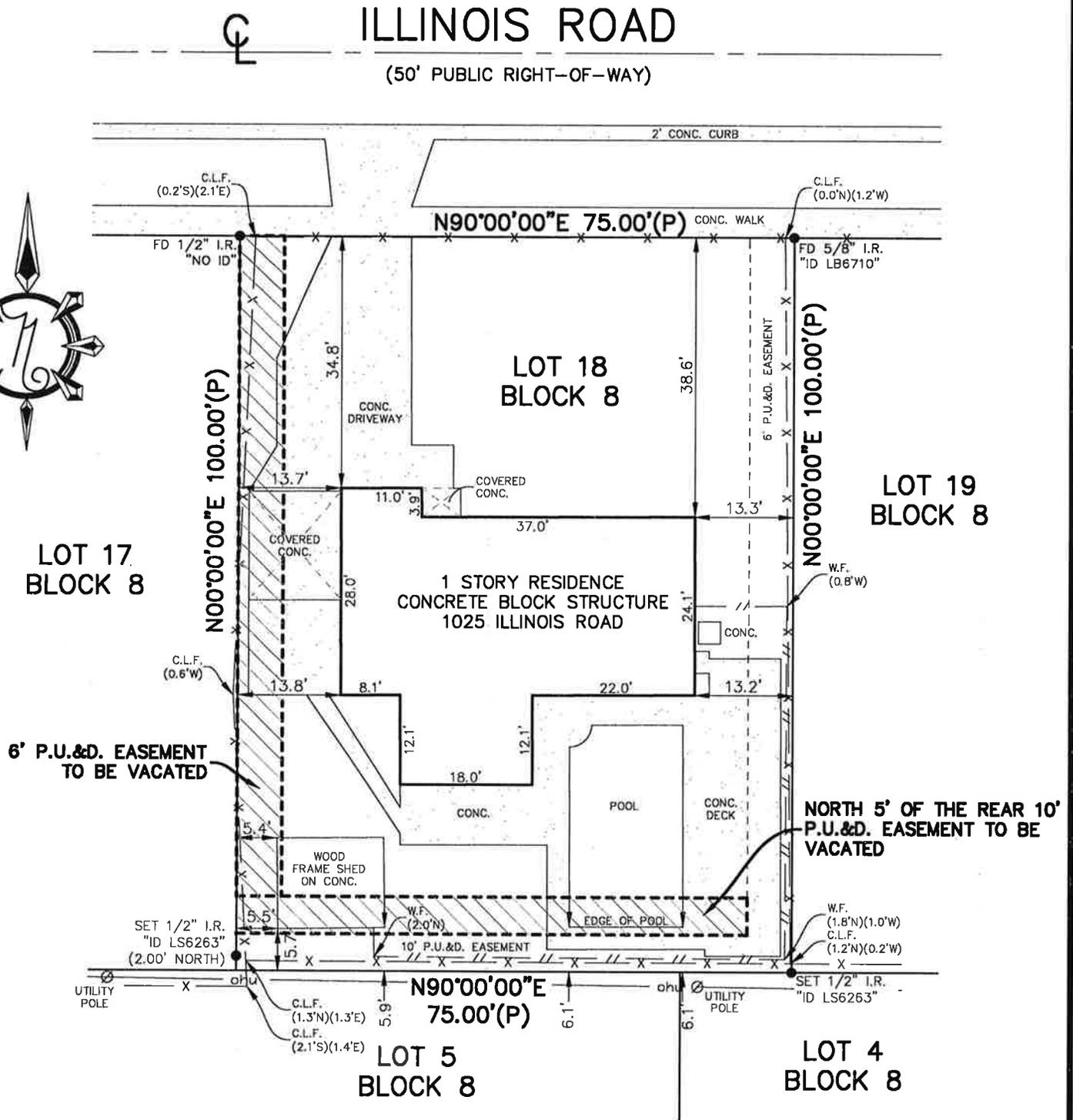
PREPARED BY: DAVID A. BLOCK  
 1545 BREAM STREET  
 MERRITT ISLAND, FLORIDA 32952

DRAWN BY: J. PRESSMAN	CHECKED BY: D. BLOCK	PROJECT NO. 17-745			SECTION 13 TOWNSHIP 23 SOUTH RANGE 35 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 01/19/2018	DRAWING: 17-745.DWG				

# SKETCH AND DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST  
 PARENT PARCEL: #23-35-13-77-8-18

SHEET 2 OF 2  
 NOT VALID WITHOUT SHEET 1 OF 2



PREPARED BY: DAVID A. BLOCK  
 1545 BREAM STREET  
 MERRITT ISLAND, FLORIDA 32952

SCALE: 1"=20'  
 PROJECT NO.: 17-745

SECTION 13  
 TOWNSHIP 23 SOUTH  
 RANGE 35 EAST



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

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

Legal Notices

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

02/19/18

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

Sworn to and Subscribed before me this 19th of  
February 2018, by Becky Holland who is personally  
known to me

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

Publication Cost: \$301.92  
Ad No: 0002736307  
Customer No: BRE-6BR327



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

AD 2736307 2/19/2018

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF TWO PUBLIC UTILITY & DRAINAGE  
EASEMENTS, PLAT OF "NORTH PORT ST. JOHN UNIT - TWO, PART - ONE" IN SEC-  
TION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST, COCOA, FL

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

SEE EXHIBIT "A"

The Board of County Commissioners will hold a public hearing to determine the  
advisability of such vacating of the above-described easements at 5:00 P.M. on  
March 06, 2018 at the Brevard County Government Center Board Room, Building  
C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all  
those for or against the same may be heard before final action is taken.

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

Persons seeking to preserve a verbatim transcript of the record must make those  
arrangements at their own expense.

The needs of hearing or visually impaired persons shall be met if the department  
sponsoring the meeting/hearing is contacted at least 48 hours prior to the public  
meeting/hearing by any person wishing assistance.

EXHIBIT "A"

THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET OF THAT CERTAIN 10.00  
FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS  
THE SOUTH 10 FEET OF LOT 18, BLOCK 8, OF THE PLAT OF NORTH PORT  
ST. JOHN UNIT TWO, PART ONE, LESS AND EXCEPT THE EAST 6.00 FEET AS  
RECORDED IN PLAT BOOK 17, PAGE 118 OF THE PUBLIC RECORDS OF BRE-  
VARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 345 SQUARE  
FEET, MORE OR LESS; TOGETHER WITH THE EAST 5.00 FEET OF THAT CER-  
TAIN 6.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH  
ENCUMBERS THE WEST 6.00 FEET OF LOT 18, BLOCK 8, OF THE PLAT OF  
NORTH PORT ST. JOHN UNIT TWO, PART ONE, LESS AND EXCEPT THE  
SOUTH 10.00 FEET AS RECORDED IN PLAT BOOK 17, PAGE 118 OF THE  
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND CONTAINING A TO-  
TAL OF 540 SQUARE FEET, MORE OR LESS. PREPARED BY DAVID A. BLOCK,  
PSM





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

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

**Legal Notices**

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

03/10/18

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

Sworn to and Subscribed before me this 13th of March 2018, by Becky Holland who is personally known to me

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

Publication Cost: \$165.00  
Ad No: 0002782768  
Customer No: BRE-6BR327

AD#2782768, 3/10/2018  
RESOLUTION PARTIALLY VACATING  
TWO PUBLIC UTILITY AND DRAINAGE  
EASEMENTS ON ILLINOIS ROAD IN  
NORTH PORT ST. JOHN, UNIT TWO PART  
ONE, COCOA - BORRELLI HOMES, LLC

**TO WHOM IT MAY CONCERN:**

NOTICE IS HEREBY GIVEN that on the 6th day of March, 2018, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution partially vacating two public utility and drainage easements on Illinois Road in North Port St. John, Unit Two Part One, Cocoa, as petitioned by Borrelli Homes, LLC.

**EXHIBIT "A"**

THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET OF THAT CERTAIN 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE SOUTH 10 FEET OF LOT 18, BLOCK 8, OF THE PLAT OF NORTH PORT ST. JOHN UNIT TWO, PART ONE, LESS AND EXCEPT THE EAST 6.00 FEET AS RECORDED IN PLAT BOOK 17, PAGE 118 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 345 SQUARE FEET, MORE OR LESS; TOGETHER WITH: THE EAST 6.00 FEET OF THAT CERTAIN 6.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE WEST 6.00 FEET OF LOT 18, BLOCK 8, OF THE PLAT OF

NORTH PORT ST. JOHN UNIT TWO, PART ONE, LESS AND EXCEPT THE SOUTH 10.00 FEET AS RECORDED IN PLAT BOOK 17, PAGE 118 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 540 SQUARE FEET, MORE OR LESS. PREPARED BY DAVID A. BLOCK, PSM.

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

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



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



**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.:** 0002782768  
**Pymt Method:** Invoice  
**Net Amt:** \$165.00

**Run Times:** 1

**No. of Affidavits:** 1

**Run Dates:** 03/10/18

**Text of Ad:**

AD#2782768, 3/10/2018  
RESOLUTION PARTIALLY VACATING  
TWO PUBLIC UTILITY AND DRAINAGE  
EASEMENTS ON ILLINOIS ROAD IN  
NORTH PORT ST. JOHN, UNIT TWO PART  
ONE, COCOA - BORRELLI HOMES, LLC

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the  
6th day of March, 2018, the Board of  
County Commissioners of Brevard Coun-  
ty, Florida, adopted a Resolution partial-  
ly vacating two public utility and drain-  
age easements on Illinois Road in North  
Port St. John, Unit Two Part One, Cocoa,  
as petitioned by Borrelli Homes, LLC.

**EXHIBIT "A"**

THE NORTH 5.00 FEET OF THE SOUTH  
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AGE EASEMENT WHICH ENCUMBERS  
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CERTAIN 6.00 FOOT WIDE PUBLIC UTILI-  
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17, PAGE 118 OF THE PUBLIC RECORDS  
OF BREVARD COUNTY, FLORIDA, AND  
CONTAINING A TOTAL OF 540 SQUARE  
FEET, MORE OR LESS. PREPARED BY  
DAVID A. BLOCK, PSN

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

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

**Donna Scott**

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**From:** LEGALS, BRE <BRELEGALS@gannett.com>  
**Sent:** Thursday, March 08, 2018 10:49 AM  
**To:** Donna Scott  
**Subject:** Brevard Classified Legal Auto Reply

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

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



**AD SUBMISSION GUIDELINES**

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

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

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

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

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

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

LEGAL NOTICE

RESOLUTION PARTIALLY VACATING TWO PUBLIC UTILITY AND DRAINAGE  
EASEMENTS ON ILLINOIS ROAD IN NORTH PORT ST. JOHN, UNIT TWO PART ONE,  
COCOA – BORRELLI HOMES, LLC

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 6<sup>th</sup> day of March, 2018, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution partially vacating two public utility and drainage easements on Illinois Road in North Port St. John, Unit Two Part One, Cocoa, as petitioned by Borrelli Homes, LLC.

**SEE ATTACHED EXHIBIT "A"**

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

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

**Florida TODAY:**

Please advertise in the March 10, 2018, issue of the Florida TODAY.

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

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

LEGAL DESCRIPTION:

**EXHIBIT "A"**

THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET OF THAT CERTAIN 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE SOUTH 10 FEET OF LOT 18, BLOCK 8, OF THE PLAT OF NORTH PORT ST. JOHN UNIT TWO, PART ONE, LESS AND EXCEPT THE EAST 6.00 FEET AS RECORDED IN PLAT BOOK 17, PAGE 118 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 345 SQUARE FEET, MORE OR LESS; TOGETHER WITH: THE EAST 6.00 FEET OF THAT CERTAIN 6.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE WEST 6.00 FEET OF LOT 18, BLOCK 8, OF THE PLAT OF NORTH PORT ST. JOHN UNIT TWO, PART ONE, LESS AND EXCEPT THE SOUTH 10.00 FEET AS RECORDED IN PLAT BOOK 17, PAGE 118 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 540 SQUARE FEET, MORE OR LESS. PREPARED BY DAVID A. BLOCK, PSM

## Donna Scott

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**From:** Donna Scott  
**Sent:** Thursday, March 08, 2018 10:34 AM  
**To:** Brev Legals  
**Subject:** legal notice  
**Attachments:** 03-06-18 Borrelli Homes, LLC.docx

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

Thank you.

Donna Scott  
Assistant Clerk to the Board  
(321) 637-2001 / Ext. 49120



Brevard County, Florida

**Clerk of the Court**  
Scott Ellis

AD 2736307 2/19/2018 LEGAL NOTICE NOTICE FOR THE PARTIAL VACATING OF TWO PUBLIC UTILITY & DRAINAGE EASEMENTS, PLAT OF "NORTH PORT ST. JOHN UNIT TWO, PART - ONE" IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST, COCOA, FL NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by BORRELLI HOMES, LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit: SEE EXHIBIT "A" The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easements at 5:00 P.M. on March 06, 2018 at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense. The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance. EXHIBIT "A" THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET OF THAT CERTAIN 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE SOUTH 10 FEET OF LOT 18, BLOCK 8, OF THE PLAT OF NORTH PORT ST. JOHN UNIT TWO, PART ONE, LESS AND EXCEPT THE EAST 6.00 FEET AS RECORDED IN PLAT BOOK 17, PAGE 118 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 345 SQUARE FEET, MORE OR LESS; TOGETHER WITH: THE EAST 6.00 FEET OF THAT CERTAIN 6.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE WEST 6.00 FEET OF LOT 18, BLOCK 8, OF THE PLAT OF NORTH PORT ST. JOHN UNIT TWO, PART ONE, LESS AND EXCEPT THE SOUTH 10.00 FEET AS RECORDED IN PLAT BOOK 17, PAGE 118 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 540 SQUARE FEET, MORE OR LESS. PREPARED BY DAVID A. BLOCK, PSM

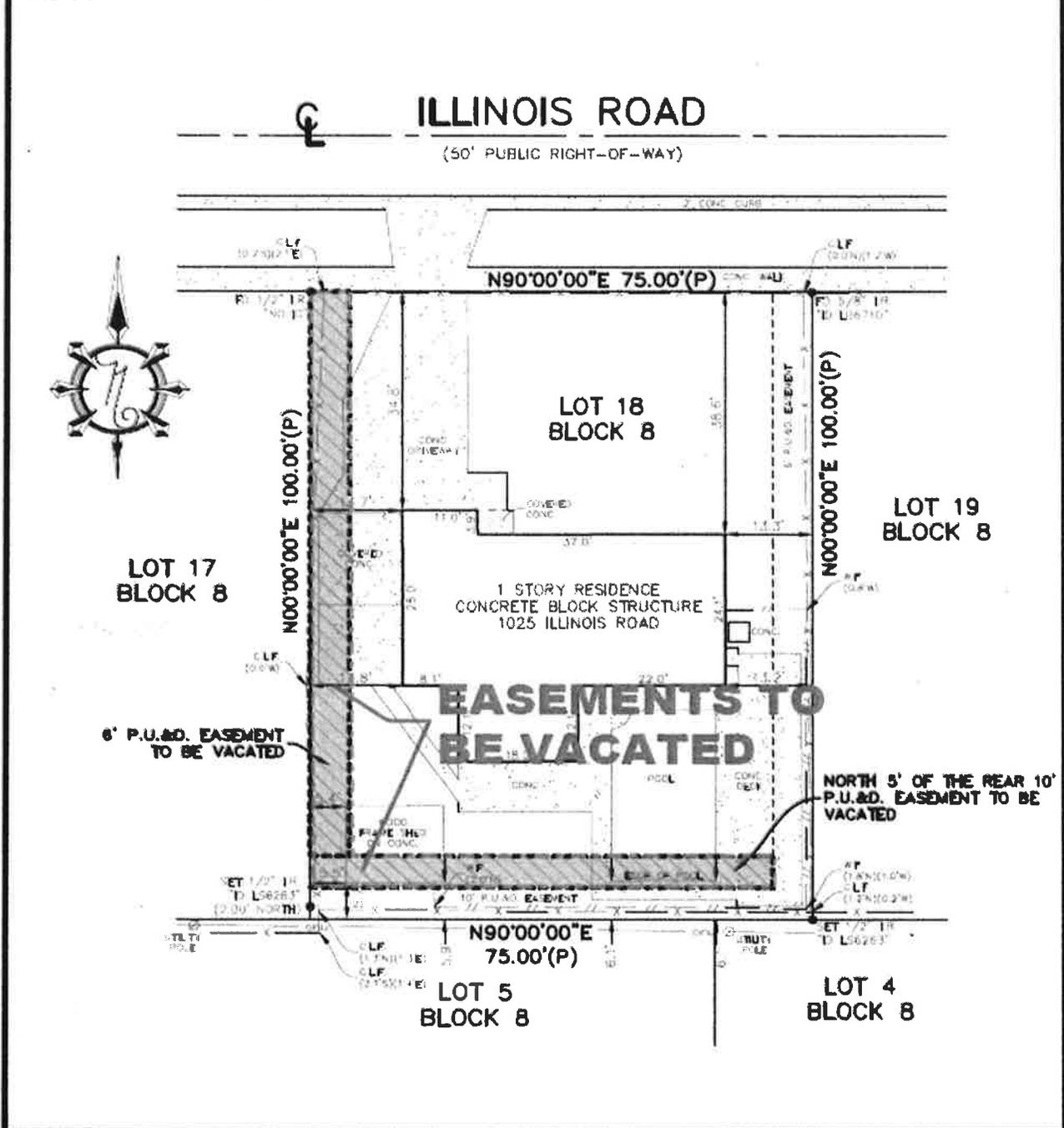
**PUBLIC HEARING LEGAL**  
**ADVERTISEMENT**



# SKETCH AND DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST  
 PARENT PARCEL: #23-35-13-77-8-18

SHEET 2 OF 2  
 NOT VALID WITHOUT SHEET 1 OF 2



PREPARED BY: DAVID A. BLOCK  
 1545 BREAM STREET  
 MERRITT ISLAND, FLORIDA 32957

SCALE: 1"=20'  
 PROJECT NO: 17-945

SECTION 13  
 TOWNSHIP 23 SOUTH  
 RANGE 35 EAST

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

# LEGAL DESCRIPTION

SHEET 1 OF 2  
NOT VALID WITHOUT SHEET 2 OF 2

SITUATED IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST  
PARENT PARCEL: #23-35-13-77-8-18  
PURPOSE OF SURVEY: VACATION OF A P.U.&D. EASEMENT

## LEGAL: VACATION A PORTION OF A 10 P.U.&D. EASEMENT (BY SURVEYOR)

THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET OF THAT CERTAIN 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCOMPRESSES THE SOUTH 10 FEET OF LOT 18, BLOCK 8, OF THE PLAT OF NORTH PORT ST. JOHN UNIT TWO, PART ONE, LESS AND EXCEPT THE EAST 8.00 FEET AS RECORDED IN PLAT BOOK 17, PAGE 118 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 345 SQUARE FEET, MORE OR LESS

## LEGAL: VACATION OF A 6 P.U.&D. EASEMENT (BY SURVEYOR)

THE EAST 6.00 FEET OF THAT CERTAIN 6.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCOMPRESSES THE WEST 8.00 FEET OF LOT 18, BLOCK 8, OF THE PLAT OF NORTH PORT ST. JOHN UNIT TWO, PART ONE, LESS AND EXCEPT THE SOUTH 10.00 FEET AS RECORDED IN PLAT BOOK 17, PAGE 118 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 540 SQUARE FEET, MORE OR LESS

### SURVEYOR'S NOTES & LEGEND:

1. THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF N-90°00'00"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS AVE
2. THIS IS NOT A BOUNDARY SURVEY
3. IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY DAVID A. BLOCK, PROJECT #17-745, DATE 12/14/2017

(A/A)	= ALSO KNOWN AS	LB	= LICENSE BUSINESS
L	= CENTERLINE	LS	= LICENSE SURVEYOR
C.B	= CONCRETE BLOCK	(M)	= MEASURED
C.B.S	= CONCRETE BLOCK STRUCTURE	N&D	= NAIL & DISK
C.L.F.	= CHAIN LINK FENCE	OHU	= OVERHEAD WIRES
CLR	= CLEAR	(P)	= PLATTED
C.M.	= CONCRETE MONUMENT	PC	= POINT OF CURVATURE
CONC.	= CONCRETE	PT	= POINT OF TANGENCY
COR.	= CORNER	PL	= PROPERTY LINE
COVD	= COVERED	P.S.M	= PROFESSIONAL SURVEYOR & MAPPER
D	= DELTA	PRC	= POINT OF REVERSE CURVE
(D)	= DEEP	P.U.&D	= PUBLIC UTILITY & DRAINAGE
FD	= FOUND	R	= RADIUS
ID	= IDENTIFICATION	R/W	= RIGHT-OF-WAY
IP	= IRON PIPE	(TYP.)	= TYPICAL
IR	= IRON ROD	W.F	= WOOD FENCE
L	= LENGTH		

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

DAVID A. BLOCK  
CERTIFICATE OF AUTHORIZATION LB 6253  
PROFESSIONAL SURVEYOR & MAPPER  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: DAVID A. BLOCK  
1545 BREAM STREET  
MERRITT ISLAND, FLORIDA 32952

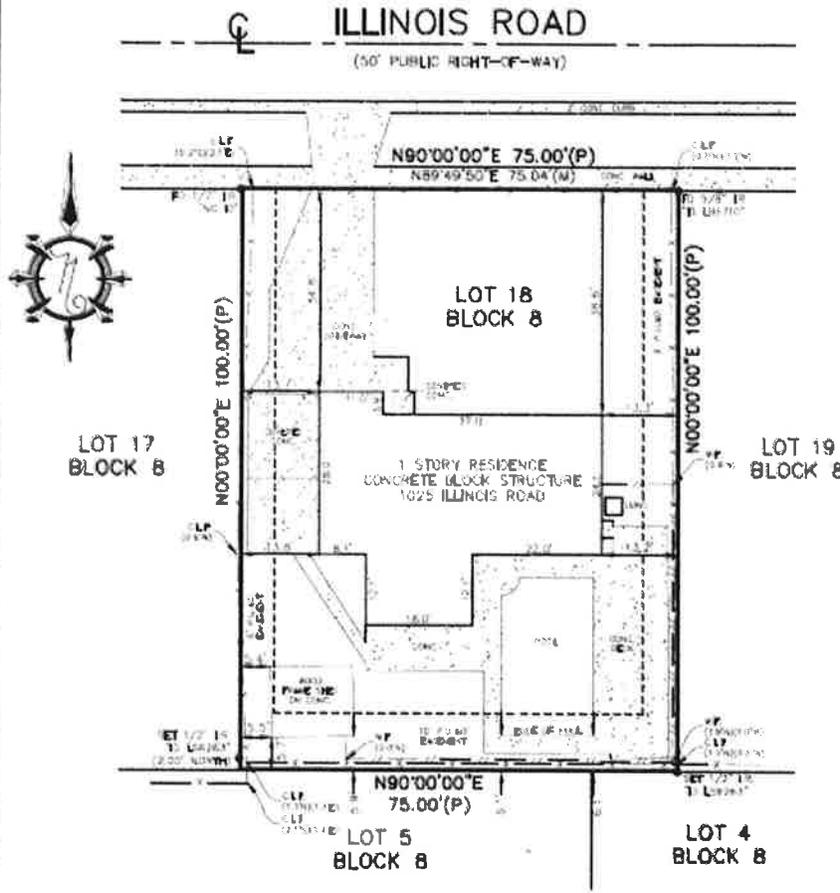
DRAWN BY: J. PRESSMAN	CHECKED BY: D. BLOCK	PROJECT NO. 17-745		SECTION 13 TOWNSHIP 23 SOUTH RANGE 35 EAST
		REVISIONS	DATE	
DATE: 01/19/2018	DRAWING: 17-745.DWG			

# PETITIONER'S SKETCH & DESCRIPTION SHEET 1 OF 2

# DAVID A. BLOCK SURVEYING & MAPPING

## BOUNDARY SURVEY OF:

LOT 18, BLOCK 8 AS SHOWN ON THE PLAT OF NORTH PORT ST. JOHN UNIT TWO, PART ONE AS RECORDED IN PLAT BOOK 17, PAGES 118-119 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



**LEGEND**

1 (MAY)	ALL OTHERS AS SHOWN
1	CONCRETE
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99	CONCRETE BLOCK STRUCTURE
100	CONCRETE BLOCK STRUCTURE

**CERTIFIED TO:**  
**KAYLA TESSER**  
**US BANK NATIONAL ASSOCIATION**  
**SUPREME TITLE CLOSINGS, LLC**  
**CHICAGO TITLE INSURANCE COMPANY**

**SURVEYOR'S NOTES:**

- THE HEADING SYSTEM (BORN HEIGHT) IS BASED ON A ASSUMED HEIGHT OF 4.000000 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS AVE.
- ALL PLOT PLANS (INSURANCE RATE MAY VARY) SHOULD BE FILED WITH THE COUNTY CLERK'S OFFICE PRIOR TO THE SURVEY.
- THIS SURVEY WAS PREPARED FROM TITLE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL REVISIONS OR EX-EMPTIONS THAT AFFECT THE PROPERTY.
- THIS TRACT CONTAINS 2,500 SQUARE FEET OR LESS ACRES OF LAND MORE OR LESS.
- UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.
- NO SETBACKS, EASEMENTS, ENCUMBRANCES AND THE ORIGINAL PARTIAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

UNLESS OTHERWISE NOTED, THIS IS AN ORIGINAL TO THE SURVEYOR'S UNIT.

**CERTIFIED BY:**

**DAVID A. BLOCK**  
**FLORIDA P.S.M. 6263**  
**(NOT A PUBLIC OFFICIAL)**  
**1545 BREAM STREET**  
**MERRITT ISLAND, FL 32952**  
**PHONE: 321-452-7048**  
**FAX: 321-452-5109**  
**www.blocksurveying.com**  
**dblock@blocksurveying.com**

**SCALE: 1" = 20'**  
**DATE: 12/14/2017**  
**SHEET: 1 OF 1**  
**PROJECT: 17-745**  
**REVISION:**

# PETITIONER'S BOUNDARY SURVEY

**Exhibit "A"**

Lot 18, Block 8, NORTH PORT ST. JOHN, UNIT-TWO PART-ONE, according to Plat of thereof, as recorded in Plat Book 17, Page 118 and 119, of the Public Records of Brevard County, Florida.

Being the same property conveyed to Wells Fargo Bank NA in deed dated 2/20/2017 and recorded 2/20/2017 in bk/pg 7823/2039 in the County of Brevard and the State of Florida.

More commonly known as 1025 Illinois Road Cocoa FL 32927

Parcel 23-35-13-77-00008.0-0018

0097109631  
220-PL-V3

**PETITIONER'S DEED:**  
**SHEET 3 OF 3**

IN WITNESS WHEREOF, GRANTOR has signed these presents on 15 <sup>June 2017</sup> of ~~June~~, 2017.

Wells Fargo Bank, N.A.

By: [Signature] 6/15/17

Name: SABRINA HARRIS DANIELYAN  
Vice President, Loan Documentation

Its: \_\_\_\_\_

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: [Signature]

Name: Tonya Amerine

Witness: [Signature]

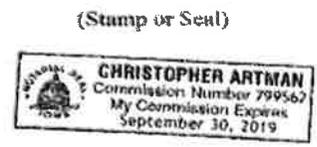
Name: Abbigail Shambold

State of Iowa

County Dallas

On this 15 day of June, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Sabrina Harris Danielyan to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A. by authority of its board of (directors or trustees) and the said (officer's name) Sabrina Harris Danielyan acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)  
Notary Public



0097109631  
220-FL-V3

**PETITIONER'S DEED:**  
**SHEET 2 OF 3**

**PREPARED BY:**

Orange Coast Lender Services LLC  
1000 Commerce Drive, Suite 520,  
Pittsburgh, PA 15275

**RETURN TO:**

Orange Coast Lender Services LLC  
1000 Commerce Drive, Suite 520,  
Pittsburgh, PA 15275

File Number: 486240  
APN/PIN: 23-35-13-77-00008.0-0018

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**SPECIAL WARRANTY DEED**

This Special Warranty Deed made between Wells Fargo Bank, N.A., whose address is 8480 Stagecoach Circle, Frederick, MD 21701. Grantor, and Borrelli Homes, LLC, whose address is 1915 Olympia Ave. SW, Palm Bay, FL 32908, 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 \$67,500.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in Leon County, Florida, to-wit:

See Attached Exhibit "A"

**SUBJECT TO:**

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

0097109631  
220-FL-V3

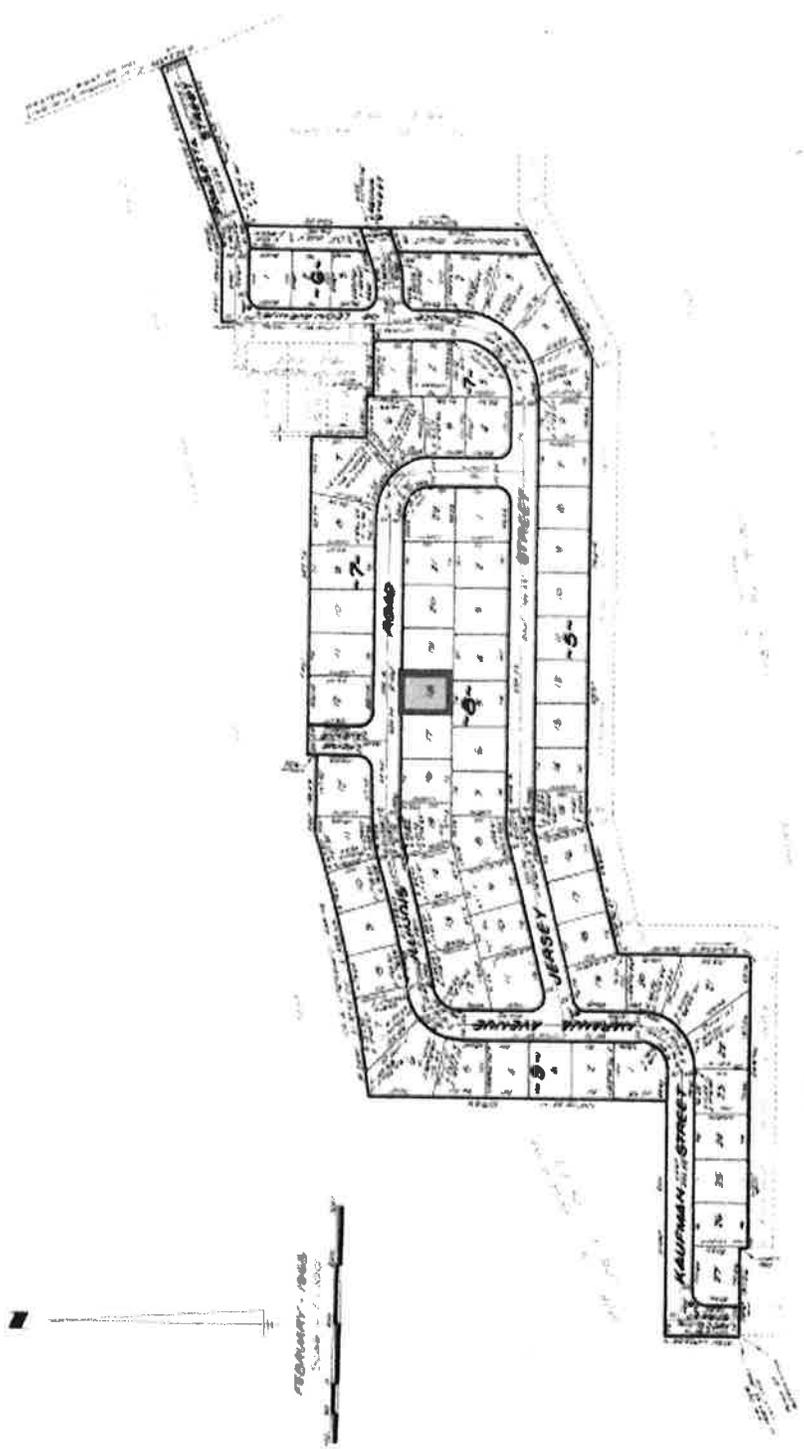
**PETITIONER'S DEED:**

**SHEET 1 OF 3**

17 119

# NORTH PORT ST. JOHN UNIT - TWO PART - ONE

A REVISION OF A PORTION OF MAP OF DELEWARE PLAT BOOK 2, PAGE 2,  
SECTION 15 TOWNSHIP 25 SOUTH, RANGE 35 EAST  
BREVARD COUNTY, FLORIDA  
SHEET 1 OF 2 SHEETS

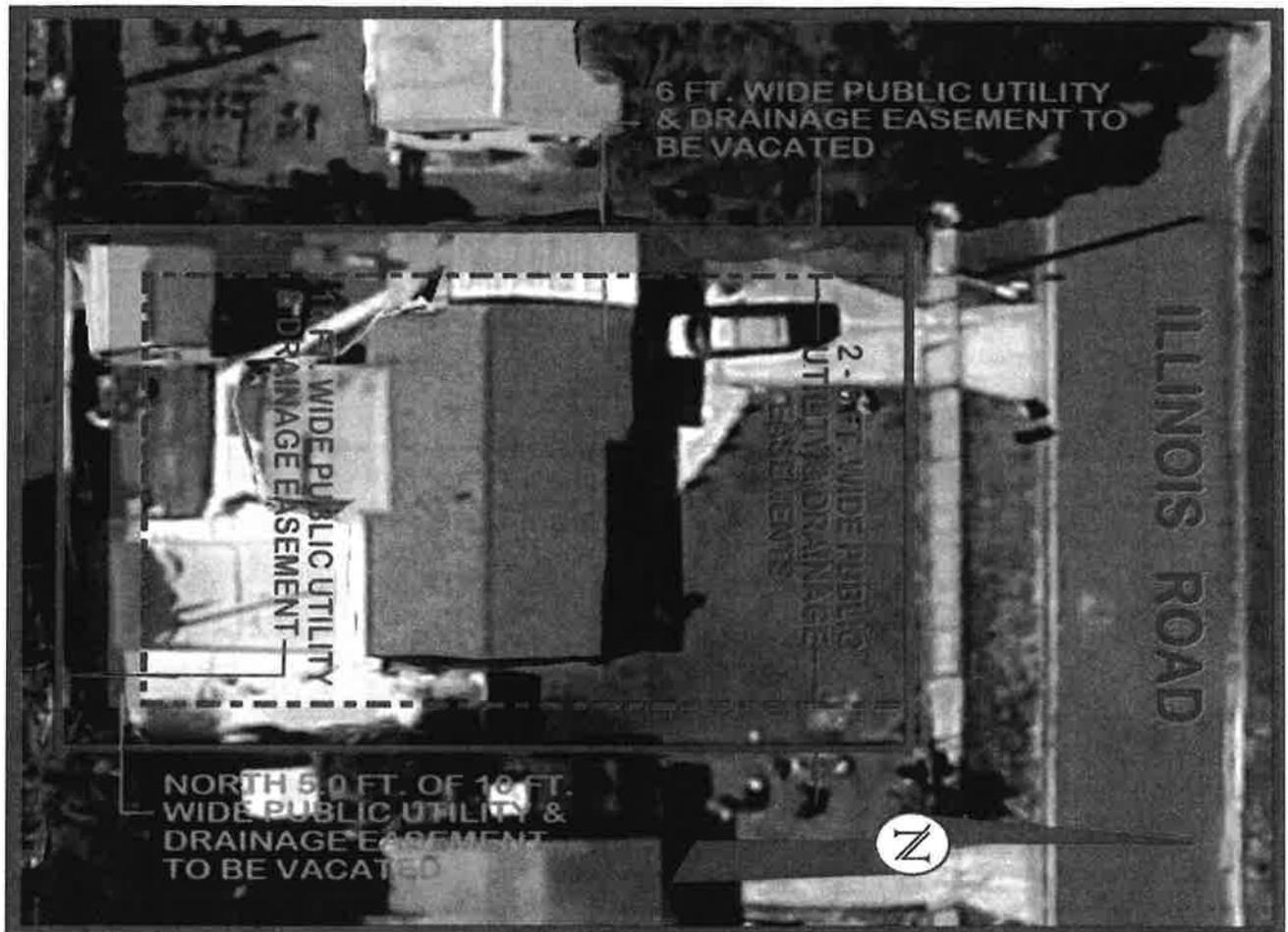


REVISION - 045  
Scale: 1" = 100'

JOHN H. BIRCH  
CITY PLANNING ENGINEER  
TALLAHASSEE, FLORIDA  
SHEET 2 OF 2 SHEETS

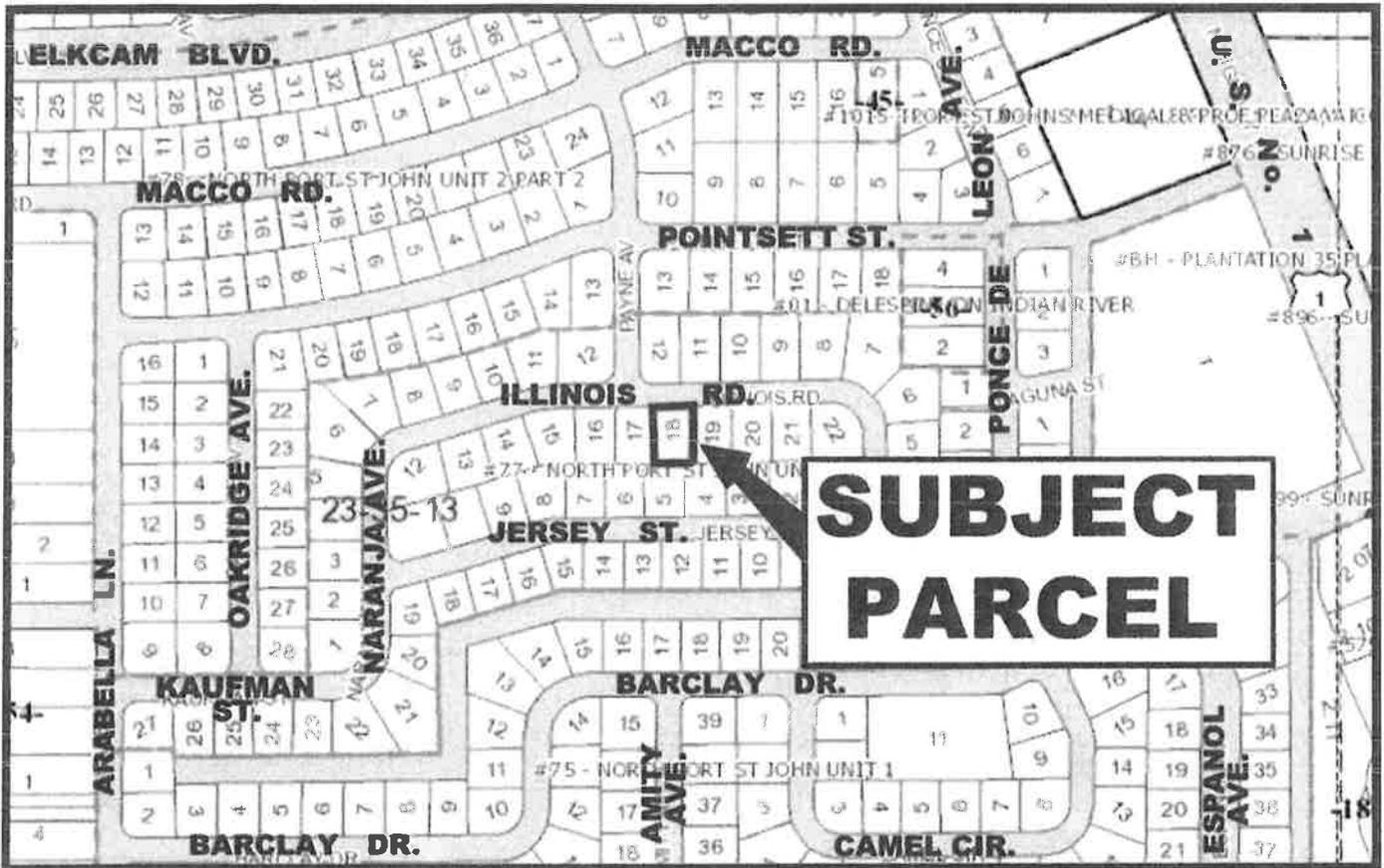
**PLAT REFERENCE:**  
**SHEET 2 OF 2**





## AERIAL MAP

Borrelli Homes, LLC – 1025 Illinois Road, Cocoa, FL – Lot 18, Block 8, “North Port St. John Unit – Two Part - One” – (Plat Book 17 @ Page 118) – Section 13, Township 23 South, Range 35 East – Proposed Vacating of 6 ft. Wide Public Utility & Drainage Easement at West Lot Line and North 5.0 ft. of 10.0 ft. Wide Public Utility & Drainage Easement at Rear Lot Line



## VICINITY MAP

Borrelli Homes, LLC – 1025 Illinois Road, Cocoa, FL – Lot 18, Block 8, “North Port St. John Unit – Two Part - One” – (Plat Book 17 @ Page 118) – Section 13, Township 23 South, Range 35 East – Proposed Vacating of 6 ft. Wide Public Utility & Drainage Easement at West Lot Line and North 5.0 ft. of 10.0 ft. Wide Public Utility & Drainage Easement at Rear Lot Line

RESOLUTION 2018 - \_\_\_\_\_

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

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **BORRELLI HOMES, LLC** with the Board of County Commissioners to vacate portions of public utility and drainage easements 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 portions of the public drainage and utility easements will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said portions of the public utility and drainage easements are hereby vacated; and Brevard County renounces and disclaims any rights in and to said easements. 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 06<sup>th</sup> day of March, 2018 A.D.

ATTEST:

\_\_\_\_\_  
SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

\_\_\_\_\_  
RITA PRITCHETT, CHAIR

As approved by the Board on:  
March 06, 2018



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

Phone: (321) 264-8700  
<https://www.bcpao.us>

Account 2302783  
Owners Borrelli Homes LLC  
Mailing Address 1915 SW Olympia SW Ave Palm Bay FL 32908-1243  
Site Address 1025 Illinois Rd Cocoa FL 32927  
Parcel ID 23-35-13-77-8-18  
Property Use 0110 - Single Family Residence  
Exemptions None  
Taxing District 1900 - Unincorp District 1  
Total Acres 0.17  
Subdivision North Port St John Unit 2 Part 1  
Site Code 0001 - No Other Code Appl.  
Plat Book/Page 0017/0118  
Land Description North Port St John Unit 2 Part 1 Lot 18 Blk 8



**VALUE SUMMARY**

Category	2017	2016	2015
Total Market Value	\$76,050	\$62,130	\$56,320
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$60,260	\$54,790	\$49,810
Assessed Value School	\$76,050	\$62,130	\$56,320
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$60,260	\$54,790	\$49,810
Taxable Value School	\$76,050	\$62,130	\$56,320

**SALES/TRANSFERS**

Date	Price	Type	Parcel	Deed
06/15/2017	\$67,500	WD	Improved	7922/2278
02/20/2017	\$68,100	CT	Improved	7823/2039
09/18/2009	-	WD	Improved	6030/0431
03/02/2009	\$72,000	WD	Improved	5922/1084
10/14/2008	-	CT	Improved	5893/0861
04/12/2006	-	WD	Improved	5631/5327
07/28/2005	\$165,000	WD	Improved	5510/7679
07/28/2005	-	WD	Improved	5510/7678
03/01/2004	\$98,800	WD	Improved	5256/1191
09/27/2001	\$79,400	WD	Improved	4447/1737
02/10/2000	-	OC	Improved	4124/2578
05/01/1975	\$24,500	-	-	1524/0891

**BUILDINGS**

Building Use	Year Built	PROPERTY DATA CARD #1			Residential Units	Commercial Units
		Story Height	Floors			
0110 - Single Family Residence	1963	8	1	1	0	
<b>Materials</b>			<b>Sub Areas</b>			
Exterior Wall:		Stucco	Base Area (1st)		1104	
Frame:		Masnryconc	Enclosed Por		220	
Roof:		Asph/Asb Shngl	Open Porch		28	

**APPRAISER'S DETAIL SHEET**

THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET OF THAT CERTAIN 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE SOUTH 10 FEET OF LOT 18, BLOCK 8, OF THE PLAT OF NORTH PORT ST. JOHN UNIT TWO, PART ONE, LESS AND EXCEPT THE EAST 6.00 FEET AS RECORDED IN PLAT BOOK 17, PAGE 118 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 345 SQUARE FEET, MORE OR LESS; TOGETHER WITH: THE EAST 6.00 FEET OF THAT CERTAIN 6.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH ENCUMBERS THE WEST 6.00 FEET OF LOT 18, BLOCK 8, OF THE PLAT OF NORTH PORT ST. JOHN UNIT TWO, PART ONE, LESS AND EXCEPT THE SOUTH 10.00 FEET AS RECORDED IN PLAT BOOK 17, PAGE 118 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 540 SQUARE FEET, MORE OR LESS. PREPARED BY DAVID A. BLOCK, PSM