



AGENDA	
Section	PUBLIC HEARING
Item No.	IV-C.

Meeting Date
November 03, 2015

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

SUBJECT:	Petition to Vacate, Re: Public Drainage Easement – Tracy Court – Tropical Villas-Unit Two – Mims – Michael J. Galvin – District 1 (Fiscal impact: Petitioner paid \$640.00 Vacating Application Fee)
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 vacating part of a public drainage easement at Lot 1, Tropical Villas – Unit Two in Section 06, Township 21 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 as owner of said Lot 1 is requesting the vacating of the West 3.75 feet of the East 15.00 ft. of the South 15.00 ft. of the North 67.00 ft. of said easement to remove the existing utility room and concrete door pad as encroachments into said easement. Containing 56.25 square feet more or less.

October 9, 2015, the legal notice was advertised in Florida TODAY informing the public of the date a public hearing would be held to consider the vacating.

All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received. The property is located in Mims as follows: Begin at the intersection of State Road No. 46 and U.S. Highway No. 1; thence north 2.22 miles along U. S. Highway No. 1; thence east 0.53 miles along Irwin Avenue; thence south 0.14 miles along Tracy Court to the house 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 0002-30265-3699000, revenue account for vacatings. This action is in keeping with the County's efforts to create cooperative partnerships between County Government and its citizenry. No additional funding will be requested for next year's budget.

Name: [Marc.Cazessus@brevardcounty.us](mailto:Marc.Cazessus@brevardcounty.us)  
Phone: Ext. 57315

Exhibits Attached: Resolution, Appraisers detail sheet, vicinity map, aerial map, plat (if applicable), petitioner's deed, boundary survey (if available), sketch and description and comment summary sheet

Clerk to the Board instruction: Advertise Approved Resolution Notice and Record Vacating Resolution Documents (which in sequence includes the notice of public hearing legal ad, the approved/signed resolution, and the approved resolution legal ad).

Contract / Agreement (If attached):		Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
County Manager	Assistant County Manager	Department Director / Extension						
Stockton Whitten	Assistant County Manager Venetta Valdengo	John Denninghoff / Ext. 57202						



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

Telephone: (321) 637-2001  
Fax: (321) 264-6972

November 19, 2015

COPY

MEMORANDUM

TO: Recording

RE: Item IV.C., Resolution Vacating Public Drainage Easement on Tracy Court, Tropical Villas Unit Two, as petitioned by Michael J. Galvin

The Board of County Commissioners, in regular session on November 3, 2015, adopted Resolution No. 15-215, vacating public utility easement on Tracy court in Tropical Villas Unit Two in Section 6, Township 21 South, Range 35 East. Enclosed are proof of publication setting the public hearing, Resolution 15-215, with attached Exhibits, and proof of publication advertising the vacation.

Please record the same in Public Records, bill to Public Works Department's Account Number 3175 or call Marc Cazessus at 5-7315 if you have any questions; and return the recorded documents to this office, including a receipt for the recordation.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*Tammy Etheridge*

Tammy Etheridge, Deputy Clerk

/kg

Encls. (3)

COPY



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

Telephone: (321) 637-2001  
Fax: (321) 264-6972

November 20, 2015

MEMORANDUM

TO: John Denninghoff, Public Works Director

Attn: Marc Cazessus

RE: Advertising Bills for Resolution Vacating Public Drainage Easement on Tracy Court in Tropical Villas, Unit Two, as Petitioned by Michael J. Galvin

Enclosed for your necessary action are copies of the advertising bills and receipt of recordation for Resolution 15-215, vacating public utility easement as petitioned by Michael J. Galvin. Said Resolution was adopted by the Board of County Commissioners, in regular session on November 3, 2015.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Etheridge, Deputy Clerk

/kg

Encls. (5)



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

Telephone: (321) 637-2001  
Fax: (321) 264-6972

November 20, 2015

Michael J. Galvin  
345 Tracy Court  
Mims, FL 32754

Dear Mr. Galvin:

Re: Item IV.C., Resolution Vacating Public Drainage Easement – Tracy Court, Tropical Villas Unit Two – Michael J. Galvin

The Board of County Commissioners, in regular session on November 3, 2015, adopted Resolution No. 15-215, vacating Public Drainage Easement – Tracy Court, Tropical Villas Unit Two, as petitioned by you. Said Resolution has been recorded in ORBK 7496, PGs 1003 through 1007. 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 Etheridge, Deputy Clerk

/kg

Encl. (1)

**BrevardClerk.US**

Scott Ellis, Clerk of Court

700 South Park Avenue, Bldg. B  
 P.O. Box 2767  
 Titusville, FL 32781-2767  
 (321) 637-2006

DBLIVE Transaction  
 #: 1614261  
 Receipt #: 61583199  
 Cashier Date: 11/19/2015  
 2:04:02 PM



Print Date:  
 11/19/2015 2:04:03 PM

Customer Information	Transaction Information	Payment Summary
(3175) SURVEY SECTION BREVARD CO BCGC BLDG A ZIP 81 VIERA, FL 32904 Beginning Escrow Balance: -\$1003.00	DateReceived: 11/19/2015 Source Code: Titusville - Six Story Q Code: Titusville - Six Story Return Code: Hand Carried Trans Type: Recording Agent Ref Num:	Total Fees \$44.00 Total Payments \$44.00

**1 Payments**

ESCROW	\$44.00
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**1 Recorded Items**

(RSL) RESOLUTION	BK/PG: 7496/1003 CFN:2015227120 Date:11/19/2015 2:04:00 PM From: To:	
Recording @ 1st=\$10 Add'l=\$8.50 ea.	5	\$44.00
Indexing @ 1st 4 Names Free, Add'l=\$1 ea.	2	\$0.00

**0 Search Items**

**1 Miscellaneous Items**

(AGTR) AGENT TRANSMITTAL
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**VACATING A PORTION OF A PUBLIC DRAINAGE EASEMENT IN TROPICAL VILLAS –  
UNIT TWO IN SECTION 06, TOWNSHIP 21 SOUTH, RANGE 35 EAST**

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

THEREFORE BE IT RESOLVED that said portion of the public 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 3<sup>rd</sup> day of November A.D., 2015.

ATTEST:

SCOTT ELLIS, CLERK

  
SCOTT ELLIS, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

  
ROBIN FISHER, CHAIRMAN

As approved by the Board on:  
November 03, 2015

**PURPOSE OF SKETCH AND DESCRIPTION: PARTIAL EASEMENT VACATING**

**LEGAL DESCRIPTION**

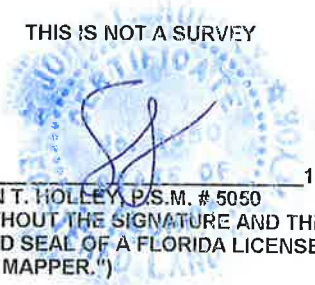
SECTION 06, T.21S., R.35E.  
PETITIONER'S PARCEL ID NO.  
21-35-06-82-00000.0-0001.00

**LEGAL DESCRIPTION:**

THAT PART OF THE PUBLIC DRAINAGE EASEMENT LYING ON THE EAST 15.00 FT. OF LOT 1, TROPICAL VILLAS UNIT TWO, AS RECORDED IN PLAT BOOK 36, PAGE 69, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DESCRIBED AS; THE WEST 3.75 FEET OF THE EAST 15.00 FT. OF THE SOUTH 15.00 FT. OF THE NORTH 67.00 FT. OF SAID LOT 1. CONTAINING 56.25 SQUARE FEET MORE OR LESS.

THIS CERTIFIES THAT THE FOREGOING SKETCH AND LEGAL DESCRIPTION MEET THE APPLICABLE MINIMUM STANDARDS ESTABLISHED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, 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



10/03/15

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

SHEET 1 OF 2 NOT VALID  
WITHOUT THE SKETCH  
ON SHEET 2

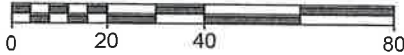
**HOLLEY & ASSOCIATES INC.**  
REGISTERED LAND SURVEYORS L.B#4595  
1846 ROBIN HOOD AVE., TITUSVILLE, FL.  
P.O. BOX 1975, 32781  
321-267-6113

### SKETCH OF DESCRIPTION:

SECTION 06, T.21S., R.35E.  
PETITIONER'S PARCEL ID NO.  
21-35-06-82-00000.0-0001.00

SHEET 2 OF 2 NOT VALID  
WITHOUT THE LEGAL  
DESCRIPTION ON SHEET 1

SCALE: 1" = 40'

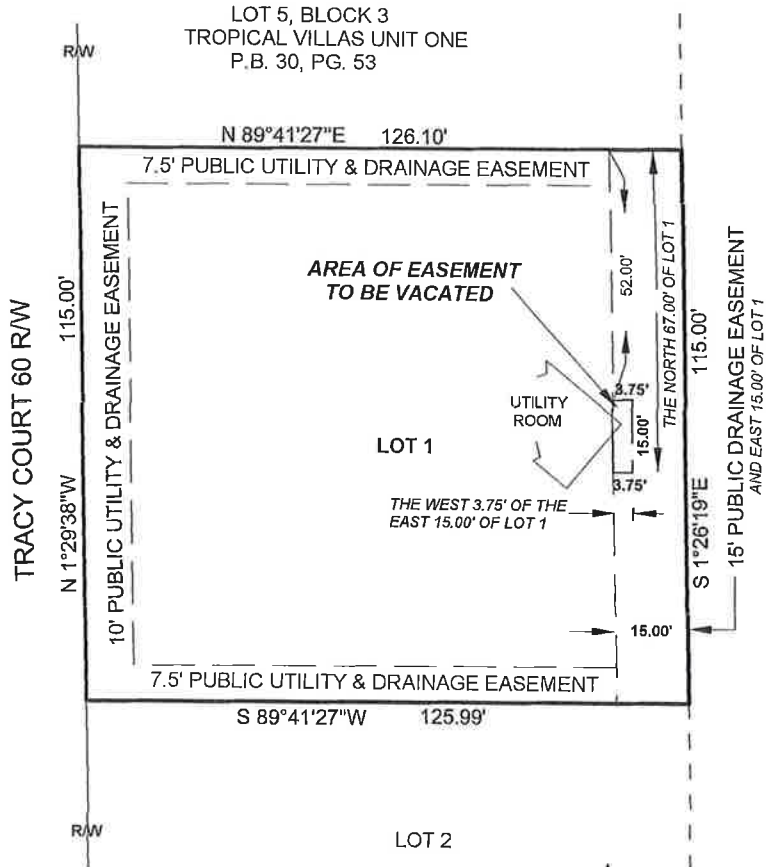


### NOTE:

BEARINGS SHOWN ARE FROM  
PLAT BOOK 36, PAGE 69. AND  
ARE NOT BASED ON FIELD  
MEASUREMENTS AS THIS  
NOT A SURVEY.

### LEGEND:

- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- T. = TOWNSHIP
- R. = RANGE
- R/W = RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE



TAX PARCEL 800  
O.R.B. 4096, PG. 3842

THIS CERTIFIES THAT THE FOREGOING SKETCH AND LEGAL DESCRIPTION MEET THE APPLICABLE MINIMUM STANDARDS ESTABLISHED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, 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

10/03/15

JOHN T. HOLLEY, P.S.M. # 5050

("NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.")

SHEET 2 OF 2 NOT VALID  
WITHOUT THE LEGAL  
DESCRIPTION ON SHEET 1

### HOLLEY & ASSOCIATES INC.

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



A Daily Publication By:



CFN 2015227120, OR BK 7496 PAGE 1003.  
Recorded 11/19/2015 at 02:04 PM, Scott Ellis, Clerk of Courts,  
Brevard County  
# Pgs:5

BREVARD COUNTY PUBLIC WORKS/TI  
400 SOUTH ST  
TITUSVILLE FL 32780

STATE OF FLORIDA COUNTY OF BREVARD:  
Before the undersigned authority personally appeared Kim Curro, 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:

10/09/15

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 9th of October 2015, by Kim Curro who is personally known to me

  
Ruby Royer

Notary Public for the State of Florida  
My Commission expires January 30, 2018

AD#780310 10/09/2015  
NOTICE TO VACATE A PORTION OF THE 15.00 FT. WIDE PUBLIC DRAINAGE EASEMENT LOCATED AT LOT 1, PLAT OF "TROPICAL VILLAS-UNIT TWO" LYING IN SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST, MIMS, 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 MICHAEL J. GALVIN 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 right of way at 9:00 a.m. on November 03, 2015 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.

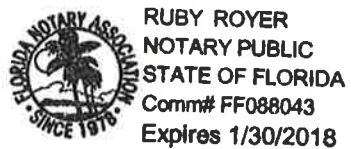
The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

**EXHIBIT "A"**

THAT PART OF THE PUBLIC DRAINAGE EASEMENT LYING ON THE EAST 15.00 FT. OF LOT 1, TROPICAL VILLAS UNIT TWO, AS RECORDED IN PLAT BOOK 36, PAGE 69, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DESCRIBED AS: THE WEST 3.75 FEET OF THE EAST 15.00 FT. OF THE SOUTH 15.00 FT. OF THE NORTH 67.00 FT. OF SAID LOT 1, CONTAINING 56.25 SQUARE FEET MORE OR LESS.

PREPARED BY: JOHN T. HOLLEY, PSM

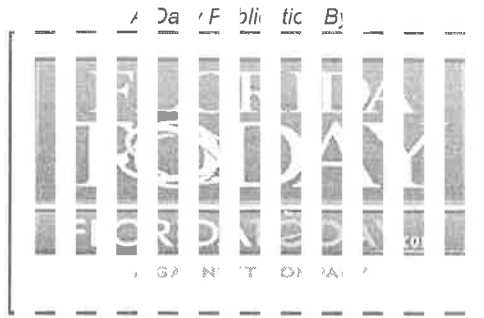
Publication Cost: \$223.68  
Ad No: 0000780310  
Customer No: BRE-6BR327



**LEGAL DESCRIPTION FOR PARTIAL EASEMENT VACATING:**

**THAT PART OF THE PUBLIC DRAINAGE EASEMENT LYING ON THE EAST 15.00 FT. OF LOT 1, TROPICAL VILLAS UNIT TWO, AS RECORDED IN PLAT BOOK 36, PAGE 69, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DESCRIBED AS; THE WEST 3.75 FEET OF THE EAST 15.00 FT. OF THE SOUTH 15.00 FT. OF THE NORTH 67.00 FT. OF SAID LOT 1. CONTAINING 56.25 SQUARE FEET MORE OR LESS.**

**PREPARED BY: JOH T. HOLLEY, PSM**



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LEGAL NOTICE

RESOLUTION VACATING PUBLIC DRAINAGE EASEMENT – TRACY COURT –  
TROPICAL VILLAS UNIT TWO – MICHAEL J. GALVIN

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 3<sup>rd</sup> day of November, 2015 the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating public utility easement on Tracy Court in Tropical Villas Unit Two in Section 6, Township 21 South, Range 35 East, as petitioned by Michael J. Galvin to wit:

SEE ATTACHED EXHIBIT "A"

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

All persons govern yourselves accordingly.

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

FLORIDA TODAY:

Please advertise in the November 9, 2015 issue of Florida TODAY.

Bill the Board of County Commissioners and forward bill and proof of publication to Tammy Etheridge, P.O. Box 999, Titusville, Florida 32781-0999

**COMMENT SUMMARY**

APPLICANT: Michael Galvin

UPDATED/BY: Marc Cazessus, PLS 20151007 @ 08:50 hrs.

COMPANIES	NOTIFIED	COMMENTS		STIPULATIONS/REMARKS
		RECEIVED	APPROVED	
<b>UTILITIES</b>				
Florida City Gas Company	20150914	20150915	Yes	No objections
Florida Power & Light Company	20150914	20151007	Yes	No objections
A T & T	20150914	20150916	Yes	No objections
Bright House Networks	20150914	20150914	Yes	No objections
<b>COUNTY STAFF</b>				
Road & Bridge	20150914	20150916	Yes	No objections: Scott Brown
Land Planning	20150914	20150914	Yes	No objections: Rebecca Ragain
County Utility Services	20150914	20150914	Yes	No objections: Tammy Hurley
NRMD/Storm Water	20150914	20150914	Yes	No objections, Harvey Wheeler
Zoning Department	20150914	20150915	Yes	No objections: Paul Body

**NOTE: ALL COUNTY AGENCIES AND UTILITIY PROVIDERS CONTACT VIA EMAIL OF 20150914**

**COMMENT SUMMARY SHEET**



New Search
Online Homestead
TRIM Notice
Map
Map + Sales
Classic Map
Bird's Eye View
Taxes
Photos
Building Drawings
Plat
Comments
Permits
Land Info
Building Info
Help

**General Parcel Information**

<b>Parcel ID:</b> 21-35-06-82-00000.0-0001.00	<b>Millage Code:</b> 1300	<b>Exemption:</b>	<b>Use Code:</b> 213
<b>Site Address:</b> 3445 TRACY CT , MIMS 32754			<b>Tax ID:</b> 2102462

Site Address is assigned by Brevard County Address Assignment for E-911 purposes and may not reflect the postal community name.

**Owner Information**

<b>Owner Name:</b> GALVIN, MICHAEL JOHN
<b>Second Name:</b>
<b>Mailing Address:</b> 3445 TRACY CT
<b>City, State, Zipcode:</b> MIMS, FL 32754

**Abbreviated Description**

<b>Plat</b>	<b>Sub Name:</b>	<b>LOT</b>
<b>Book/Page:</b> 0036/0069	TROPICAL VILLAS UNIT 2	1

**Value Summary**

Roll Year:	2013	2014	2015
<b>Market Value Total:</b> <sup>1</sup>	\$38,140	\$38,740	\$41,950
<b>Agricultural Market Value:</b>	\$0	\$0	\$0
<b>Assessed Value Non-School:</b>	\$38,140	\$38,740	\$41,950
<b>Assessed Value School:</b>	\$38,140	\$38,740	\$41,950
<b>Homestead Exemption:</b> <sup>2</sup>	\$25,000	\$0	\$0
<b>Additional Homestead:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Other Exemptions:</b> <sup>2</sup>	\$500	\$0	\$0
<b>Taxable Value Non-School:</b> <sup>3</sup>	\$12,640	\$38,740	\$41,950
<b>Taxable Value School:</b> <sup>3</sup>	\$12,640	\$38,740	\$41,950

**Land Information**

<b>Acres:</b>	0.33
<b>Site Code:</b>	1

<sup>1</sup>: Market value is established for ad valorem purposes in accordance with s.193.011(1) and (8), Florida Statutes. This value does not represent anticipated selling price for the property.

<sup>2</sup>: Exemptions are applicable for the year shown and may or may not be applicable if an owner change has occurred.

<sup>3</sup>: The Additional Homestead exemption does not apply when calculating taxable value for school districts pursuant to Amendment 1.

**Sale Information**

Official Records Book/Page	Sale Date	Sale Amount	Deed Type	Sale Screening Code	Sale Screening Source	Physical Change Code	Vacant/Improved
<a href="#">7327/0377</a>	3/16/2015	\$35,000	WD	12			I
<a href="#">7243/0295</a>	11/5/2014	\$100	CT	11			I
<a href="#">4315/3918</a>	4/4/2001	\$100	QC				I
<a href="#">3069/0198</a>	6/30/1990	\$67,600	WD				

Sale screening and sale screening source codes are for assessment purposes only and have no bearing on potential marketability of the property.

**Building Information**

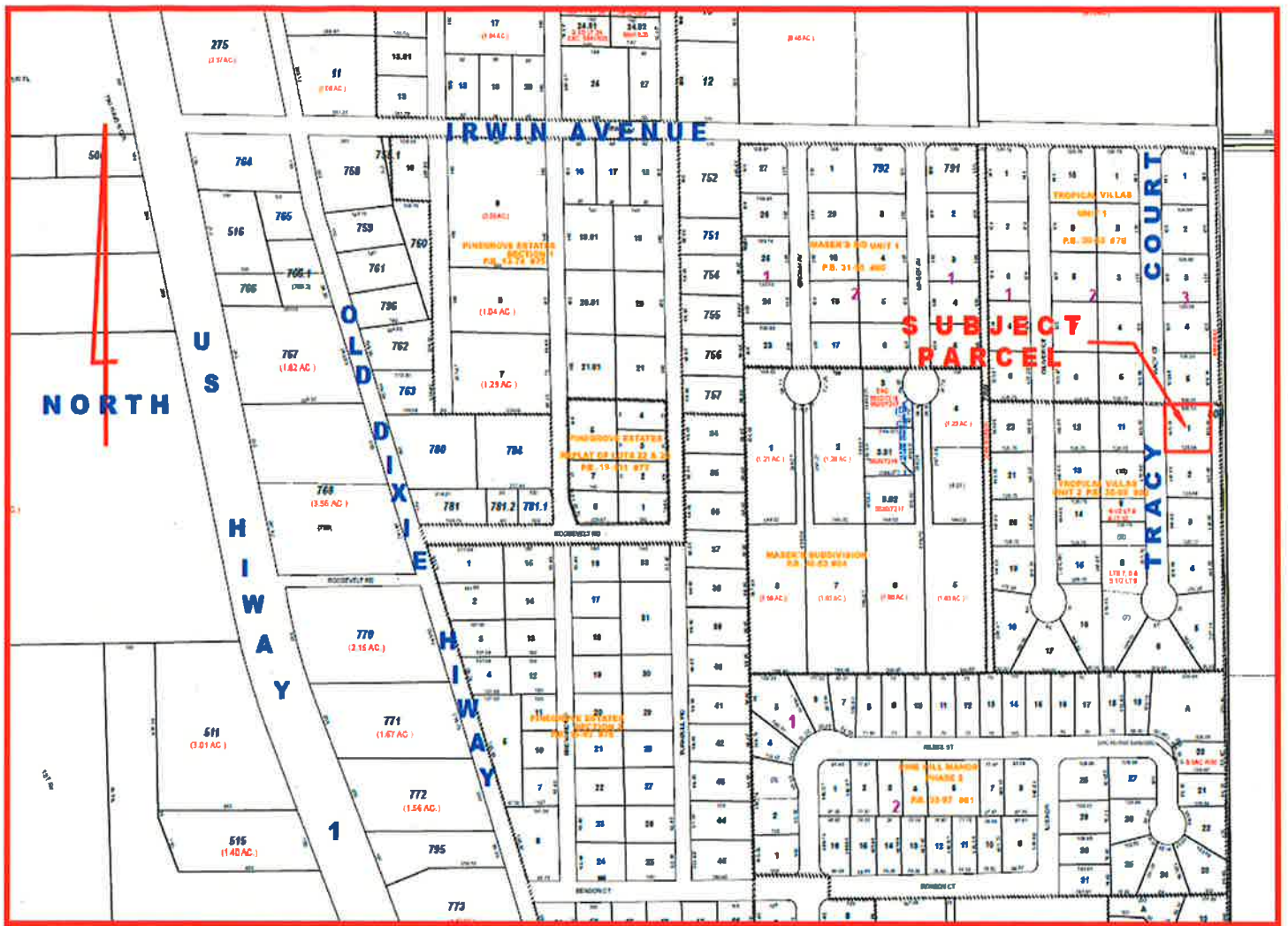
PDC #	Use Code	Year Built	Story Height	Frame Code	Exterior Code	Interior Code	Roof Type	Roof Material	Floors Code	Ceiling Code
1	213	1990	8	04	13	03	02	04	02	03

**Building Area Information**

PDC #	Base Area	Garage Area	Open Porches	Car Port	Screened Porches	Utility Rooms	Enclosed Porch	Basements	Attics	Bonus Rooms	RV Carport	RV Garage	Total Base Area
1	1,253	0	0	0	0	0	0	0	0	0	0	0	1,253

**Extra Feature Information**

Extra Feature Description	Units
UTILITY ROOM LOW	323



## VICINITY MAP

Michael Galvin – Lot 1, Tropical Villas -  
 Unit Two (Plat Book 36, Page 69) – 3445  
 Tracy Court, Mims, FL 32754 – Section 06,  
 Township 21 South, Range 35 East –  
 District 1 - Proposed Partial Vacating of  
 15.00 ft. Wide Public Drainage Easement



## **AERIAL MAP**

Michael Galvin – Lot 1, Tropical Villas -  
Unit Two (Plat Book 36, Page 69) – 3445  
Tracy Court, Mims, FL 32754 – Section 06,  
Township 21 South, Range 35 East –  
District 1 - Proposed Partial Vacating of  
15.00 ft. Wide Public Drainage Easement



This Instrument Prepared by and Return to:  
FFA Residential  
Nikeya Clowers  
4855 Technology Way, #550  
Boca Raton, Florida 33431  
File #1021433/NC  
Property Appraisers Parcel Identification (Folio) Numbers:

21-35-06-03-0000.0-0001.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 20<sup>th</sup> day of March, 2015 by Fannie Mae a/k/a Federal National Mortgage Association, a corporation organized under existing pursuant to the laws of United States, whose permanent address is PO Box 650043, Dallas, TX 75265-0043 herein called the grantor, to Michael John Galvin, a single man, whose post office address is: 3445 Tracy Court, Mims, FL 32754, hereinafter called the Grantee:  
*(Wherever 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)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Brevard County, State of Florida,  
viz:

Lot 1, TROPICAL VILLAS, UNIT TWO, according to the Plat thereof, as recorded in Plat Book 36, at Page 69 of the Public Records of Brevard County, Florida. Together with all improvements thereon inclusive of one manufactured Home Model 3348B, Serial # 3999, Palm Harbor.

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 except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

**PETITIONER'S DEED**

**SHEET 1 OF 2**

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*

Witness Signature Diane E. Sanders

Printed Witness Signature

*[Handwritten Signature]*

Witness Signature CHRISTOPHER IRBY

Printed Witness Signature

Fannie Mae a/k/a Federal National Mortgage Association

*[Handwritten Signature]*

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

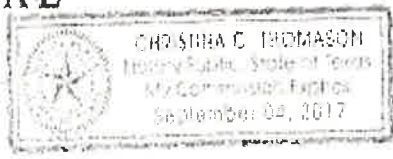
**Gina Dennis**  
Assistant Vice President



STATE OF TEXAS  
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 16 day of Mar, 2015, by Gina Dennis for Fannie Mae a/k/a Federal National Mortgage Association on behalf of the corporation. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL



*[Handwritten Signature]*

Notary Signature, State of TEXAS

Christina C. Thomason  
Printed Notary Name

My Commission Expires: \_\_\_\_\_

RE: 3445 Tracy Court, Mims, FL 32754

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

JO # 35080

Galvin

BOUNDARY SURVEY OF:

LOT 1, TROPICAL VILLAGES - UNIT TWO, AS RECORDED IN PLAT BOOK 56, PAGE 69, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SCALE: 1" = 30'

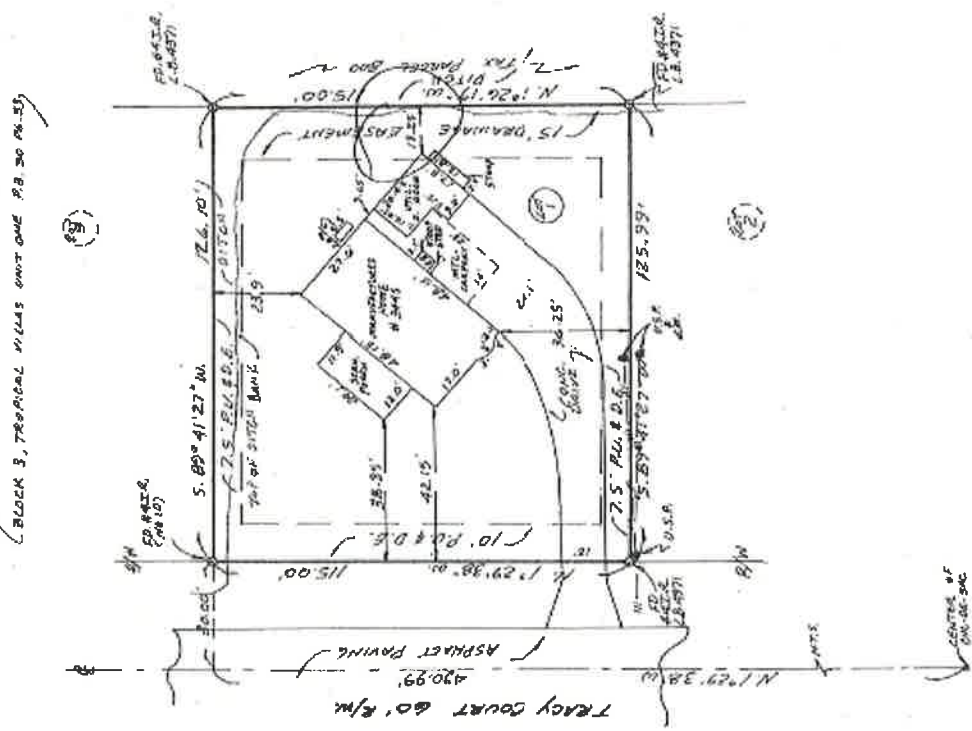
5. MARCEL 2015  
BOLLEY & ASSOCIATES, INC., L.R. #495  
REGISTERED LAND SURVEYORS  
1444 W. STATE ST., SUITE 100  
TALLAHASSEE, FL 32310  
P.O. BOX 1918, TALLAHASSEE, FL 32310  
904-833-0113

THIS FOREGOING PLAT IS HEREBY CERTIFIED AS BEING A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HEREIN ON EXCEEDS THE MINIMUM STANDARDS ESTABLISHED IN CHAPTER 51-57.001, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.127.

JOHN T. HOLLEY, F.S.M. # 589  
("NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.")

CERTIFIED TO:  
MICHAEL JOHN GALVIN  
PPA RESIDENTIAL  
FIRST AMERICAN TITLE INSURANCE COMPANY

(OVER)



- NOTE:
1. READINGS ARE FROM PLAT, THE CENTERLINE OF TRACY COURT BEING 147'3\" W.
  2. THE ACCURACY OF FIELD MEASUREMENTS FOR THIS SURVEY HEREIN ON EXCEEDS 1 FT. TO 1,000 FT.
  3. PLANO ZONE - "X" - MAP # 1300CH066
  4. SEE REVERSE

# PETITIONER'S BOUNDARY SURVEY

## Donna Scott

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**From:** Donna Scott  
**Sent:** Thursday, November 05, 2015 9:43 AM  
**To:** 'BRELEGALS@gannett.com'  
**Subject:** legal notice  
**Attachments:** Galvin 11-03-15.rtf

Please see the attached legal notice for publication. Thank you.

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



**Tammy Etheridge**

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**From:** Cazessus, Marc <marc.cazessus@brevardcounty.us>  
**Sent:** Wednesday, November 04, 2015 11:24 AM  
**To:** Tammy Etheridge  
**Cc:** Sweeney, Michael; Vitale, Anthony  
**Subject:** RE: Galvin - Legal Description for Item IV.C. - 11/3/15 BCC Meeting  
**Attachments:** 20151006\_LEGAL FOR ADS-GALVIN.docx

Tammy:

Funny you should ask as after we hung up I remembered I needed to supply you with the description and the mailing address of the petitioner for when you mail the recorded copy of the resolution. Mr. Gavlin's address is 345 Tracy Court, Mims, FL, 32754.

Thanks, let me know if you need anything else.

*Marc*

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**From:** Tammy Etheridge [<mailto:Tammy.Etheridge@brevardclerk.us>]  
**Sent:** Wednesday, November 04, 2015 11:13 AM  
**To:** Cazessus, Marc  
**Subject:** Legal Description for Item IV.C. - 11/3/15 BCC Meeting

Marc:

I just looked through the package and I do not have an Exhibit A for the vacating on Item IV.C. – Michael J. Galvin.

It would be greatly appreciated if you could scan and email it to me.

Thanking you in advance,

Tammy Etheridge, Supervisor  
Clerk to the Board  
Brevard County Clerk of Courts  
[Tammy.etheridge@brevardclerk.us](mailto:Tammy.etheridge@brevardclerk.us)  
321-637-2001 Ext. 49056

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**Under Florida law, all correspondence sent to the Clerk's Office, which is not exempt or confidential pursuant to Chapter 119 of the Florida Statutes, is public record. If you do not want the public record**