



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

G.1.

1/23/2024

Subject:

Petition to Vacate, Re: A portion of a public Road, Utility, and Drainage Easement per Official Records Book 2656, Page 1367, and a portion of a public Drainage Easement per Official Records Book 4013, Page 1964, and Official Records Book 4083, Page 2360- Cocoa - Florida Power & Light Company - District 1

Fiscal Impact:

The petitioners are charged \$640. These fees are deposited in Fund 0002-30265 revenue account for vacatings.

Dept/Office:

Public Works Department - Surveying & Mapping

Requested Action:

It is requested that the Board of County Commissioners (BOCC) conduct a public hearing to consider vacating part of a public road, drainage, and utility Easement, established by Official Records Book 2656, Page 1367, and a drainage easement, established by Official Records Book 4013, Page 1964, and Official Records Book 4083, Page 2360 in Section 27, Township 23 South, Range 35 East. If approved, it is requested that the Board authorize the Chair to sign the attached Resolution approving the vacating.

Summary Explanation and Background:

Florida Statutes, Section 336.09 and Brevard County Article II, Section 86-36, provide a method for the Board of County Commissioners to vacate and abandon unused rights-of-way and easements. The petitioner owns Parcels 31, 91, 43, 33, 45, 47, 55, 56, 75, and 76 and is requesting the vacating of a portion of public Road, Utility, and Drainage Easement, and a portion of a Drainage Easement, to allow for the development of Parcels 31, 91, 43, 33, 45, 47, 55, 56, 75, and 76. The petitioner is currently in the site plan approval process and the resolution to vacate will not be recorded until the Certificate of Completion is issued. The property is located in Cocoa, North of Port St. John Parkway and West of Grissom Parkway.

On January 8, 2024, the legal notice was advertised in Florida Today informing the public of the date a public hearing would be held to consider the vacating. All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received.

Name: Amber.Holley@brevardfl.gov Phone: Ext. 58346

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.



February 6, 2024

MEMORANDUM

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

RE: Advertising Bills for Resolution Vacating a Portion of a Public Road, Utility, and Drainage Easement Established by Official Records Book 2656, Page 1367, and a Drainage Easement, Established by Official Records Book 4013, Page 1964, and Official Records Book 4083, Page 2360, Cocoa

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 24-010, vacating a portion of a public road, utility, and drainage easement established by Official Records book 2656, page 1367, and a drainage easement, established by Official Records book 4013, page 1964, and Official Records book 4083, page 2360, Cocoa, as petitioned by Florida Power and Light. Said Resolution was adopted by the Board of County Commissioners, in regular session on January 23, 2024.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

for: Danna Scott
Kimberly Powell, Clerk to the Board
/sm

Encls. (2)

*Resolution 24-010
Public works will
hold Resolution for
recording until site
plan Certificate of
Completion -
(early 2025?)*

COPY

Vacating a portion of a public road, utility, and drainage easement, established by Official Records Book 2656, Page 1367, and a drainage easement, established by Official Records Book 4013, Page 1964, and Official Records Book 4083, Page 2360, Cocoa, Florida, lying in Section 27, Township 23 South, Range 35 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Florida Power & Light Company** with the Board of County Commissioners to vacate two public 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 the public easement(s) will not be detrimental to Brevard County or the public.

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

DONE, ORDERED, AND ADOPTED, in regular session, this 23rd day of January, 2024 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

COPY

ATTEST:


Rachel Sadoff, Clerk


Jason Steele, Chair

As approved by the Board on:
January 23, 2024

Brevard County Property Appraiser Detail Sheet

Account 2312189, 2312249, 2312201, 2312191, 2312205, 2312203, 2312233, 2312234, 2312214, 2312213
 Owners FLORIDA POWER & LIGHT COMPANY
 Mailing Address 700 UNIVERSE BLVD JUNO BEACH FL 33408
 Site Address NONE
 Parcel ID 23-35-27-00-31, 91, 43, 33, 47, 45, 75, 76, 56, 55
 Taxing District 1900 - UNINCORP DISTRICT 1
 Exemptions NONE
 Property Use 1000 - VACANT COMMERCIAL LAND
 Total Acres 1.74
 Site Code 0350 - GRISSOM PKWY
 Plat Book/Page 0000/0000
 Subdivision --
 Land Description NE 1/4 OF SE 1/4 OF SE 1/4 OF NE 1/4 AS DES IN ORB
 2275 PG 2761 EXC RD R/W

VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$258,460	\$258,460	\$234,960
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$258,460	\$258,460	\$234,960
Assessed Value School	\$258,460	\$258,460	\$234,960
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$258,460	\$258,460	\$234,960
Taxable Value School	\$258,460	\$258,460	\$234,960

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
08/10/2023	\$2,625,000	WD	--	9863/517
08/10/2023	\$450,000	WD	--	9863/511
06/01/2009	\$289,000	--	--	5963/2896

Vicinity Map

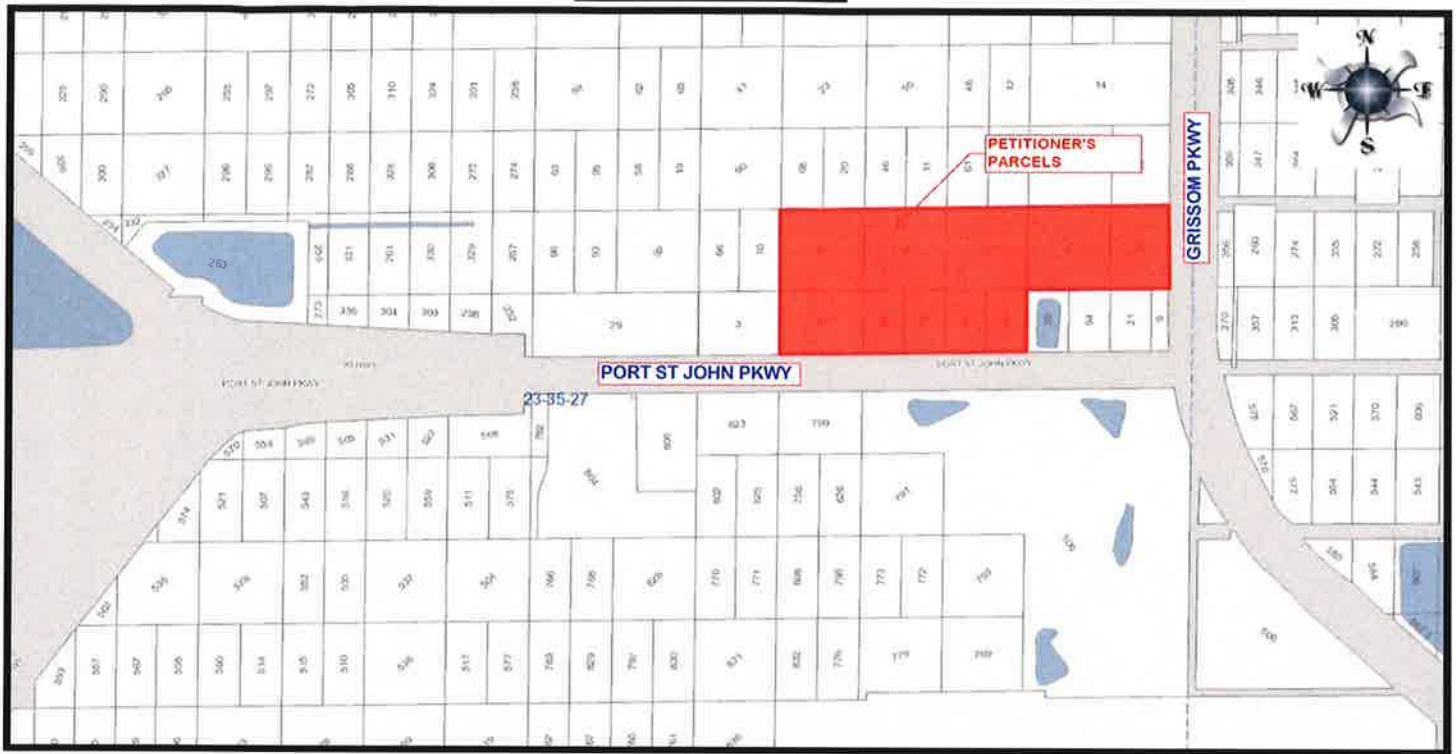


Figure 1: A map of Florida Power & Light Company parcels on Port St. John Parkway and Grissom Parkway, Cocoa, Florida, 32927.

Florida Power & Light Company – Cocoa, FL,
32927 – Section 27, Township 23 South,
Range 35 East – District 1 – Proposed vacating
of a portion of a public road, utility, and
drainage easement per official records book
2656, page 1367, together with a drainage
easement per official records book 4013,
page 1964 and official records book 4083,
page 2360

Aerial Map



Figure 2: Aerial map of Florida Power & Light Company parcels on Port St. John Parkway and Grissom Parkway, Cocoa, Florida, 32927.

Florida Power & Light Company – Cocoa, FL,
32927 – Section 27, Township 23 South,
Range 35 East – District 1 – Proposed vacating
of a portion of a public road, utility, and
drainage easement per official records book
2656, page 1367, together with a drainage
easement per official records book 4013,
page 1964 and official records book 4083,
page 2360

Reference material: Official records books

Legal Description Provided by
Brevard County Engineering Dept.
Legal Form Provided By: REC-1 Atty.

REGISTERED
COUNTY
RECORDS
RESOLUTION

RIGHT-OF-WAY DEPARTMENT
HIGHWAY DEVELOPMENT

WHEREAS, Canaveral Groves, Inc., a Florida Corporation, by instrument dated July 29, 1976, and recorded in Official Records Book 1646, Page 130, and Canaveral Properties, Inc., a Florida Corporation, by instruments dated April 18, 1967, and December 2, 1968 as recorded in Official Records Book 946, Page 731 and Official Records Book 1057, Page 383, Public Records of Brevard County, Florida, dedicated to the public certain rights-of-way located in Sections 27, 34 and 35, Township 23 South, Range 35 East, Brevard County, Florida, all as more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference; and

WHEREAS, the Board of County Commissioners of Brevard County, Florida, desires to formally accept dedication of portions of the rights-of-way described in Official Records Books as listed above and located in Sections 27, 34 and 35, Township 23 South, Range 35 East, Brevard County, Florida, all as more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference for the purpose of utility construction and maintenance only.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA:

1. The Board of County Commissioners of Brevard County, Florida (the "Board"), hereby accepts all roads described in Exhibit "A" attached hereto dedicated to public use by Canaveral Groves, Inc., and Canaveral Properties, Inc., Florida Corporations, by instruments recorded in Official Records Book 1646, Page 130, Official Records Book 946, Page 731, and Official Records Book 1057, Page 383, Public Records of Brevard County, Florida, and located in Sections 27, 34 and 35, Township 23 South, Range 35 East, Brevard County, Florida. Nothing contained herein shall in any way be interpreted or construed as an acceptance of dedication of any other road, street or right-of-way easement described in instruments recorded in

OFF. REC.

2656

PAGE

1367

110160

1985 DEC 12 PM 2:16

Figure 3: An image of the original document official records book 2656, page 1367, public records of Brevard County Clerk of Court.

Reference

Official Records Book 1646, Page 138, Official Records Book 946, Page 731, and Official Records Book 1857, Page 383, Public Records of Brevard County, Florida.

2. Nothing herein shall obligate the Board to maintain or improve rights-of-way described in Exhibit "A" attached hereto, or to issue building permits to properties abutting on such rights-of-way.

3. This Resolution shall take effect immediately upon adoption.

DONE AND ADOPTED in Regular Session, this 26th day of November, 1985.

ATTEST:


R. C. Winstead, Jr., Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA


Thad Altman, Chairman

(SEAL)

OFF. REC.
2656

PAGE
1368

Figure 4: An image of the original document official records book 2656, page 1368, public records of Brevard County Clerk of Court.

Reference

Section 35, Township 23 South, Range 35 East

The South 30 feet of the North 7/8 of the West 370 feet of the Southwest 1/4.

North 30 feet of the West 370 feet of the South 1/2 of the South 1/2 of the South 1/2 of the SW 1/4

A strip of land lying in Section 35, Township 23 South, Range 35 East, Brevard County, Florida, said strip of land having for its Southerly boundary, the Southerly boundary of said Section 35, and having for its Northerly boundary, the Northerly boundary of the S1/2 of the S 1/2 of the S 1/2 of the SW 1/4 of said Section 35, said strip of land lying 30 feet on either and both sides of the following described centerline: Beginning at a point on the Southerly boundary of said Section 35, said point being 397.02 feet measured N89° 57' 39" E from the Southwest corner of said Section 35; thence run N10° 46' 18" W, a distance of 336.39 feet to the point of termination on the Northerly boundary of the S1/2 of the S1/2 of the S1/2 of the SW 1/4 of said Section 35, said point of termination being 333.67 feet measured N 89° 57' 57" E from the Northwest corner of the S 1/2 of the S1/2 of the S1/2 of the SW 1/4 of said Section 35.

Section 34, Township 23 South, Range 35 East

The west 60 feet of the East 340 feet of the South 30 feet of the North 1/2 of the North 1/2 of the North 1/2 of the Southeast 1/4.

The West 60 feet of the East 340 feet of the North 30 feet of the South 1/2 of the North 1/2 of the North 1/2 of the Southeast 1/4.

The East 340 feet of the South 30 feet of the North 7/8 of the East 1/2 of the Southeast 1/4.

The East 340 feet of the North 30 feet of the South 1/8 of the East 1/2 of the SE 1/4.

West 60 feet of the East 340 feet of the Southeast 1/4, less the North 1/2 of the North 1/2 of the North 1/2 of the Southeast 1/4 and less the South 1/2 of the South 1/2 of the South 1/2 of the Southeast 1/4.

A 40 foot wide strip of land north of and adjacent to the South line of the North 1/2 of said Section 34 running West from the East line of said Section 34, for a distance of 1350 feet more or less, to the West line of a 60 foot road easement, the centerline of which is the West line of the East 1/2 of the Northeast 1/4 of Section 34.

A 60 foot wide strip of land, the centerline thereof being the west line of the East half of the NE 1/4 of said Section 34.

Section 27, Township 23 South, Range 35 East

The West and North 30 feet of the East 1/2 of the East 1/2.

The East and North 30 feet of that portion of the West 1/2 of the East 1/2 lying South of the Delespine Grant Line.

Exhibit "A"

OFF. REC.
2656

PAGE
1369

Figure 5: An image of the original document official records book 2656, page 1369, public records of Brevard County Clerk of Court.

Reference

**THIS INSTRUMENT PREPARED BY
AND RETURNED TO:**
John H. Evans, Esquire
1702 South Washington Avenue
Titusville, Florida 32780



CFN:99101500 05-19-99 03:53 pm

OR Book/Page: 4013 / 1964

Sandy Crawford

Clerk Of Courts, Brevard County

#Pgs: 3	#Names: 2	
Trust: 2.00	Rec: 13.00	Serv: 0.00
Deed: 0.00		Exclde: 0.00
Mfg: 0.00		Int Tax: 0.00

DRAINAGE EASEMENT

THIS INDENTURE, made this 13 day of May, 1999, between JACOB AARON CORPORATION, a Florida corporation, whose address is 2601 Biscayne Boulevard, Miami, Florida 33137, as the first party, and BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party.

WITNESSETH:

That the first party, in consideration of One (\$1.00) Dollar and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second party, its successors and assigns, a non-exclusive drainage easement commencing on the above date, for the sole purpose of constructing and maintaining drainage facilities.

The land affected by the granting of this easement is more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said easement unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA and to its successors and assigns.

The first party does hereby covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has a good and lawful right to convey it or any part thereof.

DOCUMENTARY STAMPS FOR THIS EASEMENT HAVE BEEN AFFIXED TO THE DEED RECORDED IN OFFICIAL RECORDS BOOK 4013, PAGE 1957, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Page 1 of 2

Figure 6: An image of the original document official records book 4013, page 1964, public records of Brevard County Clerk of Court.

Reference



CFN:99101500

OR Book/Page: 4013 / 1965



IN WITNESS WHEREOF, the first party does hereby set its hand and seal this, the day
and year first above written.

Witnesses:

JACOB AARON CORPORATION, a
Florida corporation

[SEAL]

By:

Richard Caster, as President

Christine Hinkelwood

CHRISTINE HINSELWOOD

Print or Type Name

ATTEST:

By:

Roger Miller, as Secretary

Print or Type Name

STATE OF FLORIDA

COUNTY OF Dade

The foregoing instrument was acknowledged before me this 13 day of May, 1999, by
RICHARD CASTER, as President, and ROGER MILLER, as Secretary, of JACOB AARON
CORPORATION, a Florida corporation, on behalf of the corporation, who are personally
known to me or who provided as identification.



Lissette Rodriguez
My Commission CC688442
Expires Sep. 25, 2000

[SEAL]

Lissette Rodriguez
Notary Signature
My Commission Expires: 9-25-2000

Figure 7: An image of the original document official records book 4013, page 1965, public records of Brevard County Clerk of Court.

Reference

Exhibit "A"



CFN:99101500

OR Book/Page: 4013 / 1966

DESCRIPTION:

North 25.00 FT. Drainage Easement

A strip of land, 25.00 feet wide, by right angle measure, lying in the Northeast 1/4 of Section 27, Township 23 South, Range 35 East, Brevard County, Florida, and being more fully described as follows:

The North 25.00 feet of the South 100.00 feet, both by right angle measure, of said Northeast 1/4 which lies westerly of the west right-of-way line of Grissom Parkway, an existing 200.00 foot wide right-of-way, easterly of the east line of the West 90.00 feet, by right angle measure, of said Northeast 1/4 and:

LESS AND EXCEPT there from the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Northeast 1/4 per O.R. Book 2295, Page 0325 of the Brevard County Public Records and LESS AND EXCEPT there from the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Northeast 1/4 per O.R. Book 3466, Page 4883 of said Brevard County Public Records.

Containing 1.21 acres (52,887 square feet), more or less.

Figure 8: An image of the original document official records book 4013, page 1966, public records of Brevard County Clerk of Court.

Reference

THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
John H. Evans, Esquire
1702 South Washington Avenue
Titusville, Florida 32780

CFN 99210335		10-27-99 10:12 am	
OR Book/Page: 4083		2360	
Sandy Crawford			
Clerk Of Courts, Brevard County			
WPgs: 3	Names: 2		
Trust: 2.00	Rec: 13.00	Serv: 0.00	
Utg: 0.00		Exclsd: 0.00	
		MI Tax: 0.00	

AMENDED DRAINAGE EASEMENT*

THIS INDENTURE, made this 31 day of August, 1999, between JACOB AARON CORPORATION, a Florida corporation, whose address is 2601 Biscayne Boulevard, Miami, Florida 33137, as the first party, and BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party.

WITNESSETH:

That the first party, in consideration of One (\$1.00) Dollar and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second party, its successors and assigns, a non-exclusive drainage easement commencing on the above date, for the sole purpose of constructing and maintaining drainage facilities.

The land affected by the granting of this easement is more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said easement unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA and to its successors and assigns.

The first party does hereby covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has a good and lawful right to convey it or any part thereof.

THIS AMENDED DRAINAGE EASEMENT CORRECTS THE LEGAL DESCRIPTION ON THE EASEMENT PREVIOUSLY RECORDED IN OFFICIAL RECORDS BOOK 4013, PAGE 1964, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. DOCUMENTARY STAMPS FOR THIS EASEMENT HAVE PREVIOUSLY BEEN PAID.

Page 1 of 2

Figure 9: An image of the original document official records book 4083, page 2360, public records of Brevard County Clerk of Court.

Reference

IN WITNESS WHEREOF, the first party does hereby set its hand and seal this, the day and year first above written.

Witnesses:

Luzelena Rodriguez
LUSELENIA RODRIGUEZ
Print or Type Name

Chris Hinschelwood
CHRIS HINSHELWOOD
Print or Type Name

Luzelena Rodriguez
LUSELENIA RODRIGUEZ
Print or Type Name

Chris Hinschelwood
CHRIS HINSHELWOOD
Print or Type Name

STATE OF FLORIDA
COUNTY OF Dade

JACOB AARON CORPORATION, a
Florida corporation [SEAL]

By: Richard Caster
Richard Caster, as President

ATTEST:

By: Roger Miller
Roger Miller, as Secretary



FN 99210335
R Book/Page: 4083 / 2361

The foregoing instrument was acknowledged before me this 31 day of August, 1999, by RICHARD CASTER, as President, of JACOB AARON CORPORATION, a Florida corporation, on behalf of the corporation, who is personally known to me or who provided as identification.

[SEAL]  Luzelena Rodriguez
My Commission CC688442
Expires Sep. 25, 2000

STATE OF FLORIDA
COUNTY OF Dade

Luzelena Rodriguez
Notary Signature
My Commission Expires:

The foregoing instrument was acknowledged before me this 31 day of August, 1999, by ROGER MILLER, as Secretary, of JACOB AARON CORPORATION, a Florida corporation, on behalf of the corporation, who is personally known to me or who provided as identification.

[SEAL]  Luzelena Rodriguez
My Commission CC688442
Expires Sep. 25, 2000

Luzelena Rodriguez
Notary Signature
My Commission Expires:

Page 2 of 2

Figure 10: An image of the original document official records book 4083, page 2361, public records of Brevard County Clerk of Court.

Reference

Exhibit "A"



CPN 99210335

OR Book/Page: 4083 / 2362

DESCRIPTION:

North 25.00 FT. Drainage Easement

A strip of land, 25.00 feet wide, by right angle measure, lying in the Northeast 1/4 of Section 27, Township 23 South, Range 35 East, Brevard County, Florida and being more fully described as follows:

The North 25.00 feet of the South 100.00 feet, both by right angle measure, of said Northeast 1/4 which lies westerly of the west right-of-way line of Grissom Parkway, an existing 200.00 foot wide right-of-way, easterly of the east line of the West 90.00 feet, by right angle measure, of said Northeast 1/4 and:

LESS AND EXCEPT there from the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Northeast 1/4 per O.R. Book 2295, Page 0325 of the Brevard County Public Records and LESS AND EXCEPT there from the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Northeast 1/4 per O.R. Book 3466, Page 4883 of said Brevard County Public Records.

Containing 1.21 acres (52,887 square feet), more or less.

Petitioner's Sketch & Description Sheet 1 of 2

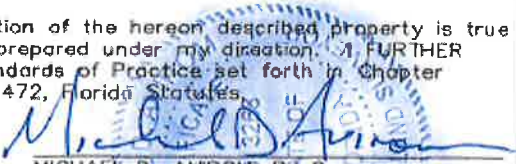
LEGAL DESCRIPTION		SHEET 1 OF 2	
SECTION 27, TOWNSHIP 23 SOUTH, RANGE 35 EAST		NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2	
PARCEL ID NUMBER: 23-35-27-00-33, 23-35-27-00-45, 23-35-27-00-47, 23-35-27-00-75			
PURPOSE OF SURVEY: ROAD, UTILITY AND DRAINAGE EASEMENT ABANDONMENT			
<u>LEGAL DESCRIPTION:</u>			
A parcel of land lying in Section 27, Township 23 South, Range 35 East. Said parcel being a portion of those lands described as a 60-foot Road, Utilities and Drainage Easement in Official Records Book 2656, Page 1367, Public Records of Brevard County, Florida; and described as follows.			
The West 30 feet of the East 1/2 of the of the South 1/2 of the South 1/2 of the Northeast 1/4 of aforesaid Section 27, lying north of Port St. John Parkway, as recorded in Road Plat Book 2, Pages 22-23.			
Together with			
The East 30 feet of the West 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4 of aforesaid Section 27, lying north of Port St. John Parkway, as recorded in Road Plat Book 2, Pages 22-23.			
Said parcel contains 35,212 square feet (0.8084 acres), more or less.			
<u>SURVEYOR'S NOTES:</u>			
<ol style="list-style-type: none">1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.3. The land description shown hereon was prepared by the Surveyor.4. Abbreviations: B.C.R. = Brevard County Records; R/W = Right-of-Way; O.R.B. = Official Records Book.			
<u>CERTIFICATION:</u>			
I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.			
PREPARED FOR:		 MICHAEL D. AVROM, P.L.S. Florida Registration NO. 3268 Avrom & Associates, Inc. L.B. No. 3600 (NOT VALID UNLESS SIGNED AND SEALED)	
FLORIDA POWER & LIGHT COMPANY			
PREPARED BY: AVROM & ASSOCIATES, INC. SURVEYING & MAPPING			
ADDRESS: 2506 SE WILLOUGHBY BOULEVARD, STUART, FLORIDA 34994			
PHONE: (772) 751-6266			
DRAWN BY: J.A.S.	CHECKED BY: D.A.H.	DRAWING NO. 11856-5	SECTION 27
DATE: 8/25/2023	SHEET 1 OF 2	REVISIONS 9/5/2023	TOWNSHIP 23 SOUTH
			RANGE 35 EAST

Figure 12: Sketch & Legal Description. Sheet 1 of 2. Section 27, Township 23 South, Range 35 East.

Petitioner's Sketch & Description Sheet 2 of 2

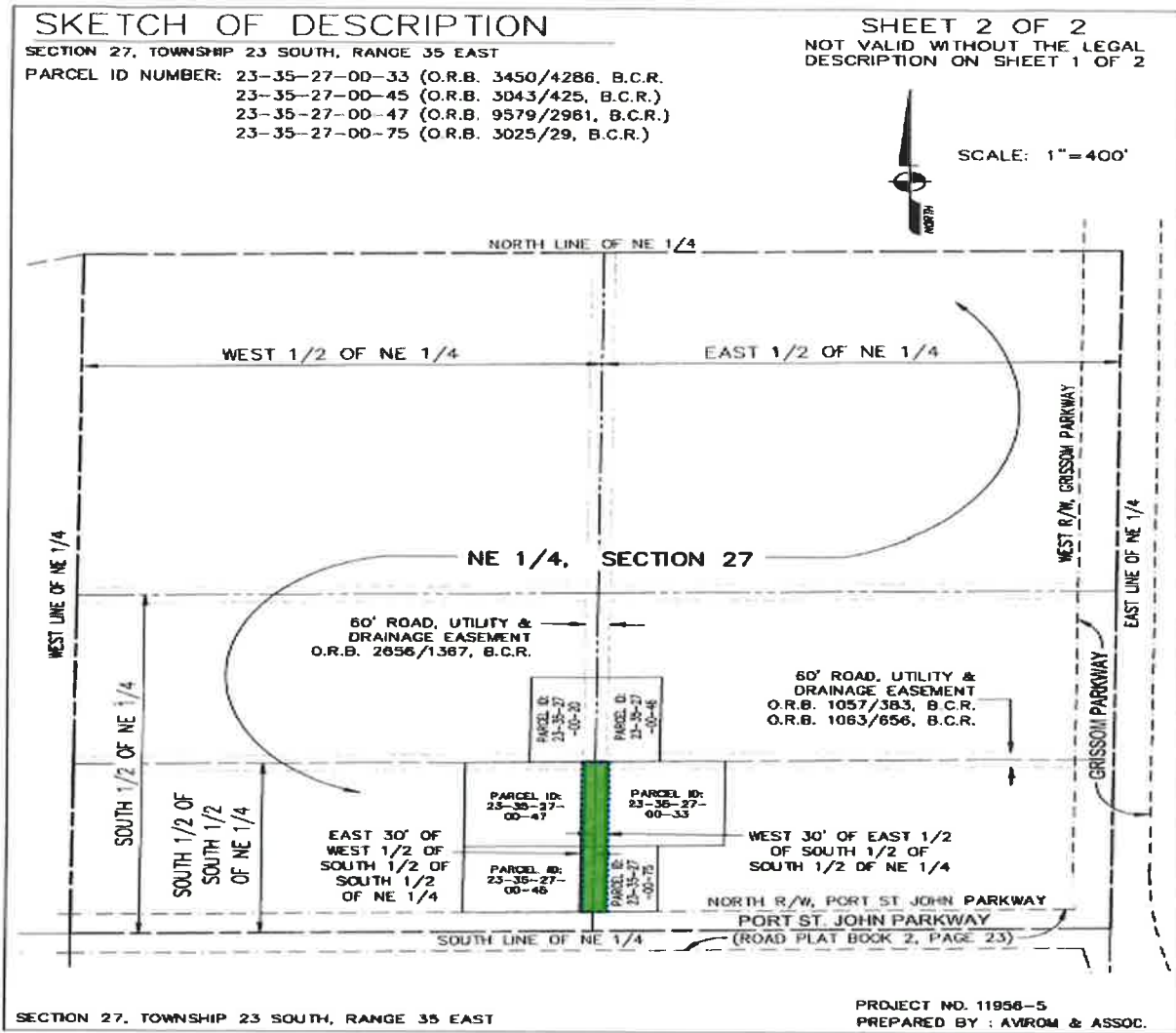


Figure 13: Sketch & Legal Description. Sheet 2 of 2. Section 27, Township 23 South, Range 35 East.

The sketch illustrates a portion of a 60.00-foot-wide public road, utility, and drainage easement, lying north of Port St. John Parkway, Cocoa, Florida. Prepared by: Michael D. Avirom, PSM, Project NO: 11956-5.

Petitioner's Sketch & Description Sheet 1 of 2


LEGAL DESCRIPTION		SHEET 1 OF 2	
SECTION 27, TOWNSHIP 23 SOUTH, RANGE 35 EAST		NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2	
PARCEL ID NUMBER: 23-35-27-00-45; 23-35-27-00-55; 23-35-27-00-56; 23-35-27-00-75; 23-35-27-00-76			
PURPOSE OF SURVEY: DRAINAGE EASEMENT ABANDONMENT			
<u>LEGAL DESCRIPTION:</u>			
A parcel of land lying in Section 27, Township 23 South, Range 35 East. Said parcel being a portion of those lands described as a 25-foot Drainage Easement in Official Records Book 4013, Page 1964 and Official Records Book 4083, Page 2360, Public Records of Brevard County, Florida; and described as follows.			
The North 25 feet of the South 100 feet of the East 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of aforesaid Section 27.			
Together with			
The North 25 feet of the South 100 feet of the West 1/2 of the East 1/2 of the Northeast 1/4 of aforesaid Section 27.			
Said parcel contains 24,906 square feet (0.5718 acres), more or less.			
<u>SURVEYOR'S NOTES:</u>			
<ol style="list-style-type: none">1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.3. The land description shown hereon was prepared by the Surveyor.4. Abbreviations: B.C.R. = Brevard County Records; R/W = Right-of-Way; O.R.B. = Official Records Book.			
<u>CERTIFICATION:</u>			
I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.			
PREPARED FOR:		 MICHAEL D. AVROM, P.L.S. Florida Registration NO. 3268 Avrom & Associates, Inc. L.B. No. 3300 (NOT VALID UNLESS SIGNED AND SEALED)	
FLORIDA POWER & LIGHT COMPANY			
PREPARED BY: AVROM & ASSOCIATES, INC. SURVEYING & MAPPING			
ADDRESS: 2506 SE WILLOUGHBY BOULEVARD, STUART, FLORIDA 34994			
PHONE: (772) 781-6266			
DRAWN BY: J.A.S.	CHECKED BY: D.A.H.	DRAWING NO. 11956-5	SECTION 27
DATE: 8/25/2023	SHEET 1 OF 2	REVISIONS 9/11/2023	TOWNSHIP 23 SOUTH
			RANGE 35 EAST

Figure 14: Sketch & Legal Description. Sheet 1 of 2. Section 27, Township 23 South, Range 35 East.

Petitioner's Sketch & Description Sheet 2 of 2

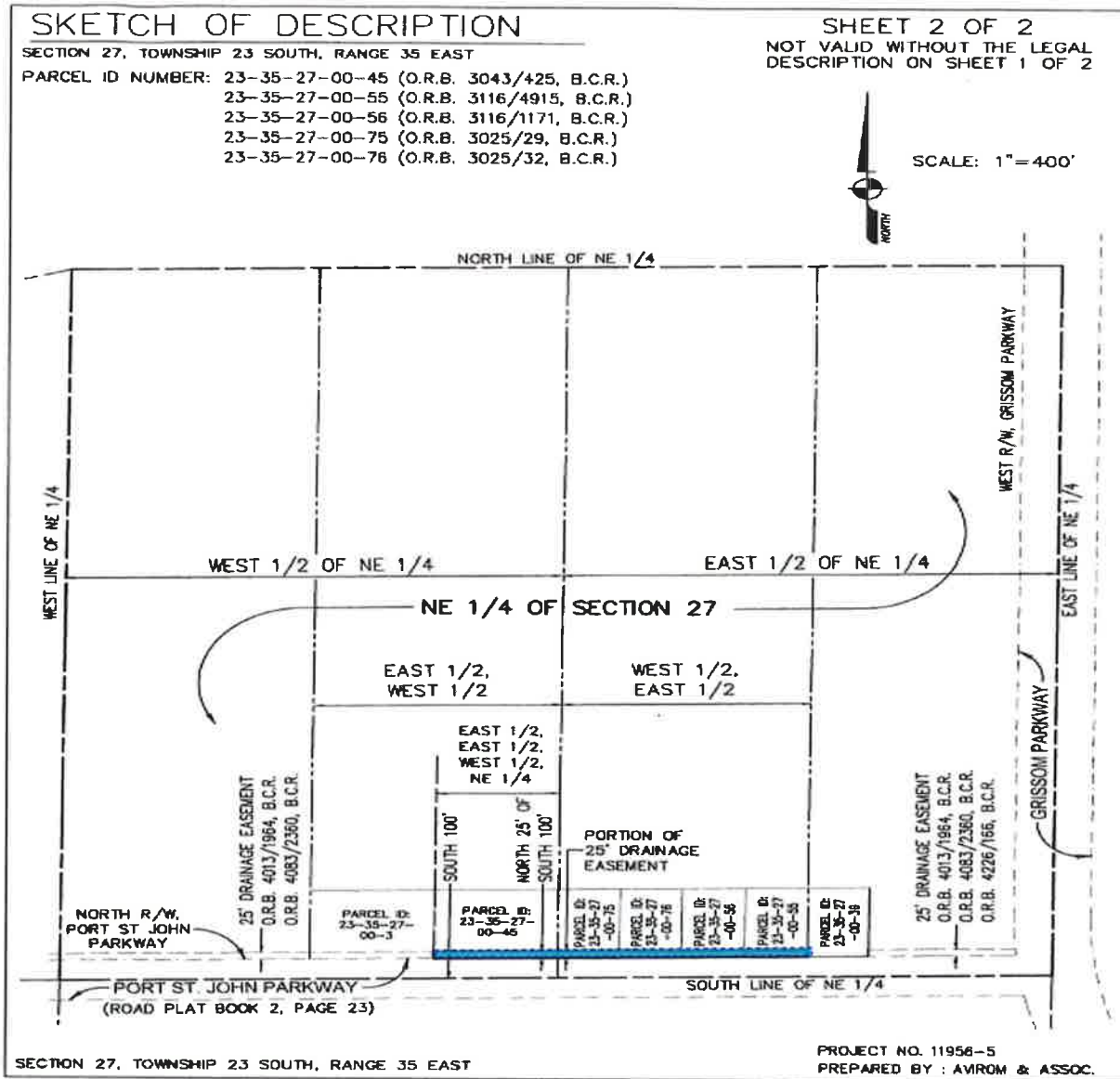


Figure 15: Sketch & Legal Description. Sheet 2 of 2. Section 27, Township 23 South, Range 35 East.

The sketch illustrates a portion of a 25.00-foot-wide public drainage easement, lying north of Port St. John Parkway, Cocoa, Florida. Prepared by: Michael D. Avirom, PSM, Project NO: 11956-5.

Petitioner's Site Plan

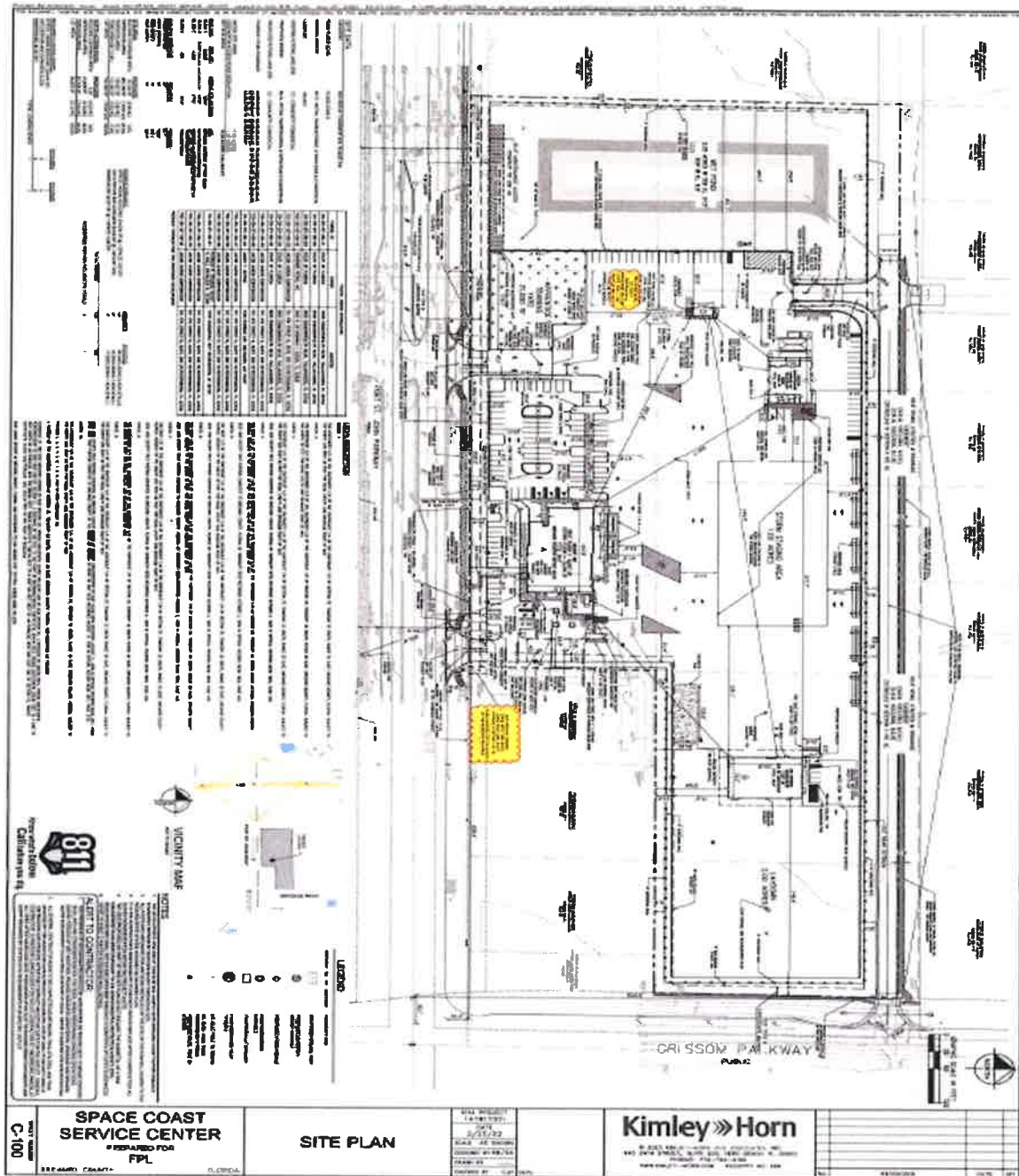


Figure 16: Space Coast Service Center for FPL, Site Plan, prepared by Kimley Horn.

The site plan illustrates the overall parcels with the proposed construction of the buildings and road on the north side of the property accessing Grissom Parkway.

Comment Sheet

Applicant: FPL Service Center

Updated by: Amber Holley 20231122 at 14:30 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20230919	20231018	Yes	No Objection
FL Power & Light	20230919	20231018	Yes	No Objection
At&t	20230919	20231122	Yes	No Objection
Charter/Spectrum	20230919	20231002	Yes	No Objection
Florida Gas Tran.	20230919	20230919	Yes	No Objections
City of Cocoa	20230919	20230919	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20230919	20231122	Yes	No Objections
Land Planning	20230919	20230920	Yes	No objections
Utility Services	20230919	20230919	Yes	No objections
Storm Water	20230919	20231009	Yes	No Objections
Zoning	20230919	20230920	Yes	No objections
Land Acquisition	20230919	20231009	Yes	No objections
Fire Dept	20230919	20230922	Yes	No Objection
Traffic Eng	20230919	20230927	Yes	No Objections

Public Hearing Legal Advertisement

Ad#9698758

1/8/2024

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A ROAD, UTILITY, AND DRAINAGE EASEMENT, ESTABLISHED BY OFFICIAL RECORDS BOOK 2656, PAGE 1367, TOGETHER WITH A DRAINAGE EASEMENT, ESTABLISHED BY OFFICIAL RECORDS BOOK 4013, PAGE 1964 AND 4083, PAGE 2360, LYING IN SECTION 27, 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 FLORIDA POWER & LIGHT COMPANY with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to-wit:

A parcel of land lying in Section 27, Township 23 South, Range 35 East. Said parcel being a portion of those lands described as a 60-foot Road, Utilities and Drainage Easement in Official Records Book 2656, Page 1367, Public Records of Brevard County, Florida; and described as follows. The West 30 feet of the East 1/2 of the of the South 1/2 of the South 1/2 of the Northeast 1/4 of aforesaid Section 27, lying north of Port St. John Parkway, as recorded in Road Plat Book 2, Pages 22-23. Together with The East 30 feet of the West 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4 of aforesaid Section 27, lying north of Port St. John Parkway, as recorded in Road Plat Book 2, Pages 22-23. Said parcel contains 35,212 square feet (0.8084 acres), more or less. Prepared by: Michael D. Avrom, PLS.

Together with:
A parcel of land lying in Section 27, Township 23 South, Range 35 East. Said parcel being a portion of those lands described as a 25-foot Drainage Easement in Official Records Book 4013, Page 1964 and Official Records Book 4083, Page 2360, Public Records of Brevard County, Florida; and described as follows. The North 25 feet of the South 100 feet of the East 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of aforesaid Section 27. Together with The North 25 feet of the South 100 feet of the West 1/2 of the East 1/2 of the Northeast 1/4 of aforesaid Section 27. Said parcel contains 24,906 square feet (0.5718 acres), more or less. Prepared by: Michael D. Avrom, PLS.

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at 9:00 A.M. on January 23, 2024, 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.

Figure 17: Copy of public hearing advertisement as published on January 8, 2024. See the next page for the full text.

Legal Notice Text

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A ROAD, UTILITY, AND DRAINAGE EASEMENT, ESTABLISHED BY OFFICIAL RECORDS BOOK 2656, PAGE 1367, TOGETHER WITH A DRAINAGE EASEMENT, ESTABLISHED BY OFFICIAL RECORDS BOOK 4013, PAGE 1964 AND 4083, PAGE 2360, LYING IN SECTION 27, TOWNSHIP 23 SOUTH, RANGE 35 EAST, COCOA, FL

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