



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Public Hearing

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H.4.

7/22/2025

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### Subject:

Petition to Vacate, Re: A portion of two Public Rights-of-ways - Plat of "Bellewood Estates" Plat Book 6, Page 27 - Titusville - STG Properties LLC - 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 a portion of two public rights-of-way, per Plat "Bellewood Estates", Plat Book 6, Page 27, in Section 12, 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 part of Blocks 21-24, and is requesting the vacating of a portion of two public rights-of-way to make the ownership contiguous, which will allow for the continuous development of the property. The rights-of-way to the west and south were previously vacated by Resolution 1992-406 and 1975-(Meyer) (Recorded in Official Records Books 3250, Page 1650 and Official Records Book 1504, Page 643). The property is located in Titusville, West of US 1 and North of River Park Blvd.

On July 7, 2025, the legal notice was advertised in Florida Today informing the public of the date a public hearing would be held to consider the vacating. All pertinent county agencies and public utility companies have been notified. At this time, no objections have been received.

Name: Amber.Holley@brevardfl.gov Phone: 321-350-8346

### Clerk to the Board Instructions:

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



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

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

August 7, 2025

STG Properties LLC  
397 N Babcock Road  
Melbourne, FL 32935

Dear Sir/Madam:

Re: Resolution Vacating a Portion of Two Public Rights-of-Way, Plat of "Bellewood Estates",  
Titusville, Florida, Lying in Section 12, Township 23 South, Range 35 East

The Board of County Commissioners, in regular session on July 22, 2025, adopted Resolution No. 25-063, vacating a portion of two public rights-of-way, Plat of "Bellewood Estates", Titusville, Florida, lying in Section 12, Township 23 South, Range 35 East, as petitioned by you. Enclosed is a certified copy of the recorded Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

/ds

Encl. (1)

cc: Amber Holley



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Fax: (321) 264-6972  
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August 7, 2025

**MEMORANDUM**

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

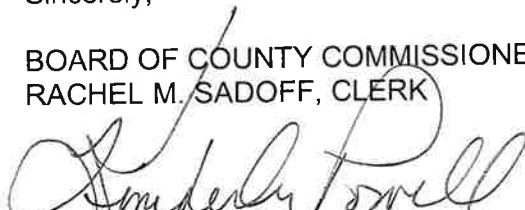
RE: Resolution Vacating a Portion of Two Public Rights-of-Way, Plat of "Bellewood Estates", Titusville, Florida, Lying in Section 12, Township 23 South, Range 35 East

Enclosed for your necessary action are copies of the advertising bills for Resolution No. 25-063, vacating a portion of two public rights-of-way, Plat of "Bellewood Estates", Titusville, Florida, lying in Section 12, Township 23 South, Range 35 East, as petitioned by STG Properties LLC. Said Resolution was adopted by the Board of County Commissioners, in regular session on July 22, 2025.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK



Kimberly Powell, Clerk to the Board

/ds

Encls. (2)

**Resolution 2025 - 063**

**Vacating a portion of two public rights-of-way, Plat of "Bellewood Estates", Titusville, Florida, lying in  
Section 12, Township 23 South, Range 35 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **STG Properties LLC** with the Board of County Commissioners to vacate public rights-of-ways in Brevard County, Florida, described as follows:

**SEE ATTACHED BOUNDARY SURVEY**

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

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


WHEREAS, the Board finds that vacating said public rights-of-ways will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public rights-of-ways 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 22<sup>nd</sup> day of July, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

ATTEST:

  
Rachel Sadoff, Clerk

  
Rob Feltner, Chairman

As approved by the Board on:  
July 22, 2025

# BOUNDARY SURVEY

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST

PARCEL ID NUMBER: 23-35-12-03-\*--2.05

PURPOSE OF SURVEY: TO VACATE AND ABANDON  
UNOPENED AND UNIMPROVED PLATTED STREETS.

## LEGAL DESCRIPTION:

THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST.

CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES.

## SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE 901 EAST, NORTH AMERICAN DATUM OF 1983, WITH 2011 ADJUSTMENT, AS REFERENCED FROM FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE CONTROL STATION D5PNC 42002 006, DERIVING A BEARING OF S67°58'16"W ALONG THE NORTH R/W OF SUNSET AVENUE.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED (M) UNLESS NOTED AS CALCULATED (C) OR PER DEED (D).
5. FIELD DATE: 04/25/2025; DRAWING DATE: 04/29/2025.
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
7. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 04/29/2025 PER FAC 5J-17.062(2).
8. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.

PREPARED FOR: ALLIED NEW TECHNOLOGIES-3

PREPARED BY: DONLEY CONSULTING GROUP, LLC  
ADDRESS: 210 PARKTOWNE BOULEVARD, SUITE 1  
EDGEWATER, FLORIDA 32132  
PHONE: 407.947.4552

DRAWN BY: W. DONLEY

CHECKED BY: W. DONLEY

DRAWING NO. 1000.029

SECTION 12

DATE: 04/29/2025

SHEET 1 OF 2

REVISIONS 05.02.25 ADDRESS COMMENTS

TOWNSHIP 23 SOUTH

RANGE 35 EAST

SHEET 1 OF 2

NOT VALID WITHOUT THE  
SKETCH ON SHEET 2 OF 2

## LEGEND:

---	LINE BREAK
POC	POINT ON A CURVE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
L1	LINE TAG LABEL (SEE TABLE)
C1	CURVE TAG LABEL (SEE TABLE)
SEC	SECTION
Ⓢ	FND 5/8" IRON ROD & CAP LB 8501

*William D. Donley* 5/17/25

WILLIAM D. DONLEY  
SURVEYOR & MAPPER, PSM NO. 5381  
NOT VALID UNLESS SIGNED AND SEALED

# BOUNDARY SURVEY

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST

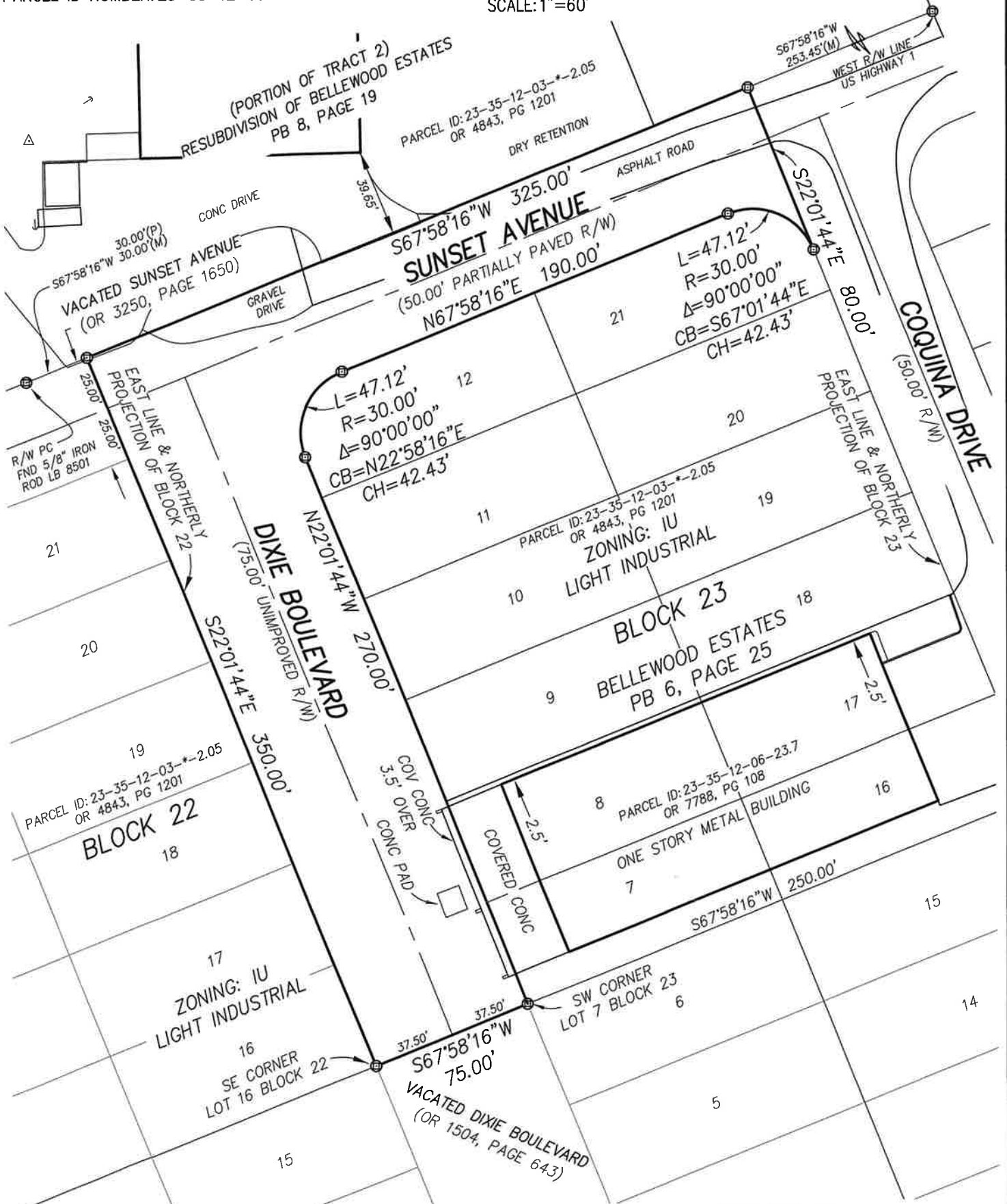
PARCEL ID NUMBER: 23-35-12-03-\*~2.05



SCALE: 1"=60'

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL  
DESCRIPTION ON SHEET 1 OF 2



SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST

PROJECT NUMBER: 1000.029

PREPARED BY: DONLEY CONSULTING GROUP, LLC



Florida

GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Amber Holley  
Amber Holly  
Brevard County Public Works Dept. Surveying & Mapping Program  
2725 Judge Fran Jamieson Way, Room A-220  
Viera FL 32940

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

07/07/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/07/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$285.05  
Tax Amount: \$0.00  
Payment Cost: \$285.05  
Order No: 11454613  
Customer No: 1127286  
PO #:

# of Copies:  
1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

Ad#11454613 07/07/2025

### **LEGAL NOTICE**

NOTICE FOR THE VACATING OF A PORTION OF TWO PUBLIC RIGHTS-OF-WAYS, PLAT OF "BELLEWOOD ESTATES" IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TITUSVILLE, FL

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article 11, Section 86-36, Brevard County Code, a petition has been filed by STG PROPERTIES LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES. PREPARED BY: WILLIAM D. DONLEY, PSM.

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 July 22, 2025, 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 284.0105, 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.





Florida  
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

# **AFFIDAVIT OF PUBLICATION**

Donna Scott  
Brevard County Clerk Donna Scott -Survey  
Brevard Cty Public Works Dept  
2725 Judge Fran Jamieson Way Bldg A  
Viera FL 32940-6605

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

07/28/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/28/2025

Legal Clerk

Notary, State of WI County of Brown

My commission expires

Publication Cost: \$188.48

Tax Amount: \$0.00

Payment Cost: \$188.48

Order No: 11519187

# of Copies:

Customer No: 1127286

1

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

VICKY FELTY  
Notary Public  
State of Wisconsin

Ad#11519187 07/28/2025

## **LEGAL NOTICE**

RESOLUTION VACATING A PORTION OF TWO PUBLIC RIGHTS-OF-WAY, PLAT OF "BELLEWOOD ESTATES", TITUSVILLE, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST - STG PROPERTIES LLC

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on July 22, 2025, the Board of County Commissioners of Brevard County, Florida, adopted a Resolution vacating a portion of two public rights-of-way, plat of "Bellewood Estates", Titusville, Florida, lying in Section 12, Township 23 South, Range 35 East, as petitioned by STG Properties LLC.

## **LEGAL DESCRIPTION:**

The Board further renounced and disclaimed any right of the County in and to said public rights-of-way. THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST. CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES. PREPARED BY: WILLIAM D. DONLEY, PSM.

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





## Order Confirmation

Not an Invoice

Account Number:	1127286
Customer Name:	Brevard Cty Public Works Dept
Customer Address:	Brevard Cty Public Works Dept 2725 Judge Fran Jamieson Way Bldg A Brevard County Clerk Donna Scott -Survey Viera FL 32940-6605
Contact Name:	Amber Holley
Contact Phone:	
Contact Email:	Amber.Holley@brevardfl.gov
PO Number:	

Date:	07/23/2025
Order Number:	11519187
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	56.0000
Height in Inches:	4.6400

### Print

Product	#Insertions	Start - End	Category
BRE Brevard Florida Today	1	07/28/2025 - 07/28/2025	Public Notices
BRE floridatoday.com	1	07/28/2025 - 07/28/2025	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$188.48
Tax Amount	\$0.00
Service Fee 3.99%	\$7.52
Cash/Check/ACH Discount	-\$7.52
Payment Amount by Cash/Check/ACH	\$188.48
Payment Amount by Credit Card	\$196.00

<b>Order Confirmation Amount</b>	<b>\$188.48</b>
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## Ad Preview

Ad#11519187 07/28/2025

### **LEGAL NOTICE**

RESOLUTION VACATING A PORTION OF TWO PUBLIC RIGHTS-OF-WAY, PLAT OF "BELLEWOOD ESTATES", TITUSVILLE, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST - STG PROPERTIES LLC

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### **LEGAL DESCRIPTION:**

The Board further renounced and disclaimed any right of the County in and to said public rights-of-way. THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE FOREMENTIONED SUNSET AVENUE, BELLEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST. CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES. PREPARED BY: WILLIAM D. DONLEY, PSM.

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

## LEGAL NOTICE

RESOLUTION VACATING A PORTION OF TWO PUBLIC RIGHTS-OF-WAY, PLAT OF "BELLEWOOD ESTATES", TITUSVILLE, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST – STG PROPERTIES LLC

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BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF

BREVARD COUNTY, FLORIDA

RACHEL M. SADOFF, CLERK

BY: Kimberly Powell, Clerk to the Board

### Florida TODAY:

Please advertise in the **July 28, 2025**, issue of the Florida TODAY. **Bill the Board of County Commissioners Account Number BRE-6BR327 and forward bill and proof of publication to: Amber Holley, Public Works Department, 2725 Judge Fran Jamieson Way, Bldg. A-220, Viera, FL 32940.**

THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST. CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES.  
PREPARED BY: WILLIAM D. DONLEY, PSM.

# Brevard County Property Appraiser Detail Sheet

Account 2301504

Owners STG PROPERTIES LLC

Mailing Address 397 BABCOCK RD N MELBOURNE FL 32935

Site Address 125 PRECISION WAY UNIT APPDIR TITUSVILLE FL 32780

Parcel ID 23-35-12-03-\*2.05

Taxing District 1300 - UNINCORP DISTRICT 1

Exemptions NONE

Property Use 4100 - LIGHT MANUFACTURING (SMALL EQUIPMENT

MFG PLANT, SM

Total Acres 21.94

Site Code 0300 - U S 1

Plat Book/Page 0008/0019

Subdivision BELLEWOOD ESTATES, RESUBD OF

Land Description

BELLEWOOD ESTATES, RESUBD OF PART OF TRACT 2 & PART OF BLKS 21 THRU 24 OF PB 6 PG 27 AS DESC  
IN ORB 3673 PG 1869 & VAC RD R/W

## VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$1,226,850	\$1,085,680	\$1,002,470
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$1,194,240	\$1,085,680	\$992,010
Assessed Value School	\$1,226,850	\$1,085,680	\$1,002,470
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$1,194,240	\$1,085,680	\$992,010
Taxable Value School	\$1,226,850	\$1,085,680	\$1,002,470

## SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
02/26/2003	\$800,000	WD	--	4843/1201
04/27/2001	--	WD	--	4336/1533

## Vicinity Map

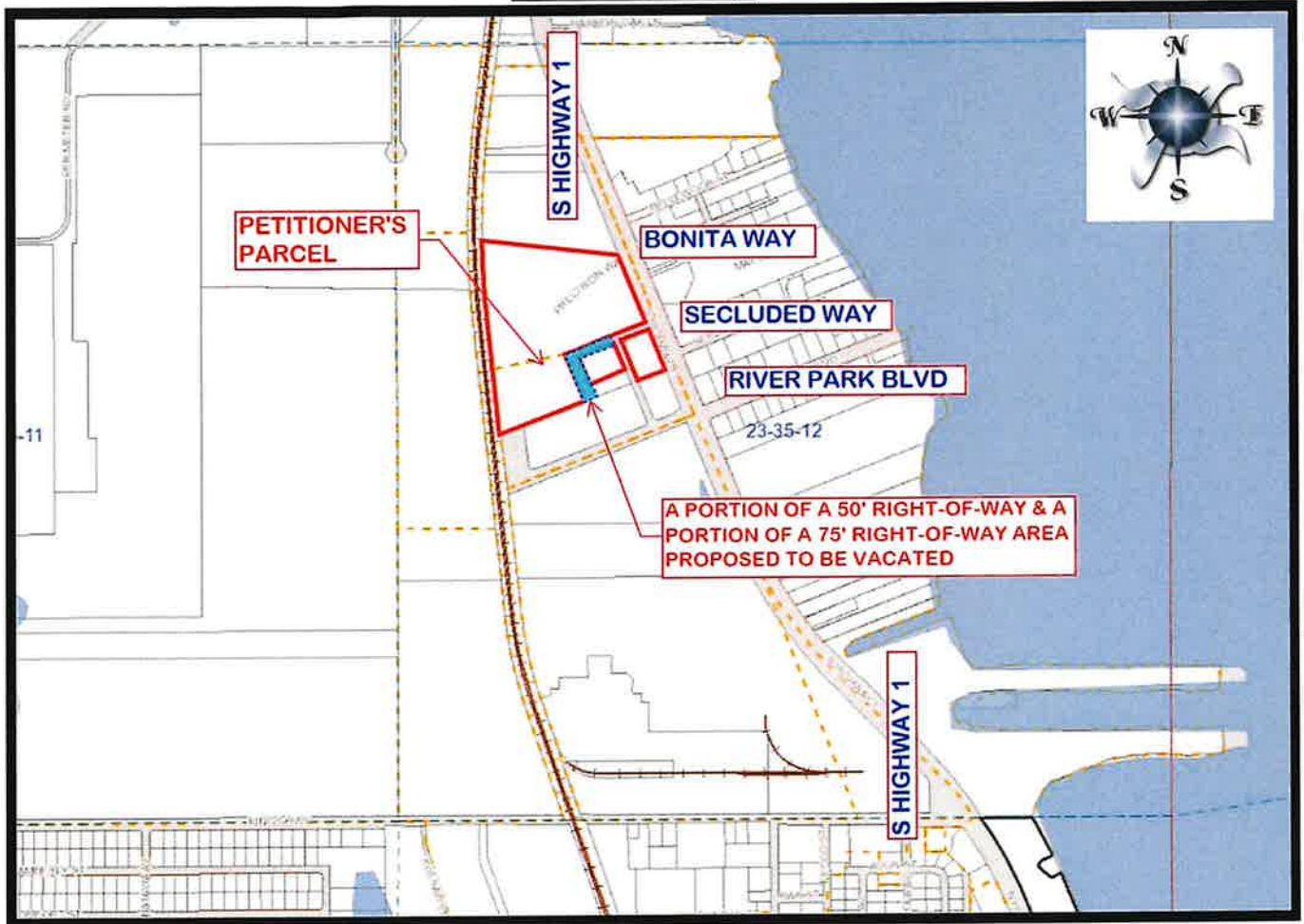


Figure 1: Map of Part of Blocks 21-24, Bellewood Estates, 125 Precision Way, Titusville, Florida, 32780.

STG Properties LLC – Titusville – Part of Blocks 21-24, Resub of Bellewood Estates, Plat Book 6, Page 27 – Section 12, Township 23 South, Range 35 East – District 1 – Proposed Vacating of a portion of Sunset Avenue a 50-foot-wide Road Right-of-way, and a portion of Dixie Blvd a 75-foot-wide Road Right-of-Way



## Aerial Map



Figure 2: Aerial Map of Part of Blocks 21-24, Bellewood Estates, 125 Precision Way, Titusville, Florida, 32780.

STG Properties LLC – Titusville – Part of Blocks 21-24, Resub of Bellewood Estates, Plat Book 6, Page 27 – Section 12, Township 23 South, Range 35 East – District 1 – Proposed Vacating of a portion of Sunset Avenue a 50-foot-wide Road Right-of-way, and a portion of Dixie Blvd a 75-foot-wide Road Right-of-Way



# Map Reference

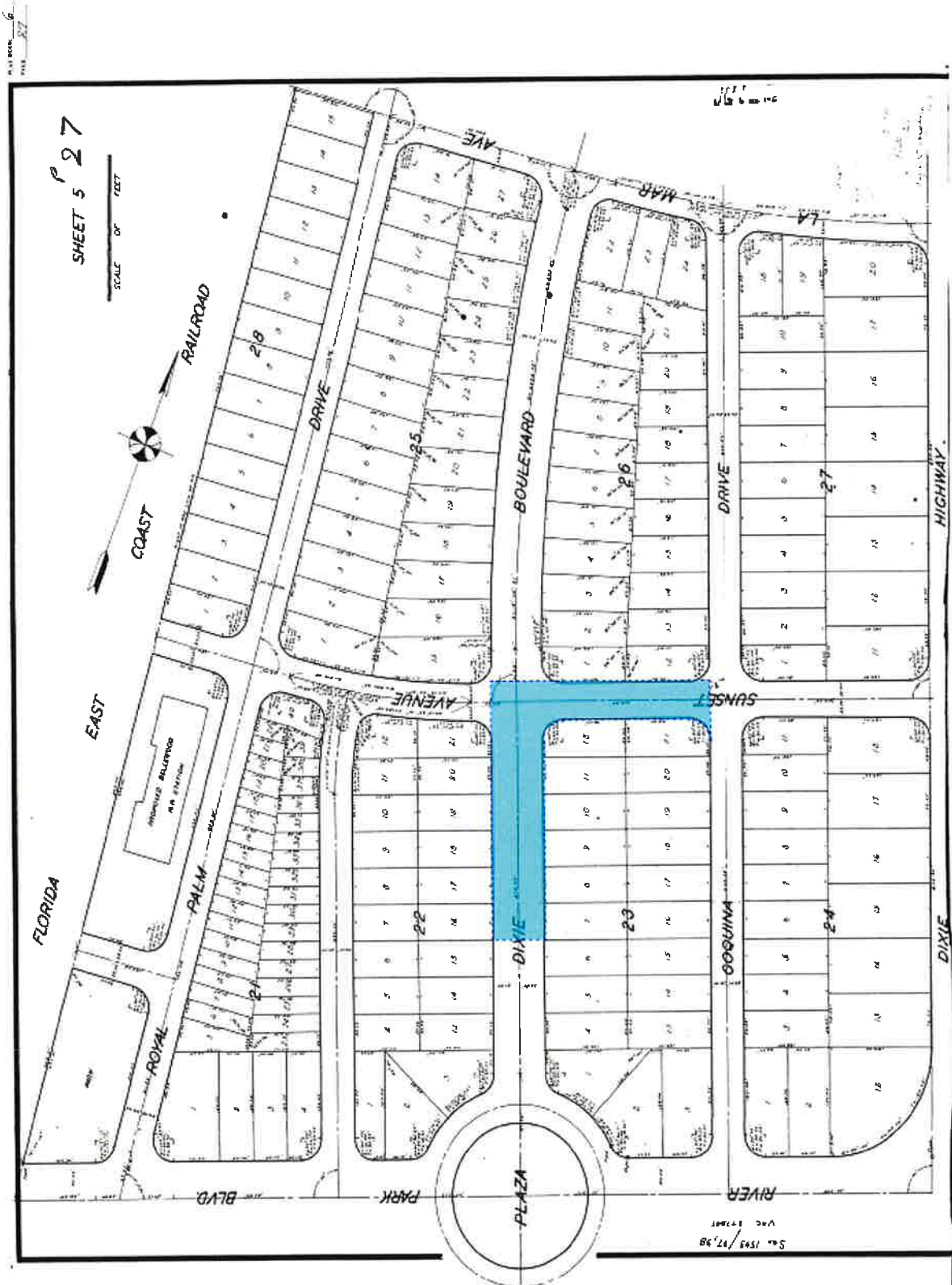


Figure 3: Copy of Plat of Bellewood Estates, dedicated to Brevard County in February 1926.

# Petitioner's Boundary Survey Sheet 1 of 2


<b>BOUNDARY SURVEY</b>		<b>SHEET 1 OF 2</b>	
SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST PARCEL ID NUMBER: 23-35-12-03--*-2.05 PURPOSE OF SURVEY: TO VACATE AND ABANDON UNOPENED AND UNIMPROVED PLATTED STREETS.		NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2	
<b>LEGAL DESCRIPTION:</b>		<b>LEGEND:</b>	
THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST. CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES.		<div style="border: 1px solid black; padding: 5px;"><div style="display: flex; align-items: center;"><div style="width: 20px; border-bottom: 2px solid black; margin-right: 5px;"></div>LINE BREAK</div><div>POC POINT ON A CURVE PC POINT OF CURVATURE PRC POINT OF REVERSE CURVATURE PT POINT OF TANGENCY R/W RIGHT OF WAY OR OFFICIAL RECORDS BOOK PG PAGE L LENGTH R RADIUS Δ CENTRAL ANGLE CB CHORD BEARING CH CHORD LENGTH LI LINE TAG LABEL (SEE TABLE) CI CURVE TAG LABEL (SEE TABLE) SEC SECTION ⊕ FND 5/8" IRON ROD &amp; CAP LB 8501</div></div>	
<b>SURVEYOR'S NOTES:</b>			
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE 901 EAST, NORTH AMERICAN DATUM OF 1983, WITH 2011 ADJUSTMENT, AS REFERENCED FROM FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE CONTROL STATION D5PNC 42002 006, DERIVING A BEARING OF S67°58'16"W ALONG THE NORTH R/W OF SUNSET AVENUE.			
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.			
3. THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.			
4. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED (M) UNLESS NOTED AS CALCULATED (C) OR PER DEED (D).			
5. FIELD DATE: 04/25/2025; DRAWING DATE: 04/29/2025.			
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).			
7. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 04/29/2025 PER FAC 5J-17.062(2).			
8. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.			
PREPARED FOR: ALLIED NEW TECHNOLOGIES-3		<div style="text-align: center;"> <i>William D. Donley</i> 5/17/25 WILLIAM D. DONLEY SURVEYOR &amp; MAPPER, PSM NO. 5381 NOT VALID UNLESS SIGNED AND SEALED</div>	
PREPARED BY: DONLEY CONSULTING GROUP, LLC ADDRESS: 210 PARKTOWNE BOULEVARD, SUITE 1 EDGEWATER, FLORIDA 32132 PHONE: 407.947.4552			
DRAWN BY: <u>W. DONLEY</u>	CHECKED BY: <u>W. DONLEY</u>	DRAWING NO. <u>1000.029</u>	SECTION <u>12</u>
DATE: <u>04/29/2025</u>	SHEET <u>1</u> OF <u>2</u>	05.02.25 ADDRESS REVISIONS <u>COMMENTS</u>	TOWNSHIP <u>23</u> SOUTH RANGE <u>35</u> EAST

Figure 4: Boundary Survey. Sheet 1 of 2. Section 12, Township 23 South, Range 35 East. Parcel ID number: 23-35-14-03-\*2.05.

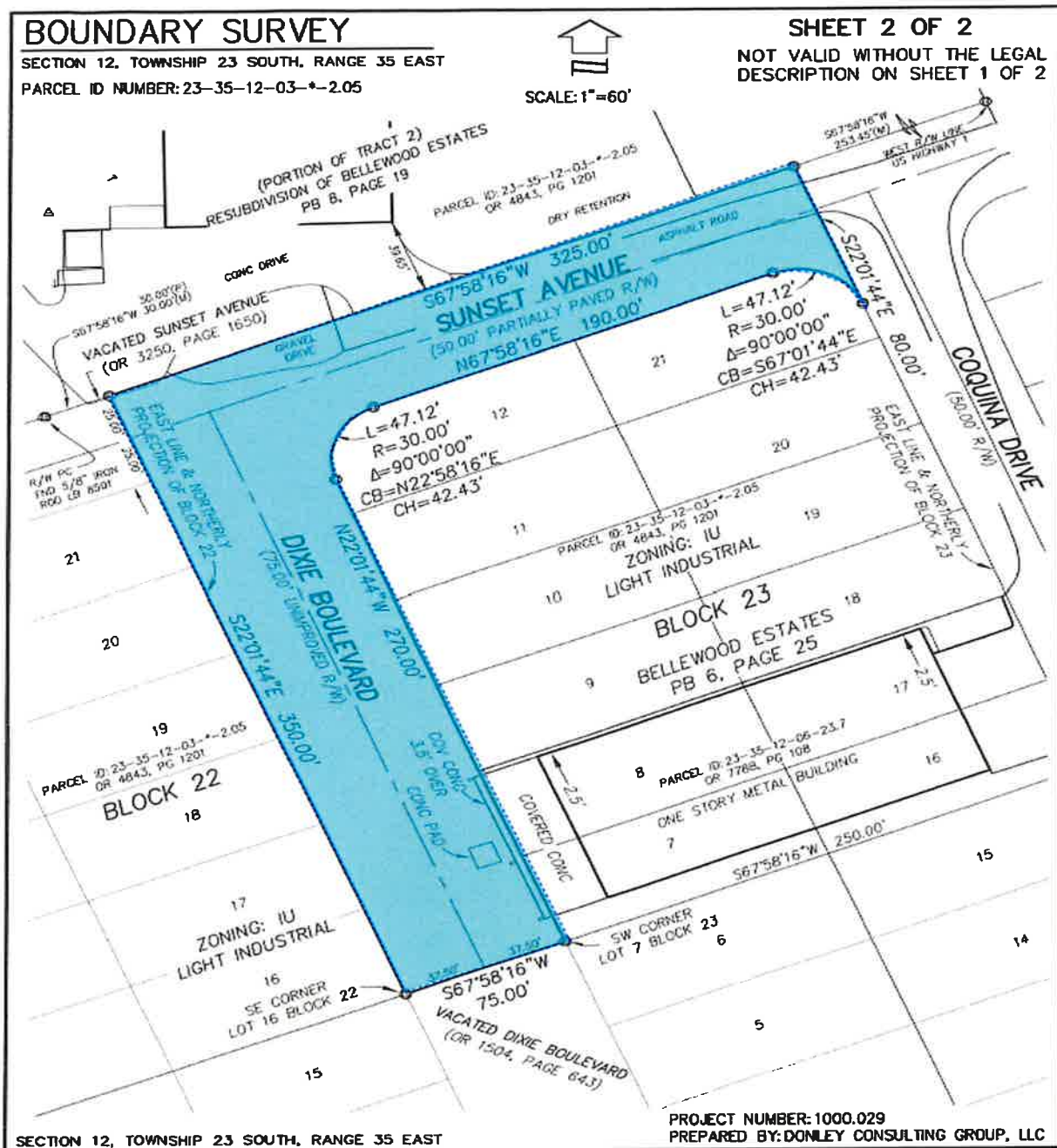


Figure 5: Sketch of Description. Sheet 2 of 2. Section 12, Township 23 South, Range 35 East. Parcel ID number: 23-35-14-03-\*2.05.

The sketch illustrates a portion of two public rights-of-way, per the Plat of Bellewood Estates. The coordinates of the lot are as follows: North boundary – South 67°58'16" West 325.00 feet; East boundary – South 22°01'44" East 80.00 Feet; South boundary – South 67°58'16" West 75.00 Feet; West boundary – North 22°01'44" East 350.00 feet. Prepared by: William D. Donley, PLS.

## Comment Sheet

Applicant: STG Properties LLC

Updated by: Amber Holley 20250602 at 14:30 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20250512	20250602	Yes	No Comment
FL Power & Light	20250512	20250522	Yes	No Objection
At&t	20250512	20250513	Yes	No Objection
Charter/Spectrum	20250512	20250523	Yes	No Objection
Florida Gas Tran.	20250512	20250513	Yes	No Objections
City of Titusville	20250512	20250522	Yes	Np Objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20250512	20250602	Yes	No Objections
Land Planning	20250512	20250527	Yes	No objections
Utility Services	20250512	20250513	Yes	No objections
Storm Water	20250512	20250512	Yes	No Objections
Zoning	20250512	20250527	Yes	No objections
Land Acquisition	20250512	20250513	Yes	No objections
Fire Dept	20250512	20250512	Yes	No Objection
Traffic Eng	20250512	20250523	Yes	No Objections

# Public Hearing Legal Advertisement

Ad#11454613 07/07/2025

## LEGAL NOTICE

NOTICE FOR THE VACATING OF A PORTION OF TWO PUBLIC RIGHTS-OF-WAYS, PLAT OF "BELLEWOOD ESTATES" IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TITUSVILLE, FL

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article 11, Section 86-36, Brevard County Code, a petition has been filed by STG PROPERTIES LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES. PREPARED BY: WILLIAM D. DONLEY, PSM.

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 July 22, 2025, 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 8: Copy of public hearing advertisement published on July 7, 2025. See the next page for full text.

## Legal Notice Text

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**Board Meeting Date**

7-22-25

Item Number: H.4

Motion By: KD

Second By: TA

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

Commissioner	DISTRICT	AYE	NAY
Commissioner Delaney	1	✓	
Vice Chair Goodson	2	✓	
Commissioner Adkinson	3	✓	
Commissioner Altman	5	✓	
Chairman Feltner	4	✓	