

**Resolution 2026 -**

**Vacating a portion of a public utility easement, Plat of "South Merritt Estates Pineland Section",  
Merritt Island, Florida, lying in Section 13, Township 25 South, Range 36 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Jeffrey N. Mathis** with the Board of County Commissioners to vacate public easements in Brevard County, Florida, described as follows:

**SEE ATTACHED SKETCH AND 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 said public easement will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public easement is 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 21<sup>st</sup> day of April, 2026 A.D.

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

ATTEST:

\_\_\_\_\_  
Thad Altman, Chair

\_\_\_\_\_  
Rachel Sadoff, Clerk

As approved by the Board on:  
April 21, 2026

# Brevard County Property Appraiser Detail Sheet

Account 2507962  
 Owners MATHIS , JEFFREY N  
 Mailing Address 961 PONCHOS LN CHRISTMAS FL 32709  
 Site Address 2275 PINEAPPLE PL MERRITT ISLAND FL 32952  
 Parcel ID 25-36-13-CR-\*-23  
 Taxing District 2200 - UNINCORP DISTRICT 2  
 Exemptions NONE  
 Property Use 0110 - SINGLE FAMILY RESIDENCE  
 Total Acres 0.80  
 Site Code 0001 - NO OTHER CODE APPL.  
 Plat Book/Page 0014/0101  
 Subdivision SOUTH MERRITT ESTATES PINELAND SEC  
 Land Description SOUTH MERRITT ESTATES PINELAND SEC LOT 23

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$264,520	\$275,220	\$293,990
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$264,520	\$275,220	\$293,990
Assessed Value School	\$264,520	\$275,220	\$293,990
Homestead Exemption	\$0	\$25,000	\$0
Additional Homestead	\$0	\$25,000	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$264,520	\$225,220	\$293,990
Taxable Value School	\$264,520	\$250,220	\$293,990

**SALES/TRANSFERS**

Date	Price	Type	Parcel	Deed
10/30/2025	\$295,000	WD	--	10484/1100
09/30/2022	\$305,000	WD	--	9630/0118

## Vicinity Map

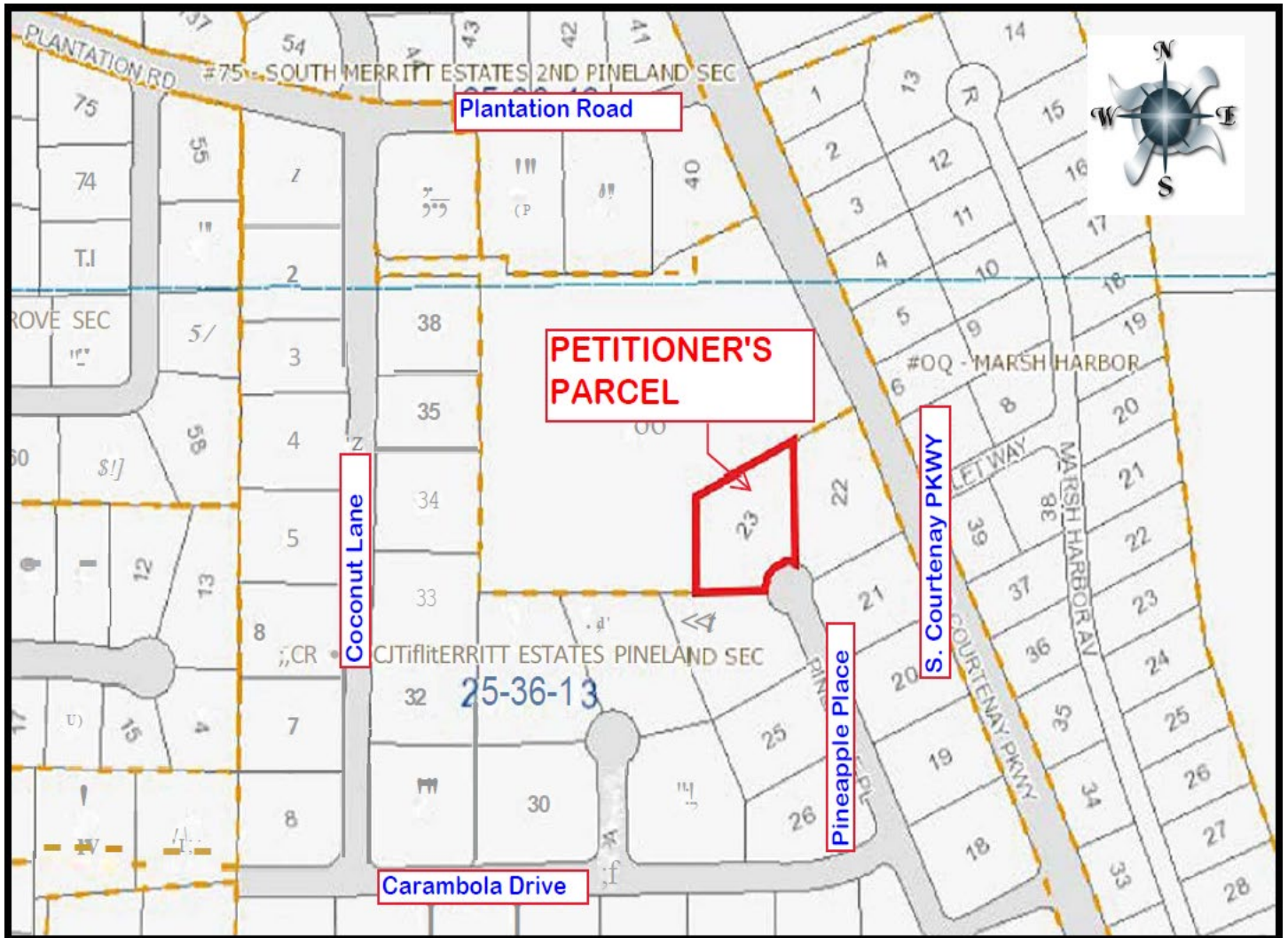


Figure 1: Map of Lot 23, South Merritt Estates Pineland Section, 2275 Pineapple Place, Merritt Island, Florida, 32952.

Jeffrey N. Mathis – 2275 Pineapple Place –  
Merritt Island, FL, 32952 – Lot 23, plat of  
“South Merritt Estates Pineland Section” –  
Plat Book 14, Page 101 – Section 13,  
Township 25 South, Range 36 East – District  
2 – Proposed Vacating of a portion of a  
Public Utility Easement

## Aerial Map



Figure 2: Aerial Map of Lot 23, South Merritt Estates Pineland Section, 2275 Pineapple Place, Merritt Island, FL 32952.

Jeffrey N. Mathis – 2275 Pineapple Place –  
Merritt Island, FL, 32952 – Lot 23, plat of  
“South Merritt Estates Pineland Section” –  
Plat Book 14, Page 101 – Section 13,  
Township 25 South, Range 36 East – District  
2 – Proposed Vacating of a portion of a  
Public Utility Easement



# Petitioner's Sketch & Description Sheet 1 of 2

Sheet 1 of 2

## Legal Description

Portion of Lot 23,  
 South Merritt Estates Pineland Section  
 In Government Lot 6, Section 12 &  
 N  $\frac{1}{2}$  of N.E.  $\frac{1}{4}$  of Section 13-25-36  
 Parcel ID: 25-36-13-CR-\*23

### Purpose of Sketch:

THE PURPOSE OF THIS SKETCH IS TO VACATE THE PORTION OF THE REAR 5.00 FOOT PUBLIC UTILITY EASEMENT ON LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102, THAT IS CURRENTLY ENCROACHED BY A ONE STORY BUILDING AND ITS COVERED AREA.

### Legal Description:

A PORTION OF A 5.00 FOOT PUBLIC UTILITY EASEMENT ON LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102; BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

COMMENCE AT THE NORTHEAST CORNER OF LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102; THENCE, ALONG THE NORTH LINE OF SAID LOT 23, SOUTH 64°17'02" WEST 78.29 FEET; THENCE SOUTH 25°42'58" EAST 3.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72°48'48" EAST 10.62 FEET; THENCE SOUTH 64°17'02" WEST 10.72 FEET; THENCE NORTH 17°42'33" WEST 1.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.44 SQUARE FEET MORE OR LESS.

This is NOT a Survey.  
 This is ONLY a Description.  
 This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sketch Date: 02/12/26  
 Drawn By: JW  
 Approved By: PKI  
 Field: N/A

Sketch and Description Certified To:  
 JEFF MATHIS & BREVARD COUNTY

-Legend-			
C	- Calculated	PC	- Point of Curvature
C	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
Find.	- Found	Rad.	- Radial
IP	- Iron Pipe	R&C	- Rebar & Cap
L	- Length (Arc)	Rec.	- Recovered
M	- Measured	Rfd.	- Rooted
N&D	- Nail & Disk	Sgt.	- Set 1/2" Rebar & Cap "LB 7623"
N.R.	- Non-Radial	Typ.	- Typical
OHE	- Overhead Utilities	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-C-	- Chain Link Fence
-F-	- Wood Fence		

**Ireland & Associates**  
**Surveying, Inc.**

800 Currency Circle Suite 1020  
 Lake Mary, Florida 32746  
 www.irelandsurveying.com  
 Office-407.678.3366 Fax-407.320.8165

-Notes-  
 >Bearing Basis is based upon the North Line of Lot 20, South Merritt Estates Section & denoted with a "BB".  
 >Sketch is Based upon the Legal Description Supplied by Client.  
 >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.  
 >Subject to any Easements and/or Restrictions of Record.  
 >Building Ties are NOT to be used to reconstruct Property Lines.  
 >Fence Ownership is NOT determined.  
 >Roof Overhangs, Underground UTILITIES and/or Footers have NOT been located UNLESS otherwise noted.  
 >Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 55-17.052 Florida Administrative Codes, Pursuant to Section 472.527 Florida Statutes.

  
 Patrick K. Ireland PSR 6637 LB 7623  
 Date Signed: 02/12/26

This Sketch is intended ONLY for the use of Said Certified Parties.  
 This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.  
 File No. IS-150935

Figure 4: Sketch & Description. Sheet 1 of 2. Section 13, Township 25 South, Range 36 East. Parcel ID number: 25-36-13-CR-\*23.

# Petitioner's Sketch & Description Sheet 2 of 2

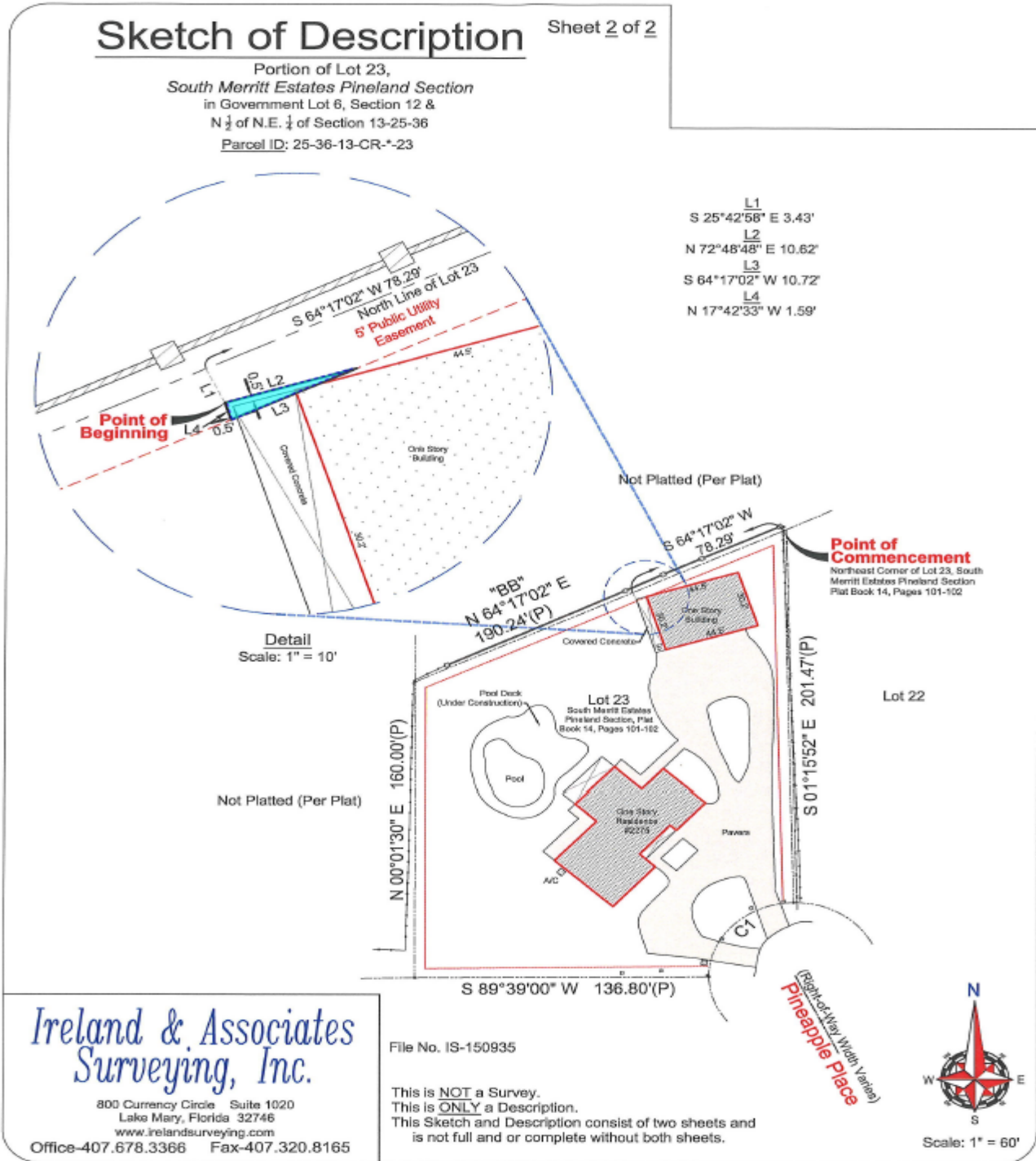


Figure 5: Sketch & Description. Sheet 2 of 2. Section 13, Township 25 South, Range 36 East. Parcel ID number: 25-36-13-CR-\*-23.

The sketch illustrates a portion of a public utility easement, per the Plat of South Merritt Estates Pineland Section, 2275 Pineapple Place, Merritt Island, Florida, 32952. Prepared by: Patrick K. Ireland, PLS.

# Comment Sheet

Applicant: Mathis

Updated by: Jean Kremitzki 20260324 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20260310	20260310	Yes	No objection
FL Power & Light	20260310	20260320	Yes	No objection
At&t	20260310	20260320	Yes	No objections
Charter/Spectrum	20260310	20260317	Yes	No objections
City of Cocoa	20260310	20260324	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20260310	20260320	Yes	No objections
Land Planning	20260310	20260311	Yes	No objections
Utility Services	20260310	20260312	Yes	No objections
Storm Water	20260310	20260318	Yes	No objections
Zoning	20260310	20260311	Yes	No objections

# Public Hearing Legal Advertisement

AD#12200029; 4/6/2026

## **LEGAL NOTICE**

### **NOTICE FOR THE VACATING OF A PORTION OF A UTILITY EASEMENT, PLAT OF SOUTH MERRITT ESTATES, PINELAND SECTION, IN SECTION 13, TOWNSHIP 25 SOUTH, RANGE 36 EAST, MERRITT ISLAND, 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 **JEFFREY N. MATHIS** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

**A PORTION OF A 5.00 FOOT PUBLIC UTILITY EASEMENT ON LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102; BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING: COMMENCE AT THE NORTHEAST CORNER OF LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102; THENCE, ALONG THE NORTH LINE OF SAID LOT 23, SOUTH 64°17'02" WEST 78.29 FEET; THENCE SOUTH 25°42'58" EAST 3.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72°48'48" EAST 10.62 FEET; THENCE SOUTH 64°17'02" WEST 10.72 FEET; THENCE NORTH 17°42'33" WEST 1.59 FEET TO THE POINT OF BEGINNING. CONTAINING 8.44 SQUARE FEET MORE OR LESS. PREPARED BY: PATRICK K. IRELAND, 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 AM on April 21, 2026, 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 hearing is contacted at least 48 hours prior to the public hearing by any person wishing assistance.

Figure 6: Copy of public hearing advertisement published on April 6, 2026. See the next page for full text.

## Legal Notice Text

NOTICE FOR THE VACATING OF A PORTION OF A UTILITY EASEMENT, PLAT OF SOUTH MERRITT ESTATES, PINELAND SECTION, IN SECTION 13, TOWNSHIP 25 SOUTH, RANGE 36 EAST, MERRITT ISLAND, 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 JEFFREY N. MATHIS with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit: A PORTION OF A 5.00 FOOT PUBLIC UTILITY EASEMENT ON LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102; BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING: COMMENCE AT THE NORTHEAST CORNER OF LOT 23, SOUTH MERRITT ESTATES PINELAND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 101 AND 102; THENCE, ALONG THE NORTH LINE OF SAID LOT 23, SOUTH 64°17'02" WEST 78.29 FEET; THENCE SOUTH 25°42'58" EAST 3.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72°48'48" EAST 10.62 FEET; THENCE SOUTH 64°17'02" WEST 10.72 FEET; THENCE NORTH 17°42'33" WEST 1.59 FEET TO THE POINT OF BEGINNING. CONTAINING 8.44 SQUARE FEET MORE OR LESS. PREPARED BY: PATRICK K. IRELAND, PLS.

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# Boundary Survey

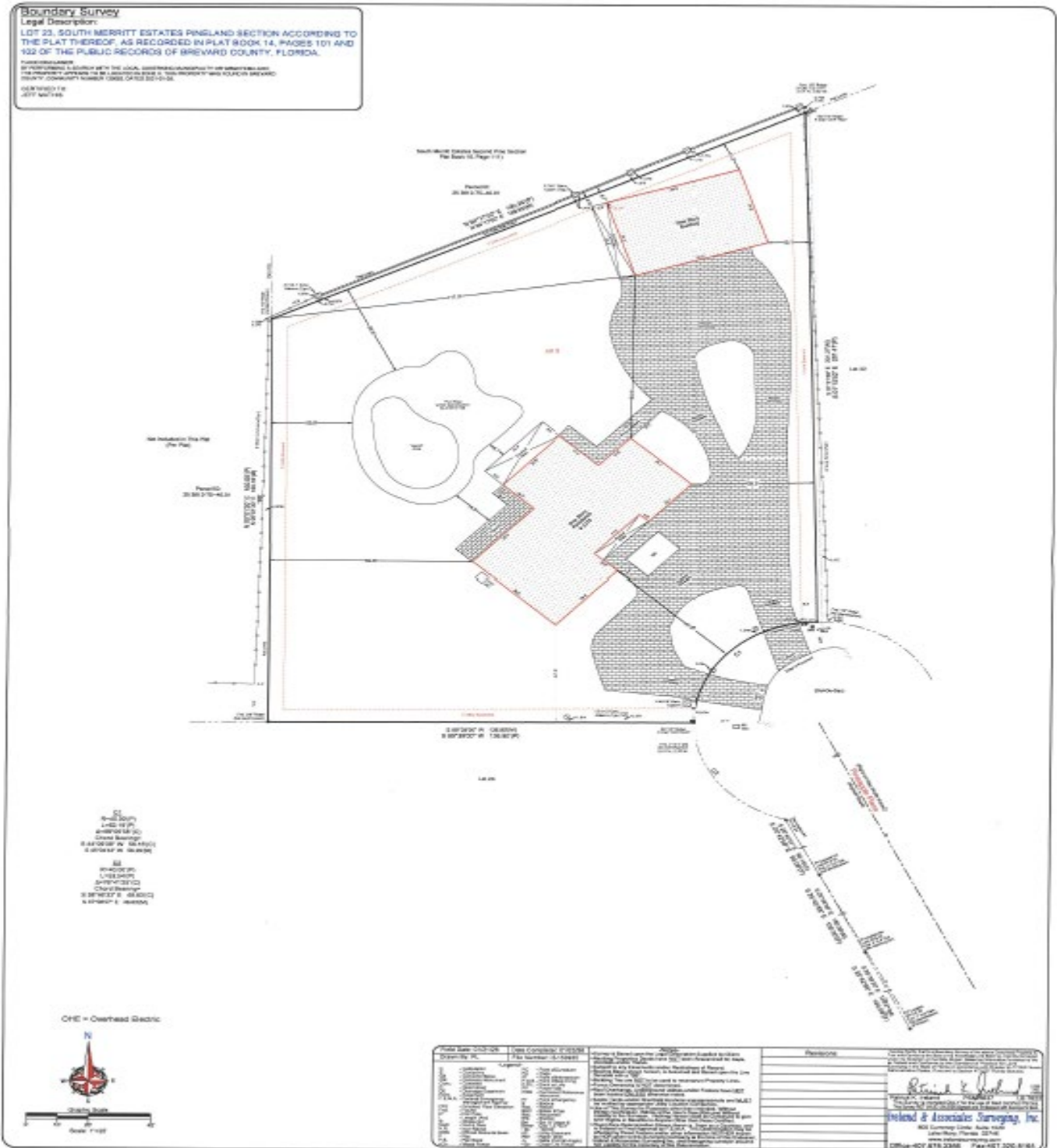


Figure 7: Boundary Survey of Lot 23, South Merritt Estates Pineland Section, 2275 Pineapple Place, Merritt Island, FL 32952.

The sketch illustrates the boundary survey of Lot 23, South Merritt Estates Pineland Section, 2275 Pineapple Place, Merritt Island, Florida, 32952. The coordinates of the lot are as follows: North boundary – North 64°17'02" East 190.24 feet; East boundary – South 01°15'52" East 201.47 Feet; South boundary – South 89°39'43" West 136.80 Feet; West boundary – North 00°01'30" East 160.00 feet. Prepared by: Patrick K. Ireland, PLS.