

Resolution 2025 -

Vacating a portion of three public utility easements, Plat of "Diana Shores Unit No. 7", Merritt Island, Florida, lying in Section 23, Township 24 South, Range 36 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Richard S. and Kimberly A. Edwards** 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 easements will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public easements 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 20th day of May, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:

Rachel Sadoff, Clerk

Rob Feltner, Chairman

As approved by the Board on:
May 20, 2025

Brevard County Property Appraiser Detail Sheet

Account 2418470

Owners EDWARDS, RICHARD S; EDWARDS, KIMBERLY A

Mailing Address 1340 TAURUS CT MERRITT ISLAND FL 32953

Site Address 1340 TAURUS CT MERRITT ISLAND FL 32953

Parcel ID 24-36-23-78-L-96

Taxing District 2200 - UNINCORP DISTRICT 2

Exemptions HEX1 - HOMESTEAD FIRST

HEX2 - HOMESTEAD ADDITIONAL

Property Use 0110 - SINGLE FAMILY RESIDENCE

Total Acres 0.27

Site Code 0130 - CANAL FRONT

Plat Book/Page 0024/0024

Subdivision DIANA SHORES UNIT NO 7

Land Description DIANA SHORES UNIT NO 7 LOT 96 BLK L

VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$771,550	\$769,620	\$735,790
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$578,050	\$561,220	\$544,880
Assessed Value School	\$578,050	\$561,220	\$544,880
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$528,050	\$511,220	\$494,880
Taxable Value School	\$553,050	\$536,220	\$519,880

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
12/21/2016	\$280,000	WD	--	7785/2969
08/01/1975	\$52,500	WD	--	1548/0744

Vicinity Map

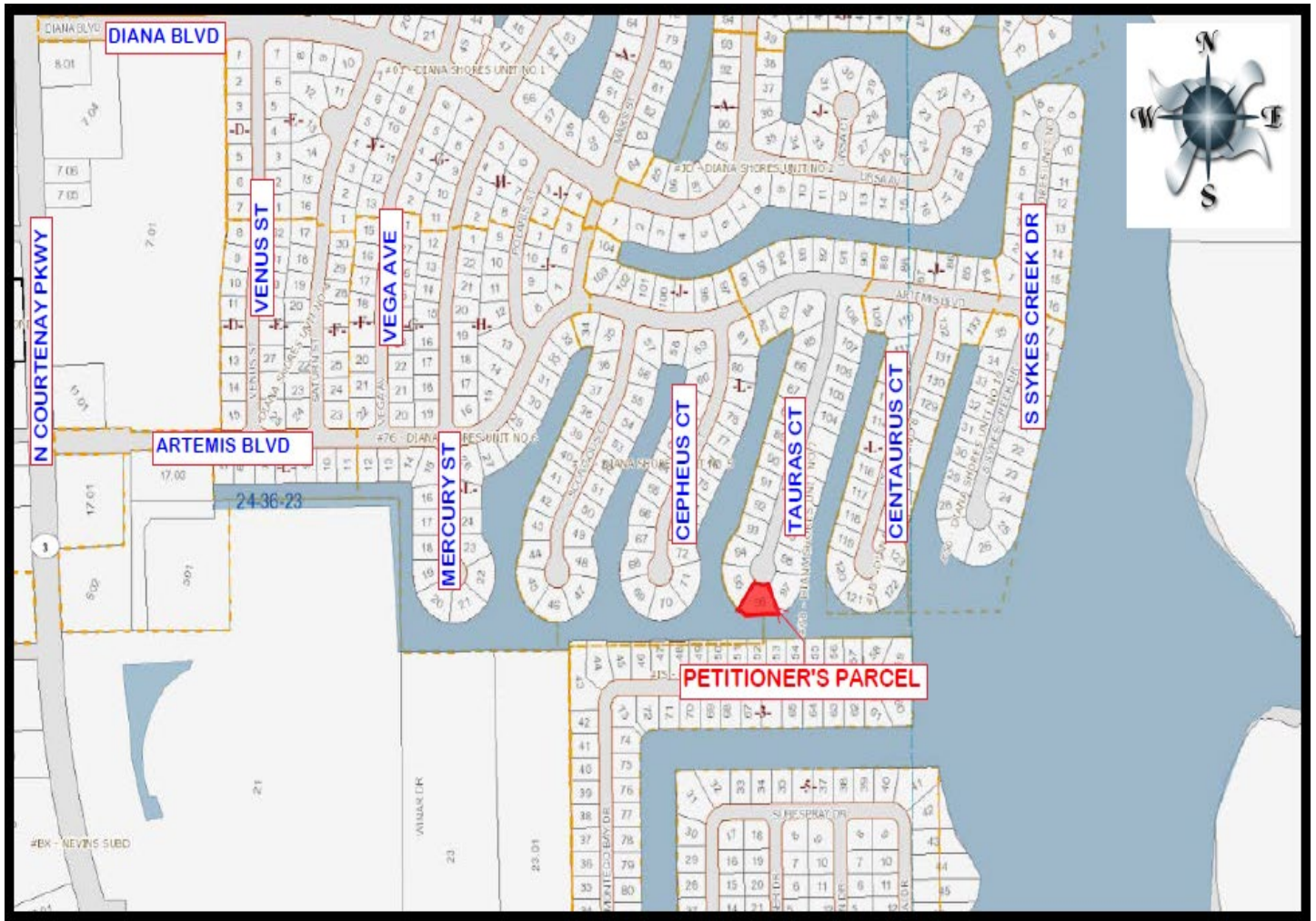


Figure 1: Map of Lot 96, Block L, Diana Shores Unit No. 7, 1340 Taurus Ct, Merritt Island, Florida, 32953.

Richard S. and Kimberly A. Edwards – Lot 96,
Block L, Diana Shores Unit No. 7 –1340 Taurus
Court, Merritt Island, FL, 32953 – lying in
Section 23, Township 24 South, Range 36 East
– District 2 – Proposed Vacating of a portion
of three Public Utility Easements

[illegible]

Richard S. and Kimberly A. Edwards – Lot 96,
Block L, Diana Shores Unit No. 7 –1340 Taurus
Court, Merritt Island, FL, 32953 – lying in
Section 23, Township 24 South, Range 36 East
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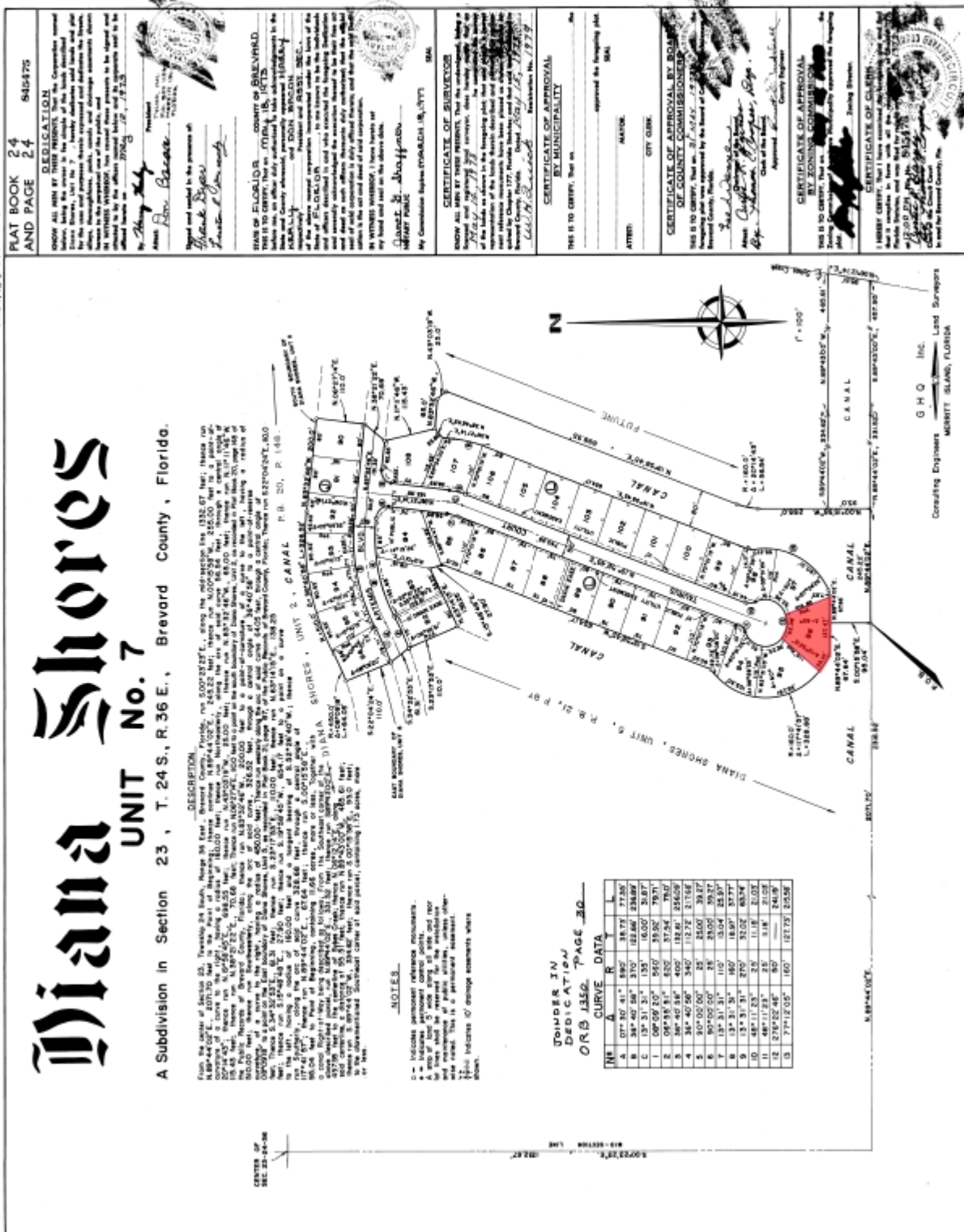


Figure 3: Copy of Plat of Diana Shores Unit No. 7, dedicated to Brevard County in May 1973.

Petitioner's Sketch & Description Sheet 1 of 2

LEGAL DESCRIPTION			SHEET 1 OF 2																															
SECTION 23, TOWNSHIP 24 SOUTH, RANGE 36 EAST PARENT PARCEL ID NUMBER: 24-36-23-78-L-96 PURPOSE OF SURVEY: VACATING THE WEST, EAST AND SOUTH 5 FOOT WIDE PUBLIC UTILITY EASEMENTS LEGAL DESCRIPTION: THAT PORTION OF THREE 5.00 FOOT WIDE UTILITY EASEMENTS DESCRIBED AS FOLLOWS: THE WEST 5 FEET, THE EAST 5 FEET, AND THE SOUTH 5 FEET LESS AND EXCEPT THE NORTH 10 FEET OF LOT 96, BLOCK L, DIANA SHORES UNIT NO. 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 24, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. CONTAINING 1,726.92 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.			NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2																															
ABBREVIATIONS: A/C= AIR CONDITIONER AP= ALUMINUM/ PLEXIGLASS FENCE CL= CENTERLINE CLF= CHAIN LINK FENCE CONC= CONCRETE CC= COVERED CONCRETE EOP= EDGE OF PAVEMENT E.= EAST EQUIP= EQUIPMENT FND= FOUND FPL= FLORIDA POWER AND LIGHT N= NORTH O/H= OVERHEAD POWER & LIGHT (P)= PLAT P.U.= PUBLIC UTILITY RW= RIGHT OF WAY SW= SIDEWALK S.= SOUTH W.= WEST			LEGEND <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="text-align: center;">—</td><td>CENTER LINE</td></tr><tr><td style="text-align: center;">⊙</td><td>CENTER OF 8" WOOD PILE</td></tr><tr><td style="text-align: center;">+ + +</td><td>CONC PAVERS</td></tr><tr><td style="text-align: center;">⊞</td><td>ELECTRIC METER</td></tr><tr><td style="text-align: center;">—X—</td><td>FENCE</td></tr><tr><td style="text-align: center;">⊞</td><td>FPL TRANSFORMER</td></tr><tr><td style="text-align: center;">—X—</td><td>GATE</td></tr><tr><td style="text-align: center;">⊞</td><td>IRRIGATION CONTROL VALVE</td></tr><tr><td style="text-align: center;">⊞</td><td>POWER LIGHT POLE</td></tr><tr><td style="text-align: center;">⊞</td><td>PVC CLEANOUT</td></tr><tr><td style="text-align: center;">⊞</td><td>SEWER HANDHOLE</td></tr><tr><td style="text-align: center;">⊞</td><td>SPI GDT</td></tr><tr><td style="text-align: center;">⊞</td><td>TELEPHONE RESER</td></tr><tr><td style="text-align: center;">—</td><td>TURF</td></tr><tr><td style="text-align: center;">⊞</td><td>WATER METER</td></tr></table>		—	CENTER LINE	⊙	CENTER OF 8" WOOD PILE	+ + +	CONC PAVERS	⊞	ELECTRIC METER	—X—	FENCE	⊞	FPL TRANSFORMER	—X—	GATE	⊞	IRRIGATION CONTROL VALVE	⊞	POWER LIGHT POLE	⊞	PVC CLEANOUT	⊞	SEWER HANDHOLE	⊞	SPI GDT	⊞	TELEPHONE RESER	—	TURF	⊞	WATER METER
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⊞	WATER METER																																	
SURVEYOR'S NOTES: 1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. THIS SKETCH IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES. 3. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TIMOTHY R. CARLILE, PLS 5170, ON THE DATE INDICATED. PRINTED COPIES ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LAND SURVEYOR AND MAPPER. 4. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT. 5. BEARINGS ARE BASED UPON THE WEST PROPERTY LINE OF LOT 96, SHOWN TO BEAR S37°18'49"W, AS PER PLAT BOOK 24, PAGE 24, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. 6. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, THIS TRACT OF LAND CONTAINS 1,726.92 SQUARE FEET OR 0.04 ACRES OF LAND MORE OR LESS																																		
PREPARED FOR: RICHARD EDWARDS AND KIMBERLY EDWARDS			 <i>Timothy R. Carlile</i> _____ SURVEYOR & MAPPER, PLS NO. 5170 NOT VALID UNLESS SIGNED AND SEALED																															
PREPARED BY: LAND AND SEA SURVEYING CONCEPTS, INC. ADDRESS: 1605 CHASE HAMMOCK ROAD, MERRITT ISLAND, FL, 32953 PHONE: 321-454-6310 <div style="text-align: right;">LB#6447</div>																																		
DRAWN BY: <u>MC</u>	CHECKED BY: <u>TC</u>	DRAWING NO. <u>2025-004</u>	SECTION <u>23</u> TOWNSHIP <u>24</u> SOUTH RANGE <u>36</u> EAST																															
DATE: <u>03-06-25</u>	SHEET <u>1</u> OF <u>2</u>	REVISIONS <u>LEGAL</u>																																

Figure 4: Legal Description. Sheet 1 of 2. Section 23, Township 24 South, Range 36 East. Parcel ID number: 24-36-23-78-L-96.

[illegible]

The sketch illustrates a portion of three 5.00-foot-wide public utility easements, per the Plat of Diana Shores Unit No. 7. The coordinates of the lot are as follows: East boundary – North 22°41'10" West 96.85 Feet; South boundary – North 89°44'02" East 127.47 Feet; West boundary – South 37°18'49" West 100.00 feet. Prepared by: Timothy R. Carlile, PLS.

Comment Sheet

Applicant: Edwards

Updated by: Amber Holley 20250430 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20250408	20250421	Yes	No objection
FL Power & Light	20250408	20250422	Yes	No objection
At&t	20250408	20250421	Yes	No objections
Charter/Spectrum	20250408	20250408	Yes	No objections
City of Cocoa	20250408	20250416	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20250408	20250430	Yes	No objections
Land Planning	20250408	20250409	Yes	No objections
Utility Services	20250408	20250408	Yes	No objections
Storm Water	20250408	20250409	Yes	No objections
Zoning	20250408	20250409	Yes	No objections

Public Hearing Legal Advertisement

Ad#11281298; 05/05/25

LEGAL NOTICE

**NOTICE FOR THE VACATING OF
THREE PUBLIC UTILITY
EASEMENTS, PLAT OF "DIANA
SHORES UNIT NO. 7", IN
SECTION 23, TOWNSHIP 24
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 **RICHARD S. AND KIMBERLY A. EDWARDS** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

THAT PORTION OF THREE 5.00 FOOT WIDE UTILITY EASEMENTS DESCRIBED AS FOLLOWS: THE WEST 5 FEET, THE EAST 5 FEET, AND THE SOUTH 5 FEET LESS AND EXCEPT THE NORTH 10 FEET OF LOT 96, BLOCK L, DIANA SHORES UNIT NO. 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 24, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. CONTAINING 1,726.92 SQUARE FEET OR 0.04 ACRES, MORE OR LESS. PREPARED BY: TIMOTHY R. CARLILE, 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 May 20, 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 hearing is contacted at least 48 hours prior to the public hearing by any person wishing assistance.

Figure 8: Copy of public hearing advertisement published on May 5, 2025. See the next page for full text.

Legal Notice Text

LEGAL NOTICE

NOTICE FOR THE VACATING OF THREE PUBLIC UTILITY EASEMENTS, PLAT OF "DIANA SHORES UNIT NO. 7", IN SECTION 23, TOWNSHIP 24 SOUTH, RANGE 36 EAST, MERRITT ISLAND, FL

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