

Resolution 2026 -

Vacating a portion of a public utility easement, Plat of "Riviera Isles Section 4", Merritt Island, Florida, lying in Section 19, Township 24 South, Range 37 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Baratta Family Trust** 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 24th day of February, 2026 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:

Thad Altman, Chair

Rachel Sadoff, Clerk

As approved by the Board on:
February 24, 2026

Brevard County Property Appraiser Detail Sheet

Account 2431991
 Owners BARATTA FAMILY TRUST
 Mailing Address 5256 ROYAL PADDOCK WAY MERRITT ISLAND FL 32953
 Site Address 1695 E RIVIERA DR MERRITT ISLAND FL 32952
 Parcel ID 24-37-19-07-C-61
 Taxing District 2200 - UNINCORP DISTRICT 2
 Exemptions NONE
 Property Use 0110 - SINGLE FAMILY RESIDENCE
 Total Acres 0.19
 Site Code 0130 - CANAL FRONT
 Plat Book/Page 0021/0139
 Subdivision RIVIERA ISLES SEC 4
 Land Description RIVIERA ISLES SEC 4 LOT 61 BLK C

VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$503,850	\$523,190	\$525,700
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$503,850	\$522,900	\$475,370
Assessed Value School	\$503,850	\$522,900	\$525,700
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$503,850	\$522,900	\$475,370
Taxable Value School	\$503,850	\$523,190	\$525,700

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
05/26/2020	--	QC	--	8778/2737
02/26/1988	--	QC	--	2888/0074

Vicinity Map



Figure 1: Map of Lot 61, Block C, Riviera Isles Section 4, 1695 E. Riviera Drive, Merritt Island, Florida, 32953.

Baratta Family Trust – 1695 E. Riviera Drive
– Merritt Island, FL, 32953 – Lot 61, Block C,
plat of “Riviera Isles Section 4” – Plat Book
21, Page 139 – Section 19, Township 24
South, Range 37 East – District 2 – Proposed
Vacating of a portion of a Public Utility
Easement

Aerial Map



Figure 2: Aerial Map of Lot 61, Block C, Riviera Isles Section 4, 1695 E. Riviera Drive, Merritt Island, Florida, 32953.

Baratta Family Trust – 1695 E. Riviera Drive
– Merritt Island, FL, 32953 – Lot 61, Block C,
plat of “Riviera Isles Section 4” – Plat Book
21, Page 139 – Section 19, Township 24
South, Range 37 East – District 2 – Proposed
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Map Reference

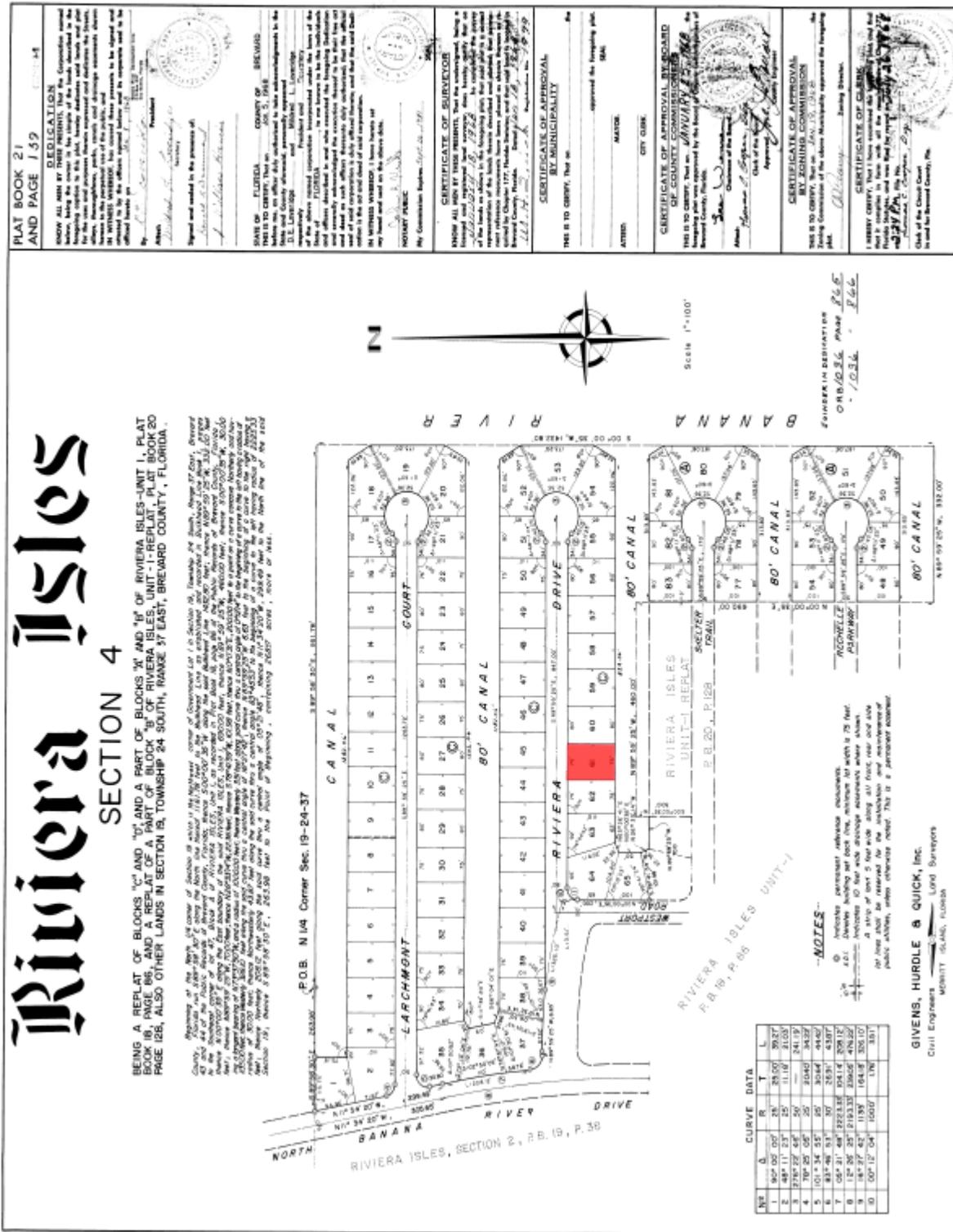


Figure 3: Copy of Plat of Riviera Isles Section 4, dedicated to Brevard County in January 1968.

Petitioner's Sketch & Description Sheet 1 of 2

LEGAL DESCRIPTION

PARENT PARCEL #: 24-37-19-07-C-61
 PURPOSE: PUBLIC UTILITY EASEMENT VACATION

EXHIBIT A

SHEET 1 OF 2

NOT VALID WITHOUT ALL SHEETS

THIS IS NOT A SURVEY

DESCRIPTION

A five feet wide Public Utility Easement lying along the East line of Lot 61, Block C, Riviera Isles Section 4, Plat Book 21, Page 139 and lying in Section 19, Township 24 South, Range 37 East, Brevard County, Florida, less and except the North 55.00 feet and the South 5.00 feet.

Containing therein 250 square feet, more or less

SURVEYORS NOTES

1. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property.
2. This exhibit delineates an easement vacation. This is not a boundary survey.
3. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
4. Measurements shown hereon are expressed in feet and decimal parts thereof.
5. Bearings shown hereon are based on the Southerly right-of-way of Riviera Drive having a bearing of N89°59'25"W to match underlying plat.

PREPARED FOR AND CERTIFIED TO:
 BARATTA FAMILY TRUST

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



PREPARED BY:



115 Alma Blvd., Suite 102
 Mailing Address:
 PO Box 541866 Merritt Island, FL. 32954
 Phone: 321-507-4811
 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JRC	PROJECT NO. 2025-292-2		SECTION 19
DATE: 01-20-2026	DRAWING: 2025-292 1695 E RIVIERA DR_B-SOD	REVISIONS	DATE	DESCRIPTION
				TOWNSHIP 24 SOUTH
				RANGE 37 EAST

Figure 4: Sketch & Description. Sheet 1 of 2. Section 19, Township 24 South, Range 37 East. Parcel ID number: 24-37-19-07-C-61.

Petitioner's Sketch & Description Sheet 2 of 2

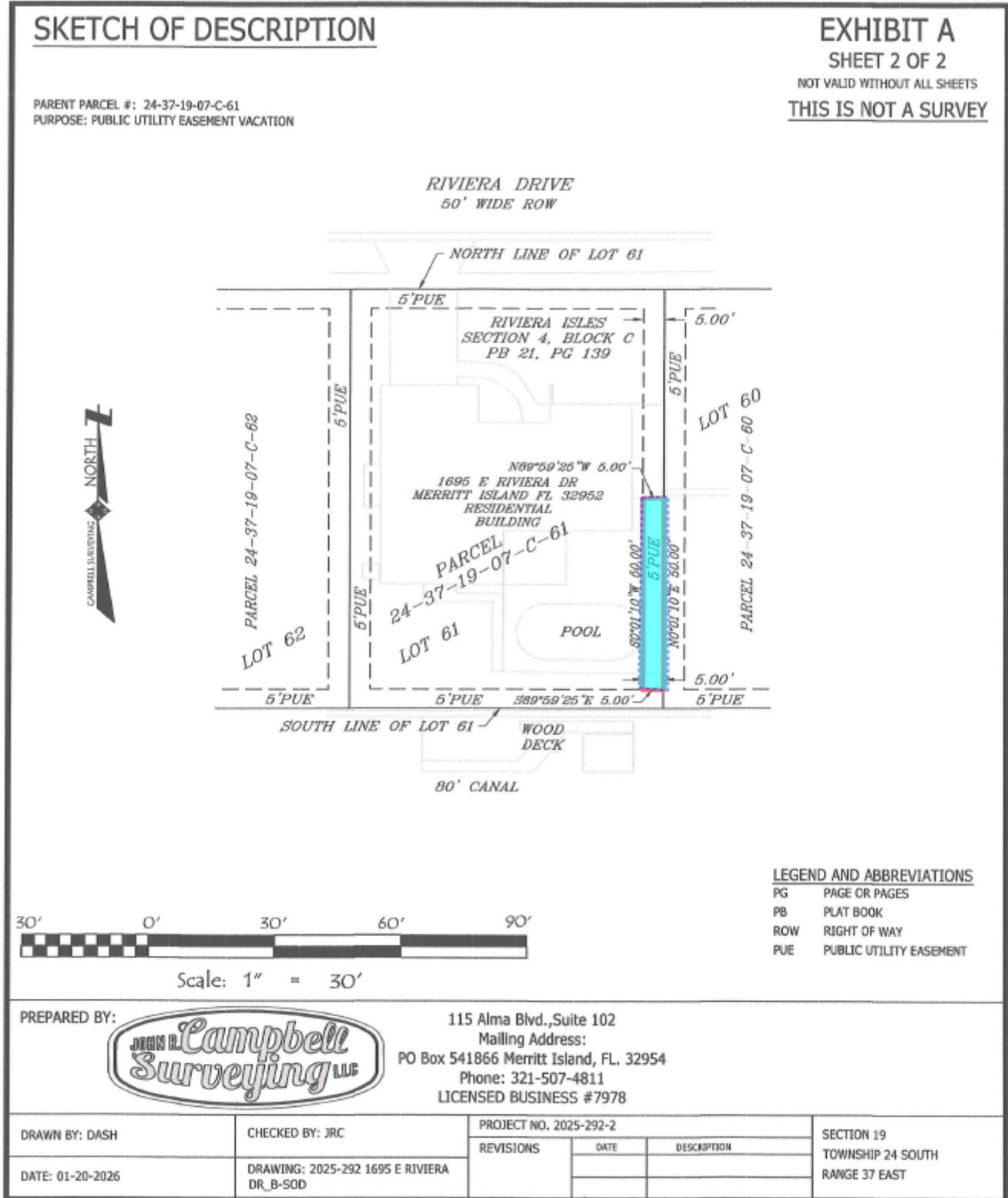


Figure 5: Sketch & Description. Sheet 2 of 2. Section 19, Township 24 South, Range 37 East. Parcel ID number: 24-37-19-07-C-61.

The sketch illustrates a portion of a public utility easement, per the Plat of Riviera Isle Section 4, 1695 E. Riviera Drive, Merritt Island, Florida, 32953. Prepared by: John R. Campbell, PLS.

Comment Sheet

Applicant: Baratta

Updated by: Amber Holley 20260203 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20260120	20260203	Yes	No Comment
FL Power & Light	20260120	20260127	Yes	No objection
At&t	20260120	20260202	Yes	No objections
Charter/Spectrum	20260120	20260122	Yes	No objections
City of Cocoa	20260120	20260123	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20260120	20260130	Yes	No objections
Land Planning	20260120	20260202	Yes	No objections
Utility Services	20260120	20260122	Yes	No objections
Storm Water	20260120	20260130	Yes	No objections
Zoning	20260120	20260202	Yes	No objections

Public Hearing Legal Advertisement

ad# 12060920 02/09/26

LEGAL NOTICE

NOTICE FOR THE VACATING OF A PORTION OF A PUBLIC UTILITY EASEMENT, PLAT OF "RIVIERA ISLES SECTION 4", IN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 37 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 **BARATTA FAMILY TRUST** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

A five feet wide Public Utility Easement lying along the East line of Lot 61, Block C, Riviera Isles Section 4, Plat Book 21, Page 139 and lying in Section 19, Township 24 South, Range 37 East, Brevard County, Florida, less and except the North 55.00 feet and the South 5.00 feet. Containing therein 250 square feet, more or less. Prepared by: John R. Campbell, 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 February 24, 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 February 9, 2026. See the next page for full text.

Legal Notice Text

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