

Resolution 2026 -

Vacating a portion of two public utility easements, Plat of "Barefoot Bay Mobile Home Subdivision, Unit One", Barefoot Bay, Florida, lying in Section 15, Township 30 South, Range 38 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Robert Joseph Schmitt** 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 21st day of July, 2026 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:

Rachel Sadoff, Clerk

Thad Altman, Chair

As approved by the Board on:
July 21, 2026

Brevard County Property Appraiser Detail Sheet

Account: 3007579 & 3007580

Owners SCHMITT, ROBERT JOSEPH

Mailing Address 318 PAPAYA CIR BAREFOOT BAY FL 32976

Site Address 318 PAPAYA CIR BAREFOOT BAY FL 32976

Parcel ID 30-38-15-01-25-33

Taxing District 3400 - UNINCORP DISTRICT 3

Exemptions HEX1 - HOMESTEAD FIRST

HEX2 - HOMESTEAD ADDITIONAL

Property Use 0213 - MANUFACTURED HOUSING - DOUBLE WIDE

Total Acres 0.09

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0022/0100

Subdivision BAREFOOT BAY UNIT 1

Land Description BAREFOOT BAY UNIT 1 LOTS 32 & 33 BLK 25

VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$124,210	\$131,420	\$128,130
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$44,570	\$43,320	\$42,060
Assessed Value School	\$44,570	\$43,320	\$42,060
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$19,570	\$18,320	\$17,060
Taxable Value School	\$19,570	\$18,320	\$17,060

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
11/06/2025	\$45,000	WD	--	10476/989
04/15/2009	\$72,000	WD	--	5936/1671

Vicinity Map

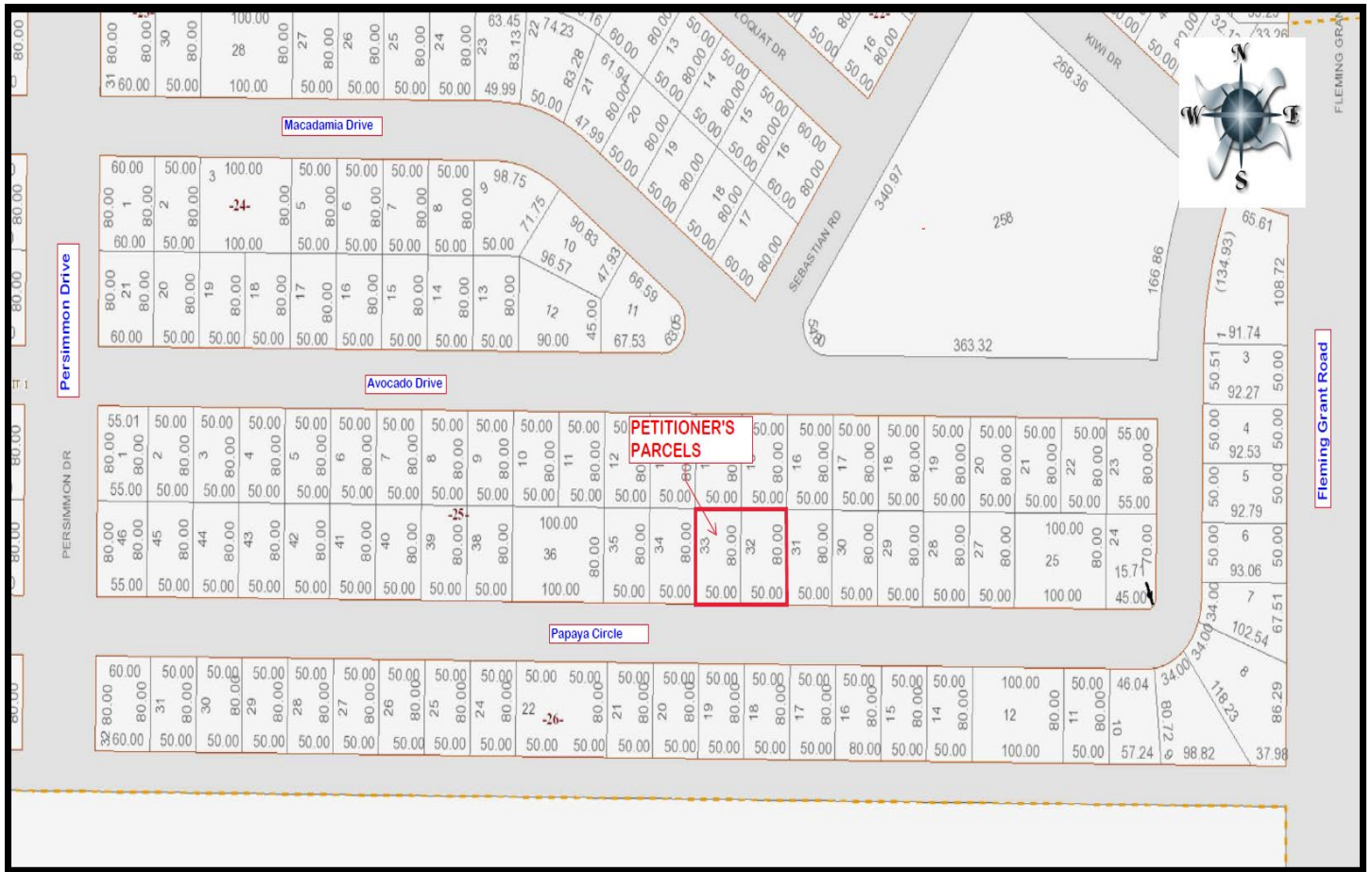


Figure 1: Map of Lots 32 & 33, Block 25, Barefoot Bay Mobile Home Subdivision, Unit One, 316 & 318 Papaya Cir, Barefoot Bay, Florida, 32976.

Robert Joseph Schmitt – 316 & 318
Papaya Circle – Barefoot Bay, FL, 32976 –
Lots 32 & 33, Block 25, plat of “Barefoot Bay
Mobile Home Subdivision, Unit One” – Plat
Book 22, Page 100 – Section 15, Township
30 South, Range 38 East – District 3 –
Proposed Vacating of a portion of two
Public Utility Easements

Aerial Map

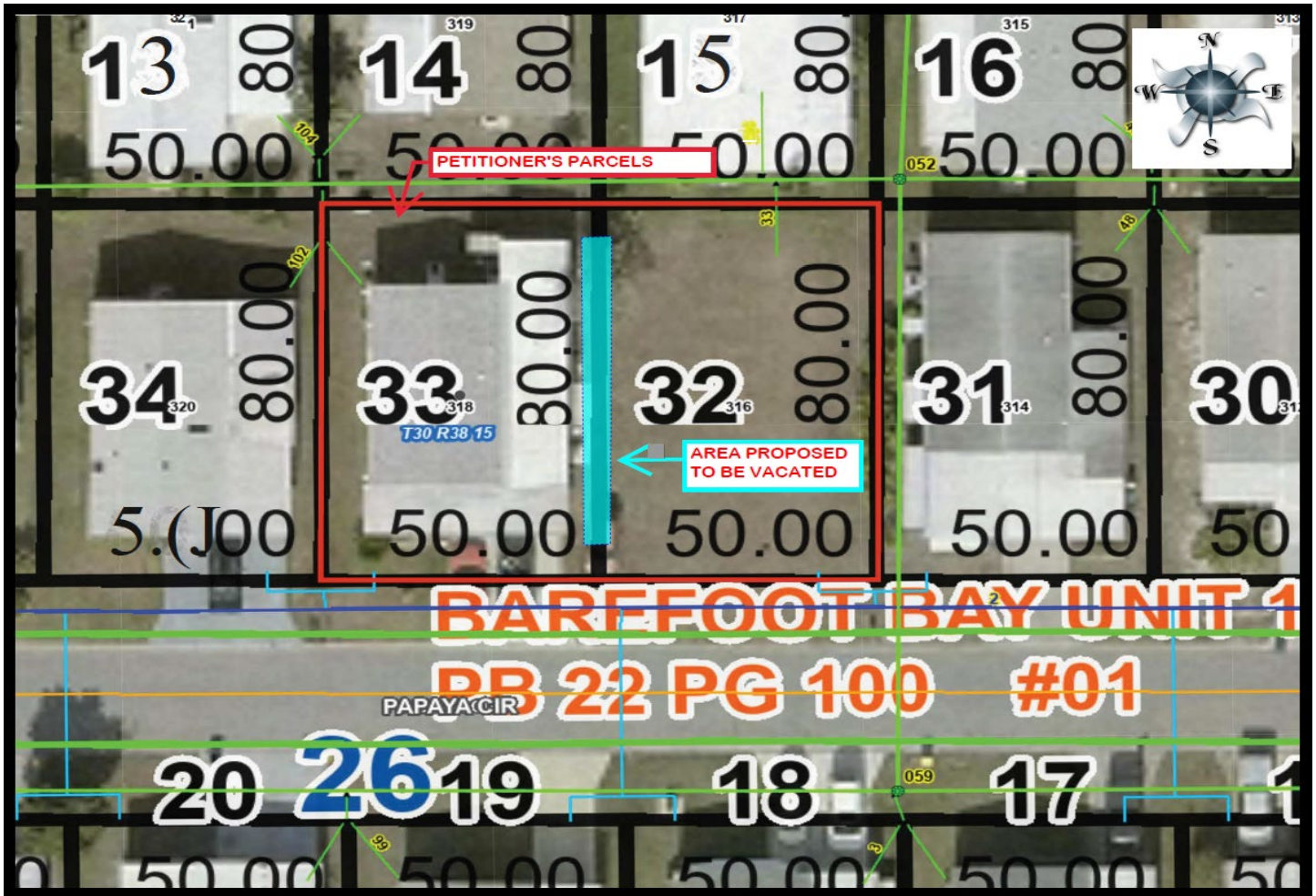


Figure 2: Aerial Map of Lots 32 & 33, Block 25, Barefoot Bay Mobile Home Subdivision, Unit One, 316 & 318 Papaya Cir, Barefoot Bay, Florida, 32976.

Robert Joseph Schmitt – 316 & 318
Papaya Circle – Barefoot Bay, FL, 32976 –
Lots 32 & 33, Block 25, plat of “Barefoot Bay
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Book 22, Page 100 – Section 15, Township
30 South, Range 38 East – District 3 –
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Map Reference

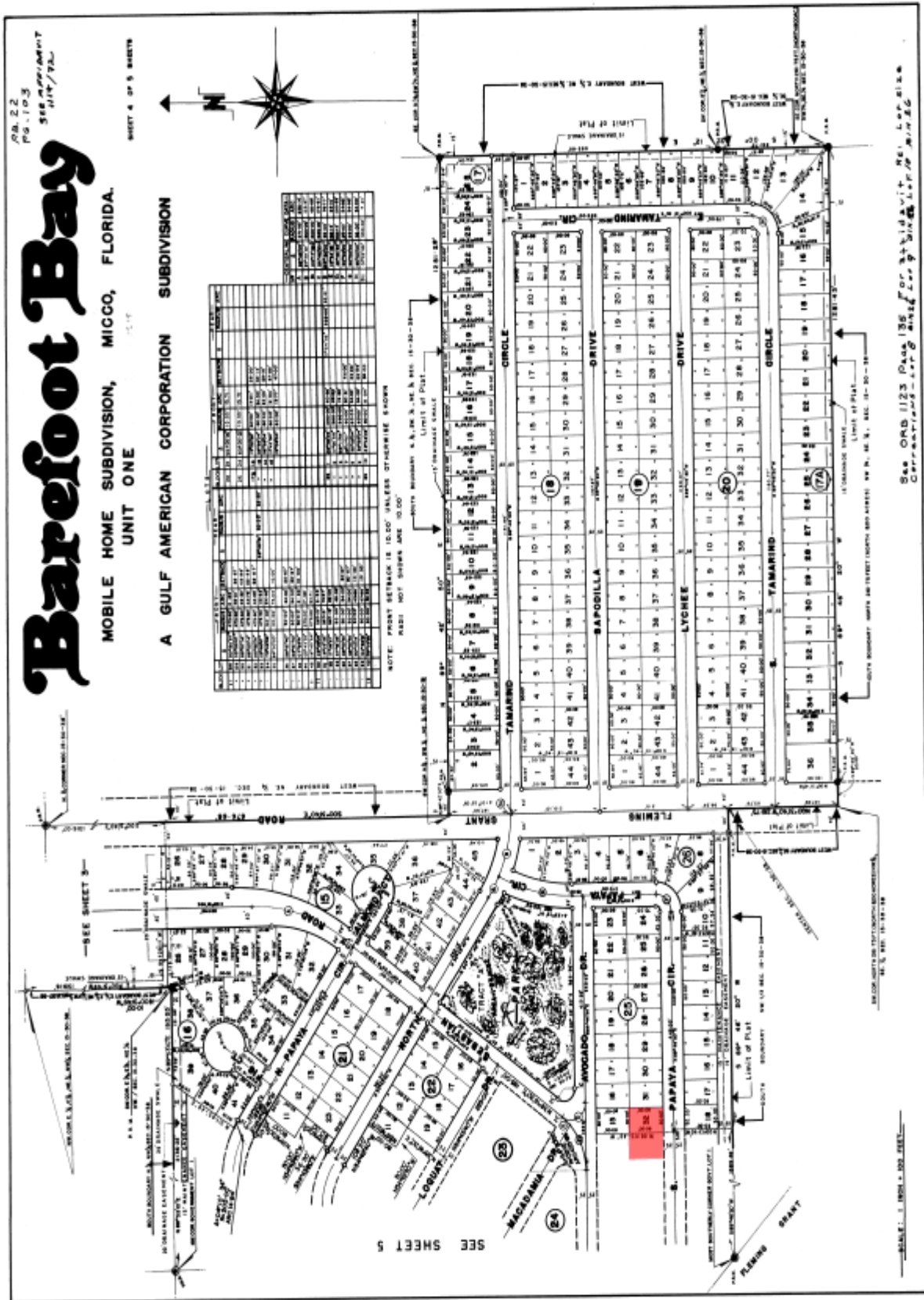


Figure 3: Copy of Plat of Barefoot Bay Mobile Home Subdivision, Unit One, dedicated to Brevard County in August 1969.

Petitioner's Sketch & Description Sheet 1 of 2

LEGAL DESCRIPTION

SECTION 15, TOWNSHIP 30 SOUTH, RANGE 38 EAST
PARCEL ID NUMBER: 30-38-15-01-25-32
PARCEL ID NUMBER: 30-38-15-01-25-33

SHEET 1 OF 2
NOT VALID WITHOUT THE
SKETCH ON SHEET 2 OF 2

PURPOSE OF SKETCH AND DESCRIPTION

TO VACATE A PORTION OF TWO, 6.00 FOOT WIDE PUBLIC UTILITY EASEMENTS LYING
ON BOTH SIDES OF THE COMMON LINE BETWEEN LOTS 32 AND 33, BLOCK 25.

LEGAL DESCRIPTION:

THE 6.00 FOOT PUBLIC UTILITY EASEMENT LYING ALONG THE WESTERLY 6.00 FEET OF LOT 32 AND
THE 6.00 FOOT PUBLIC UTILITY EASEMENT LYING ALONG THE EASTERLY 6.00 FEET OF LOT 33, BLOCK
25, BAREFOOT BAY MOBILE HOME SUBDIVISION, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 22, PAGES 100 THRU 104, PUBLIC RECORDS OF BREVARD COUNTY,
FLORIDA, LESS AND EXCEPT THE SOUTHERLY 10.00 FEET AND THE NORTHERLY 10.00 FEET
OF SAID EASEMENTS. CONTAINING 720.00 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF S. PAPAYA
CIRCLE AS S 89°46'20" W AS PER RECORD PLAT.
2. NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHTS
OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR
EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
3. THIS SKETCH IS NOT INTENDED TO LOCATE EXISTING UNDERGROUND
FOUNDATIONS, ENCROACHMENTS OR ANY IMPROVEMENTS
EXCEPT AS SHOWN.
4. THIS SKETCH IS NOT A BOUNDARY SURVEY.



PREPARED FOR: ROBERT JOSEPH SCHMITT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

THOMAS R. CECRLE, PLS 4896
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: CECRLE LAND SURVEYING, INC. CERTIFICATION OF AUTHORIZATION L.B. NO. 6637
ADDRESS: 10749 HIGHWAY US1, SUITE A, SEBASTIAN, FL 32958
PHONE: PHONE 772-388-0520 FAX 772-388-2012 EMAIL tcecrle@bellsouth.net

DRAWN BY T.R.C.

CHECKED BY T.R.C.

DRAWN NO. 09-39-L1

SECTION 15
TOWNSHIP 30 SOUTH
RANGE 38 EAST

DATE: 6-4-2026

SHEET 1 OF 2

N/A

Figure 4: Sketch & Description. Sheet 1 of 2. Section 15, Township 30 South, Range 38 East. Parcel ID number: 30-38-15-01-25-32.

Petitioner's Sketch & Description Sheet 2 of 2

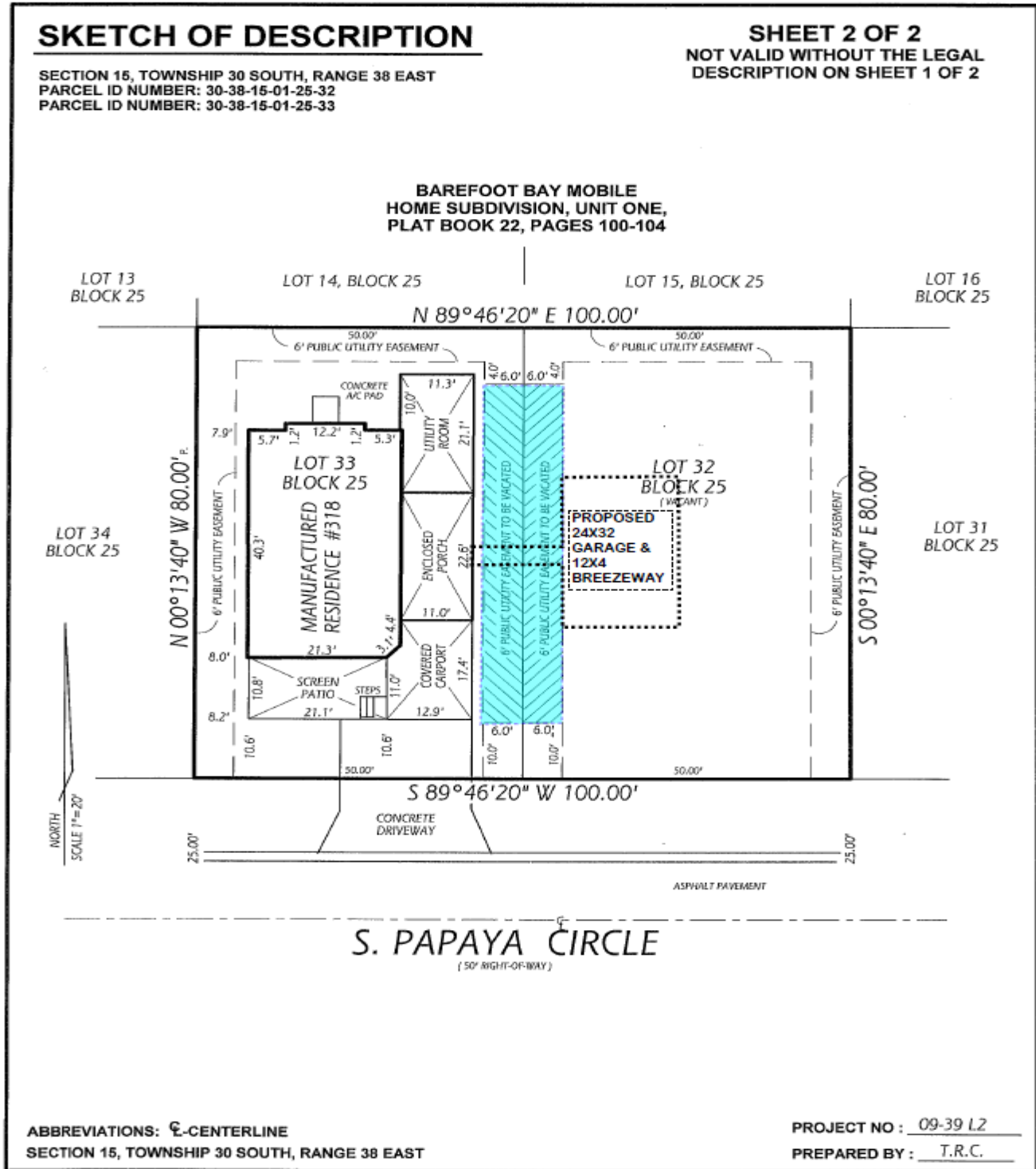


Figure 5: Sketch & Description. Sheet 2 of 2. Section 15, Township 30 South, Range 38 East. Parcel ID number: 30-38-15-01-25-32.

The sketch illustrates a portion of two public utility easements, per the Plat of Barefoot Bay, Unit One, 316 & 318 Papaya Cir, Barefoot Bay, Florida, 32976. Prepared by: Thomas R. Cecrle, PLS.

Comment Sheet

Applicant: Schmitt

Updated by: Amber Holley 20260616 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20260608	20260611	Yes	No objection
FL Power & Light	20260608	20260616	Yes	No objection
At&t	20260608	20260609	Yes	No objections
Charter/Spectrum	20260608	20260609	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20260608	20260608	Yes	No objections
Land Planning	20260608	20260616	Yes	No objections
Utility Services	20260608	20260610	Yes	No objections
Storm Water	20260608	20260616	Yes	No objections
Zoning	20260608	20260616	Yes	No objections

Public Hearing Legal Advertisement

AD#12422926 7/6/2026

LEGAL NOTICE

NOTICE FOR THE VACATING A PORTION OF TWO PUBLIC UTILITY EASEMENTS, PLAT OF BAREFOOT BAY MOBILE HOME SUBDIVISION, UNIT ONE, IN SECTION 15, TOWNSHIP 30 SOUTH, RANGE 38 EAST, MICCO, 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 ROBERT JOSEPH SCHMITT with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

A PORTION OF A 6.00 FOOT PUBLIC UTILITY EASEMENT LYING ALONG THE WESTERLY 6.00 FEET OF LOT 32 AND THE 6.00 FOOT PUBLIC UTILITY EASEMENT LYING ALONG THE EASTERLY 6.00 FEET OF LOT 33 BLOCK 25, BAREFOOT BAY MOBILE HOME SUBDIVISION, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 100 THRU 104, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTHERLY 10.00 FEET AND THE NORTHERLY 10.00 FEET OF SAID EASEMENTS. CONTAINING 720.00 SQUARE FEET MORE OR LESS; PREPARED BY: THOMAS R. CECRLE, 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 July 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 July 6, 2026. See the next page for full text.

Legal Notice Text

LEGAL NOTICE

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