

Resolution 2025 -

**Vacating a portion of three public utility easements, Plat of "Cocoa North, Unit No. 2", Cocoa, Florida,
lying in Section 13, Township 24 South, Range 35 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Mayda Janet Morales** 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 16th day of September, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:

Rob Feltner, Chairman

Rachel Sadoff, Clerk

As approved by the Board on:
September 16, 2025

Brevard County Property Appraiser Detail Sheet

Account 2404346

Owners MORALES, MAYDA JANET

Mailing Address 3131 IPSWICH DR COCOA FL 32926

Site Address 3131 IPSWICH DR COCOA FL 32926

Parcel ID 24-35-13-02-4-17

Taxing District 1800 - UNINCORP DISTRICT 1

Exemptions HEX1 - HOMESTEAD FIRST

HEX2 - HOMESTEAD ADDITIONAL

Property Use 0110 - SINGLE FAMILY RESIDENCE

Total Acres 0.20

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0021/0101

Subdivision COCOA NORTH UNIT 2

Land Description COCOA NORTH UNIT 2 LOT 17 BLK 4

VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$269,740	\$266,670	\$237,790
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$193,550	\$187,920	\$182,450
Assessed Value School	\$193,550	\$187,920	\$182,450
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	\$143,550	\$137,920	\$132,450
Taxable Value School	\$168,550	\$162,920	\$157,450

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
06/22/2018	\$206,000	WD	--	8200/1300
07/29/2016	\$170,000	WD	--	7678/2682

Vicinity Map

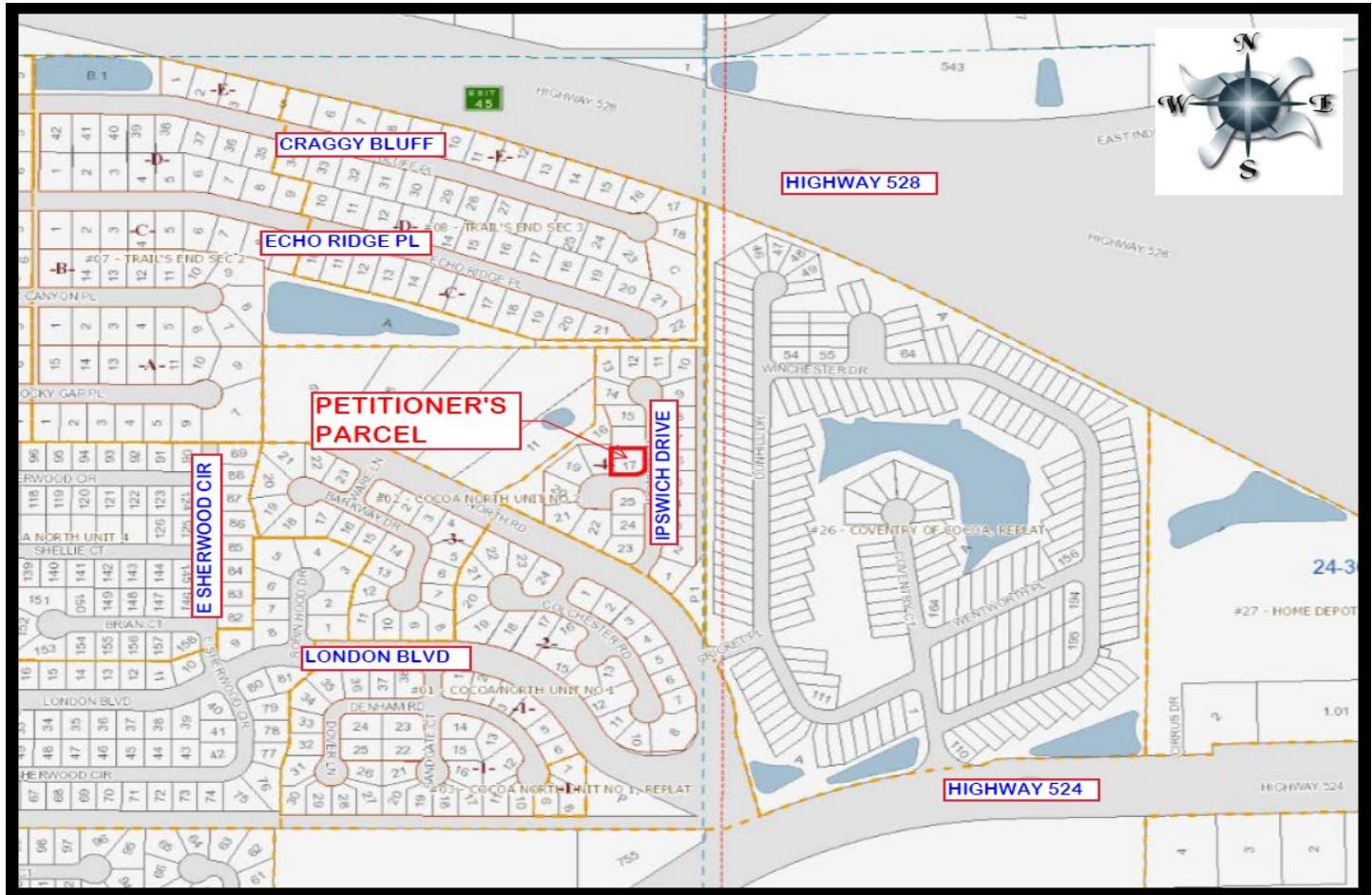


Figure 1: Map of Lot 17, Block 4, Cocoa North, Unit No. 2, 3131 Ipswich Drive, Cocoa, Florida, 32926.

Mayda Janet Morales – 3131 Ipswich Drive –
Cocoa, FL, 32926 – Lot 17, Block 4, plat of
“Cocoa North Unit 2” – Plat Book 21, Page
101 – Section 13, Township 24 South, Range
35 East – District 1 – Proposed Vacating of a
portion of three 5.00 ft. Wide Public
Utility Easements

Aerial Map



Figure 2: Aerial Map of Lot 17, Block 4, Cocoa North, Unit No. 2, 3131 Ipswich Drive, Cocoa, Florida, 32926.

Mayda Janet Morales – 3131 Ipswich Drive –
Cocoa, FL, 32926 – Lot 17, Block 4, plat of
“Cocoa North Unit 2” – Plat Book 21, Page
101 – Section 13, Township 24 South, Range
35 East – District 1 – Proposed Vacating of a
portion of three 5.00 ft. Wide Public
Utility Easements

[101]

UNIT N° 2

Conducts in Section 3 - I 24 S. E. 35 E. Brevard County, Florida.



Figure 3: Copy of Plat of Cocoa North, Unit No. 2, dedicated to Brevard County in March 1968.

Petitioner's Sketch & Description Sheet 1 of 4

LEGAL DESCRIPTION

PARENT PARCEL ID#: 24-35-13-02-4-17
PURPOSE: PARTIAL PUBLIC UTILITY EASEMENT VACATION

EXHIBIT "A"

SHEET 1 OF 4

NOT VALID WITHOUT SHEETS 2 - 4
THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (PREPARED BY SURVEYOR) PUBLIC UTILITY EASEMENT VACATION

Three tracts of land lying within Lot 17, Block 4, Cocoa North as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; being portions of Public Utility Easements, being more particularly described as follows:

Easement "A": Commence at the Northeast corner of Lot 17, Block 4, Cocoa North as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; thence N89°51'35"W, along the North line of said Lot 17, a distance of 80.91 feet; thence departing said North line, run S0°08'25"W a distance of 1.02 feet to Point of Beginning A; thence continue S0°08'25"W a distance of 3.98 feet to the South line a 5 feet Public Utility Easement; thence N89°51'35"W, along said South line of 5 feet Public Utility Easement, a distance of 14.17 feet; thence S0°08'25"W, along the East line of said 5 feet Public Utility Easement, a distance of 16.55 feet, to Reference Point A; thence departing said East line of said 5 feet Public Utility Easement, run N89°51'35"W a distance of 1.69 feet; thence N0°08'25"E, parallel and 3.24 feet Easterly of, when measured perpendicularly to, the West line of aforesaid Lot 17, a distance of 20.53 feet; thence S89°51'35"E, parallel and 1.01 feet Southerly of, when measured perpendicularly to, the North line of aforesaid Lot 17, a distance of 15.85 feet to Point of Beginning A.

Together with Easement "B":

Commence at Reference Point A, run S0°08'25"W, along the East line of aforesaid Public Utility Easement, a distance of 60.95 feet; thence S89°51'35"E, along the North line of aforesaid Public Utility Easement, a distance of 3.99 feet to Point of Beginning B; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 9.98 feet to Reference Point B; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 1.69 feet; thence N89°51'35"W, parallel and 3.33 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 9.98 feet; thence N0°08'25"E a distance of 1.69 feet to Point of Beginning B.

Together with Easement "C":

Commence at Reference Point B, run S89°51'35"E, along aforesaid North line of Public Utility Easement, a distance of 15.93 feet to Point of Beginning C; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 32.44 feet; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 2.22 feet; thence N89°51'35"W, parallel and 2.84 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 32.44 feet; thence N0°08'25"E a distance of 2.22 feet to Point of Beginning C.

All of the above containing therein 162.4 square feet, more or less.

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC
115 Alma Blvd., Suite 102, Mailing Address: P.O.Box 541866, Merritt Island, FL. 32954
Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2024-055			SECTION 13 TOWNSHIP 24 SOUTH RANGE 35 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 8/5/2025	DRAWING: 2024-055-ESMT				

Figure 4: Sketch & Description. Sheet 1 of 4. Section 13, Township 24 South, Range 35 East. Parcel ID number: 24-35-13-02-4-17.

Petitioner's Sketch & Description Sheet 2 of 4

SURVEYOR'S NOTES

PARENT PARCEL ID#: 24-35-13-02-4-17
PURPOSE: PARTIAL PUBLIC UTILITY EASEMENT VACATION

EXHIBIT "A"

SHEET 2 OF 4

NOT VALID WITHOUT SHEET 1, 3 AND 4
THIS IS NOT A SURVEY

SURVEYOR'S NOTES:

1. The intended purpose of this sketch of description is to delineate portions of a 5' wide Public Utility Easement to be vacated.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property.
3. This sketch of description does not reflect or determine ownership.
4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.
7. Bearings shown hereon are based on the North right-of-way line of Brandon Court, having an assumed bearing of N89°51'35"W.
8. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.

Line Table		
Line #	Length	Direction
L1	80.91'	N89°51'35"W
L2	1.02"	S0°08'25"W
L3	3.98'	S0°08'25"W
L4	14.17"	N89°51'35"W
L5	16.55'	S0°08'25"W
L6	1.69'	N89°51'35"W
L7	20.53'	N0°08'25"E
L8	15.85'	S89°51'35"E
L9	60.95'	S0°08'25"W
L10	3.99'	S89°51'35"E
L11	9.98'	S89°51'35"E
L12	1.69'	S0°08'25"W
L13	9.98'	N89°51'35"W
L14	1.69'	N0°08'25"E
L15	15.93"	S89°51'35"E
L16	32.44'	S89°51'35"E
L17	2.22"	S0°08'25"W
L18	32.44'	N89°51'35"W
L19	2.22"	N0°08'25"E

PREPARED FOR AND CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS
JANET MORALES

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC
115 Alma Blvd., Suite 102, Mailing Address: P.O.Box 541866, Merritt Island, FL. 32954
Phone: (321) 507.4811 LICENSED BUSINESS #7978

I HEREBY CERTIFY THAT THE SURVEY SKETCH IS TRUE AND CORRECT, BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, FOUND IN CHAPTER 517.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL FADED SEAL OF A FLORIDA LICENSED SURVEYOR AND NUMBERED, THIS DRAWING, SKETCH, PLAT OR MAP MAY NOT BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



John R. Campbell
Professional Surveyor #7978
Date: 8/5/2025

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2024-055			SECTION 13 TOWNSHIP 24 SOUTH RANGE 35 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 8/5/2025	DRAWING: 2024-055-ESMT				

Figure 5: Sketch & Description. Sheet 2 of 4. Section 13, Township 24 South, Range 35 East. Parcel ID number: 24-35-13-02-4-17.

Petitioner's Sketch & Description Sheet 3 of 4

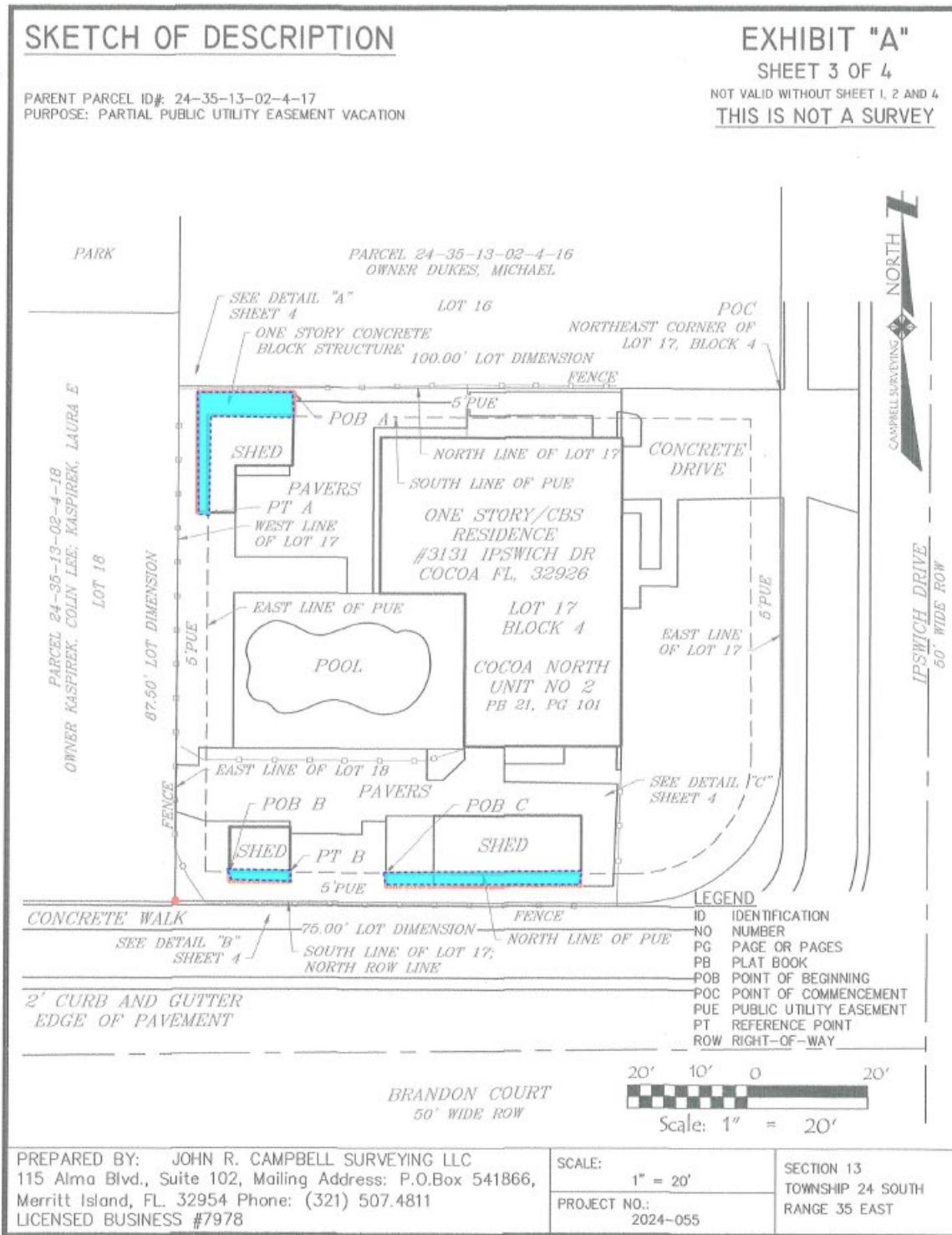


Figure 6: Sketch of Description. Sheet 3 of 4. Section 13, Township 24 South, Range 35 East. Parcel ID number: 24-35-13-02-4-17.

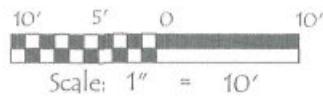
The sketch illustrates a portion of three public utility easements, per the Plat of Cocoa North, Unit No. 2. Prepared by: John R. Campbell, PLS.

Petitioner's Sketch & Description Sheet 4 of 4

SKETCH OF DESCRIPTION

PARENT PARCEL ID#: 24-35-13-02-4-17
PURPOSE: PARTIAL PUBLIC UTILITY EASEMENT VACATION

LEGEND
 ID IDENTIFICATION
 NO NUMBER
 PG PAGE OR PAGES
 PB PLAT BOOK
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 PUE PUBLIC UTILITY EASEMENT
 PT REFERENCE POINT
 ROW RIGHT-OF-WAY



NORTH
CAMPBELL SURVEYING

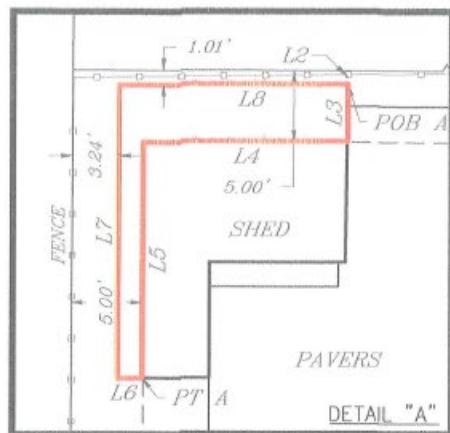


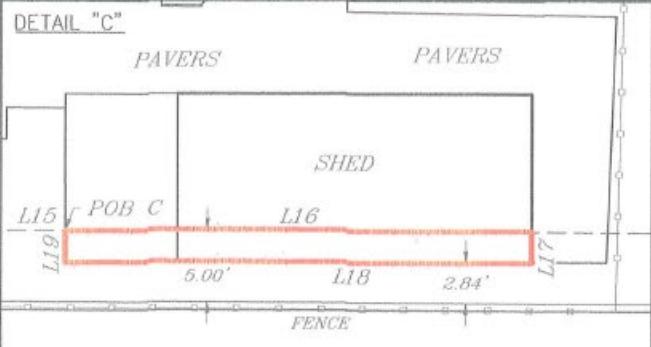
EXHIBIT "A"

SHEET 4 OF 4

NOT VALID WITHOUT SHEET I - 3

THIS IS NOT A SURVEY

Line Table		
Line #	Length	Direction
L1	80.91'	N89°51'35"W
L2	1.02'	S0°08'25"W
L3	3.98'	S0°08'25"W
L4	14.17'	N89°51'35"W
L5	16.55'	S0°08'25"W
L6	1.69'	N89°51'35"W
L7	20.53'	N0°08'25"E
L8	15.85'	S89°51'35"W
L9	60.95'	S0°08'25"W
L10	3.99'	S89°51'35"W
L11	9.98'	S89°51'35"W
L12	1.69'	S0°08'25"W
L13	9.98'	N89°51'35"W
L14	1.69'	N0°08'25"E
L15	15.93'	S89°51'35"E
L16	32.44'	S89°51'35"E
L17	2.22'	S0°08'25"W
L18	32.44'	N89°51'35"W
L19	2.22'	N0°08'25"E



PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC
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SCALE:
 1" = 10'
 PROJECT NO.:
 2024-055

SECTION 13
 TOWNSHIP 24 SOUTH
 RANGE 35 EAST

Figure 7: Sketch of Description. Sheet 4 of 4. Section 13, Township 24 South, Range 35 East. Parcel ID number: 24-35-13-02-4-17.

The sketch illustrates a portion of three public utility easements, per the Plat of Cocoa North, Unit No. 2. Prepared by: John R. Campbell, PLS.

Comment Sheet

Applicant: Morales

Updated by: Amber Holley 20250728 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20250403	20250416	Yes	No comment
FL Power & Light	20250403	20250425	Yes	Objections (Revised to no objection for shed areas only 20250728)
At&t	20250403	20250408	Yes	No objections
Charter/Spectrum	20250403	20250407	Yes	No objections
City of Cocoa	20250403	20250404	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20250403	20250418	Yes	No objections
Land Planning	20250403	20250408	Yes	No objections
Utility Services	20250403	20250404	Yes	No objections
Storm Water	20250403	20250404	Yes	No objections
Zoning	20250403	20250408	Yes	No objections

Public Hearing Legal Advertisement

ad #11614006 09/02/25

**NOTICE TO SELL THE VACATING OF
THREE PUBLIC UTILITY EASE-
MENTS, PLAT OF "COCOA NORTH,
UNIT NO. 2", IN SECTION 13,
TOWNSHIP 24 SOUTH, RANGE 35
EAST, COCOA, FL**

NOTICE IS HEREBY GIVEN that pursuant to Chapter 338.00, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by **MAYDA JANET MORALES** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

Three tracts of land lying within Lot 17, Block 4, Cocoa North, as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida, being portions of Public Utility Easements, being more particularly described as follows:

Easement "A": Commence at the Northeast corner of Lot 17, Block 4, Cocoa North as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; thence N89.51 °35'W, along the North line of said Lot 17, a distance of 80.91 feet; thence departing said North line, run S0°08'25"W a distance of 1.02 feet to Point of Beginning A; thence continue S0°08'25"W a distance of 3.98 feet to the South line of a 5 feet Public Utility Easement; thence N89.51 °35'W, along said South line of 5 feet Public Utility Easement, a distance of 14.17 feet; thence S0°08'25"W, along the East line of said 5 feet Public Utility Easement, a distance of 16.55 feet, to Reference Point A; thence departing said 5 feet Public Utility Easement, run N89.51 °35'W a distance of 1.69 feet; thence N0°08'25"E, parallel and 3.24 feet Easterly of, when measured perpendicular to, the West line of aforesaid Lot 17, a distance of 20.53 feet; thence S89.51 °35"E, parallel and 1.01 feet Southerly of, when measured perpendicular to, the North line of aforesaid Lot 17, a distance of 1.69 feet to Point of Beginning A. Together with Easement "B": Commence at Reference Point A, run S0°08'25"W, along the East line of aforesaid Public Utility Easement, a distance of 60.95 feet; thence S89.51 °35"E, along the North line of aforesaid Public Utility Easement, a distance of 3.99 feet to Point of Beginning B; thence continue S89.51 °35"E, along said North line of Public Utility Easement, a distance of 5.98 feet to Reference Point B; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 1.69 feet; thence N89.51 °35'W, parallel and 3.33 feet Northerly of, when measured perpendicular to, the South line of aforesaid Lot 17, a distance of 9.98 feet; thence N0°08'25"E a distance of 1.69 feet to Point of Beginning B. Together with Easement "C": Commence at Reference Point C, run S89.51 °35"E, along aforesaid North line of Public Utility Easement, a distance of 15.93 feet to Point of Beginning C; thence continue S89.51 °35"E, along said North line of Public Utility Easement, a distance of 32.44 feet; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 2.22 feet; thence N89.51 °35'W, parallel and 2.84 feet Northerly of, when measured perpendicular to, the South line of aforesaid Lot 17, a distance of 32.44 feet; thence N0°08'25"E a distance of 2.22 feet to Point of Beginning C. All of the above containing therein 162.4 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 **September 16, 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 to the maximum extent during the hearing is conducted at least 48 hours prior to the public hearing by any person wishing assistance.

Figure 7: Copy of public hearing advertisement published on September 2, 2025. See the next page for full text.

Legal Notice Text

LEGAL NOTICE

NOTICE FOR THE VACATING OF THREE PUBLIC UTILITY EASEMENTS, PLAT OF "COCOA NORTH, UNIT NO. 2", IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 35 EAST, COCOA, 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 MAYDA JANET MORALES with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit: Three tracts of land lying within Lot 17, Block 4, Cocoa North, as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; being portions of Public Utility Easements, being more particularly described as follows:

Easement "A": Commence at the Northeast corner of Lot 17, Block 4, Cocoa North as recorded in Plat Book 21, Page 101 of the Public Records of Brevard County, Florida; thence N89.51 '35"W, along the North line of said Lot 17, a distance of 80.91 feet; thence departing said North line, run so·o8'25"W a distance of 1.02 feet to Point of Beginning A; thence continue S0'08'25"W a distance of 3.98 feet to the South line of a 5 feet Public Utility Easement; thence N89°51'35"W, along said South line of 5 feet Public Utility Easement, a distance of 14.17 feet; thence S0'08'25"W, along the East line of said 5 feet Public Utility Easement, a distance of 16.55 feet, to Reference Point A; thence departing said East line of said 5 feet Public Utility Easement, run N89°51'35"W a distance of 1.69 feet; thence N0'08'25"E, parallel and 3.24 feet Easterly of, when measured perpendicularly to, the West line of aforesaid Lot 17, a distance of 20.53 feet; thence S89°51'35"E, parallel and 1.01 feet Southerly of, when measured perpendicularly to, the North line of aforesaid Lot 17, a distance of 15.85 feet to Point of Beginning A.

Together with Easement "B":

Commence at Reference Point A, run S0'08'25"W, along the East line of aforesaid Public Utility Easement, a distance of 60.95 feet; thence S89°51'35"E, along the North line of aforesaid Public Utility Easement, a distance of 3.99 feet to Point of Beginning B; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 9.98 feet to Reference Point B; thence departing said North line of Public Utility Easement, run S0°08'25"W a distance of 1.69 feet; thence N89°51'35"W, parallel and 3.33 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 9.98 feet; thence N0'08'25"E a distance of 1.69 feet to Point of Beginning B.

Together with Easement "C": Commence at Reference Point B, run S89°51'35"E, along aforesaid North line of Public Utility Easement, a distance of 15.93 feet to Point of Beginning C; thence continue S89°51'35"E, along said North line of Public Utility Easement, a distance of 32.44 feet; thence departing said North line of Public Utility Easement, run S0'08'25"W a distance of 2.22 feet; thence N89°51'35"W, parallel and 2.84 feet Northerly of, when measured perpendicularly to, the South line of aforesaid Lot 17, a distance of 32.44 feet; thence N0°08'25"E a distance of 2.22 feet to Point of Beginning C. All of the above containing therein 162.4 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 September 16, 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.