

Resolution 2025 -

Vacating a portion of a public utility and drainage easement, Plat of "Colony Park", Merritt Island, Florida, lying in Section 22, Township 23 South, Range 36 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Sherry and Sean O'Brien** 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 16th day of December, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:

Rachel Sadoff, Clerk

Thad Altman, Chair

As approved by the Board on:
December 16, 2025

Brevard County Property Appraiser Detail Sheet

Account 2316361 & 2316362

Owners OBRIEN, SHERRY; OBRIEN, SEAN

Mailing Address 6481 COLONY PARK DR MERRITT ISLAND FL 32953

Site Address 6483 COLONY PARK DR MERRITT ISLAND FL 32953

Parcel ID 23-36-22-01-A-10

Taxing District 2200 - UNINCORP DISTRICT 2

Exemptions NONE

Property Use 0232 - RESIDENTIAL RELATED AMENITY ON
MANUFACTURED HOME S

Total Acres 0.22

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0018/0060

Subdivision COLONY PARK

Land Description COLONY PARK LOTS 9,10 BLK A

VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$181,070	\$184,810	\$211,450
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$181,070	\$184,810	\$170,170
Assessed Value School	\$181,070	\$184,810	\$211,450
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$181,070	\$184,810	\$170,170
Taxable Value School	\$181,070	\$184,810	\$211,450

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
02/11/2025	\$299,000	WD	--	10264/1076
11/08/2024	--	WD	--	10212/0127

Vicinity Map

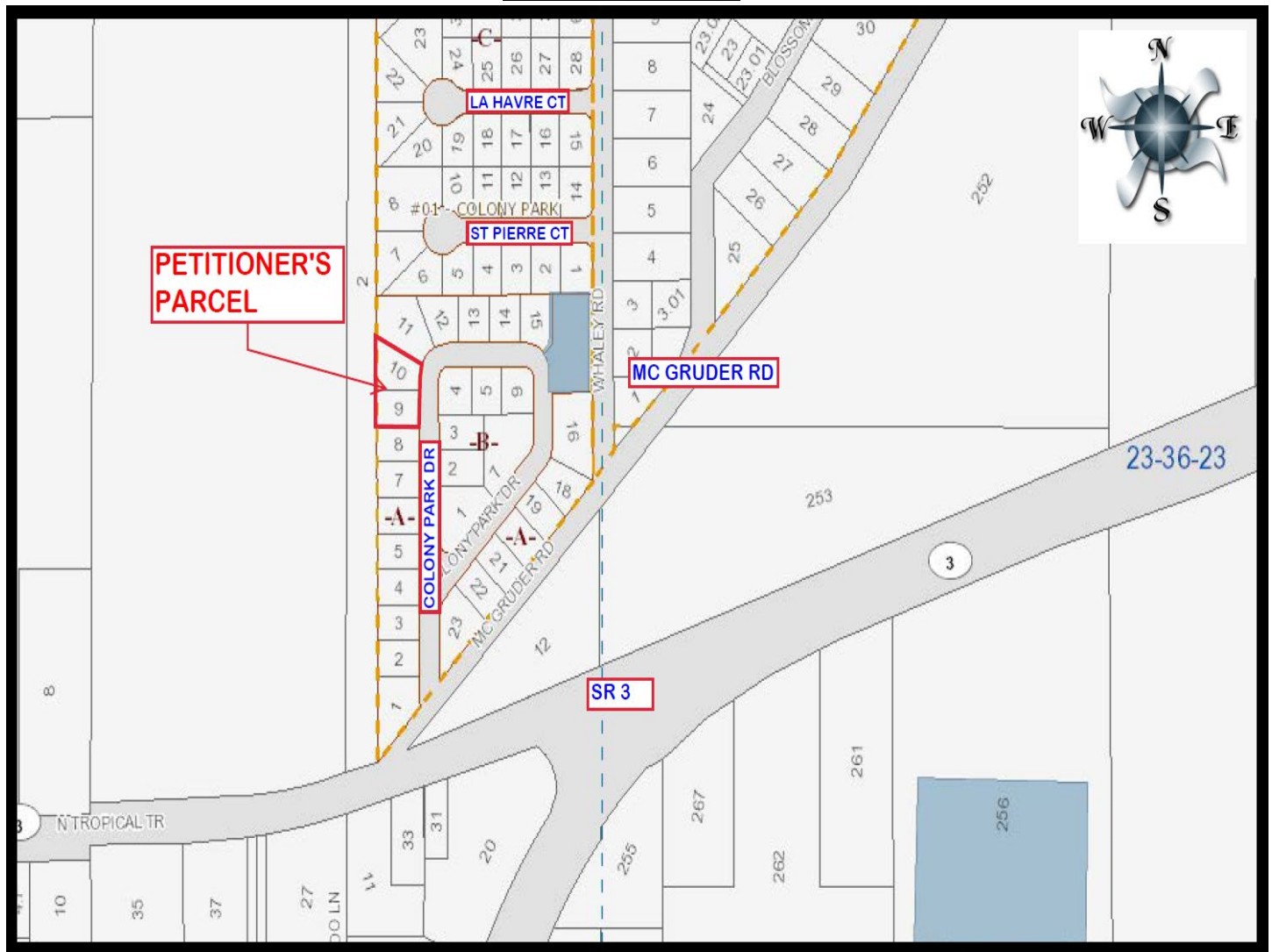


Figure 1: Map of Lots 9 & 10, Block A, Colony Park, 6481 & 6483 Colony Park Drive, Merritt Island, Florida, 32953.

Sherry and Sean O'Brien – 6481 & 6483
Colony Park Drive – Merritt Island, FL, 32953
– Lots 9 & 10, Block A, plat of "Colony Park"
– Plat Book 18, Page 60 – Section 22,
Township 23 South, Range 36 East – District
2 – Proposed Vacating of a portion of a
Public Utility & Drainage Easement

[illegible]

Figure 2: Aerial Map of Lots 9 & 10, Block A, Colony Park, 6481 & 6483 Colony Park Drive, Merritt Island, Florida, 32953.

Sherry and Sean O'Brien – 6481 & 6483
Colony Park Drive – Merritt Island, FL, 32953
– Lots 9 & 10, Block A, plat of “Colony Park”
– Plat Book 18, Page 60 – Section 22,
Township 23 South, Range 36 East – District
2 – Proposed Vacating of a portion of a
Public Utility & Drainage Easement

COLONY PARK

... and for Bristol County, Pa.

1. $1.41(1)$
 2. $1.42(2)$
 3. $1.43(3)$
 4. $1.44(4)$
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 6. $1.46(6)$
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 96. $2.36(96)$
 97. $2.37(97)$
 98. $2.38(98)$
 99. $2.39(99)$
 100. $2.40(100)$

Figure 3: Copy of Plat of Colony Park, dedicated to Brevard County in October 1963.

Petitioner's Sketch & Description Sheet 2 of 2

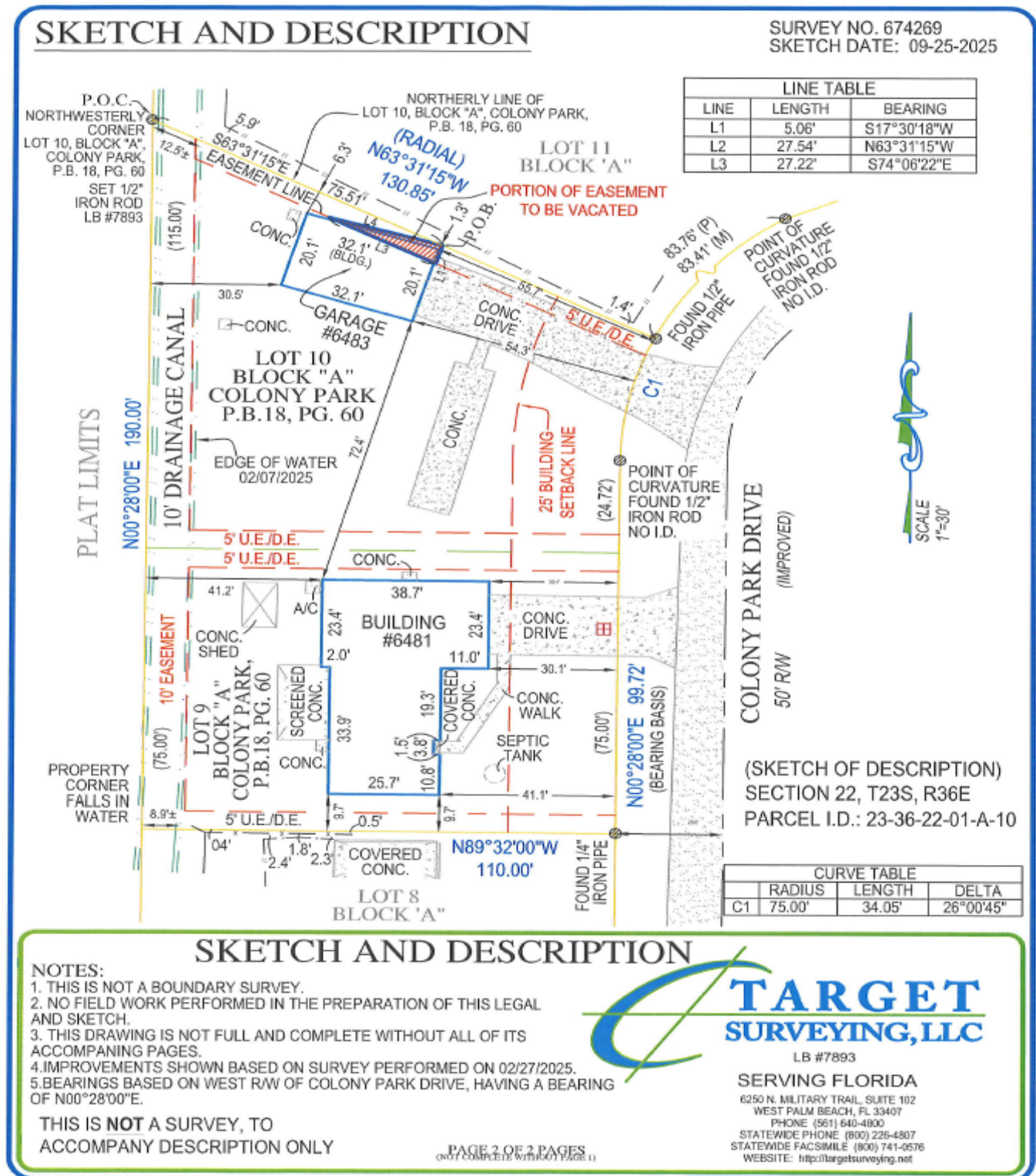


Figure 5: Sketch & Description. Sheet 2 of 2. Section 22, Township 23 South, Range 36 East. Parcel ID number: 23-36-22-01-A-10.

The sketch illustrates a portion of a public utility and drainage easement, per the Plat of Colony Park, 6481 and 6483 Colony Park Drive, Merritt Island, Florida, 32953. Prepared by: David W. Lei, PLS.

Comment Sheet

Applicant: O'Brien

Updated by: Amber Holley 20251103 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20251008	20251009	Yes	No objection
FL Power & Light	20251008	20251030	Yes	No objection
At&t	20251008	20251008	Yes	No objections
Charter/Spectrum	20251008	20251008	Yes	No objections
City of Cocoa	20251008	20251021	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20251008	20251008	Yes	No objections
Land Planning	20251008	20251008	Yes	No objections
Utility Services	20251008	20251008	Yes	No objections
Storm Water	20251008	20251103	Yes	No objections
Zoning	20251008	20251008	Yes	No objections

Public Hearing Legal Advertisement

ad# 11860792 12/01/2025

LEGAL NOTICE

**NOTICE FOR THE VACATING OF A
PORTION OF A PUBLIC UTILITY
EASEMENT, PLAT OF "COLONY
PARK", IN SECTION 22, TOWNSHIP
23 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 **SHERRY AND SEAN O'BRIEN** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

**A PORTION OF THE NORTHERLY
5.00 FOOT PUBLIC UTILITY AND
DRAINAGE EASEMENT, LOT 10,
BLOCK A, PLAT BOOK/INSTRUMENT
18, PAGE 60, COLONY PARK
IN BREVARD COUNTY, FL,
DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTH-
WESTERLY CORNER OF AFORE-
MENTIONED LOT 10, BLOCK "A",
THENCE S63°31'15"11E, ALONG
THE NORTHERLY BOUNDARY OF
SAID LOT 10, A DISTANCE OF 75.51
FEET, TO THE POINT OF BEGIN-
NING; THENCE S17°30'18" W A
DISTANCE OF 5.06 FEET; THENCE
N63°31'15" W, ALONG THE EASE-
MENT LINE AND PARALLEL TO THE
NORTHERLY BOUNDARY OF LOT
10, A DISTANCE OF 27.54 FEET;
THENCE S74°06'22"E A DISTANCE
OF 27.22 FEET AND BACK TO THE
POINT OF BEGINNING. SAID
PARCEL CONTAINING 68.862 SQ.
FT./0.00158 ACRES. PREPARED BY:
DAVID W. LEI, 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 December 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.

Figure 6: Copy of public hearing advertisement published on December 1, 2025. See the next page for full text.

Legal Notice Text

LEGAL NOTICE

NOTICE FOR THE VACATING OF A PORTION OF A PUBLIC UTILITY EASEMENT, PLAT OF "COLONY PARK", IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 36 EAST, MERRITT ISLAND, FL

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A PORTION OF THE NORTHERLY 5.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, LOT 10, BLOCK A, PLAT BOOK/INSTRUMENT 18, PAGE 60, COLONY PARK IN BREVARD COUNTY, FL, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF AFOREMENTIONED LOT 10, BLOCK "A", THENCE S63°31'15"11E, ALONG THE NORTHERLY BOUNDARY OF SAID LOT 10, A DISTANCE OF 75.51 FEET, TO THE POINT OF BEGINNING; THENCE S17°30'18" W A DISTANCE OF 5.06 FEET; THENCE N63°31'15" W, ALONG THE EASEMENT LINE AND PARALLEL TO THE NORTHERLY BOUNDARY OF LOT 10, A DISTANCE OF 27.54 FEET; THENCE S74°06'22"E A DISTANCE OF 27.22 FEET AND BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 68.862 SQ. FT./0.00158 ACRES. PREPARED BY: DAVID W. LEI, PSM.

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