

Resolution 2025 -

Vacating a portion of two public rights-of-way, Plat of "Bellewood Estates", Titusville, Florida, lying in Section 12, Township 23 South, Range 35 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **STG Properties LLC** with the Board of County Commissioners to vacate public rights-of-ways in Brevard County, Florida, described as follows:

SEE ATTACHED BOUNDARY SURVEY

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 rights-of-ways will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public rights-of-ways 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 22nd day of July, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:

Rachel Sadoff, Clerk

Rob Feltner, Chairman

As approved by the Board on:
July 22, 2025

Brevard County Property Appraiser Detail Sheet

Account 2301504

Owners STG PROPERTIES LLC

Mailing Address 397 BABCOCK RD N MELBOURNE FL 32935

Site Address 125 PRECISION WAY UNIT APPDIR TITUSVILLE FL 32780

Parcel ID 23-35-12-03-*-2.05

Taxing District 1300 - UNINCORP DISTRICT 1

Exemptions NONE

Property Use 4100 - LIGHT MANUFACTURING (SMALL EQUIPMENT

MFG PLANT, SM

Total Acres 21.94

Site Code 0300 - U S 1

Plat Book/Page 0008/0019

Subdivision BELLEWOOD ESTATES, RESUBD OF

Land Description

BELLEWOOD ESTATES, RESUBD OF PART OF TRACT 2 & PART OF BLKS 21 THRU 24 OF PB 6 PG 27 AS DESC
IN ORB 3673 PG 1869 & VAC RD R/W

VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$1,226,850	\$1,085,680	\$1,002,470
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$1,194,240	\$1,085,680	\$992,010
Assessed Value School	\$1,226,850	\$1,085,680	\$1,002,470
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$1,194,240	\$1,085,680	\$992,010
Taxable Value School	\$1,226,850	\$1,085,680	\$1,002,470

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
02/26/2003	\$800,000	WD	--	4843/1201
04/27/2001	--	WD	--	4336/1533

Vicinity Map

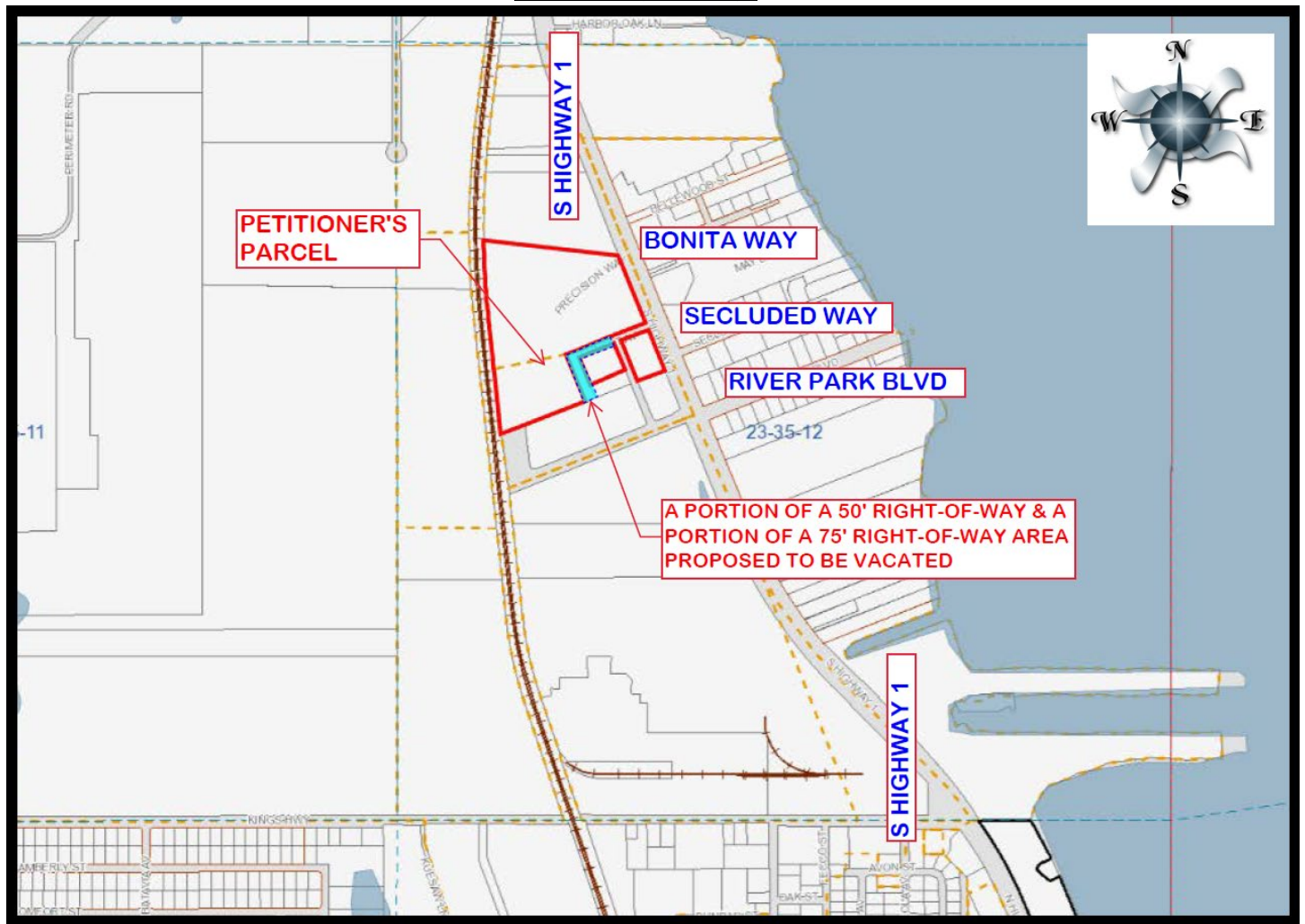


Figure 1: Map of Part of Blocks 21-24, Bellewood Estates, 125 Precision Way, Titusville, Florida, 32780.

STG Properties LLC – Titusville – Part of Blocks 21-24, Resub of Bellewood Estates, Plat Book 6, Page 27 – Section 12, Township 23 South, Range 35 East – District 1 – Proposed Vacating of a portion of Sunset Avenue a 50-foot-wide Road Right-of-way, and a portion of Dixie Blvd a 75-foot-wide Road Right-of-Way

Aerial Map



Figure 2: Aerial Map of Part of Blocks 21-24, Bellewood Estates, 125 Precision Way, Titusville, Florida, 32780.

STG Properties LLC – Titusville – Part of Blocks 21-24, Resub of Bellewood Estates, Plat Book 6, Page 27 – Section 12, Township 23 South, Range 35 East – District 1 – Proposed Vacating of a portion of Sunset Avenue a 50-foot-wide Road Right-of-way, and a portion of Dixie Blvd a 75-foot-wide Road Right-of-Way

Map Reference

PLAT BOOK 6
PAGE 27

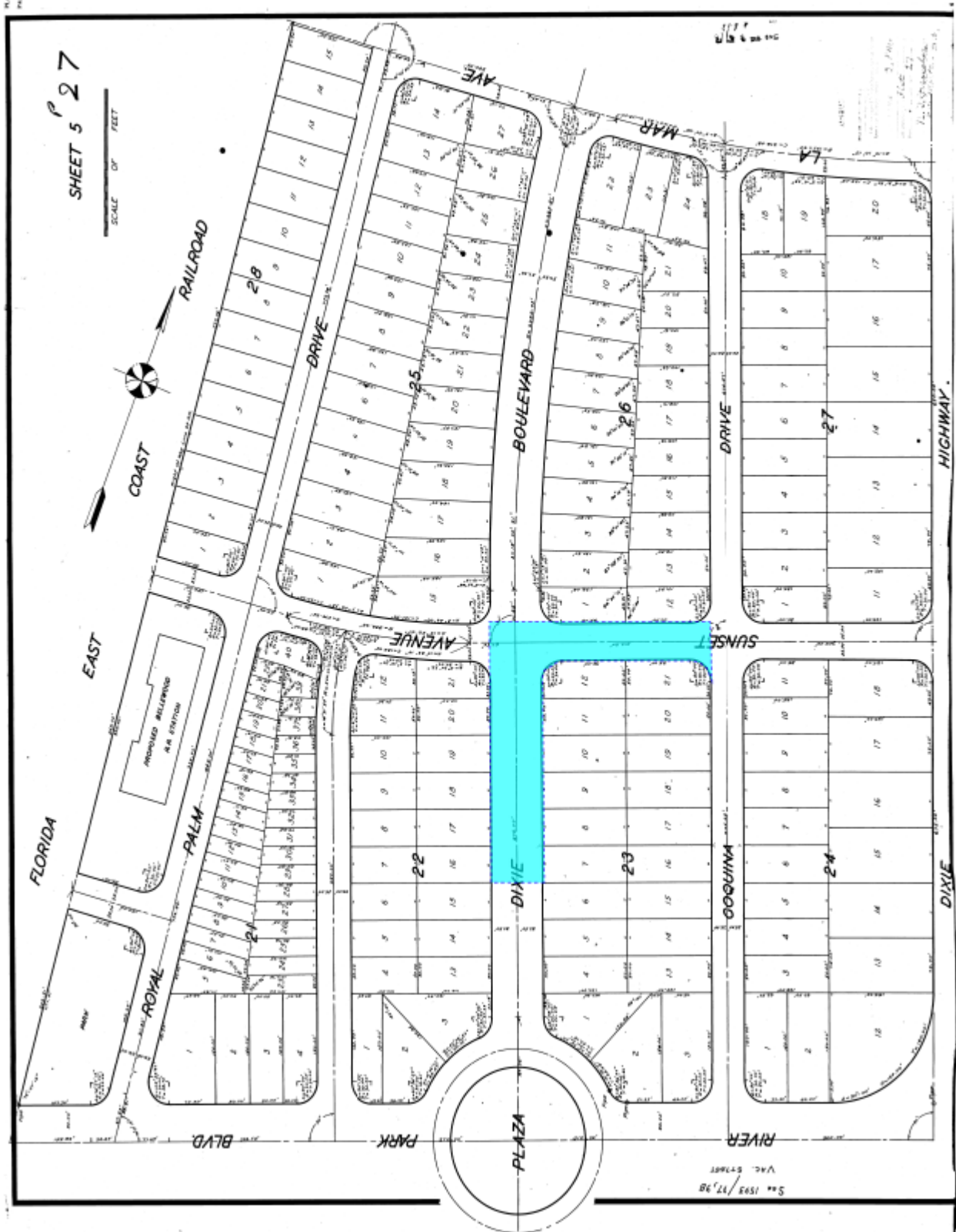


Figure 3: Copy of Plat of Bellewood Estates, dedicated to Brevard County in February 1926.

Petitioner's Boundary Survey Sheet 1 of 2

<h2 style="margin: 0;">BOUNDARY SURVEY</h2>		<h2 style="margin: 0;">SHEET 1 OF 2</h2>	
SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST		NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2	
PARCEL ID NUMBER: 23-35-12-03-*2.05			
PURPOSE OF SURVEY: TO VACATE AND ABANDON UNOPENED AND UNIMPROVED PLATTED STREETS.			
<h3>LEGAL DESCRIPTION:</h3>		<h3>LEGEND:</h3>	
THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST. CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES.		<div style="border: 1px solid black; padding: 5px;"><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 20px; border-bottom: 2px solid black; margin-right: 5px;"></div>LINE BREAK</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></div>POINT ON A CURVE</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>POINT OF CURVATURE</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>POINT OF REVERSE CURVATURE</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>POINT OF TANGENCY</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>RIGHT OF WAY</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>OFFICIAL RECORDS BOOK</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>PAGE</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>LENGTH</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>RADIUS</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>CENTRAL ANGLE</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>CHORD BEARING</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>CHORD LENGTH</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>LINE TAG LABEL (SEE TABLE)</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>CURVE TAG LABEL (SEE TABLE)</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>SECTION</div><div style="display: flex; align-items: center; margin-bottom: 5px;"><div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div>FND 5/8" IRON ROD & CAP LB 8501</div></div>	
<h3>SURVEYOR'S NOTES:</h3>			
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE 901 EAST, NORTH AMERICAN DATUM OF 1983, WITH 2011 ADJUSTMENT, AS REFERENCED FROM FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE CONTROL STATION D5PNC 42002 006, DERIVING A BEARING OF S67°58'16"W ALONG THE NORTH R/W OF SUNSET AVENUE.			
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.			
3. THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.			
4. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED (M) UNLESS NOTED AS CALCULATED (C) OR PER DEED (D).			
5. FIELD DATE: 04/25/2025; DRAWING DATE: 04/29/2025.			
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).			
7. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 04/29/2025 PER FAC 5J-17.062(2).			
8. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.			
PREPARED FOR: ALLIED NEW TECHNOLOGIES-3		<div style="border: 1px solid black; border-radius: 50%; width: 150px; height: 150px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"><div style="text-align: center;">DONLEY CONSULTING GROUP, LLC PSM 5381 FLORIDA 04/29/2025</div></div> <div style="margin-top: 10px;"><div style="text-align: center;">WILLIAM D. DONLEY SURVEYOR & MAPPER, PSM NO. 5381 NOT VALID UNLESS SIGNED AND SEALED</div></div>	
PREPARED BY: DONLEY CONSULTING GROUP, LLC ADDRESS: 210 PARKTOWNE BOULEVARD, SUITE 1 EDGEWATER, FLORIDA 32132 PHONE: 407.947.4552			
DRAWN BY: <u>W. DONLEY</u>	CHECKED BY: <u>W. DONLEY</u>	DRAWING NO. <u>1000.029</u>	SECTION <u>12</u>
DATE: <u>04/29/2025</u>	SHEET <u>1</u> OF <u>2</u>	05.02.25 ADDRESS COMMENTS	TOWNSHIP <u>23</u> SOUTH
		REVISIONS	RANGE <u>35</u> EAST

Figure 4: Boundary Survey. Sheet 1 of 2. Section 12, Township 23 South, Range 35 East. Parcel ID number: 23-35-14-03-*2.05.

Petitioner's Boundary Survey Sheet 2 of 2

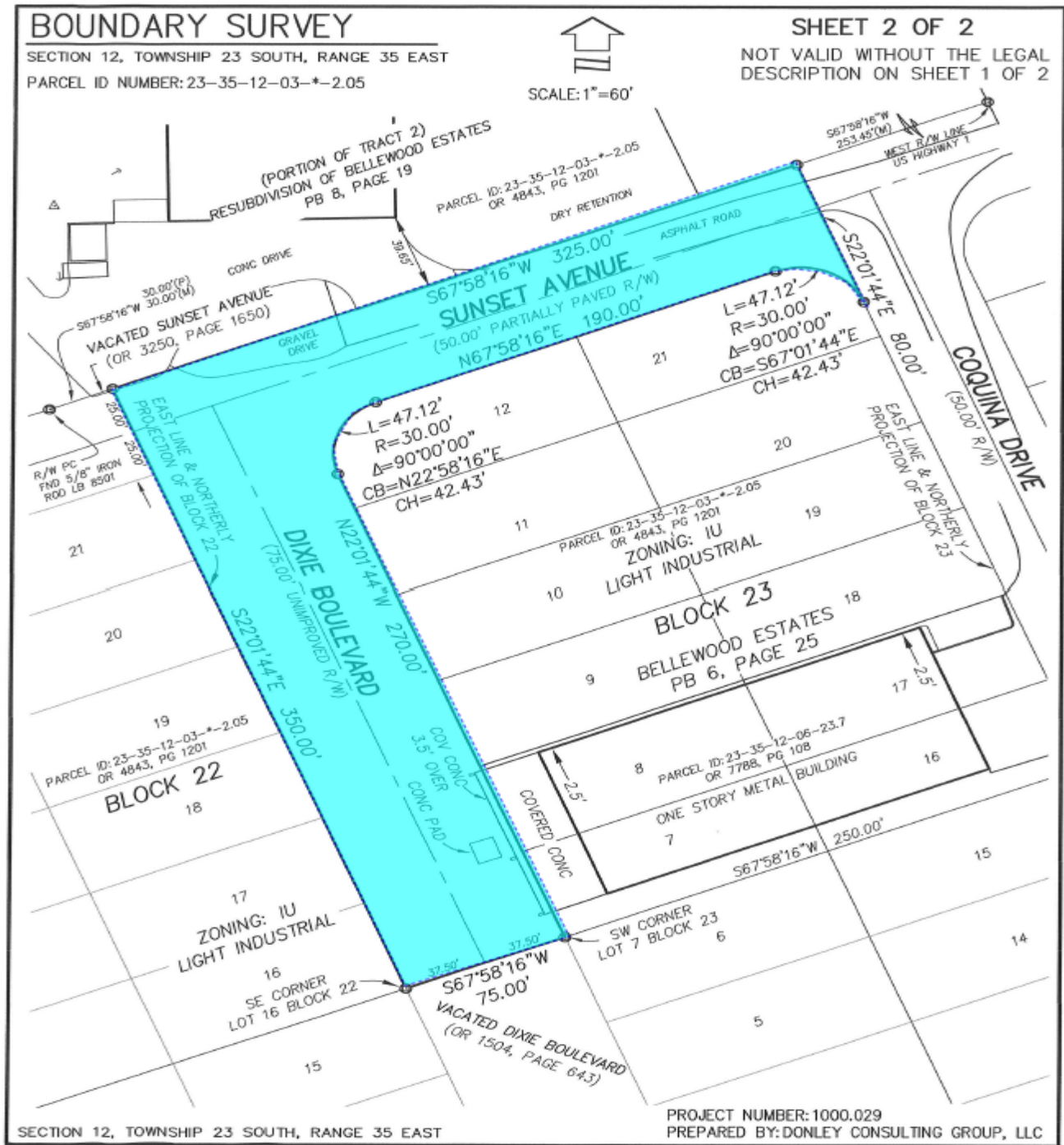


Figure 5: Sketch of Description. Sheet 2 of 2. Section 12, Township 23 South, Range 35 East. Parcel ID number: 23-35-14-03-*2.05.

The sketch illustrates a portion of two public rights-of-way, per the Plat of Bellewood Estates. The coordinates of the lot are as follows: North boundary – South 67°58'16" West 325.00 feet; East boundary – South 22°01'44" East 80.00 Feet; South boundary – South 67°58'16" West 75.00 Feet; West boundary – North 22°01'44" East 350.00 feet. Prepared by: William D. Donley, PLS.

Comment Sheet

Applicant: STG Properties LLC

Updated by: Amber Holley 20250602 at 14:30 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20250512	20250602	Yes	No Comment
FL Power & Light	20250512	20250522	Yes	No Objection
At&t	20250512	20250513	Yes	No Objection
Charter/Spectrum	20250512	20250523	Yes	No Objection
Florida Gas Tran.	20250512	20250513	Yes	No Objections
City of Titusville	20250512	20250522	Yes	Np Objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20250512	20250602	Yes	No Objections
Land Planning	20250512	20250527	Yes	No objections
Utility Services	20250512	20250513	Yes	No objections
Storm Water	20250512	20250512	Yes	No Objections
Zoning	20250512	20250527	Yes	No objections
Land Acquisition	20250512	20250513	Yes	No objections
Fire Dept	20250512	20250512	Yes	No Objection
Traffic Eng	20250512	20250523	Yes	No Objections

Public Hearing Legal Advertisement

Ad#11454613 07/07/2025

LEGAL NOTICE

NOTICE FOR THE VACATING OF A PORTION OF TWO PUBLIC RIGHTS-OF-WAYS, PLAT OF "BELLEWOOD ESTATES" IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST, TITUSVILLE, FL

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article 11, Section 86-36, Brevard County Code, a petition has been filed by STG PROPERTIES LLC with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

THAT PORTION OF SUNSET AVENUE (50.00 FOOT RIGHT OF WAY) LYING EAST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 22 AND WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF BLOCK 23; TOGETHER WITH THAT PORTION OF UNIMPROVED DIXIE BOULEVARD (75.00 FOOT RIGHT OF WAY) LYING NORTH OF A LINE BETWEEN THE SOUTHEAST CORNER OF LOT 16, BLOCK 22 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 23 AND THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED SUNSET AVENUE, BELLEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 25 THROUGH 31, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 35 EAST. CONTAINING: 39,136.28 SQUARE FEET, 0.90 ACRES. PREPARED BY: WILLIAM D. DONLEY, 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 July 22, 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 meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

Figure 8: Copy of public hearing advertisement published on July 7, 2025. See the next page for full text.

Legal Notice Text

LEGAL NOTICE

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