

**Resolution 2024 -**

**Vacating a portion of a public utility easement in plat "Sunset Groves Unit 2", Merritt Island, Florida, lying in Section 10, Township 24 South, Range 36 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Daniel and Kathleen Victoria Jadoonath** with the Board of County Commissioners to vacate a public easement in Brevard County, Florida, described as follows:

**SEE ATTACHED SKETCH & 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 the 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 12<sup>th</sup> day of November, 2024 A.D.

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

ATTEST:

\_\_\_\_\_  
Rachel Sadoff, Clerk

\_\_\_\_\_  
Rita Pritchett, Vice Chair

As approved by the Board on:  
November 12, 2024

# Brevard County Property Appraiser Detail Sheet

Owners JADOONATH, DANIEL; JADOONATH, KATHLEEN  
 VICTORIA  
 Mailing Address 3221 BISCAYNE DR MERRITT ISLAND FL 32953  
 Site Address 3221 BISCAYNE DR MERRITT ISLAND FL 32953  
 Parcel ID 24-36-10-07-C-2  
 Taxing District 2200 - UNINCORP DISTRICT 2  
 Exemptions  
 HEX1 - HOMESTEAD FIRST  
 HEX2 - HOMESTEAD ADDITIONAL  
 WDWL - WIDOWER'S EXEMPTION FOR HUSBAND  
 Property Use 0110 - SINGLE FAMILY RESIDENCE  
 Total Acres 0.24  
 Site Code 0001 - NO OTHER CODE APPL.  
 Plat Book/Page 0041/0034  
 Subdivision SUNSET GROVES UNIT 2  
 Land Description SUNSET GROVES UNIT 2 LOT 2 BLK C

## VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$359,160	\$349,610	\$331,170
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$161,150	\$156,460	\$151,910
Assessed Value School	\$161,150	\$156,460	\$151,910
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$5,000	\$5,000	\$0
Taxable Value Non-School	\$106,150	\$101,460	\$101,910
Taxable Value School	\$131,150	\$126,460	\$126,910

## SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
03/13/2022	\$0	DC	Improved	9452/1065
05/23/2005	\$0	QC	Improved	7479/1077
04/28/2003	\$0	WD	Improved	5692/2086

## Vicinity Map

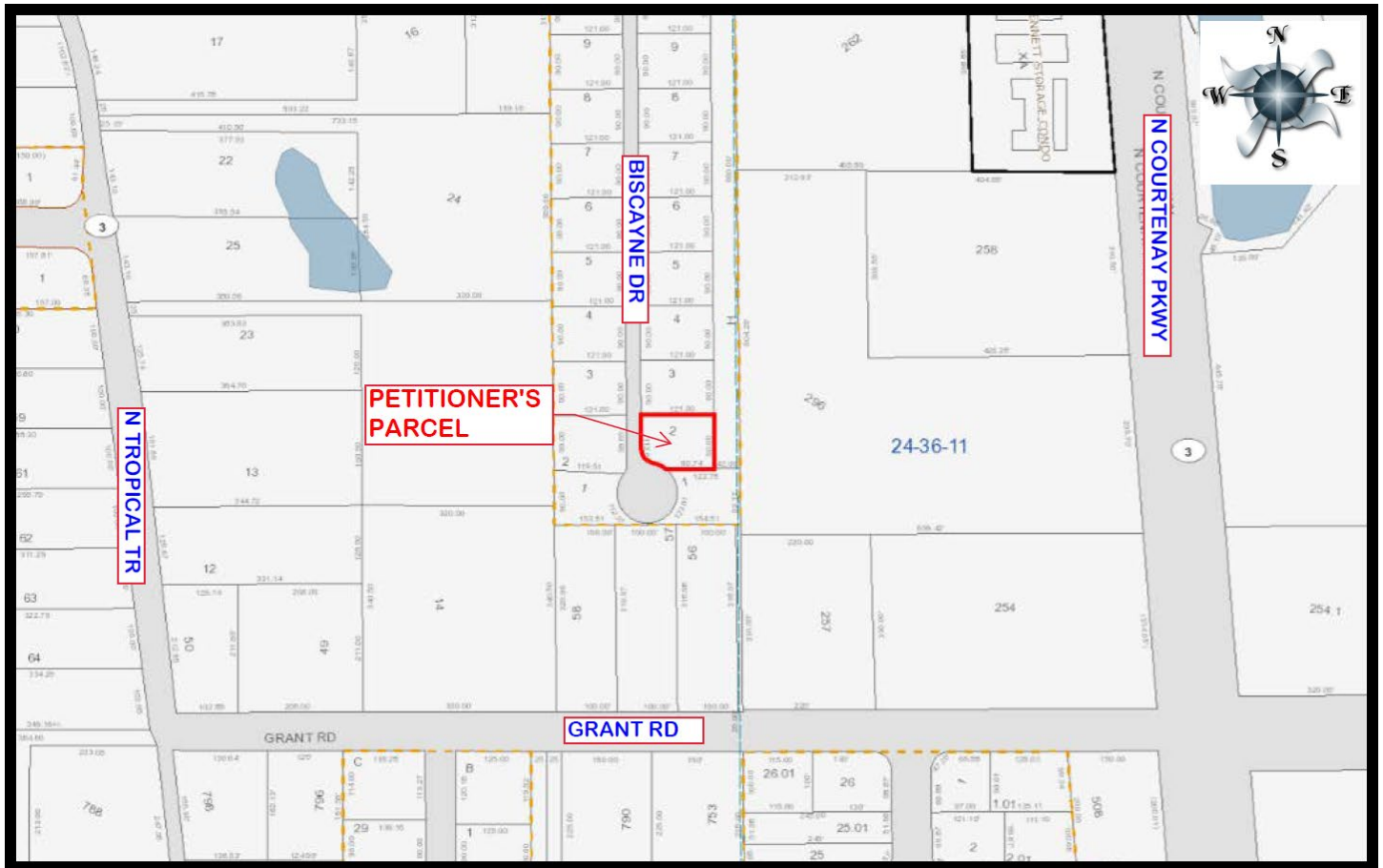


Figure 1: Map of Lot 2, Block C, Sunset Groves Unit 2, 3221 Biscayne Drive, Merritt Island, Florida, 32953.

Daniel & Kathleen Victoria Jadoonath – 3221  
Biscayne Drive – Merritt Island, FL, 32953 –  
Lot 2, Block C, plat of “Sunset Groves Unit 2”  
– Plat Book 41, Page 34 – Section 10,  
Township 24 South, Range 36 East – District 2  
– Proposed Vacating of a portion of a 10.0 ft.  
Wide Public Utility Easement

## Aerial Map

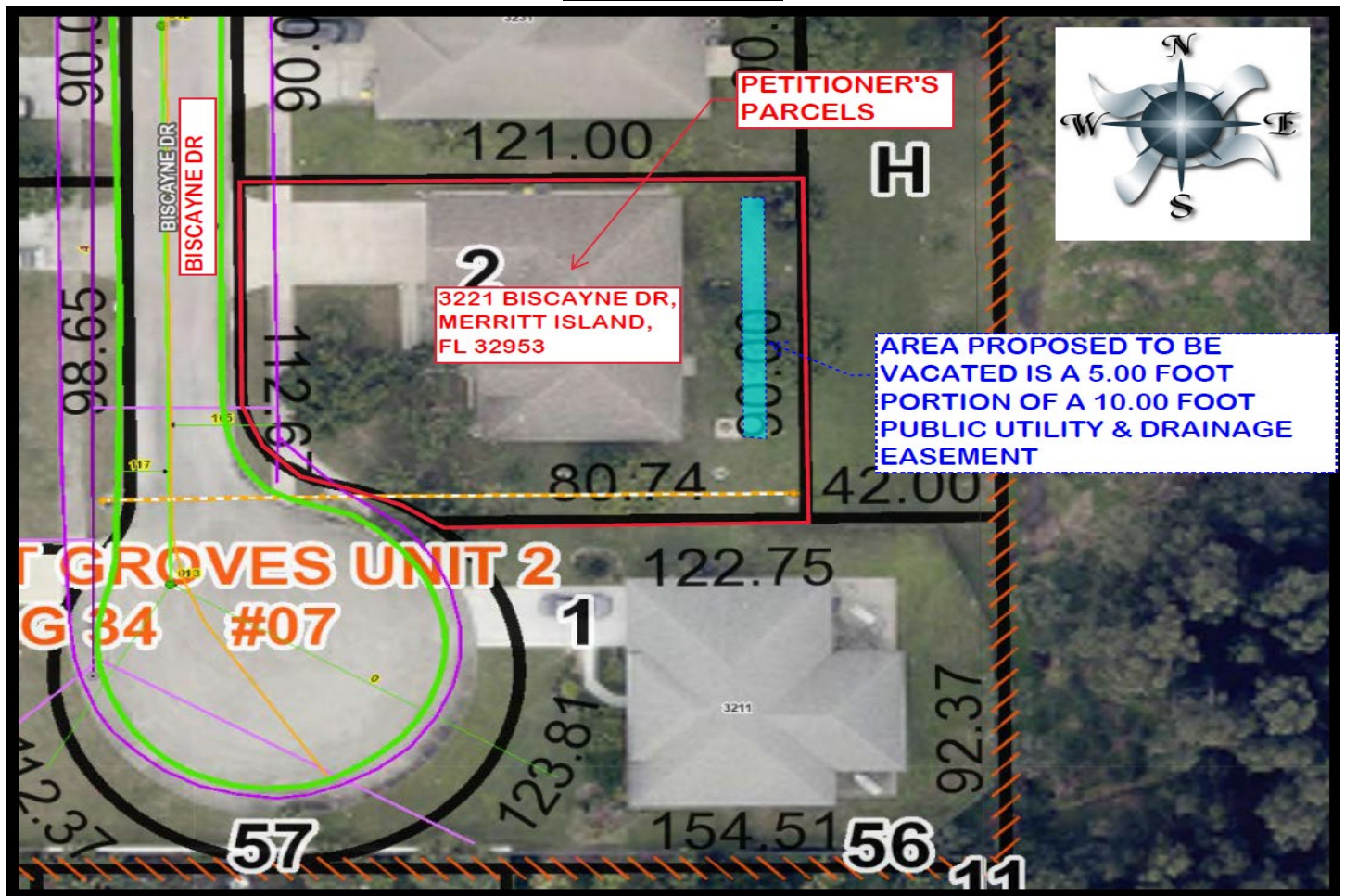


Figure 2: Aerial Map of Lot 2, Block C, Sunset Groves Unit 2, 3221 Biscayne Drive, Merritt Island, Florida, 32953.

Daniel & Kathleen Victoria Jadoonath – 3221 Biscayne Drive – Merritt Island, FL, 32953 – Lot 2, Block C, plat of “Sunset Groves Unit 2” – Plat Book 41, Page 34 – Section 10, Township 24 South, Range 36 East – District 2 – Proposed Vacating of a portion of a 10.0 ft. Wide Public Utility Easement

# Plat Reference

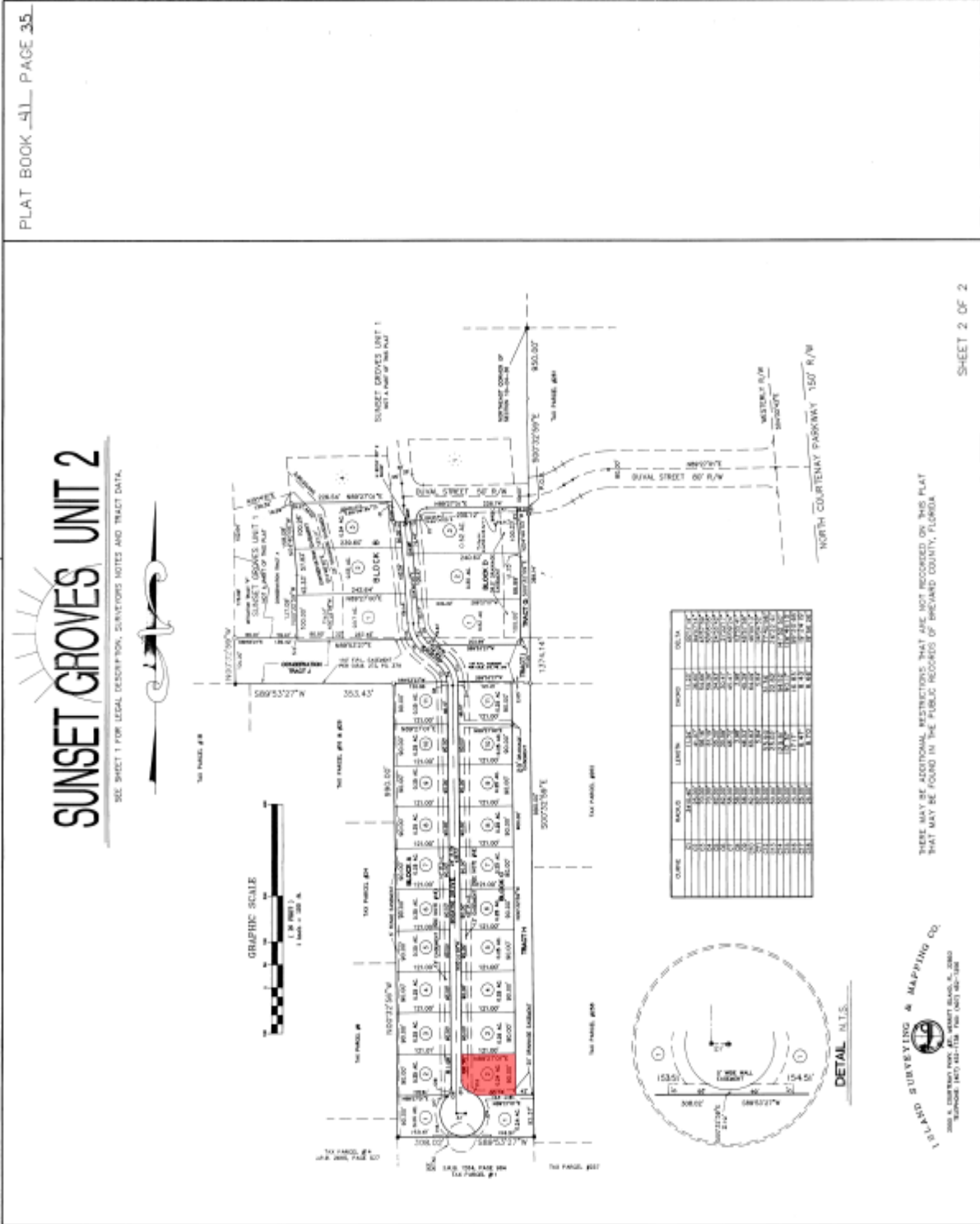


Figure 3: Copy of plat map "Sunset Groves Unit 2" dedicated to Brevard County January 1995.

# Petitioner's Sketch & Description Sheet 1 of 2


<b><u>LEGAL DESCRIPTION</u></b>		<b>SHEET 1 OF 2</b>	
SITUATED IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 36 EAST		NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2	
PARCEL ID# 24-36-10-07-C-2			
PURPOSE OF SURVEY: VACATING A PORTION OF A 10.0 FOOT WIDE PUBLIC UTILITY EASEMENT			
 <b><u>LEGAL DESCRIPTION:</u></b>			
THAT PORTION OF A 10.0 WIDE PUBLIC UTILITY EASEMENT DESCRIBED AS FOLLOWS:			
THE SOUTH 63.5 FEET OF THE NORTH 71 FEET OF THE WEST 5 FEET OF THE EAST 10 FEET OF LOT 2, BLOCK C SUNSET GROVES UNIT 2, AS RECORDED IN PLAT BOOK 41, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 317.50 SQ.FT.+-, 0.0073 ACRES +-.			
 <b><u>SURVEYOR'S NOTES:</u></b>			
1. THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED DESCRIPTION IS THE EAST RIGHT OF WAY LINE OF BISCAYNE DRIVE, BEING N 00°32'59" W AS PER PLAT OF SUNSET GROVES UNIT 2.			
2. THE SKETCH ON SHEET 2 OF 2 IS NOT A BOUNDARY SURVEY, IT IS A SKETCH ONLY TO ACCOMPANY LEGAL DESCRIPTION.			
3. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY ERIC NIELSEN LAND SURVEYING, INC. DATED 08-27-2024			
 <b><u>ABBREVIATION &amp; SYMBOL LEGEND</u></b>			
C/L = CENTERLINE	I.R.C. = IRON ROD & CAP		
R/W = RIGHT-OF-WAY	P.U.E. = PUBLIC UTILITY EASEMENT		
FND = FOUND	P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT		
LB = LICENSED BUSINESS	A/C = AIR CONDITIONER		
P = PLAT	CONC = CONCRETE		
M = MEASURED	WUP = WOOD UTILITY POLE		
I.R. = IRON ROD	W/M = WATER METER		
L = LINE	E.M. = ELECTRIC METER		
N&D = NAIL & DISC	W.F.S. = WOOD FRAME STRUCTURE		
		<p style="text-align: center;"><b>Eric Nielsen</b> <small>Digitally signed by Eric Nielsen Date: 2024.10.22 11:03:45 -04'00'</small></p> <p style="text-align: center;">SURVEYOR &amp; MAPPER, PSM NO. 5386 NOT VALID UNLESS SIGNED AND SEALED</p>	
PREPARED FOR: DANIEL JADOONATH KATHLEEN VICTORIA JADOONATH		PREPARED BY: ERIC NIELSEN LAND SURVEYING, INC. L.B. 6946, 12 STONE STREET, SUITE 4 COCOA, FL. 32922	
DRAWN BY: <u>NS</u>	CHECKED BY: <u>EN</u>	DRAWING NO. <u>24-256-08</u>	SECTION <u>10</u>
DATE: <u>09-17-2024</u>	SHEET <u>1</u> OF <u>2</u>	REVISIONS _____	TOWNSHIP <u>24</u> SOUTH
			RANGE <u>36</u> EAST

Figure 4: Legal Description. Sheet 1 of 2. Section 10, Township 24 South, Range 36 East. Parcel ID number: 24-36-10-07-C-2.

# Petitioner's Sketch & Description Sheet 2 of 2

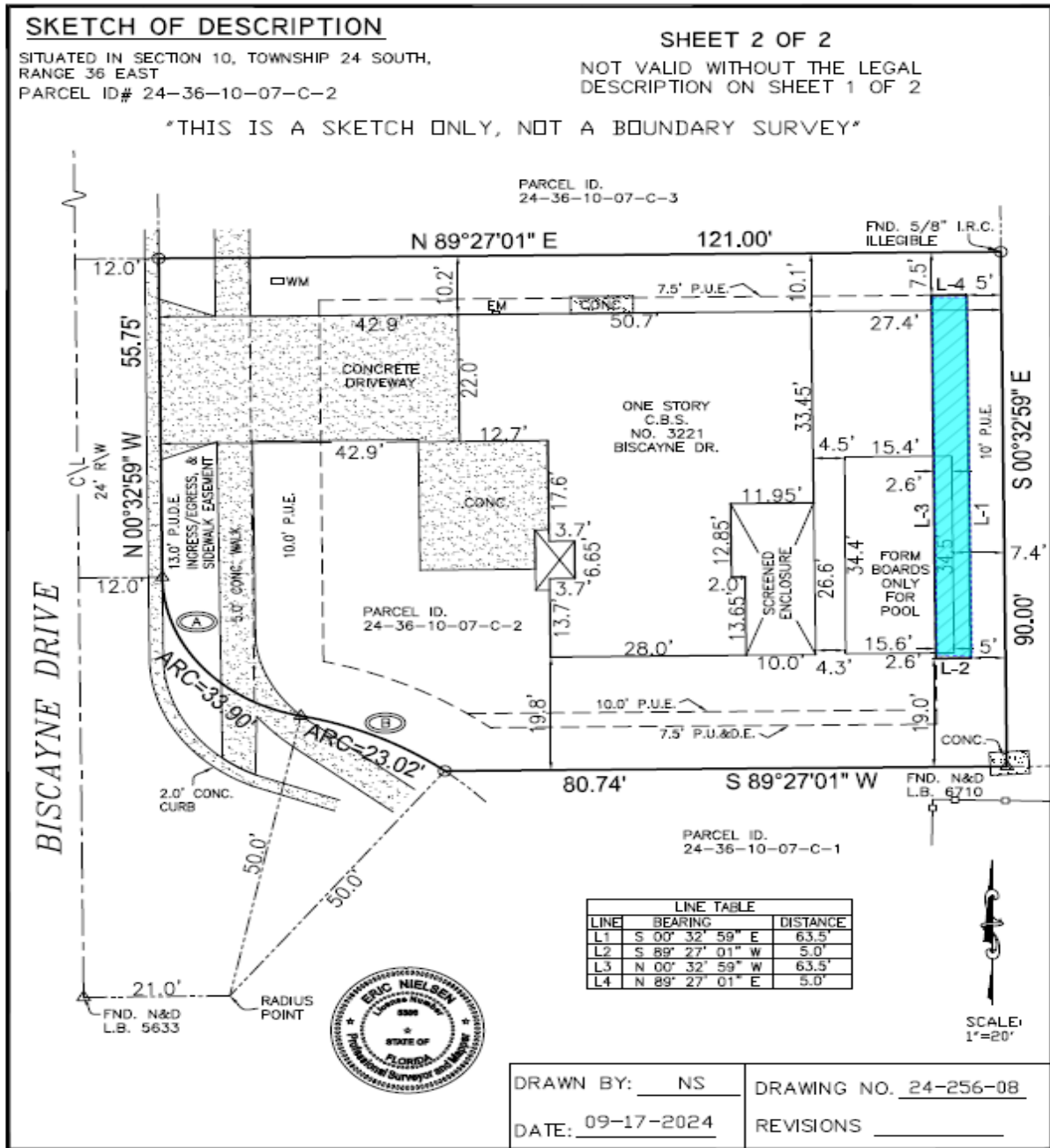


Figure 5: Sketch of description. Sheet 2 of 2. Section 10, Township 24 South, Range 36 East. Parcel ID number: 24-36-10-07-C-2.

The sketch illustrates a portion of a 10.00-foot-wide public utility easement on Lot 2, Block C, Sunset Groves Unit 2, Merritt Island, Florida. The coordinates of the area to be vacated is as follows: North boundary – North 89°27'01" East 5.00 Feet; East boundary – South 00°32'59" East 63.50 Feet; South boundary – South 89°27'01" West 5.00 Feet; West boundary – North 00°32'59" West 63.50 feet. Prepared by: Eric Nielsen, Eric Nielsen Land Surveying, Inc., LB 6946, Drawing NO: 24-256-08.





## Comment Sheet

Applicant: Jadoonath

Updated by: Amber Holley 20241021 at 1500 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20240926	20241022	Yes	No response
FL Power & Light	20240926	20241022	Yes	No response
At&t	20240926	20241020	Yes	No objections
Charter/Spectrum	20240926	20240930	Yes	No objections
City of Cocoa	20240926	20241008	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20240926	20241021	Yes	No objections
Land Planning	20240926	20241008	Yes	No objections
Utility Services	20240926	20240926	Yes	No objections
Storm Water	20240926	20240930	Yes	No objections
Zoning	20240926	20241008	Yes	No objections

# Public Hearing Legal Advertisement

Ad#10700750 10/28/2024

## LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A 10.00 FT. WIDE PUBLIC UTILITY EASEMENT, PLAT OF "SUNSET GROVES UNIT 2" IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 36 EAST, MERRITT ISLAND, 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 DANIEL AND KATHLEEN VICTORIA JADOONATH with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

THAT PORTION OF A 10.0 WIDE PUBLIC UTILITY EASEMENT DESCRIBED AS FOLLOWS: THE SOUTH 63.5 FEET OF THE NORTH 71 FEET OF THE WEST 5 FEET OF THE EAST 10 FEET OF LOT 2, BLOCK C, SUNSET GROVES UNIT 2, AS RECORDED IN OKAT BOOK 41, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 317.50 SQ.FT., 0.0073 ACRES. PREPARED BY: ERIC NIELSEN, 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 November 12, 2024, 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.

# Legal Notice Text

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