

**Resolution 2026 -**

**Vacating a portion of a public drainage easement, Plat of "Suntree P.U.D. Stage 1, Tract E",  
Melbourne, Florida, lying in Section 13, Township 26 South, Range 36 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Walter E. and Mary A. Henker** 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 7<sup>th</sup> day of April, 2026 A.D.

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

ATTEST:

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

\_\_\_\_\_  
Thad Altman, Chair

As approved by the Board on:  
April 7, 2026

# Brevard County Property Appraiser Detail Sheet

Account 2602939

Owners HENKER, WALTER E; HENKER, MARY A

Mailing Address 640 DORAL LN MELBOURNE FL 32940

Site Address 640 DORAL LN MELBOURNE FL 32940

Parcel ID 26-36-13-26-\*-9

Taxing District 4200 - UNINCORP DISTRICT 4

Exemptions HEX1 - HOMESTEAD FIRST

HEX2 - HOMESTEAD ADDITIONAL

Property Use 0110 - SINGLE FAMILY RESIDENCE

Total Acres 0.49

Site Code 0210 - GOLF COURSE FRONTAGE

Plat Book/Page 0024/0120

Subdivision SUNTREE P.U.D. STAGE 1 TRACT E

Land Description SUNTREE P.U.D. STAGE 1 TRACT E LOT 9

## **VALUE SUMMARY**

<b>Category</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>
Market Value	\$493,840	\$503,280	\$467,770
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$405,460	\$394,040	\$382,570
Assessed Value School	\$405,460	\$394,040	\$382,570
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,722	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$354,738	\$344,040	\$332,570
Taxable Value School	\$380,460	\$369,040	\$357,570

## **SALES/TRANSFERS**

<b>Date</b>	<b>Price</b>	<b>Type</b>	<b>Parcel</b>	<b>Deed</b>
07/22/2020	\$450,000	WD	--	8807/1081
06/17/2016	--	QC	--	7644/2531

## Vicinity Map

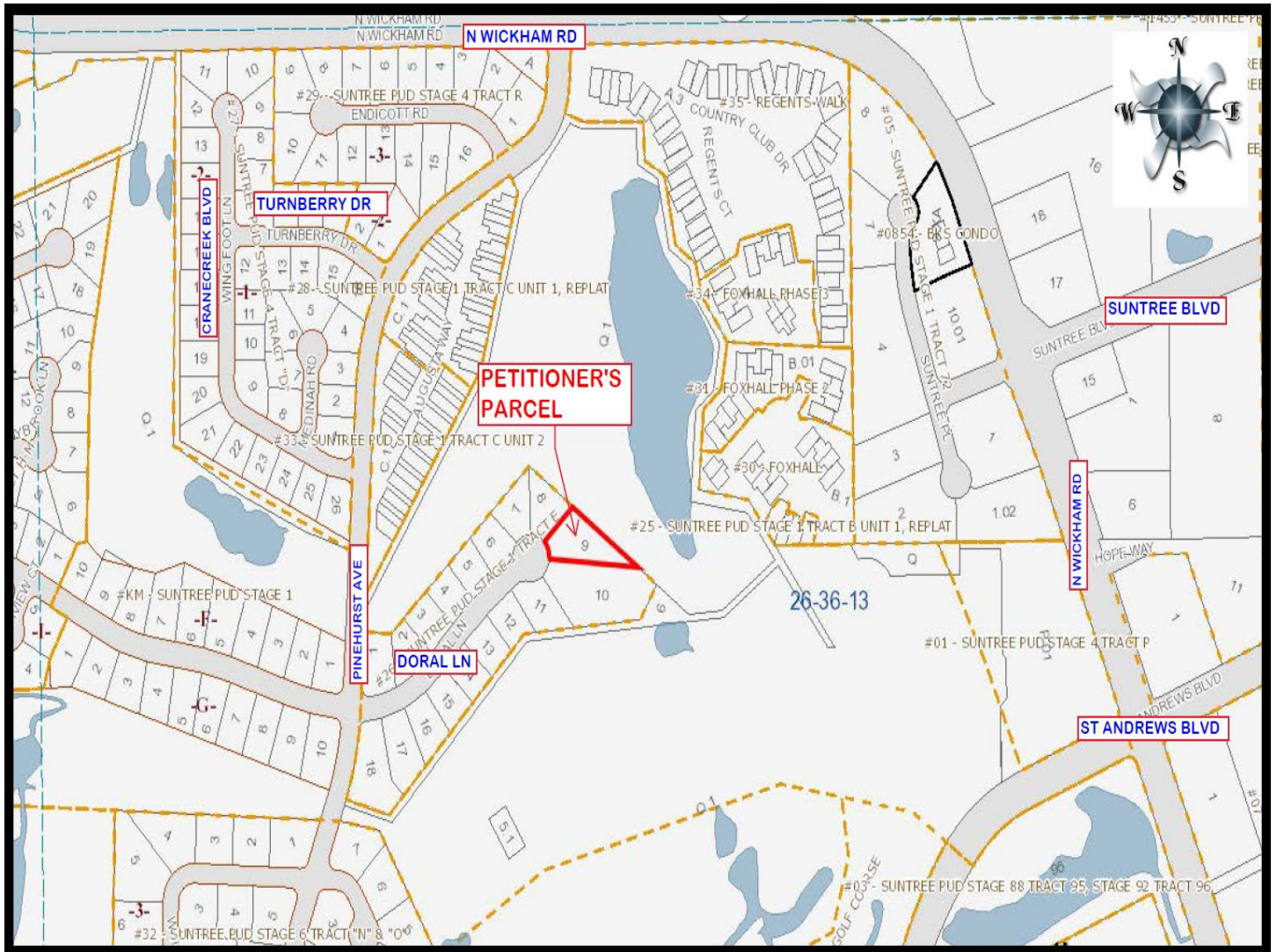


Figure 1: Map of Lot 9, Suntree P.U.D. Stage 1 Tract E, 640 Doral Lane, Melbourne, Florida, 32940.

Walter E. and Mary A. Henker – 640 Doral Lane – Melbourne, FL, 32940 – Lot 9, plat of “Suntree P.U.D. Stage 1 Tract E” – Plat Book 24, Page 120 – Section 13, Township 26 South, Range 36 East – District 4 – Proposed Vacating of a portion of a Public Drainage Easement

## Aerial Map

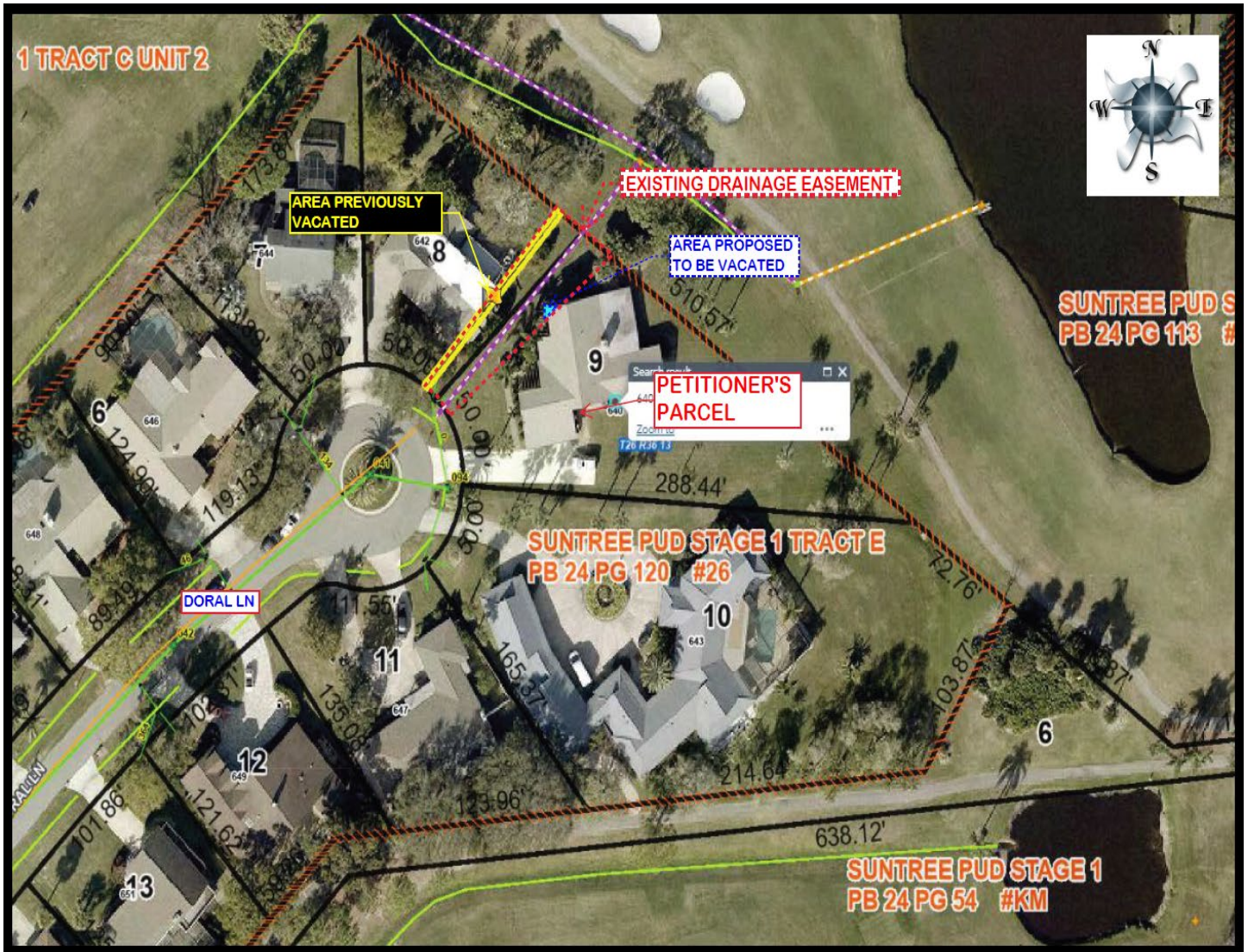


Figure 2: Aerial Map of Lot 9, Suntree P.U.D. Stage 1 Tract E, 640 Doral Lane, Melbourne, Florida, 32940.

Walter E. and Mary A. Henker – 640 Doral Lane – Melbourne, FL, 32940 – Lot 9, plat of “Suntree P.U.D. Stage 1 Tract E” – Plat Book 24, Page 120 – Section 13, Township 26 South, Range 36 East – District 4 – Proposed Vacating of a portion of a Public Drainage Easement



# Petitioner's Sketch & Description Sheet 1 of 2

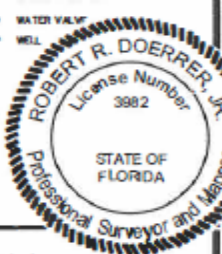
<b>LEGAL DESCRIPTION</b>		<b>EXHIBIT "A"</b>			
		SHEET 1 OF 2			
PARENT PARCEL ID#: 26-36-13-26-*9		NOT VALID WITHOUT SHEET 2 OF 2			
PURPOSE: VACATE EASEMENT		<u>THIS IS NOT A SURVEY</u>			
<b>LEGAL DESCRIPTION: (PREPARED BY SURVEYOR)</b>					
<p>A PORTION OF A DRAINAGE EASEMENT TO BE VACATED SITUATED IN LOT 9, OF SUNTREE PLANNED UNIT DEVELOPMENT STAGE ONE, TRACT E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 120 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 9; THENCE RUN S53°51'29"E ALONG THE NORTH LINE OF SUNTREE PLANNED UNIT DEVELOPMENT STAGE ONE, TRACT E, FOR A DISTANCE OF 20.00 FEET; THENCE RUN S50°29'44"W FOR A DISTANCE OF 39.39 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN S50°29'44"W FOR A DISTANCE OF 8.22 FEET; THENCE RUN N11°50'58"W FOR A DISTANCE OF 3.94 FEET; THENCE RUN N79°09'37"E FOR A DISTANCE OF 7.28 FEET TO THE POINT OF BEGINNING, CONTAINING 14.36 SQUARE FEET MORE OR LESS.</p>					
<b>SURVEYORS NOTES:</b>					
<p>1. THE BEARING BASIS OF THE ABOVE DESCRIBED DESCRIPTION IS THE NORTH LINE OF SUNTREE PLANNED UNIT DEVELOPMENT STAGE ONE, TRACT E, WHICH BEARS N53°51'01"W AND IS SHOWN HEREON.</p> <p>2. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY HORIZON SURVEYORS DRAWING NUMBER 6755, DATED 10-1-25.</p>					
<b>LEGEND OF ABBREVIATIONS</b>		<b>UTILITY LEGEND</b>			
<ul style="list-style-type: none"> <li>BRG == BEARING</li> <li>C == CURVE DESIGNATION</li> <li>CBRG == CHORD BEARING</li> <li>CH == CHORD</li> <li>C.M. == CONCRETE MONUMENT</li> <li>D. == DEED</li> <li>Δ == DELTA (CENTRAL ANGLE)</li> <li>E.O.A. == EDGE OF ASPHALT EASEMENT</li> <li>FD. == FOUND</li> <li>FPL == FLORIDA POWER &amp; LIGHT COMPANY</li> <li>I.R. == IRON ROD</li> <li>L. == LENGTH OF ARC</li> <li>LB == LICENSED BUSINESS</li> <li>LS == LICENSED SURVEYOR</li> <li>M. == MEASURED</li> <li>NAD == NORTH AMERICAN DATUM</li> <li>NAVD == NORTH AMERICAN VERTICAL DATUM</li> <li>NGVD == NATIONAL GEODETIC VERTICAL DATUM</li> <li>N/D == NAIL &amp; DISK</li> <li>NR == NON RADIAL</li> <li>NTC == NON TANGENT CURVE</li> </ul>	<ul style="list-style-type: none"> <li>NTL == NON TANGENT LINE</li> <li>O.R.B. == OFFICIAL RECORDS BOOK</li> <li>PC == POINT OF CURVATURE</li> <li>PCP == PERMANENT CONTROL POINT</li> <li>PID == PERMANENT IDENTIFIER</li> <li>PG. == PAGE</li> <li>PI == POINT OF INTERSECTION</li> <li>P.O.B. == POINT OF BEGINNING</li> <li>P.O.C. == POINT OF COMMENCEMENT</li> <li>PROP. == PROPOSED</li> <li>PRC == POINT OF REVERSE CURVATURE</li> <li>PR.D.E. == PRIVATE DRAINAGE EASEMENT</li> <li>PRM == PERMANENT REFERENCE MONUMENT</li> <li>PT == POINT OF TANGENCY</li> <li>P.U.E. == PUBLIC UTILITY</li> <li>P.U. &amp; D.E. == PUBLIC UTILITY &amp; DRAINAGE EASEMENT</li> <li>R == RADIUS</li> <li>RNG == RANGE</li> <li>R/W == RIGHT OF WAY</li> <li>SSMH == SANITARY SEWER MANHOLE</li> <li>TWP == TOWNSHIP</li> </ul>	<ul style="list-style-type: none"> <li>COMMUNICATIONS MANHOLE</li> <li>CABLE TV RESE</li> <li>CLEAN OUT</li> <li>DRAINAGE MANHOLE</li> <li>ELECTRICAL BOX</li> <li>FIRE HYDRANT</li> <li>FLOOD LIGHT</li> <li>GAS VALVE</li> <li>QUY ANCHOR</li> <li>HANDICAPPED SIGN/SPACE</li> <li>IRRIGATION CONTROL VALVE</li> <li>LIGHT IN GROUND</li> <li>PHONE RESE</li> <li>POWER POLE CONCRETE</li> <li>POWER POLE WOOD</li> <li>SEWER MANHOLE</li> <li>SIGN POLE</li> <li>SIGN DOUBLE POLE</li> <li>SPEED LIMIT SIGN</li> <li>STOP SIGN</li> <li>TRAFFIC BOX</li> <li>TURN AROUND RIGHT</li> <li>TURN AROUND LEFT</li> <li>WATER METER</li> <li>WATER STUB-OUT</li> <li>WATER VALVE</li> <li>WELL</li> </ul>			
PREPARED FOR: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS		Digitally signed by <b>ROBERT R DOERRER</b> ROBERT R DOERRER Date: 2025.12.22 09:25:19 -05'00' 			
PREPARED BY: HORIZON SURVEYORS OF CENTRAL FLORIDA, INC. LB 6360 5445 MURRELL RD, UNIT 101, ROCKLEDGE, FLORIDA 32955 E-MAIL: INFO@HORIZONSURVEYORS.COM PHONE : (321) 806-4171					
DRAWN BY: MLS	CHECKED BY: HB	PROJECT NO. 6755	SECTION 13		
DATE: 12-17-25	DRAWING: 6755	REVISIONS	TOWNSHIP 26 SOUTH		
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td style="text-align: center;">12-22-25</td> <td style="text-align: center;">COMMENTS</td> </tr> </table>	DATE	DESCRIPTION	12-22-25
DATE	DESCRIPTION				
12-22-25	COMMENTS				

Figure 4: Sketch & Description. Sheet 1 of 2. Section 13, Township 26 South, Range 36 East. Parcel ID number: 26-36-13-26-\*9.

# Petitioner's Sketch & Description Sheet 2 of 2

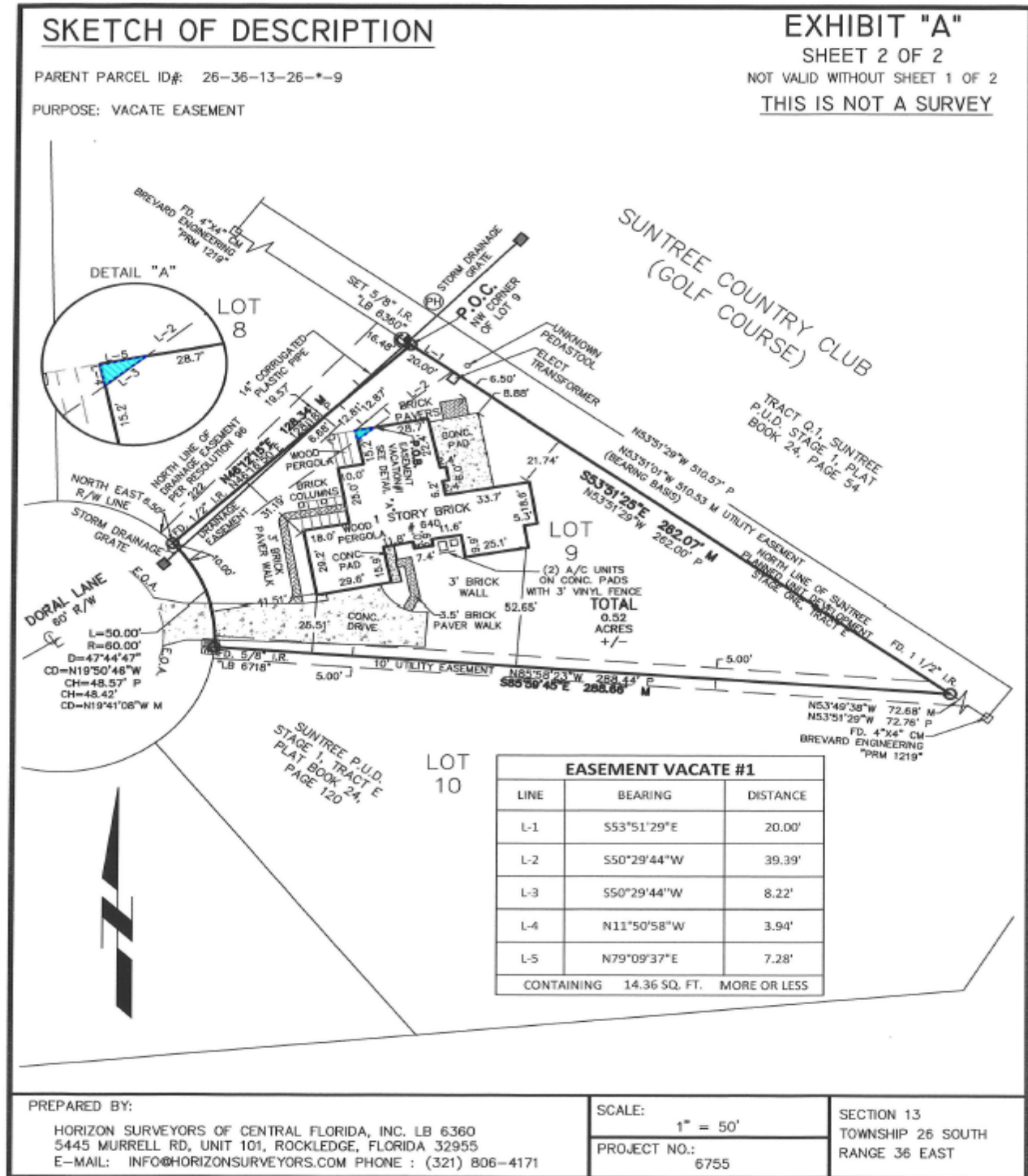


Figure 5: Sketch & Description. Sheet 2 of 2. Section 13, Township 26 South, Range 36 East. Parcel ID number: 26-36-13-26-\*9.

The sketch illustrates a portion of a public drainage easement, per the Plat of Suntree P.U.D. Stage 1, Tract E, 640 Doral Ave, Melbourne, Florida, 32940. Prepared by: Robert R. Doerr, PLS.

# Comment Sheet

Applicant: Henker

Updated by: Amber Holley 20260316 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20260224	20260302	Yes	No objection
FL Power & Light	20260224	20260316	Yes	No objection
At&t	20260224	20260225	Yes	No objections
Charter/Spectrum	20260224	20260225	Yes	No objections
City of Cocoa	20260224	20260302	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20260224	20260316	Yes	No objections
Land Planning	20260224	20260304	Yes	No objections
Utility Services	20260224	20260226	Yes	No objections
Storm Water	20260224	20260302	Yes	No objections
Zoning	20260224	20260304	Yes	No objections

# Public Hearing Legal Advertisement

AD#12177117; 3/23/2026

## **LEGAL NOTICE**

### **NOTICE FOR THE VACATING OF A PORTION OF A DRAINAGE EASEMENT, PLAT OF "SUNTREE P.U.D., STAGE ONE, TRACT E", IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST, MELBOURNE, 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 **WALTER E. AND MARY A. HENKER** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

**A PORTION OF A DRAINAGE EASEMENT TO BE VACATED SITUATED IN LOT 9, OF SUNTREE PLANNED UNIT DEVELOPMENT STAGE ONE, TRACT E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 120 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 9; THENCE RUN S53°51'29"E ALONG THE NORTH LINE OF SUNTREE PLANNED UNIT DEVELOPMENT STAGE ONE, TRACT E, FOR A DISTANCE OF 20.00 FEET; THENCE RUN S50°29'44"W FOR A DISTANCE OF 39.39 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN S50°29'44"W FOR A DISTANCE OF 8.22 FEET; THENCE RUN N11°50'58"W FOR A DISTANCE OF 3.94 FEET; THENCE RUN N79°09'37"E FOR A DISTANCE OF 7.28 FEET TO THE POINT OF BEGINNING, CONTAINING 14.36 SQUARE FEET MORE OR LESS. PREPARED BY: ROBERT R. DOERRER, JR., PLS.**

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at **5:00 P.M. on April 7, 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 February 9, 2026. See the next page for full text.

## Legal Notice Text

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