

## **Resolution 2025 -**

### **Vacating a portion of two public utility and drainage easements, Plat of "Port St. John Unit Eight", Cocoa, Florida, lying in Section 14, Township 23 South, Range 35 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Alan Henry Scoville & Barbara Lynn Scoville Revocable Trust** 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 8<sup>th</sup> day of July, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

ATTEST:

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Rachel Sadoff, Clerk

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Rob Feltner, Chairman

As approved by the Board on:  
July 8, 2025

# Brevard County Property Appraiser Detail Sheet

Account 2303606

Owners ALAN HENRY SCOVILLE & BARBARA LYNN SCOVILLE

REVOCABLE TRUST

Mailing Address 4638 ASHBURY RD COCOA FL 32927

Site Address 4638 ASHBURY RD COCOA FL 32927

Parcel ID 23-35-14-JZ-312-6

Taxing District 1900 - UNINCORP DISTRICT 1

Exemptions

DICV - DISABILITY - CIVILIAN

HEX1 - HOMESTEAD FIRST

HEX2 - HOMESTEAD ADDITIONAL

Property Use 0110 - SINGLE FAMILY RESIDENCE

Total Acres 0.26

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0023/0070

Subdivision PORT ST JOHN UNIT 8

Land Description PORT ST JOHN UNIT 8 LOT 6 BLK 312

## **VALUE SUMMARY**

<b>Category</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>
Market Value	\$309,440	\$295,610	\$281,810
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$114,130	\$110,810	\$107,590
Assessed Value School	\$114,130	\$110,810	\$107,590
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$5,000	\$5,000	\$500
Taxable Value Non-School	\$59,130	\$55,810	\$57,090
Taxable Value School	\$84,130	\$80,810	\$82,090

## **SALES/TRANSFERS**

<b>Date</b>	<b>Price</b>	<b>Type</b>	<b>Parcel</b>	<b>Deed</b>
09/13/2023	--	WD	--	9913/2410
11/09/2015	\$38,200	QC	--	7494/2117

## Vicinity Map

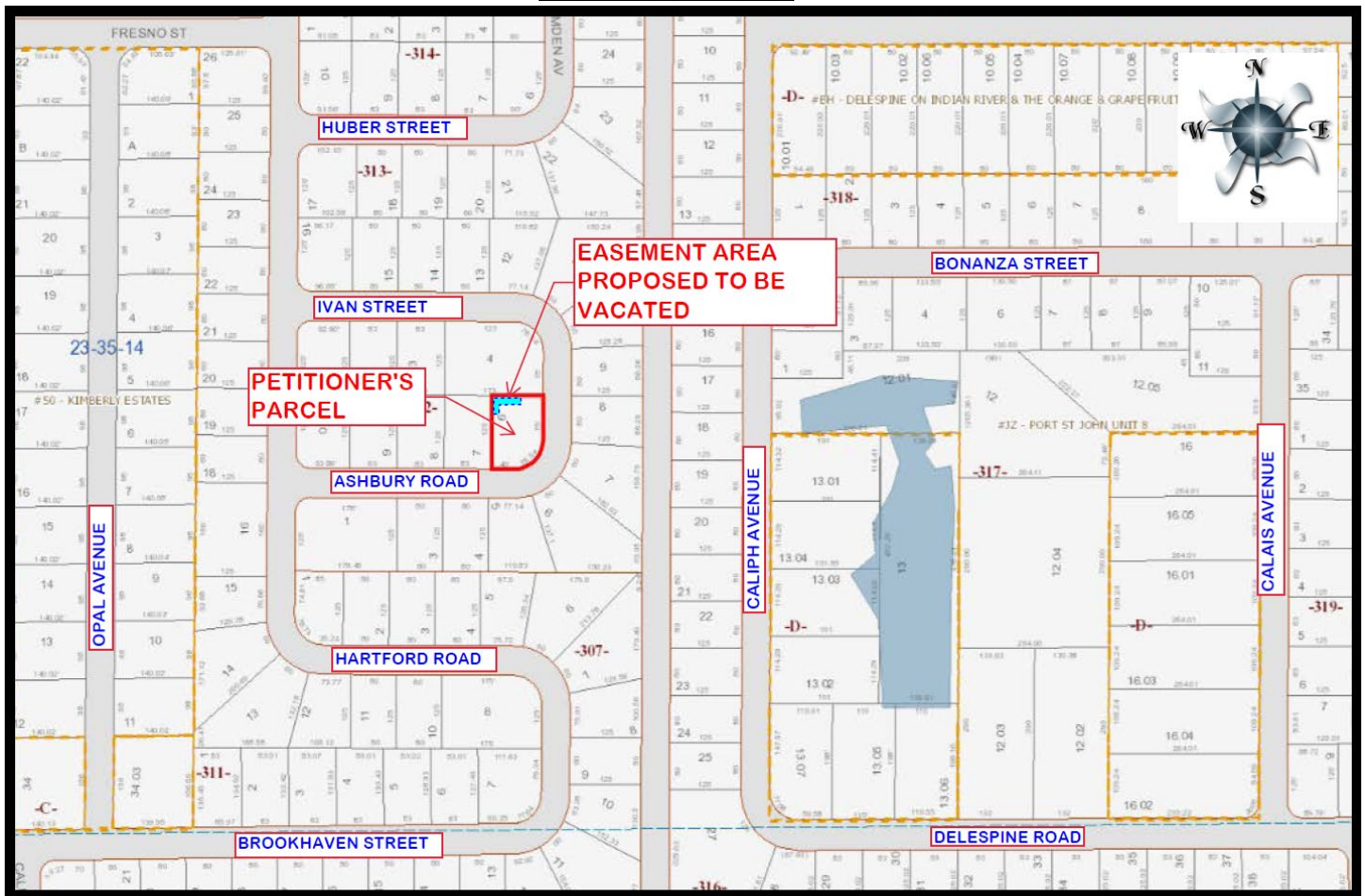


Figure 1: Map of Lot 6, Block 312, Port St. John Unit Eight, 4638 Ashbury Road, Cocoa, Florida, 32927.

Alan Henry Scoville & Barbara Lynn Scoville  
Revocable Trust – Lot 6, Block 312, Port St.  
John Unit Eight – 4638 Ashbury Road, Cocoa,  
FL, 32927 – lying in Section 14, Township 23  
South, Range 35 East – District 1 – Proposed  
Vacating of a portion of two Public Utility &  
Drainage Easements

Alan Henry Scoville & Barbara Lynn Scoville  
Revocable Trust – Lot 6, Block 312, Port St.  
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# Map Reference

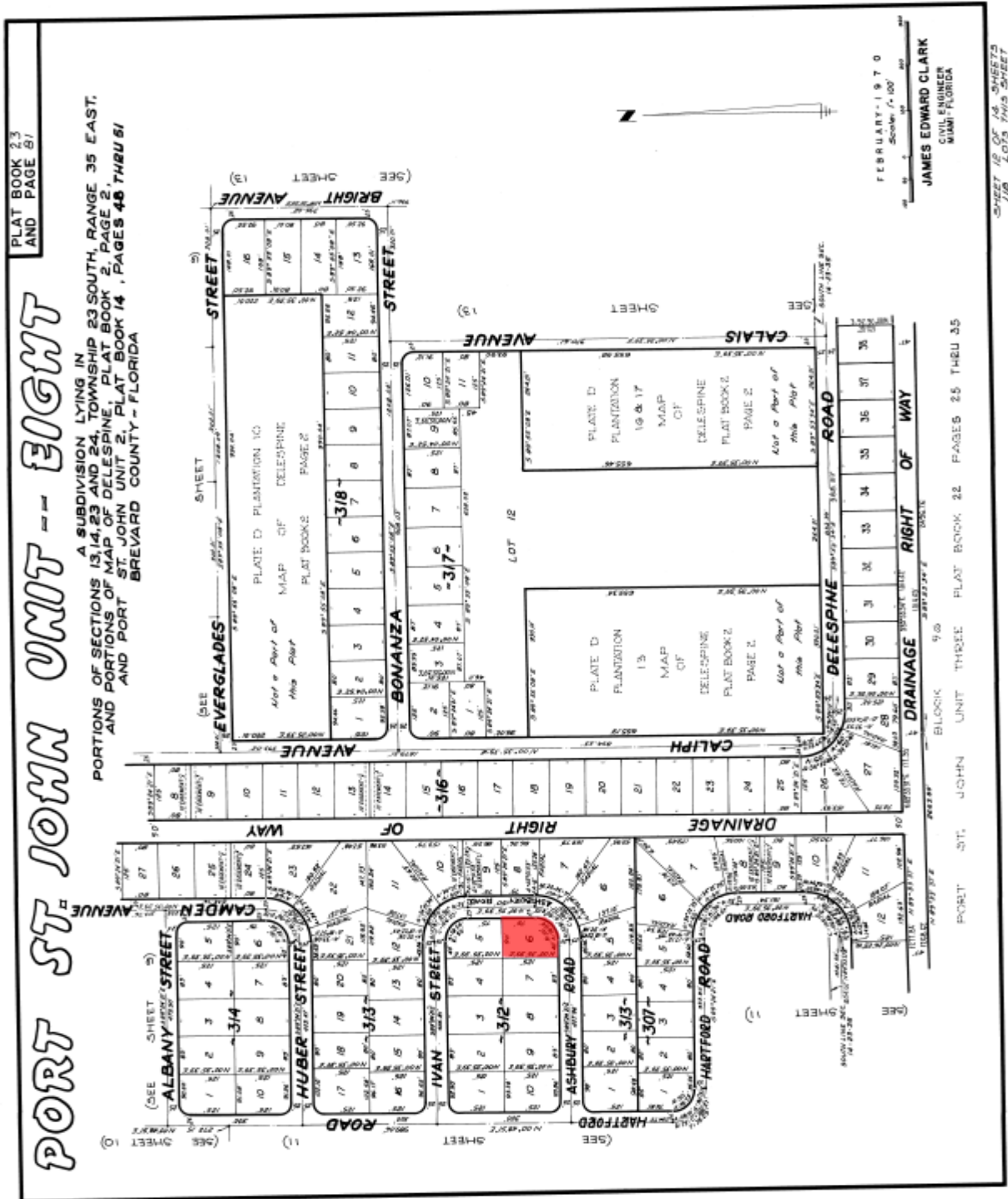


Figure 3: Copy of Plat of Port St. John Unit Eight, dedicated to Brevard County in September 1970.

# Petitioner's Sketch & Description Sheet 1 of 2


<u>LEGAL DESCRIPTION</u>		SHEET 1 OF 2	
SITUATED IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 35 EAST		NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2	
PARCEL ID# 23-35-14-JZ-312-6			
PURPOSE OF SURVEY: VACATING A PORTION OF A 10.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, AND A 6.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT			
<u>LEGAL DESCRIPTION:</u>			
EASEMENT VACATE 1			
THAT PORTION OF A 10.0 WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:			
THE WEST 50 FEET OF THE NORTH 10 FEET OF LOT 6, BLOCK 312, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 500.00 SQ.FT.+-, 0.011 ACRES +-.			
EASEMENT VACATE 2			
THAT PORTION OF A 6.0 WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:			
THE WEST 6 FEET OF THE SOUTH 10 FEET OF THE NORTH 20 FEET OF LOT 6, BLOCK 312, PORT ST. JOHN UNIT EIGHT, AS RECORDED IN PLAT BOOK 23, PAGES 70 THROUGH 83, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 60.00 SQ.FT.+-, 0.0014 ACRES +-.			
<u>SURVEYOR'S NOTES:</u>			
1. THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED DESCRIPTION IS THE CENTER LINE OF ASHBURY ROAD, BEING N 89°24'21" W AS AN ASSUMED BEARING PER PLAT OF PORT ST. JOHN UNIT EIGHT.			
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 04-17-2020			
<u>ABBREVIATION &amp; SYMBOL LEGEND</u>			
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		
SURVEYOR & MAPPER, PSM NO. 5386			
PREPARED FOR: ALAN H. SCOVILLE BARBARA L. SCOVILLE		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>20-141-04</u>	SECTION <u>14</u>
DATE: <u>02-03-2025</u>	SHEET <u>1</u> OF <u>2</u>	REVISIONS _____	TOWNSHIP <u>23</u> SOUTH RANGE <u>35</u> EAST

Figure 4: Legal Description. Sheet 1 of 2. Section 14, Township 23 South, Range 35 East. Parcel ID number: 23-35-14-JZ-312-6.

# Petitioner's Sketch & Description Sheet 2 of 2

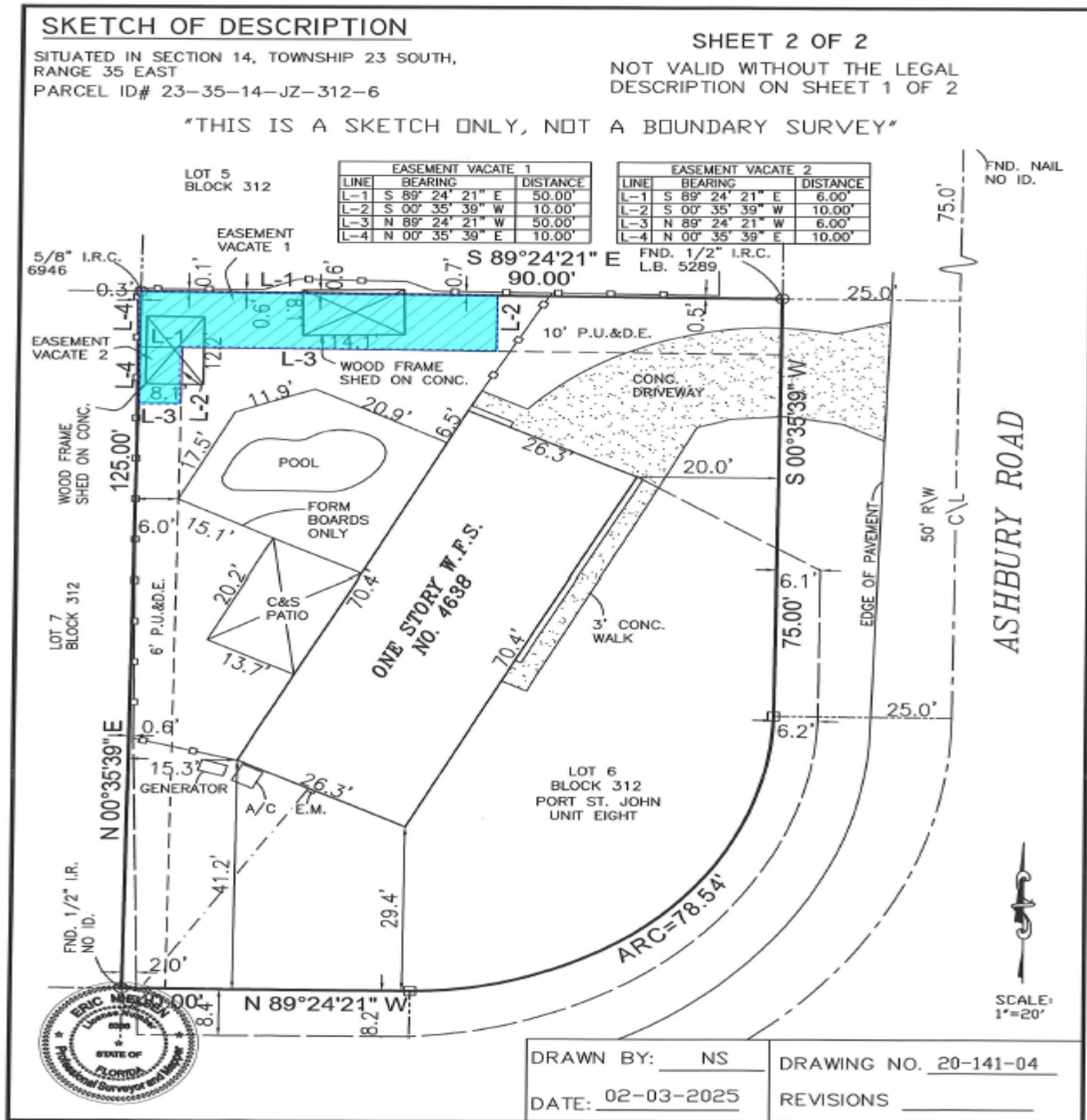


Figure 5: Sketch of Description. Sheet 2 of 2. Section 14, Township 23 South, Range 35 East. Parcel ID number: 23-35-14-JZ-312-6.

The sketch illustrates a portion of two 5.00-foot-wide public utility and drainage easements, per the Plat of Port St. John Unit Eight. The coordinates of the lot are as follows: North boundary – South 89°24'21" East 90.00 feet; East boundary – South 00°35'39" West 75.00 Feet; South boundary – North 89°24'21" West 40.00 Feet; West boundary – North 00°35'39" East 125.00 feet. Prepared by: Eric Nielsen, PLS.

# Comment Sheet

Applicant: Scoville

Updated by: Amber Holley 20250415 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20250226	20250415	Yes	No objections
FL Power & Light	20250226	20250403	Yes	No comment
At&t	20250226	20250227	Yes	No objections
Charter/Spectrum	20250226	20250227	Yes	No objections
City of Cocoa	20250226	20250226	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20250226	20250403	Yes	No objections
Land Planning	20250226	20250302	Yes	No objections
Utility Services	20250226	20250226	Yes	No objections
Storm Water	20250226	20250227	Yes	No objections
Zoning	20250226	20250302	Yes	No objections



# Public Hearing Legal Advertisement

Ad#11415852 06/23/2025

## **LEGAL NOTICE**

**NOTICE FOR THE VACATING OF  
TWO PUBLIC UTILITY AND  
DRAINAGE EASEMENTS, PLAT  
OF "PORT ST. JOHN UNIT  
EIGHT", IN SECTION 14, TOWN-  
SHIP 23 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 ALAN H. AND BARBARA L. SCOVILLE with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

**EASEMENT VACATE 1  
THAT PORTION OF A 10.0 FOOT  
WIDE PUBLIC UTILITY AND  
DRAINAGE EASEMENT  
DESCRIBED AS FOLLOWS: THE  
WEST 50 FEET OF THE NORTH  
10 FEET OF LOT 6, BLOCK 312,  
PORT ST. JOHN UNIT EIGHT, AS  
RECORDED IN PLAT BOOK 23,  
PAGES 70 THROUGH 83, OF THE  
PUBLIC RECORDS OF BREVARD  
COUNTY, FLORIDA, CONTAIN-  
ING 500.00 SQ.FT. +/-, 0.011 ACRES  
+/-.**

**EASEMENT VACATE 2  
THAT PORTION OF A 6.0 FOOT  
WIDE PUBLIC UTILITY AND  
DRAINAGE EASEMENT  
DESCRIBED AS FOLLOWS: THE  
WEST 6 FEET OF THE SOUTH 10  
FEET OF THE NORTH 20 FEET  
OF LOT 6, BLOCK 312, PORT ST.  
JOHN UNIT EIGHT, AS  
RECORDED IN PLAT BOOK 23,  
PAGES 70 THROUGH 83, OF THE  
PUBLIC RECORDS OF BREVARD  
COUNTY, FLORIDA, CONTAIN-  
ING 60.00 SQ.FT. +/-, 0.0014  
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 5:00 P.M. on July 8, 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 8: Copy of public hearing advertisement published on June 23, 2025. See the next page for full text.

## Legal Notice Text

### LEGAL NOTICE

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