

Resolution 2025 -

Vacating a portion of a public utility and drainage easement, Plat of "Shady Villas Unit No. 2", Mims, Florida, lying in Section 19, Township 21 South, Range 35 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Timothy and Christine Meister** 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 12th day of August, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:

Rachel Sadoff, Clerk

Rob Feltner, Chairman

As approved by the Board on:
August 12, 2025

Brevard County Property Appraiser Detail Sheet

Account 2104185

Owners MEISTER, TIMOTHY; MEISTER, CHRISTINE

Mailing Address 2014 BELVEDERE AVE MIMS FL 32754

Site Address 2014 BELVEDERE AVE MIMS FL 32754

Parcel ID 21-35-19-02-C-2

Taxing District 1300 - UNINCORP DISTRICT 1

Exemptions HEX1 - HOMESTEAD FIRST

HEX2 - HOMESTEAD ADDITIONAL

Property Use 0110 - SINGLE FAMILY RESIDENCE

Total Acres 0.19

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0021/0085

Subdivision SHADY VILLAS UNIT 2

Land Description SHADY VILLAS UNIT 2 LOT 2 BLK C

VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$210,290	\$229,110	\$186,180
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$55,590	\$53,980	\$52,410
Assessed Value School	\$55,590	\$53,980	\$52,410
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$5,590	\$3,980	\$2,410
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$25,000	\$25,000	\$25,000
Taxable Value School	\$30,590	\$28,980	\$27,410

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
07/29/2004	\$65,000	WD	--	5347/5309
03/18/2002	--	CT	--	4853/1290

Vicinity Map

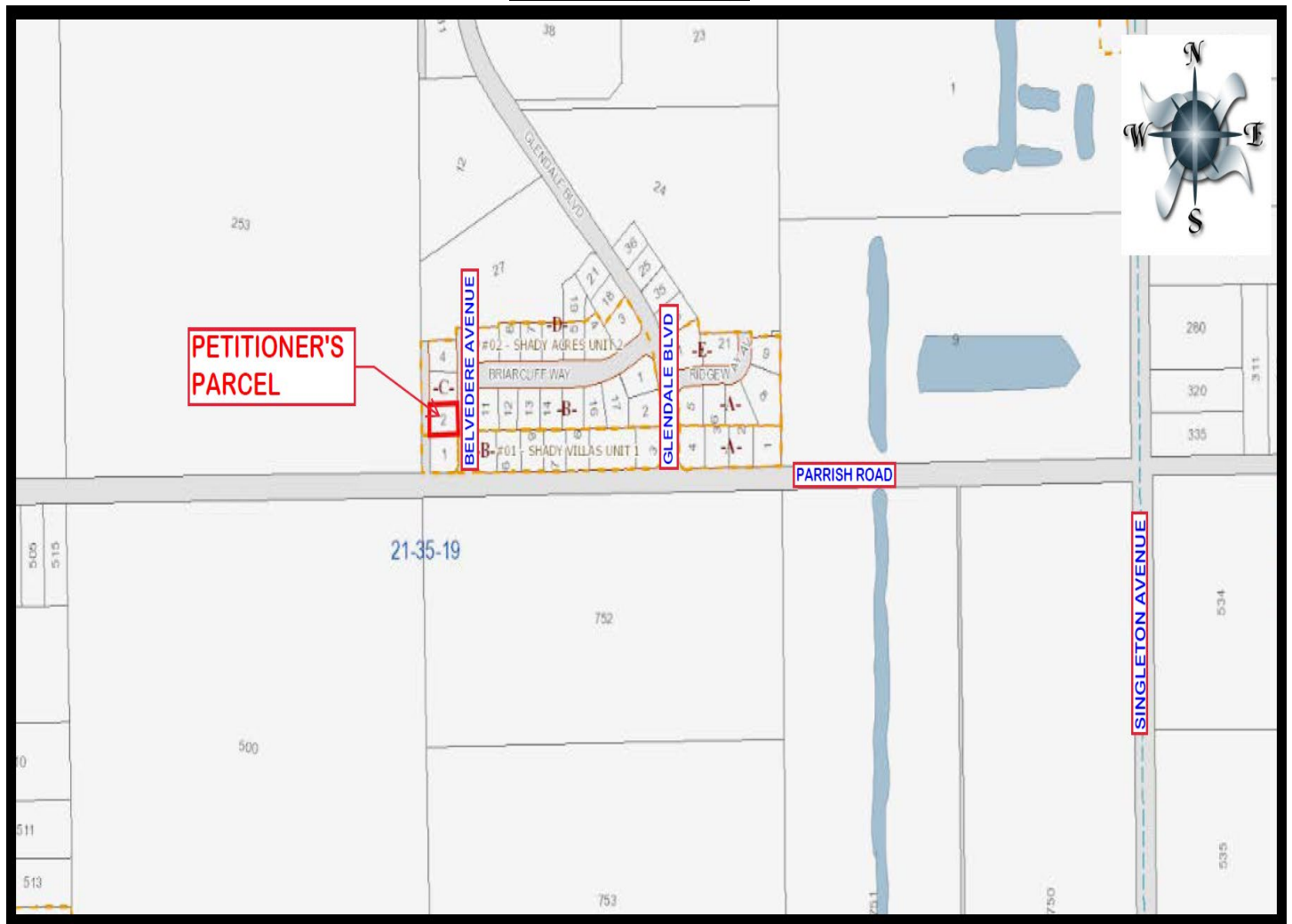


Figure 1: Map of Lot 2, Block C, Shady Villas Unit No. 2, 2014 Belvedere Ave, Mims, Florida, 32754.

Timothy and Christine Meister – 2014
Belvedere Ave, Mims – Lot 2, Block C, Shady
Villas Unit No. 2, Plat Book 21, Page 85 –
Section 19, Township 21 South, Range 35
East – District 1 –Proposed Vacating of a
portion of a public utility and drainage
easement

Aerial Map

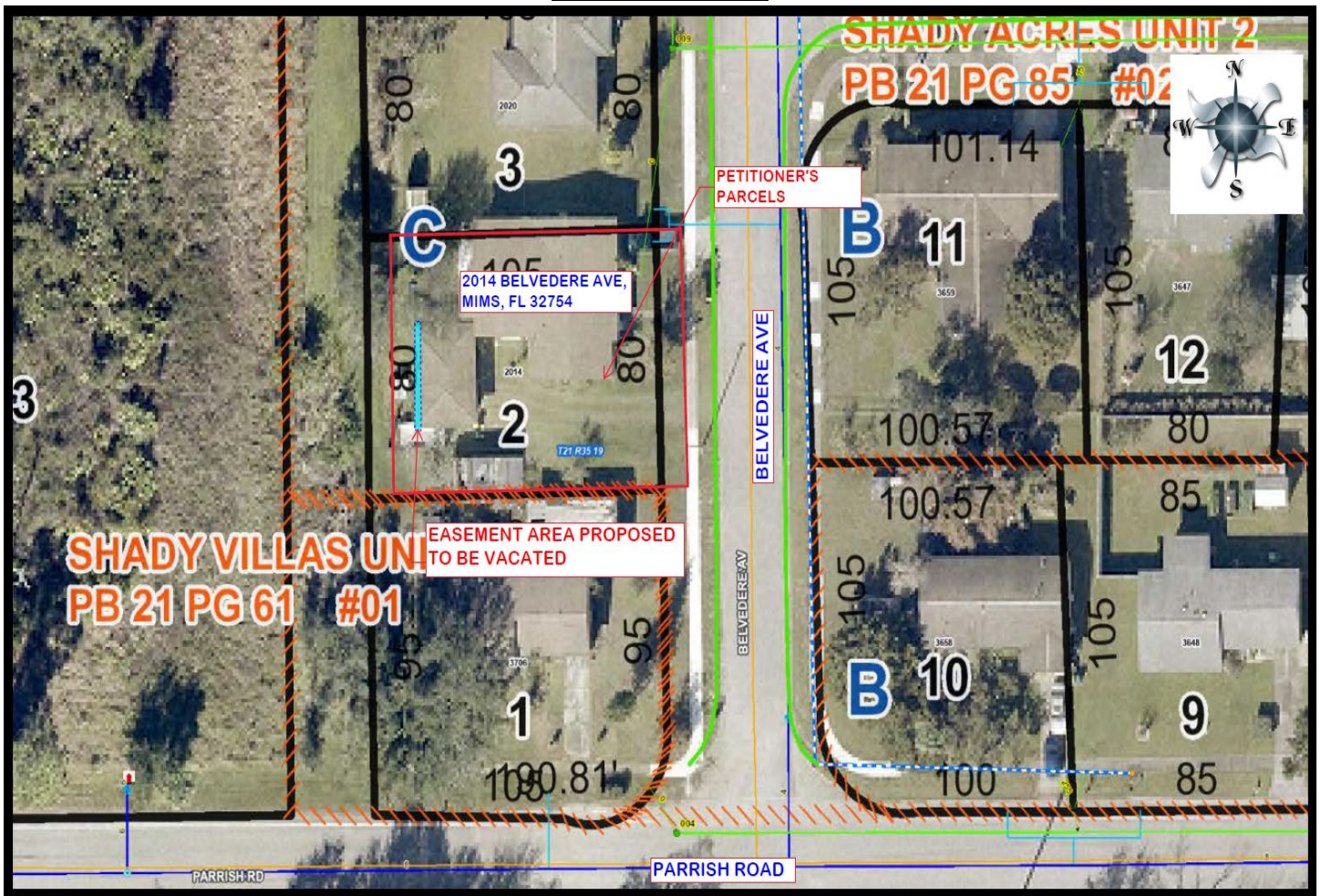


Figure 2: Aerial Map of Lot 2, Block C, Shady Villas Unit No. 2, 2014 Belvedere Ave, Mims, Florida, 32754.

Timothy and Christine Meister – 2014
Belvedere Ave, Mims – Lot 2, Block C, Shady
Villas Unit No. 2, Plat Book 21, Page 85 –
Section 19, Township 21 South, Range 35
East – District 1 – Proposed Vacating of a
portion of a public utility and drainage
easement

600 105-2/86
RENTAL PR: 00 QNT;

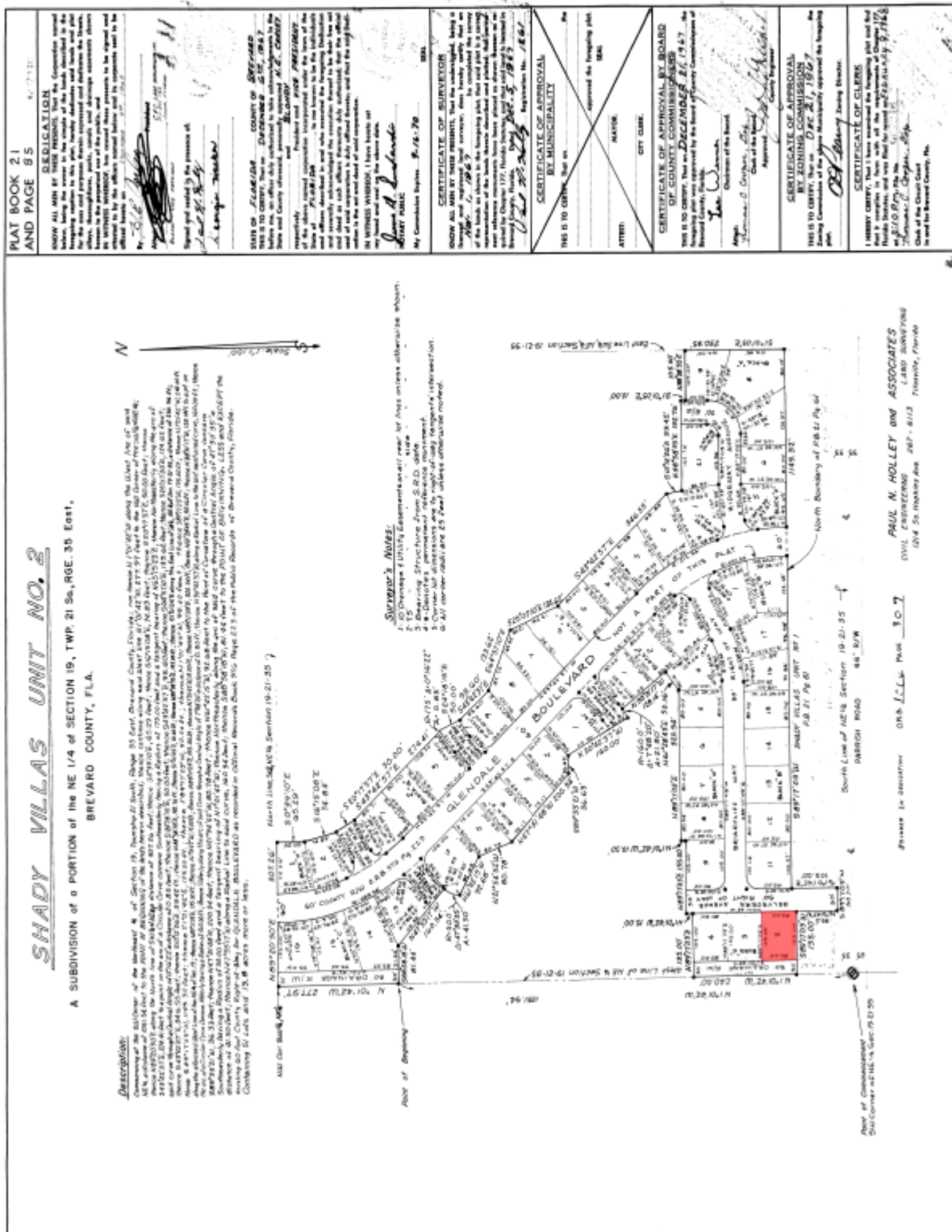


Figure 3: Copy of Plat of Shady Villas Unit No. 2, dedicated to Brevard County in December 1967.

Petitioner's Sketch & Description Sheet 1 of 3

LEGAL DESCRIPTION

SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST
PARCEL ID NUMBER: 21-35-19-02-C-2
PURPOSE OF DESCRIPTION: VACATE EASEMENT

SHEET 1 OF 3

NOT VALID WITHOUT THE
SKETCH ON SHEETS 2&3 OF 3

LEGAL DESCRIPTION:

A PORTION OF THE 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ABUTTING THE WEST LINE OF LOT 2, BLOCK C, SHADY VILLAS UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 85, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK C; THENCE N. 89°17'03" E., ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 10.00 FEET; THENCE N. 01°01'42" W., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 01°01'42" W., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 28.00 FEET; THENCE S. 89°17'03" W., PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 1.00 FEET; THENCE S. 01°01'42" E., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 28.00 FEET; THENCE N. 89°17'03" E., PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING. (CONTAINING 28 SQ. FT.)

SURVEYOR'S NOTES:

1. Bearing shown hereon are based on the CENTERLINE OF BELVEDERE AVENUE as being N 01°01'42" W, according to the Plat of SHADY VILLAS UNIT NO. 2 as recorded in plat book 21, at page 85 of the Public Records of Brevard County, Florida.
2. This survey is prepared and certified for the exclusive use of the client named hereon.
3. Unless this sketch of survey bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not a valid survey.
4. Additions or deletions to this sketch of survey by other than the signing party is prohibited without written consent of the signing party.
5. No underground utilities or improvements were located unless otherwise shown.

PREPARED FOR:

TIMOTHY MEISTER & CHRISTINE ROBERTSON
BREVARD COUNTY BOARD OF COMMISSIONERS


JOHN W. COOPER
Professional Land Surveyor No. 5093
State of Florida
NOT VALID UNLESS SIGNED & SEALED

PREPARED BY: JOHN W. COOPER LAND SURVEYING, INC.

ADDRESS: 2326 S. HOPKINS AVENUE, TITUSVILLE, FLORIDA 32780

PHONE: 321-268-5646 L.B. NO. 6544

DRAWN BY: JAB

CHECKED BY: JWC

DRAWING NO. 25-05-30

SECTION 19

DATE: 6/2/2025

SHEET 1 OF 2

REVISIONS 6/19/25

TOWNSHIP 21 SOUTH

RANGE 35 EAST

Figure 4: Sketch & Description. Sheet 1 of 3. Section 19, Township 21 South, Range 35 East. Parcel ID number: 21-35-19-02-C-2.

Petitioner's Sketch & Description Sheet 2 of 3

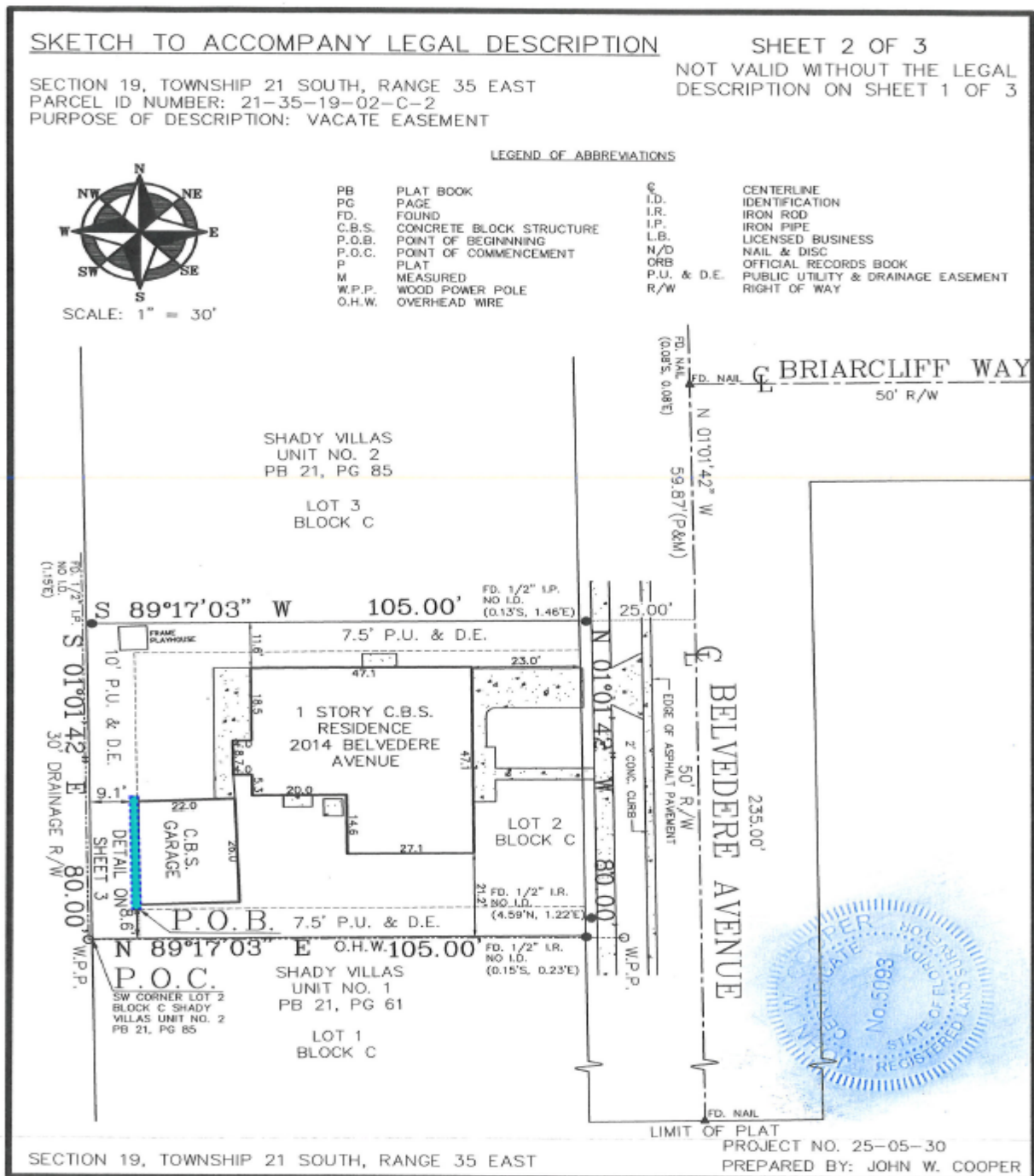


Figure 5: Sketch & Description. Sheet 2 of 3. Section 19, Township 21 South, Range 35 East. Parcel ID number: 21-35-19-02-C-2.

The sketch illustrates a portion of a public utility and drainage easement, per the Plat of Shady Villas Unit No. 2. The coordinates of the lot are as follows: North boundary – South 89°17'03" West 105.00 feet; East boundary – North 01°01'42" West 80.00 Feet; South boundary – North 89°17'03" East 105.00 Feet; West boundary – North 01°01'42" East 80.00 feet. Prepared by: John W. Cooper, PLS.

Petitioner's Sketch & Description Sheet 3 of 3

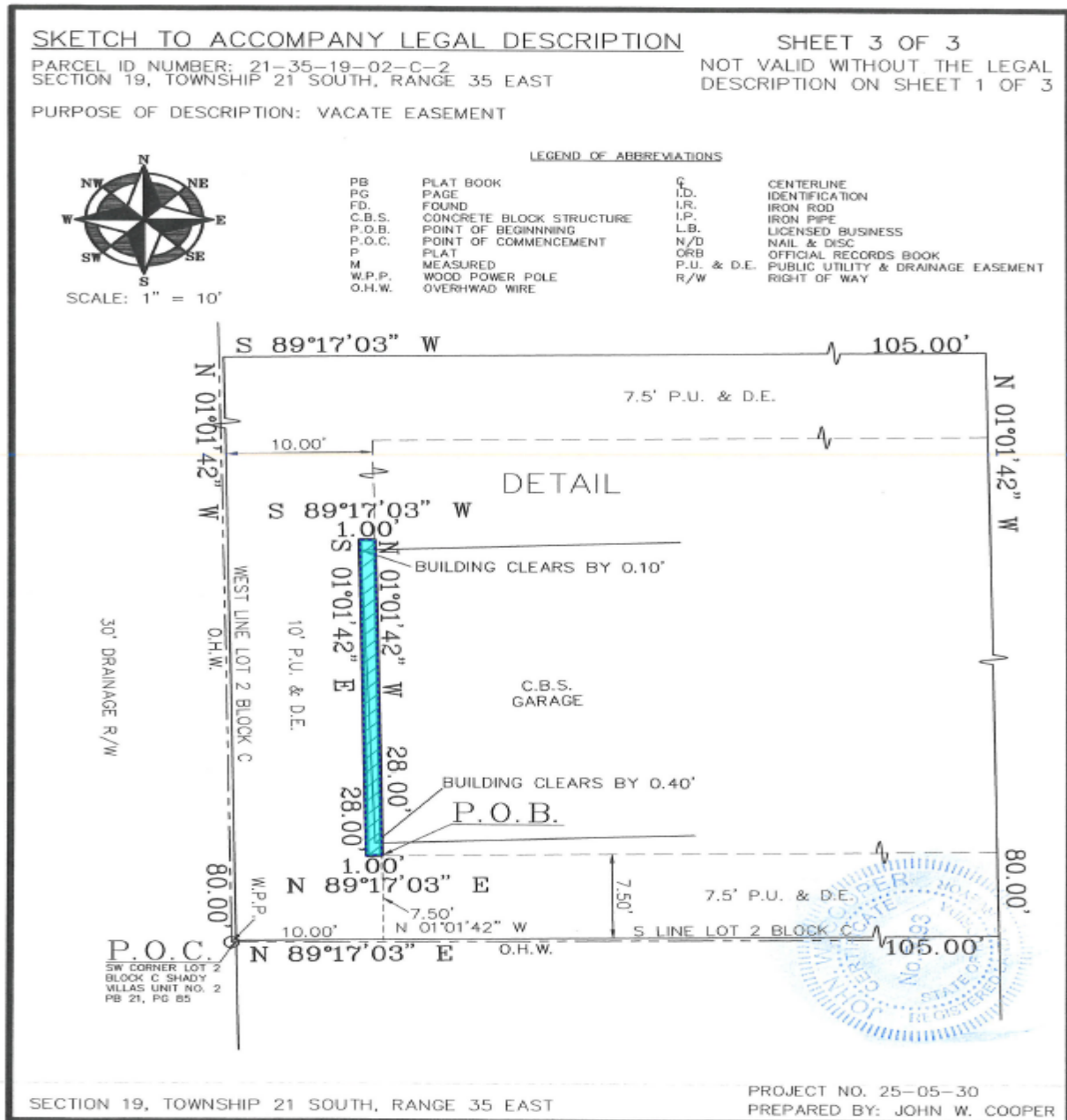


Figure 6: Sketch of Description. Sheet 3 of 3. Section 19, Township 21 South, Range 35 East. Parcel ID number: 21-35-19-02-C-2.

The sketch illustrates a portion of a public utility and drainage easement, per the Plat of Shady Villas Unit No. 2. The coordinates of the lot are as follows: North boundary – South 89°17'03" West 1.00 feet; East boundary – North 01°01'42" West 28.00 Feet; South boundary – North 89°17'03" East 1.00 Feet; West boundary – North 01°01'42" East 28.00 feet. Prepared by: John W. Cooper, PLS.

Comment Sheet

Applicant: Meister

Updated by: Amber Holley 20250714 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20250626	20250714	Yes	No comment
FL Power & Light	20250626	20250711	Yes	No objections
At&t	20250626	20250627	Yes	No objections
Charter/Spectrum	20250626	20250626	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20250626	20250707	Yes	No objections
Land Planning	20250626	20250630	Yes	No objections
Utility Services	20250626	20250627	Yes	No objections
Storm Water	20250626	20250714	Yes	No objections
Zoning	20250626	20250630	Yes	No objections

Public Hearing Legal Advertisement

Ad#11514632 07/28/2025
LEGAL NOTICE
NOTICE FOR THE VACATING OF
A PORTION OF A PUBLIC UTILITY
AND DRAINAGE EASEMENT,
PLAT OF "SHADY VILLAS UNIT
2", IN SECTION 19, TOWNSHIP 21
SOUTH, RANGE 35 EAST, MIMS,
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 TIMOTHY
AND CHRISTINE MEISTER with the Board of County Commissioners of Brevard County, Florida,
to request vacating the following
described property, to wit:
A PORTION OF THE 10 FOOT
PUBLIC UTILITY AND
DRAINAGE EASEMENT ABUTTING
THE WEST LINE OF LOT 2,
BLOCK C, SHADY VILLAS UNIT 2,
ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT
BOOK 21, PAGE 85, OF THE
PUBLIC RECORDS OF BREVARD
COUNTY, FLORIDA, BEING
MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH-
WEST CORNER OF SAID LOT 2,
BLOCK C; THENCE N. 89°17'03" E.,
ALONG THE SOUTH LINE OF LOT
2, BLOCK C, A DISTANCE OF 10.00
FEET; THENCE N. 01°01'42" W.,
PARALLEL WITH THE WEST
LINE OF SAID LOT 2, BLOCK C, A
DISTANCE OF 7.50 FEET TO THE
POINT OF BEGINNING; THENCE
CONTINUE N. 01°01'42" W.,
PARALLEL WITH THE WEST
LINE OF SAID LOT 2, BLOCK C, A
DISTANCE OF 28.00 FEET;
THENCE S. 89°17'03" W., PARALLEL
WITH THE SOUTH LINE OF
SAID LOT 2, BLOCK C, A
DISTANCE OF 1.00 FEET;
THENCE S. 01°01'42" E., PARALLEL
WITH THE WEST LINE OF
SAID LOT 2, BLOCK C, A
DISTANCE OF 28.00 FEET;
THENCE N. 89°17'03" E., PARALLEL
WITH THE SOUTH LINE OF
SAID LOT 2, BLOCK C, A
DISTANCE OF 1.00 FEET TO THE
POINT OF BEGINNING.
(CONTAINING 28 SQ. FT.)
PREPARED BY: JOHN W.
COOPER, 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 August 12, 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 7: Copy of public hearing advertisement published on July 28, 2025. See the next page for full text.

Legal Notice Text

LEGAL NOTICE

NOTICE FOR THE VACATING OF A PORTION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT, PLAT OF "SHADY VILLAS UNIT 2", IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST, MIMS, 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 TIMOTHY AND CHRISTINE MEISTER with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

A PORTION OF THE 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ABUTTING THE WEST LINE OF LOT 2, BLOCK C, SHADY VILLAS UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 85, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK C; THENCE N. 89°17'03" E., ALONG THE SOUTH LINE OF LOT 2, BLOCK C, A DISTANCE OF 10.00 FEET; THENCE N. 01°01'42" W., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 01°01'42" W., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 28.00 FEET; THENCE S. 89°17'03" W., PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 1.00 FEET; THENCE S. 01°01'42" E., PARALLEL WITH THE WEST LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 28.00 FEET; THENCE N. 89°17'03" E., PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK C, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING. (CONTAINING 28 SQ. FT.) PREPARED BY: JOHN W. COOPER, 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 August 12, 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.