

Resolution 2025 -

Vacating a portion of two public utility and drainage easements, Plat of "Port St. John, Unit 2", Cocoa, Florida, lying in Section 24, Township 23 South, Range 35 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **Dale O'Connor and Patricia Rivera** 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 16th day of September, 2025 A.D.

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

ATTEST:

Rachel Sadoff, Clerk

Rob Feltner, Chairman

As approved by the Board on:
September 16, 2025

Brevard County Property Appraiser Detail Sheet

Account 2311276

Owners O'CONNOR, DALE; RIVERA, PATRICIA

Mailing Address 6665 MIRAFLORES AVE COCOA FL 32927

Site Address 6665 MIRAFLORES AVE COCOA FL 32927

Parcel ID 23-35-24-25-31-1

Taxing District 1900 - UNINCORP DISTRICT 1

Exemptions HEX1 - HOMESTEAD FIRST

HEX2 - HOMESTEAD ADDITIONAL

Property Use 0110 - SINGLE FAMILY RESIDENCE

Total Acres 0.25

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0014/0048

Subdivision PORT ST JOHN UNIT 2

Land Description PORT ST JOHN UNIT 2 LOT 1 BLK 31

VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$260,310	\$253,690	\$242,810
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$180,140	\$174,900	\$169,810
Assessed Value School	\$180,140	\$174,900	\$169,810
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$130,140	\$124,900	\$119,810
Taxable Value School	\$155,140	\$149,900	\$144,810

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
01/26/2018	\$189,000	WD	--	8079/943
09/22/1987	\$74,900	WD	--	2866/30

Vicinity Map

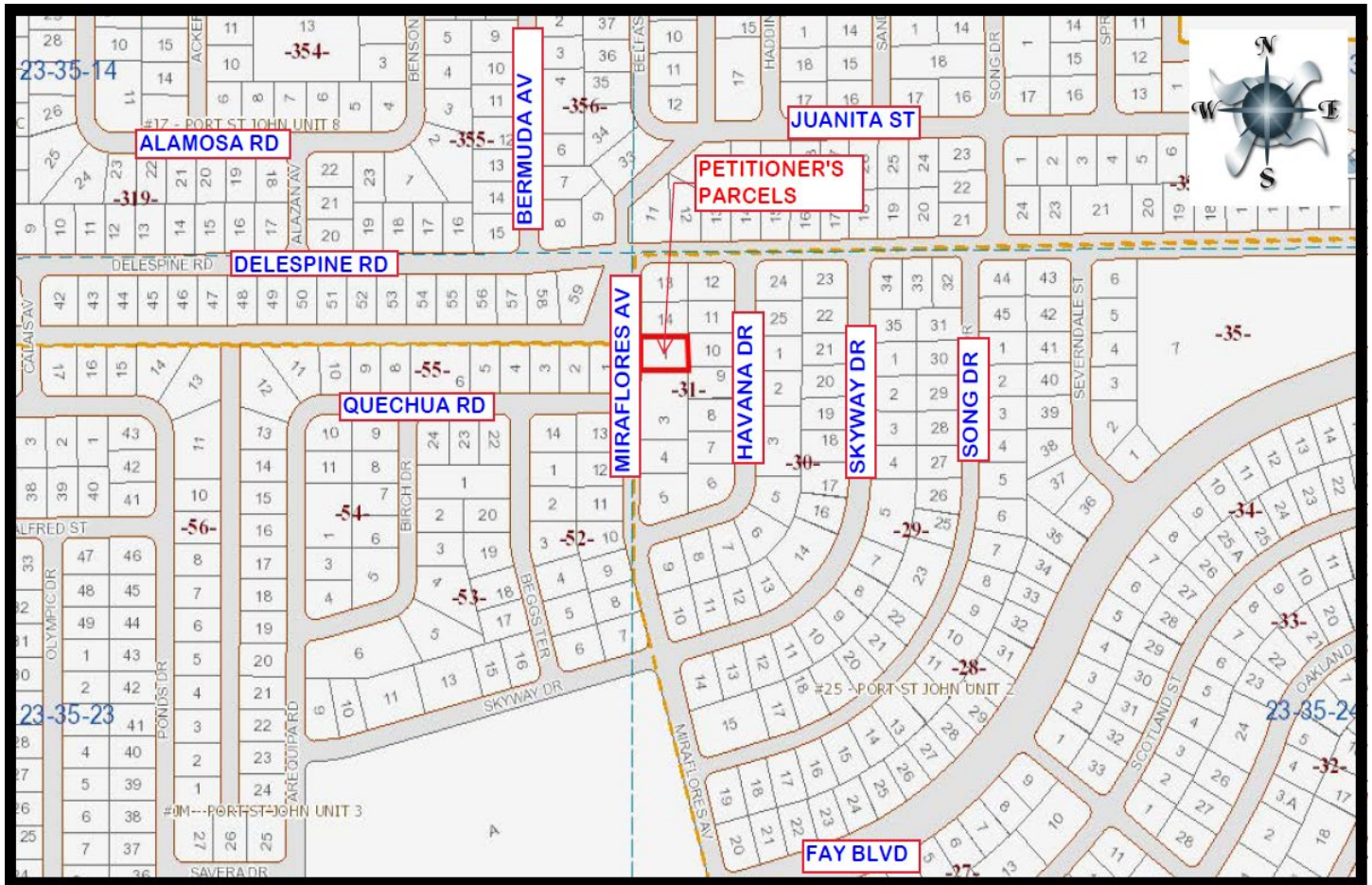


Figure 1: Map of Lot 1, Block 31, Port St. John, Unit 2, 6665 Miraflores Ave, Cocoa, Florida, 32927.

Dale O'Connor & Patricia Rivera – 6665
Miraflores Ave – Cocoa, FL, 32927 – Lot 1,
Block 31, plat of “Port St. John Unit 2” – Plat
Book 14, Page 48 – Section 24, Township 23
South, Range 35 East – District 1 – Proposed
Vacating of a portion of a 6.00 ft. & 10.00 ft.
Wide Public Utility & Drainage Easement

Aerial Map

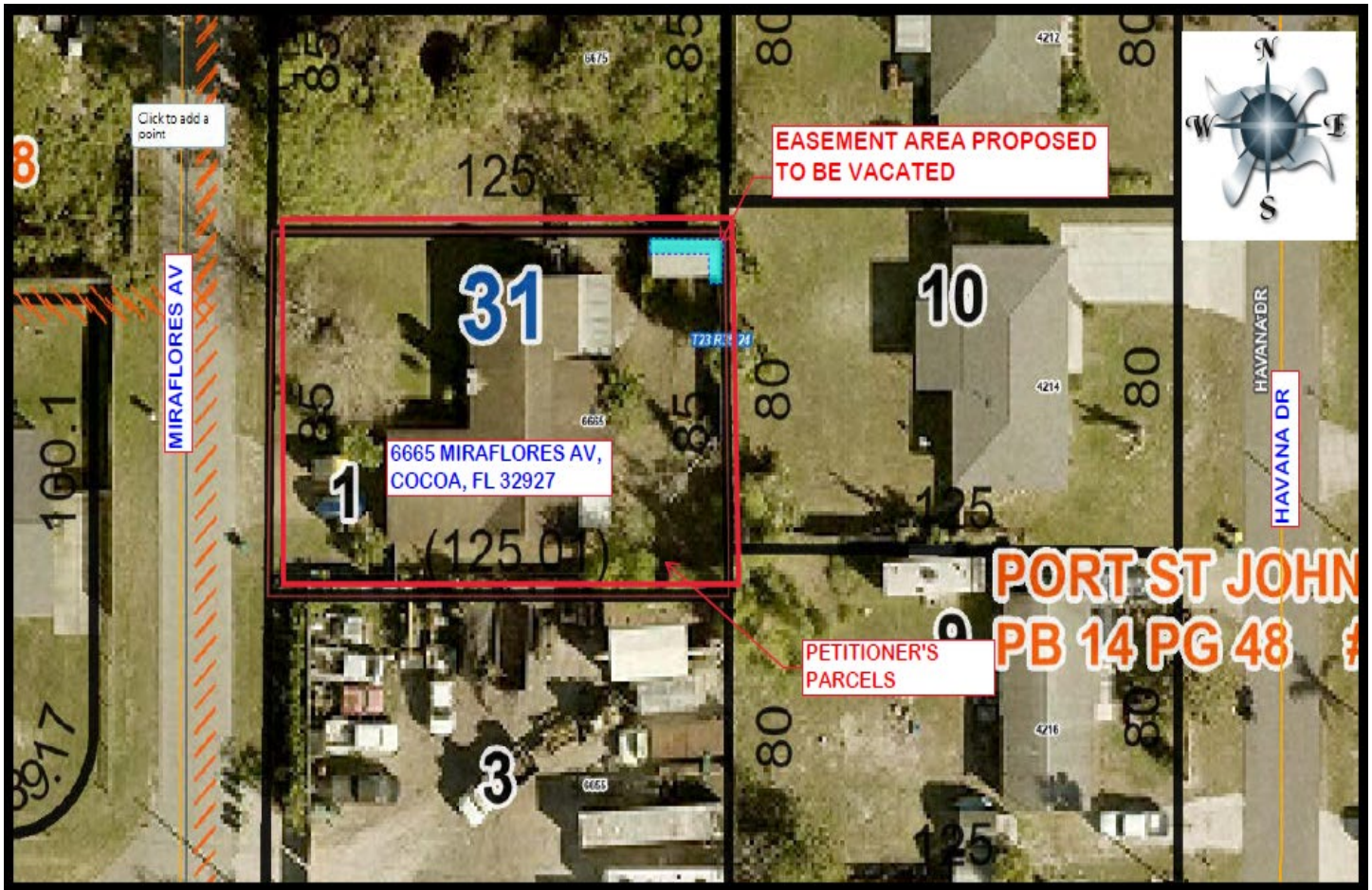
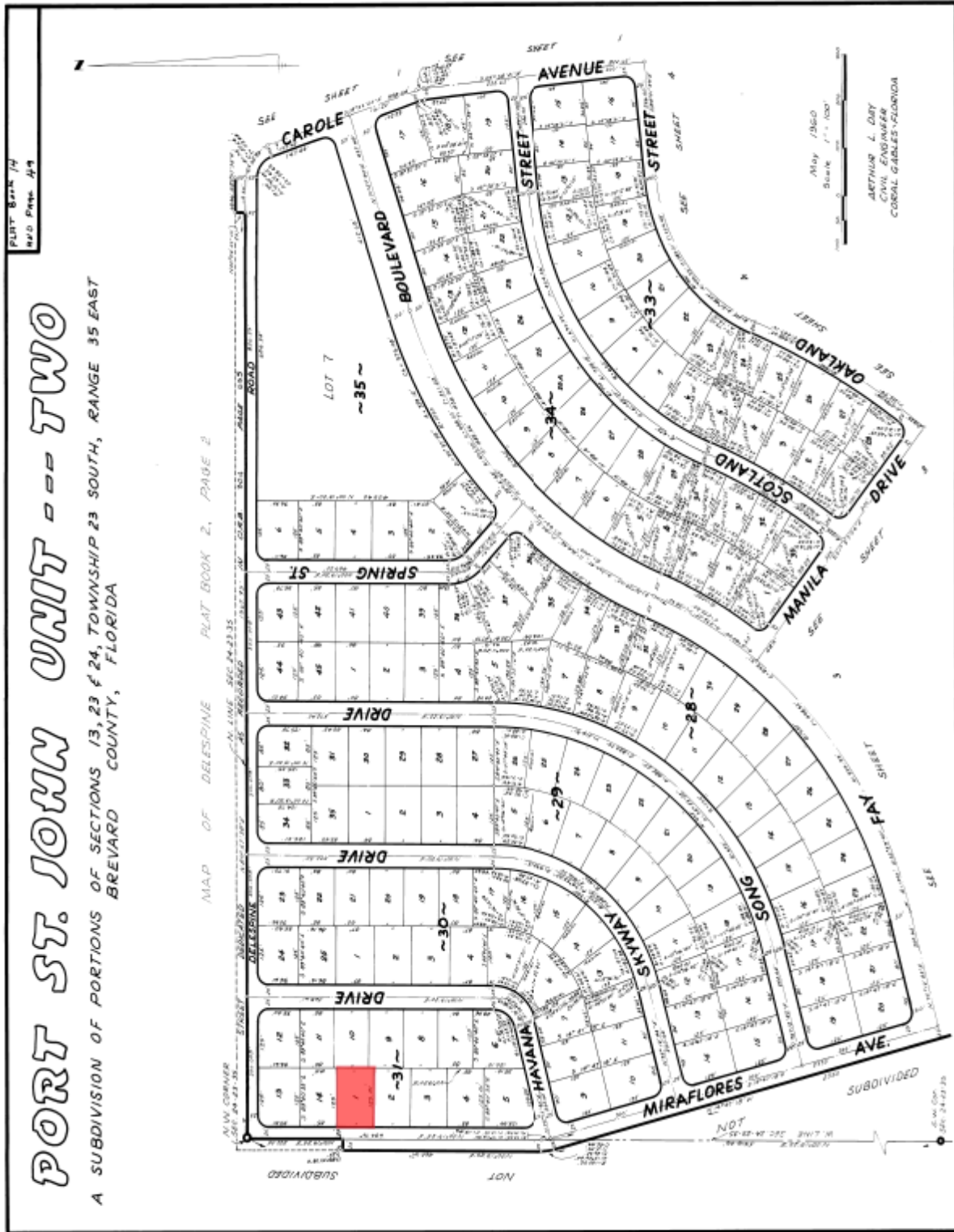


Figure 2: Aerial Map of Lot 1, Block 31, Port St. John, Unit 2, 6665 Miraflores Ave, Cocoa, Florida, 32927.

Dale O'Connor & Patricia Rivera – 6665
Miraflores Ave – Cocoa, FL, 32927 – Lot 1,
Block 31, plat of “Port St. John Unit 2” – Plat
Book 14, Page 48 – Section 24, Township 23
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Map Reference



Petitioner's Sketch & Description Sheet 1 of 3

<h2>LEGAL DESCRIPTION</h2>		SHEET 1 OF 3	
SECTION 24, TOWNSHIP 23 SOUTH, RANGE 35 EAST PARCEL ID NUMBER: 23-35-24-25-31-1 PURPOSE OF DESCRIPTION: VACATE EASEMENT		NOT VALID WITHOUT THE SKETCH ON SHEETS 2&3 OF 3	
<u>LEGAL DESCRIPTION:</u>			
A PORTION ON THE 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT LYING WEST OF AND ABUTTING THE EAST LINE OF LOT 1, BLOCK 31, AND A PART OF THE 6 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT LYING SOUTH OF AND ABUTTING THE NORTH LINE OF SAID LOT 1, BLOCK 31, PORT ST. JOHN UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 48 THROUGH 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:			
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 31; THENCE S. 00°19'20" W., ALONG THE EAST LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 12.94 FEET; THENCE N. 89°40'35" W. PARALLEL WITH THE NORTH LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 6.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 89°40'35" W., A DISTANCE OF 3.85 FEET TO A POINT LYING ON THE WEST LINE OF THE 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT THAT ABUTS THE EAST LINE OF SAID LOT 1 BLOCK 31; THENCE N. 00°19'20" E., ALONG SAID WEST LINE, A DISTANCE OF 6.94 FEET TO A POINT WHICH LIES ON THE SOUTH LINE OF THE 6 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT LYING SOUTH OF AND ABUTTING THE NORTH LINE OF SAID LOT 1, BLOCK 31; THENCE N. 89°40'35" W., ALONG SAID SOUTH LINE, A DISTANCE OF 12.62 FEET; THENCE N. 00°19'20" E., PARALLEL WITH THE EAST LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 3.44 FEET; THENCE S. 89°40'35" E., PARALLEL WITH THE NORTH LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 16.47 FEET; THENCE S. 00°19'20" W., PARALLEL WITH THE EAST LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 10.39 FEET TO THE POINT OF BEGINNING. CONTAINING 83.48 SQUARE FEET.			
<h2>SURVEYOR'S NOTES:</h2>			
<ol style="list-style-type: none">1. Bearing shown hereon are based on the SOUTH LINE OF LOT 1 BLOCK 31, as being N 89°40'35" W, according to the Plat of PORT ST. JOHN UNIT TWO as recorded in plat book 14, at pages 48-51 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 legal description 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 legal description 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: DALE O'CONNOR AND PATRICIA RIVERA BREVARD COUNTY BOARD OF COMMISSIONERS		PRELIMINARY—FOR COUNTY REVIEW 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: <u>JAB</u>	CHECKED BY: <u>JWC</u>	DRAWING NO. <u>25-06-33A</u>	SECTION 24
DATE: <u>7/8/2025</u>	SHEET <u>1</u> OF <u>3</u>	REVISIONS _____	TOWNSHIP 23 SOUTH
			RANGE 35 EAST

Figure 4: Sketch & Description. Sheet 1 of 3. Section 24, Township 23 South, Range 35 East. Parcel ID number: 23-35-24-25-31-1.

Petitioner's Sketch & Description Sheet 2 of 3

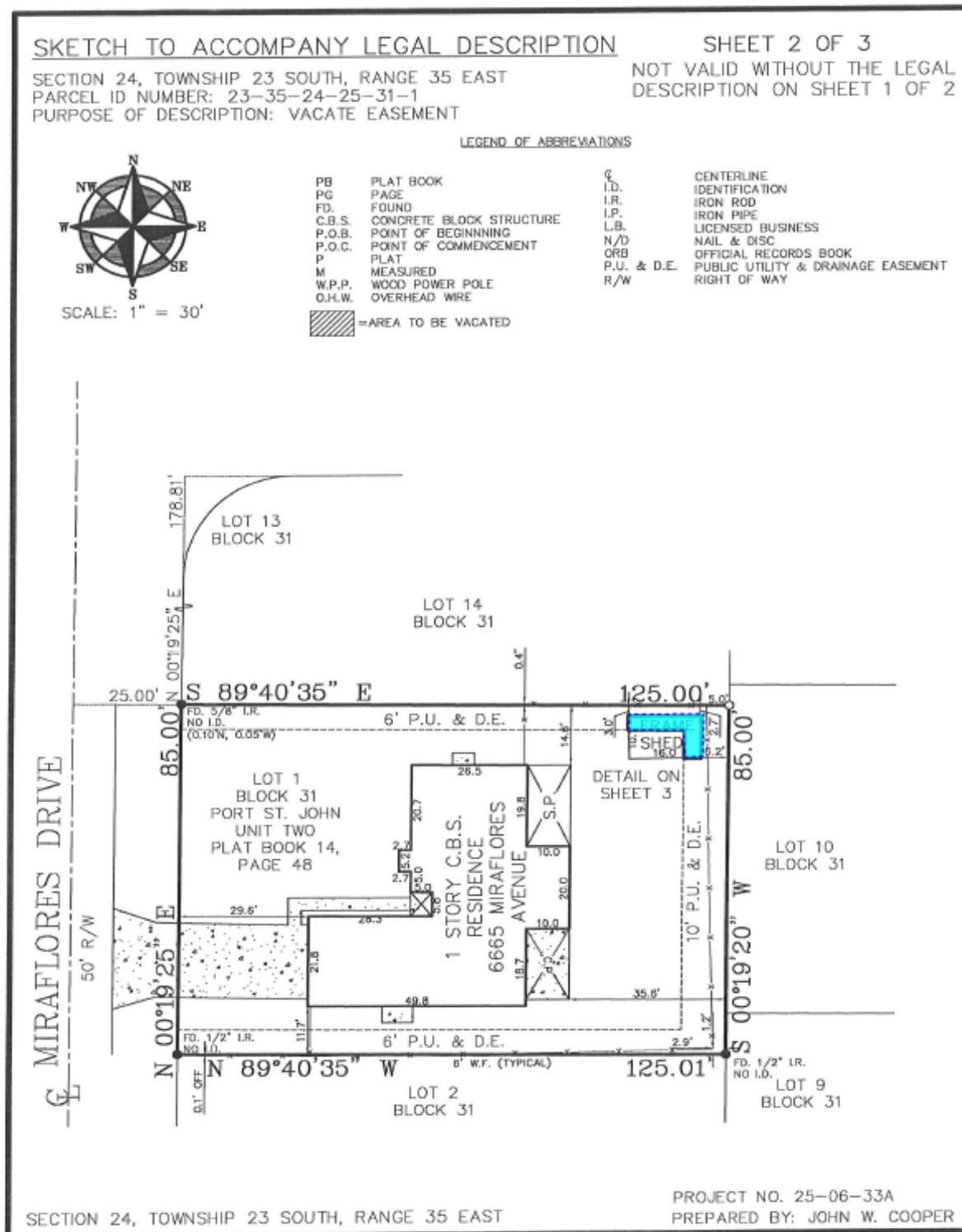


Figure 5: Sketch & Description. Sheet 2 of 3. Section 24, Township 23 South, Range 35 East. Parcel ID number: 23-35-24-25-31-1.

Petitioner's Sketch & Description Sheet 3 of 3

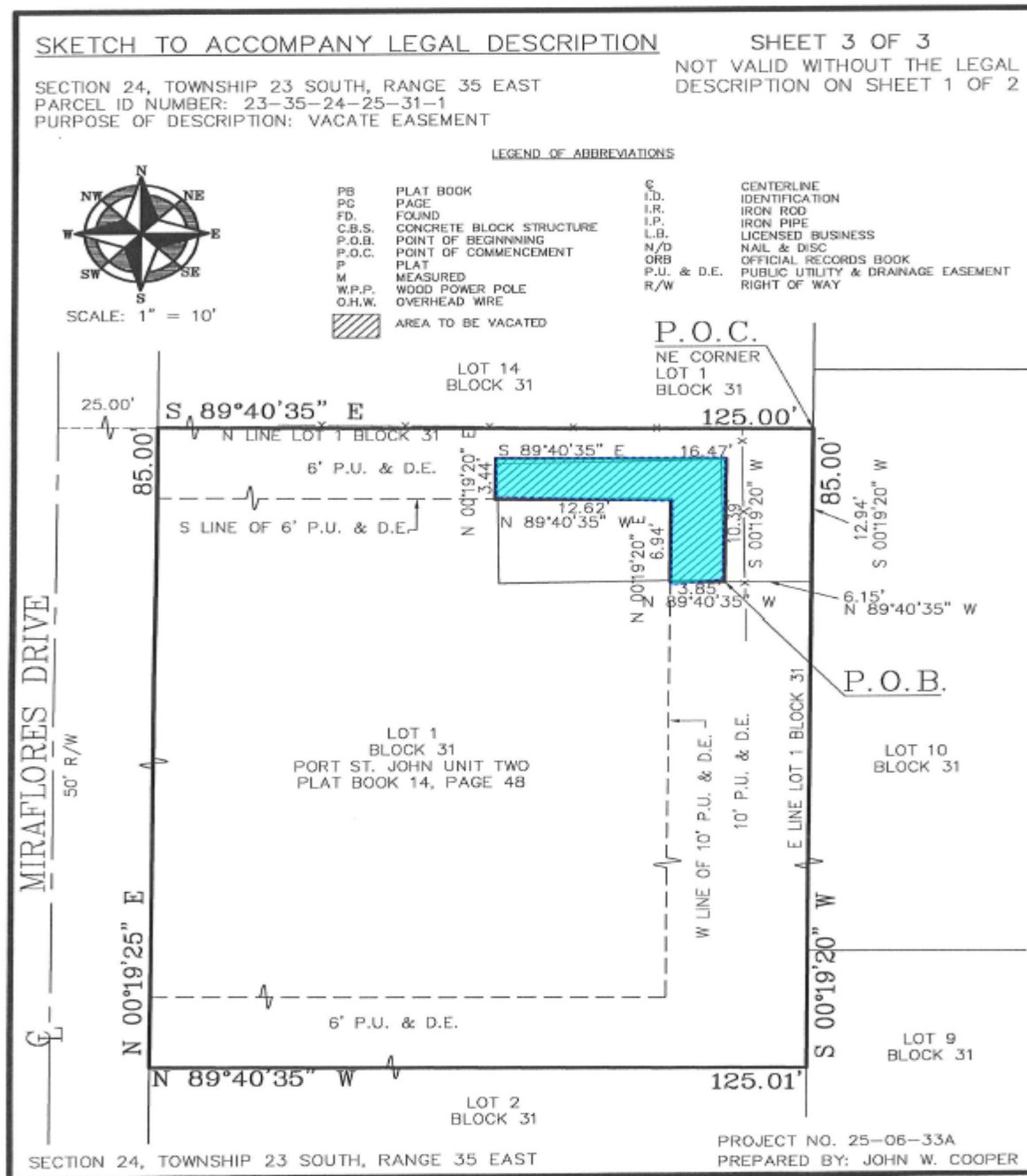


Figure 6: Sketch of Description. Sheet 3 of 3. Section 24, Township 23 South, Range 35 East. Parcel ID number: 23-35-24-25-31-1.

The sketch illustrates a portion of two public utility easements, per the Plat of Port St. John, Unit 2. Prepared by: John W. Cooper, PLS.

Comment Sheet

Applicant: O'Connor/Rivera

Updated by: Amber Holley 20250826 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20250807	20250818	Yes	No objections
FL Power & Light	20250807	20250826	Yes	No comment
At&t	20250807	20250826	Yes	No objections
Charter/Spectrum	20250807	20250823	Yes	No objections
City of Cocoa	20250807	20250822	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20250807	20250826	Yes	No objections
Land Planning	20250807	20250807	Yes	No objections
Utility Services	20250807	20250807	Yes	No objections
Storm Water	20250807	20250807	Yes	No objections
Zoning	20250807	20250807	Yes	No objections

Public Hearing Legal Advertisement

Ad#11616550 09/02/2025

LEGAL NOTICE

NOTICE FOR THE VACATING OF TWO PUBLIC UTILITY AND DRAINAGE EASEMENTS, PLAT OF "PORT ST. JOHN, UNIT 2", IN SECTION 24, TOWNSHIP 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 **DALE O'CONNOR AND PATRICIA RIVERA** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

A PORTION ON THE 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT LYING WEST OF AND ABUTTING THE EAST LINE OF LOT 1, BLOCK 31, AND A PART OF THE 6 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT LYING SOUTH OF AND ABUTTING THE NORTH LINE OF SAID LOT 1, BLOCK 31, PORT ST. JOHN UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 48 THROUGH 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 31; THENCE S. 00°19'20" W., ALONG THE EAST LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 12.94 FEET; THENCE N. 89°40'35" W. PARALLEL WITH THE NORTH LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 6.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 89°40'35" W., A DISTANCE OF 3.85 FEET TO A POINT LYING ON THE WEST LINE OF THE 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT THAT ABUTS THE EAST LINE OF SAID LOT 1 BLOCK 31; THENCE N. 00°19'20" E., ALONG SAID WEST LINE, A DISTANCE OF 6.94 FEET TO A POINT WHICH LIES ON THE SOUTH LINE OF THE 6 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT LYING SOUTH OF AND ABUTTING THE NORTH LINE OF SAID LOT 1, BLOCK 31; THENCE N. 89°40'35" W., ALONG SAID SOUTH LINE, A DISTANCE OF 12.62 FEET; THENCE N. 00°19'20" E., PARALLEL WITH THE EAST LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 3.44 FEET; THENCE S. 89°40'35" E., PARALLEL WITH THE NORTH LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 16.47 FEET; THENCE S. 00°19'20" W., PARALLEL WITH THE EAST LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 10.39 FEET TO THE POINT OF BEGINNING, CONTAINING 83.48 SQUARE FEET. 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 **9:00 A.M. on September 16, 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 September 2, 2025. See the next page for full text.

Legal Notice Text

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