

## **Resolution 2022 -**

### **Vacating a portion of two public utility easements in plat "Sherwood Estates Unit Number 4" Subdivision, Titusville, 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 **NICHOLAS S. TOWNSEND** with the Board of County Commissioners to vacate two public easements 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 2<sup>nd</sup> day of August, 2022 A.D.

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

ATTEST:

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

\_\_\_\_\_  
Kristine Zonka, Chair

As approved by the Board on:  
August 2, 2022

# Brevard County Property Appraiser Detail Sheet

Account 2104403

Owners TOWNSEND, NICHOLAS S

Mailing Address 203 BRANT CREEK CIR SAINT MARYS GA 31558

Site Address 1751 N CARPENTER RD TITUSVILLE FL 32796

Parcel ID 21-35-19-53-4-3

Property Use 0110 - SINGLE FAMILY RESIDENCE

Exemptions NONE

Taxing District 1300 - UNINCORP DISTRICT 1

Total Acres 0.23

Subdivision SHERWOOD ESTATES UNIT 4

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0019/0067

Land Description SHERWOOD ESTATES UNIT 4 N 20 FT OF LOT 3,

ALL LOT 4 EX N 4 FT BLK 4

## **VALUE SUMMARY**

<b>Category</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Market Value	\$194,280	\$173,440	\$171,980
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$190,780	\$173,440	\$158,450
Assessed Value School	\$194,280	\$173,440	\$171,980
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$190,780	\$173,440	\$158,450
Taxable Value School	\$194,280	\$173,440	\$171,980

## **SALES/TRANSFERS**

<b>Date</b>	<b>Price</b>	<b>Type</b>	<b>Parcel</b>	<b>Deed</b>
07/10/2013	\$142,500	WD	--	6921/1345
09/25/2001	\$90,000	WD	--	4430/0710
01/01/1987	--	PR	--	2765/1041

## Vicinity Map

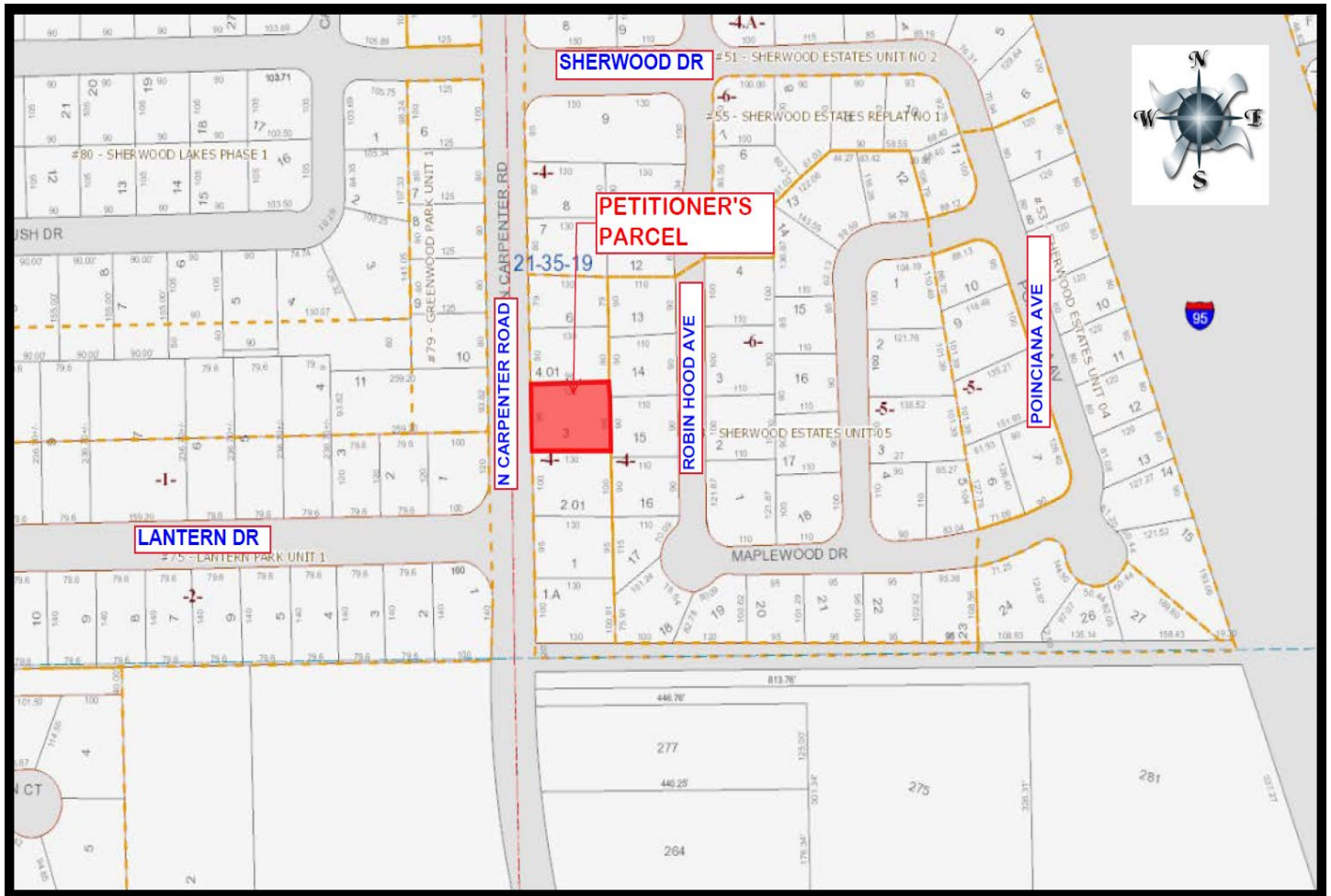


Figure 1: Map of Lots 3 & 4, Block 4, Sherwood Estates Unit Number 4, 1751 N. Carpenter Rd, Titusville, Florida, 32796.

Nicholas S. Townsend – 1751 N. Carpenter Road – Titusville, FL, 32796 – Part of Lots 3 & 4, Block 4, plat of “Sherwood Estates Unit Number 4” – Plat Book 19, Page 67 – Section 19, Township 21 South, Range 35 East – District 1 – Proposed Vacating of a portion of two 5.0 ft. Wide Public Utility Easements

## Aerial Map

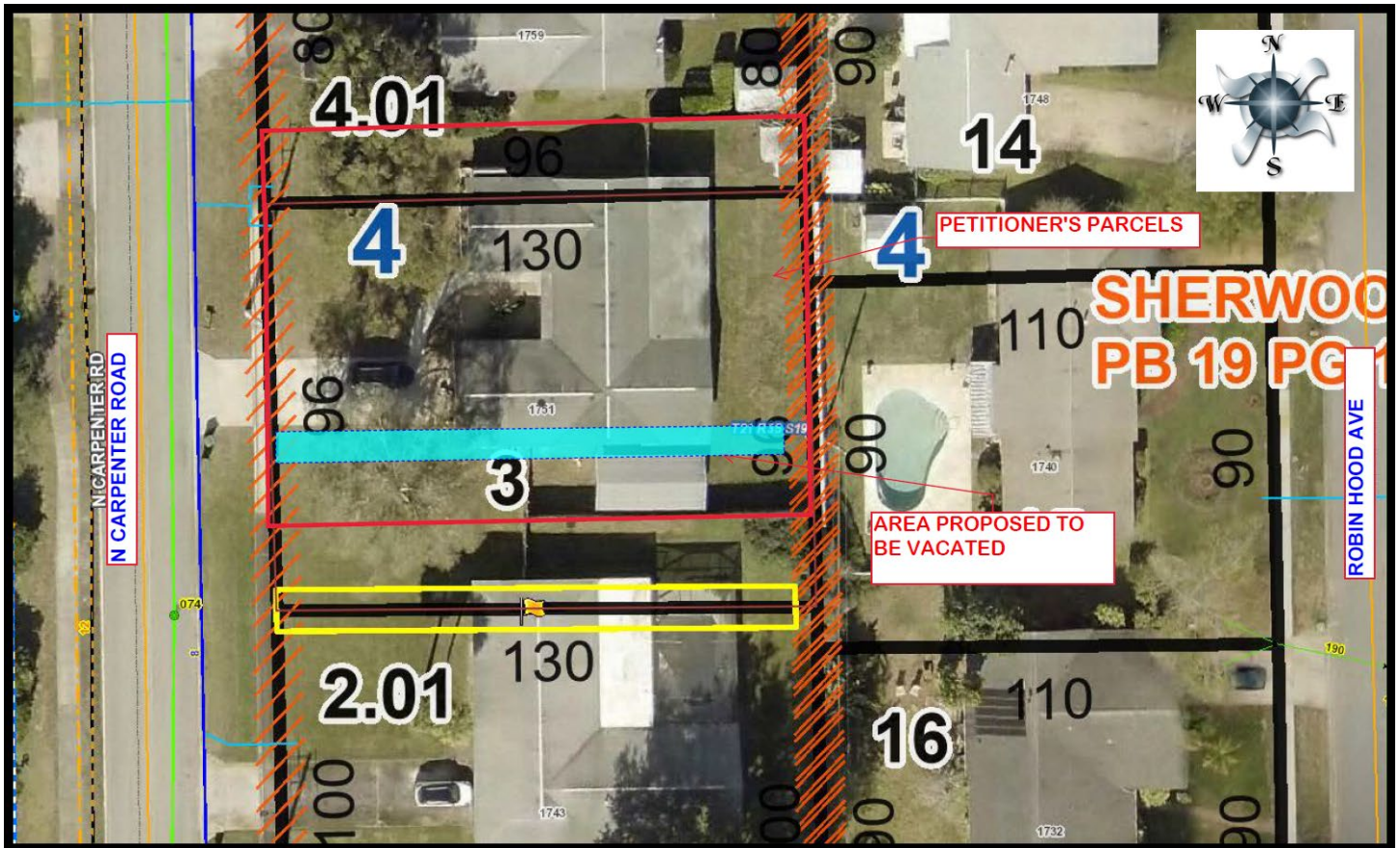


Figure 2: Aerial Map of Lots 3 & 4, Block 4, Sherwood Estates Unit Number 4, 1751 N. Carpenter Rd., Titusville, Florida, 32796.

Nicholas S. Townsend – 1751 N. Carpenter Road – Titusville, FL, 32796 – Part of Lots 3 & 4, Block 4, plat of “Sherwood Estates Unit Number 4” – Plat Book 19, Page 67 – Section 19, Township 21 South, Range 35 East – District 1 – Proposed Vacating of a portion of two 5.0 ft. Wide Public Utility Easements



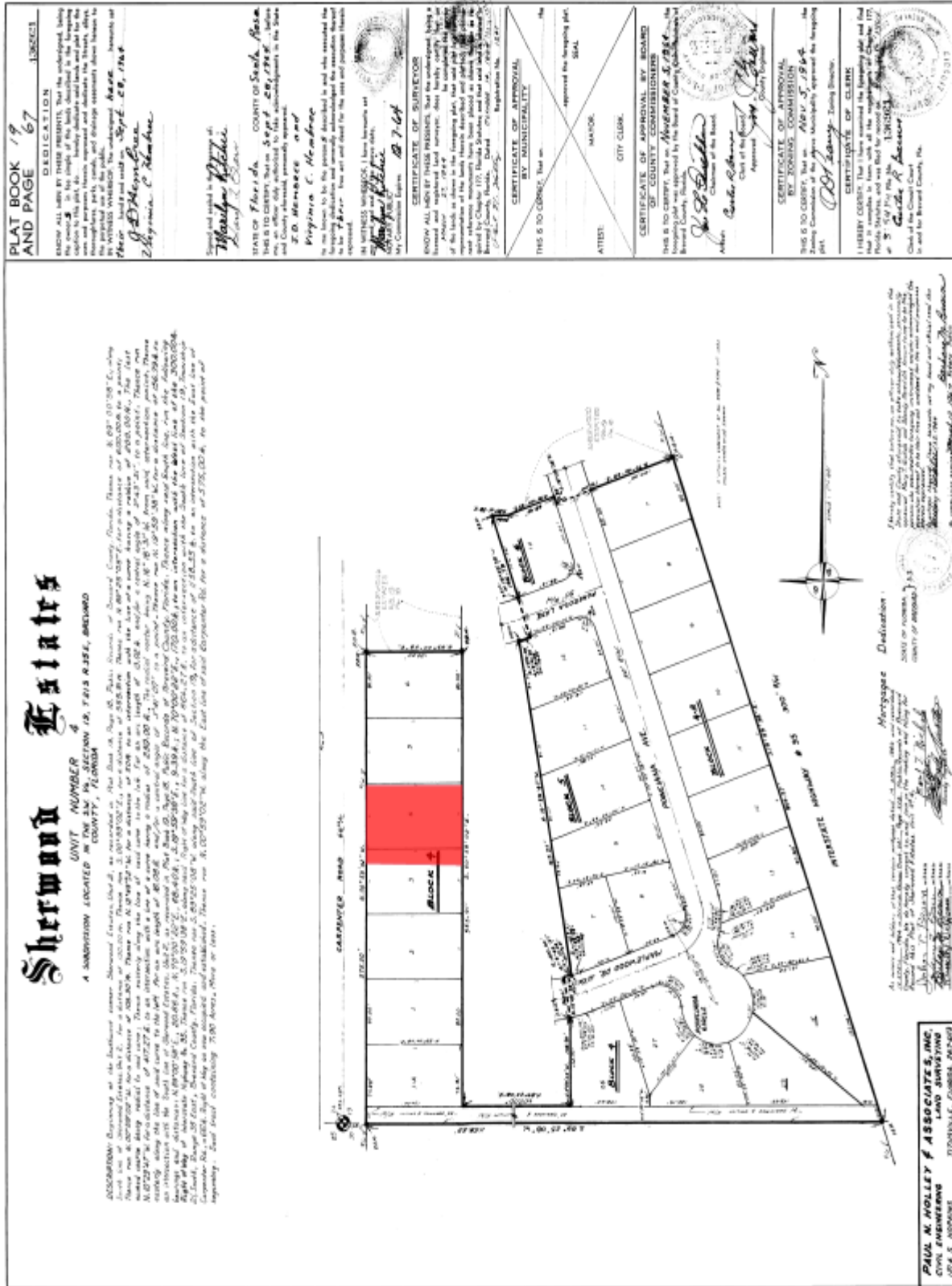


Figure 3: Copy of plat map "Sherwood Estates Unit Number 4" dedicated to Brevard County November 5, 1964.

Figure 4: Legal Description. Sheet 1 of 2. Section 19, Township 21 South, Range 35 East.

# Petitioner's Sketch & Description Sheet 2 of 2

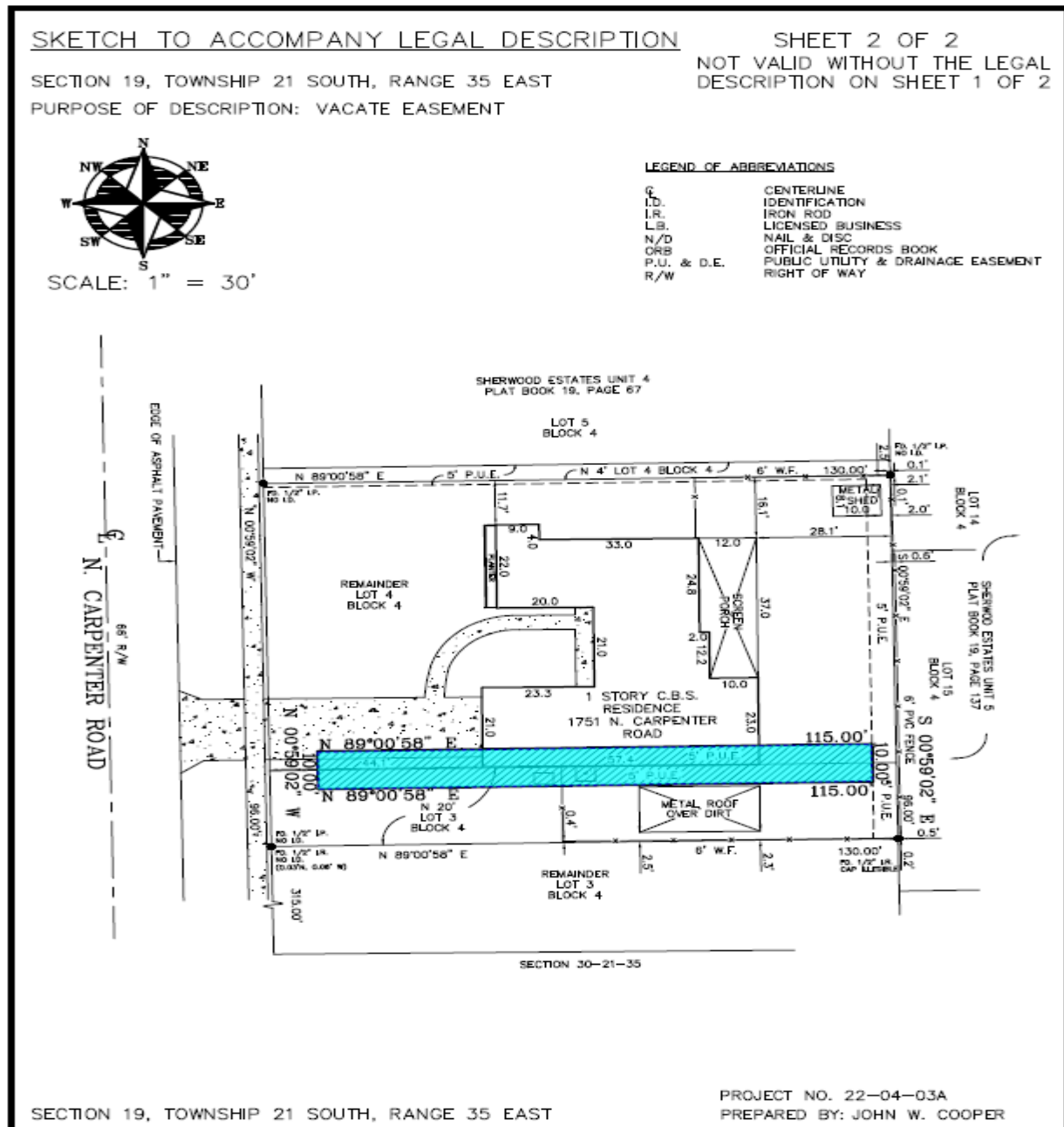


Figure 5: Sketch of description. Sheet 2 of 2. Section 19, Township 21 South, Range 35 East.

Sketch illustrates a portion of two 5.00-foot wide public utility easements on Lots 3 & 4, Sherwood Estates Unit Number 4, Titusville, Florida. The coordinate of the North line depicted is as follows. North boundary – North 89°00'58" East 130.00'; East boundary – South 00°59'02" East 96.00'; South boundary – North 89°00'58" East 130.00'; West boundary – North 00°59'02" West 96.00'. Prepared by: John W. Cooper, Project NO: 22-04-03A.

# Boundary Survey with Proposed Garage

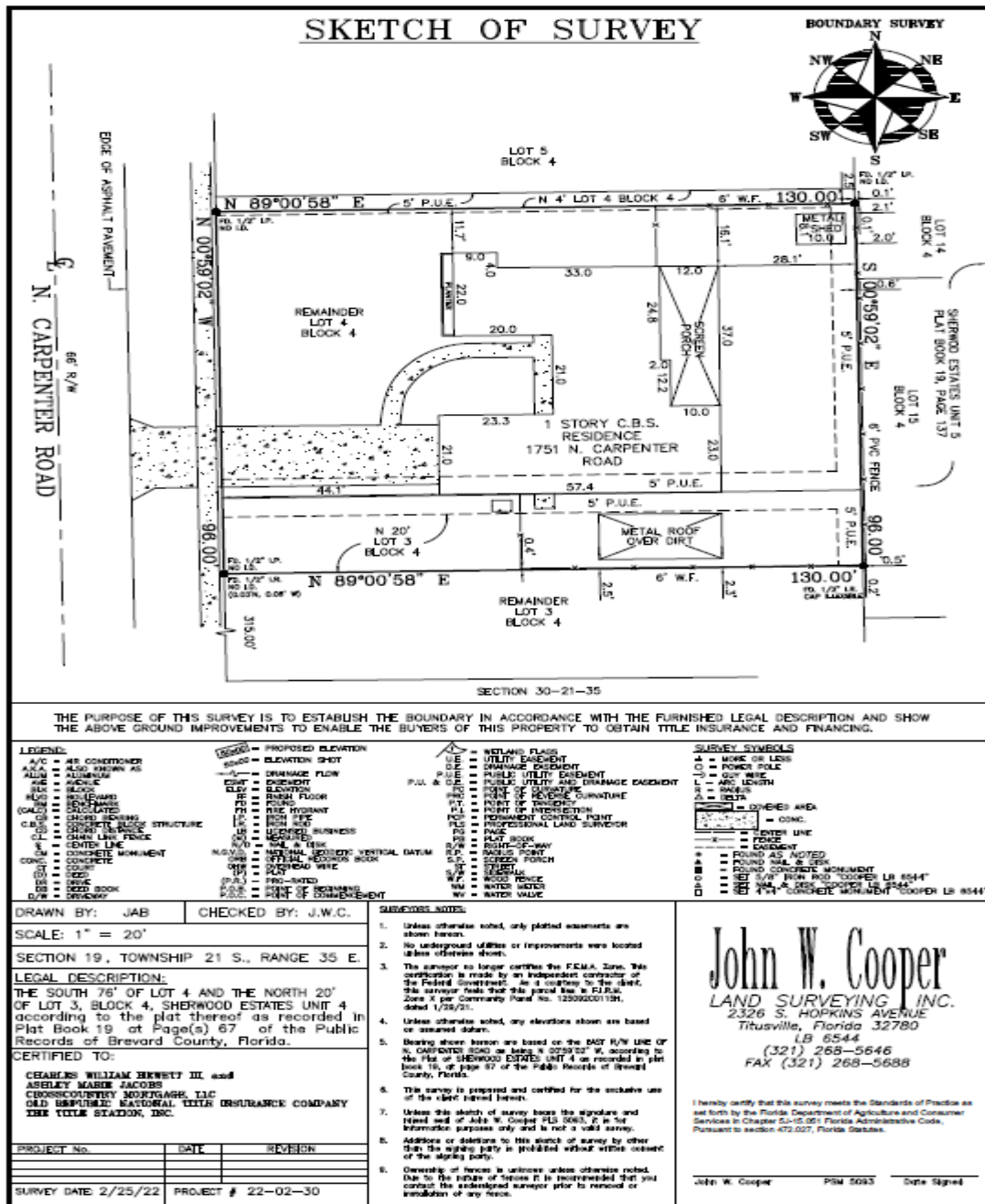


Figure 6: Boundary Survey.

Survey illustrates the existing single-family home all lying within Lots 3 & 4, Sherwood Estates Unit Number 4, 1751 N. Carpenter Road, Titusville, Florida, 32796.



## Comment Sheet

Applicant: Townsend

Updated by: Amber Holley 20220713 at 15:30 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20220701	20220713	Yes	No objections
FL Power & Light	20220701	20220707	Yes	No objections
At&t	20220701	20220706	Yes	No objections
Charter/Spectrum	20220701	20220706	Yes	No objections
City of Titusville	20220701	20220706	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20220701	20220707	Yes	No Objections
Land Planning	20220701	20220708	Yes	No objections
Utility Services	20220701	20220706	Yes	No objections
Storm Water	20220701	20220713	Yes	No Objections
Zoning	20220701	20220708	Yes	No objections

# Public Hearing Legal Advertisement

Ad#5338588

7/18/2022

## LEGAL NOTICE

**NOTICE FOR THE PARTIAL VACATING OF TWO 5.0 FT. WIDE PUBLIC UTILITY EASEMENTS, PLAT OF "SHERWOOD ESTATES UNIT NUMBER 4" IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST, TITUSVILLE, 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 **NICHOLAS S. TOWNSEND** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

**THE TEN (10) FOOT PUBLIC UTILITY EASEMENT LYING FIVE (5) FEET ON EACH SIDE OF THE COMMON BOUNDARY LINE BETWEEN LOTS 3 & 4, BLOCK 4, LESS AND EXCEPT THE EAST FIVE (5) FEET THEREOF, AND LESS AND EXCEPT THE WEST TEN (10) FEET THEREOF, SHERWOOD ESTATES UNIT NUMBER 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 19, PAGE 67, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (1150 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 2, 2022** 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.

*Figure 7: Copy of public hearing advertisement as published on July 18, 2022. See next page for full text.*

## Legal Notice Text

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