

Resolution 2022 -

Vacating a portion of a public utility easement in plat "Rio Lindo" Subdivision, Indialantic, Florida, lying in Section 25, Township 27 South, Range 37 East

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **RYAN LESLIE & LAUREN YOUNGSMA** with the Board of County Commissioners to vacate a public easement 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 easement(s) will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public easement(s) 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 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 16, 2022

Brevard County Property Appraiser Detail Sheet

Account 2726909

Owners YOUNGSMA, RYAN LESLIE; YOUNGSMA, LAUREN

Mailing Address 591 S SONORA CIR INDIALANTIC FL 32903

Site Address 591 S SONORA CIR INDIALANTIC FL 32903

Parcel ID 27-37-25-HV-A-10

Property Use 0110 - SINGLE FAMILY RESIDENCE

Exemptions HEX1 - HOMESTEAD FIRST

HEX2 - HOMESTEAD ADDITIONAL

Taxing District 5300 - UNINCORP DISTRICT 5

Total Acres 0.23

Subdivision RIO LINDO SUBD

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0017/0052

Land Description RIO LINDO SUBD LOT 10 BLK A

VALUE SUMMARY

Category	2021	2020	2019
Market Value	\$318,750	\$283,320	\$275,070
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$238,640	\$235,350	\$230,060
Assessed Value School	\$238,640	\$235,350	\$230,060
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	\$188,640	\$185,350	\$180,060
Taxable Value School	\$213,640	\$210,350	\$205,060

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
07/28/2015	\$245,000	WD	--	7421/2374
08/14/2007	\$163,000	WD	--	5809/1570
06/19/2007	--	CT	--	5789/2740

Vicinity Map

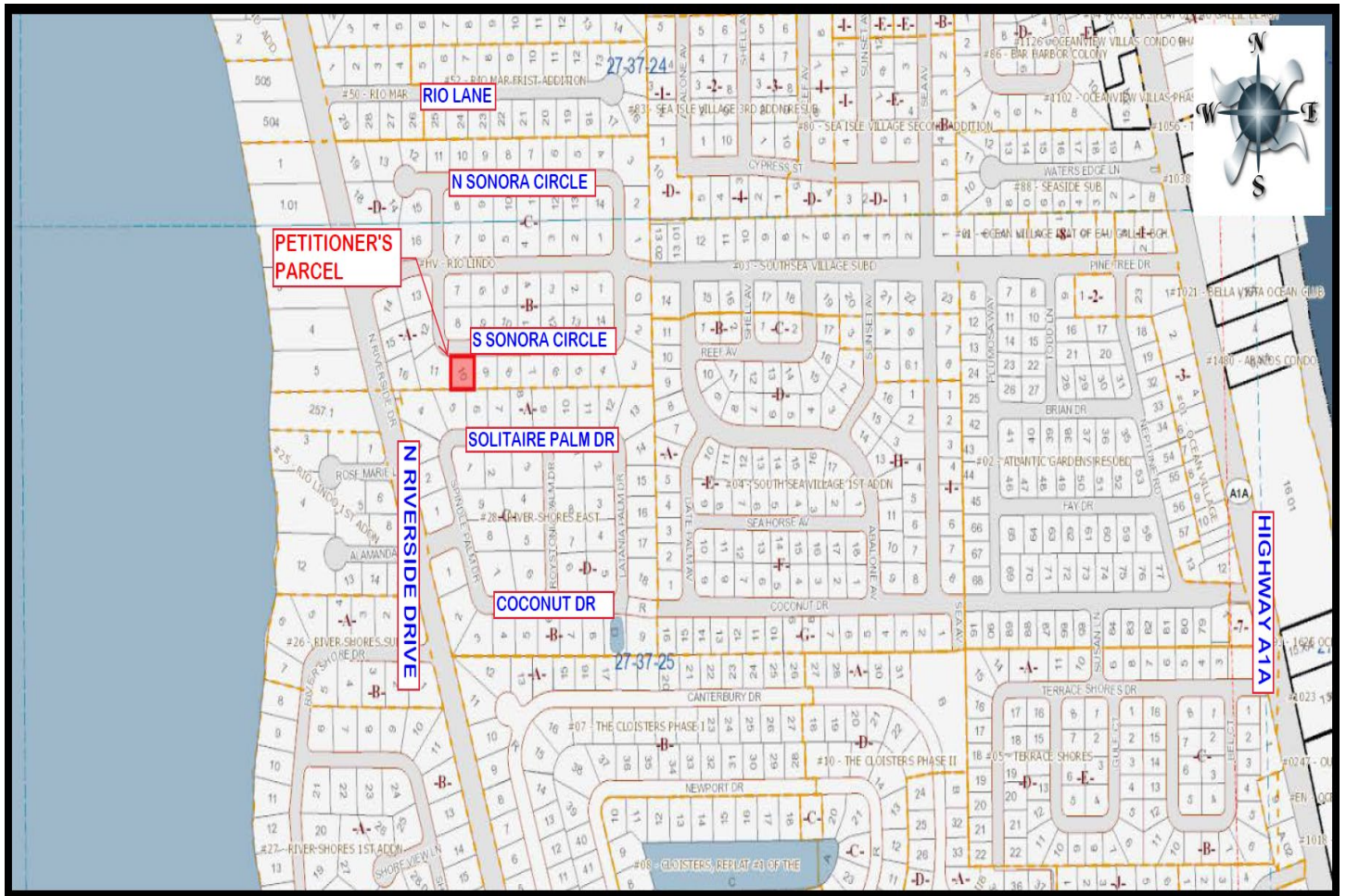


Figure 1: Map of Lot 10, Block A, Rio Lindo, 591 S. Sonora Circle, Indialantic, Florida, 32903.

Ryan Leslie & Lauren Youngsma – 591 S. Sonora Circle – Indialantic, FL, 32903 – Lot 10, Block A, plat of “Rio Lindo” – Plat Book 17, Page 52 – Section 25, Township 27 South, Range 37 East – District 5 – Proposed Vacating of a 5.0 ft. portion of a 10.0 ft. Wide Public Utility Easement

[illegible]

Figure 2: Aerial Map of Lot 3, Harbor Pines, 912 Harbor Pines Drive, Merritt Island, Florida, 32952.

Ryan Leslie & Lauren Youngsma – 591 S.
Sonora Circle – Indialantic, FL, 32903 – Lot 10,
Block A, plat of “Rio Lindo” – Plat Book 17,
Page 52 – Section 25, Township 27 South,
Range 37 East – District 5 – Proposed
Vacating of a 5.0 ft. portion of a 10.0 ft. Wide
Public Utility Easement

[illegible]

Figure 3: Copy of plat map "Rio Lindo" dedicated to Brevard County March 8, 1962.

Petitioner's Sketch & Description Sheet 1 of 2

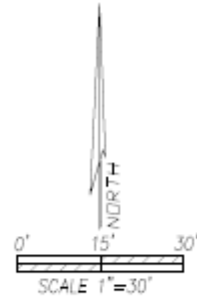
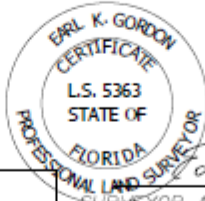
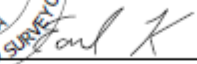
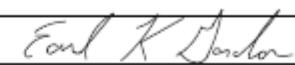
<u>LEGAL DESCRIPTION</u>		SHEET 1 OF 2 NOT VALID WITHOUT SKETCH ON SHEET 2 OF 2
<p>SECTION 25, TOWNSHIP 27 SOUTH, RANGE 37 EAST PARCEL ID NUMBER 27-37-25-HV-A-10 PURPOSE OF SURVEY: TO VACATE THE NORTH 5 FEET OF THE EXISTING 10 FOOT EASEMENT</p>		
<u>LEGAL DESCRIPTION</u> <p>THE NORTH 5.00' OF THE SOUTH 10.00' LESS AND EXCEPT THE EAST 20.00' PUBLIC UTILITY EASEMENT OF LOT 10, BLOCK A, RIO LINDO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 52, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 475.12 SQUARE FEET.</p>		
<u>LEGEND</u> FNC= FENCE IRF= IRON ROD FOUND PUE= PUBLIC UTILITY EASEMENT PC= POINT OF CURVATURE WD= WOOD FENCE		
<u>SURVEYOR'S NOTES</u> 1. BEARINGS BASED ON S. 89°04'46" E. AS SHOWN ON THE NORTH LINE OF LOT 10, BLOCK A, AS PER PLAT. 2. NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3. THIS SKETCH IS NOT A BOUNDARY SURVEY.		
<p>PREPARED FOR: BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS</p>		  SURVEYOR AND MAPPER PSM NO. 5363
<p>PREPARED BY: GAI SURVEYORS ADDRESS: 1 OLEANDER ST, COCOA, FL 32922 PHONE: 321-806-3908</p>		 SURVEYOR AND MAPPER PSM NO. 5363 NOT VALID UNLESS SIGNED AND SEALED
<p>DRAWN BY: AEG DATE: 28 APR 22</p>		<p>CHECKED BY: EKG SHEET 1 OF 1</p> <p>SECTION 25 TOWNSHIP 27 SOUTH RANGE 37 EAST</p>

Figure 4: Legal Description. Sheet 1 of 2. Section 25, Township 27 South, Range 37 East.

Petitioner's Sketch & Description Sheet 2 of 2

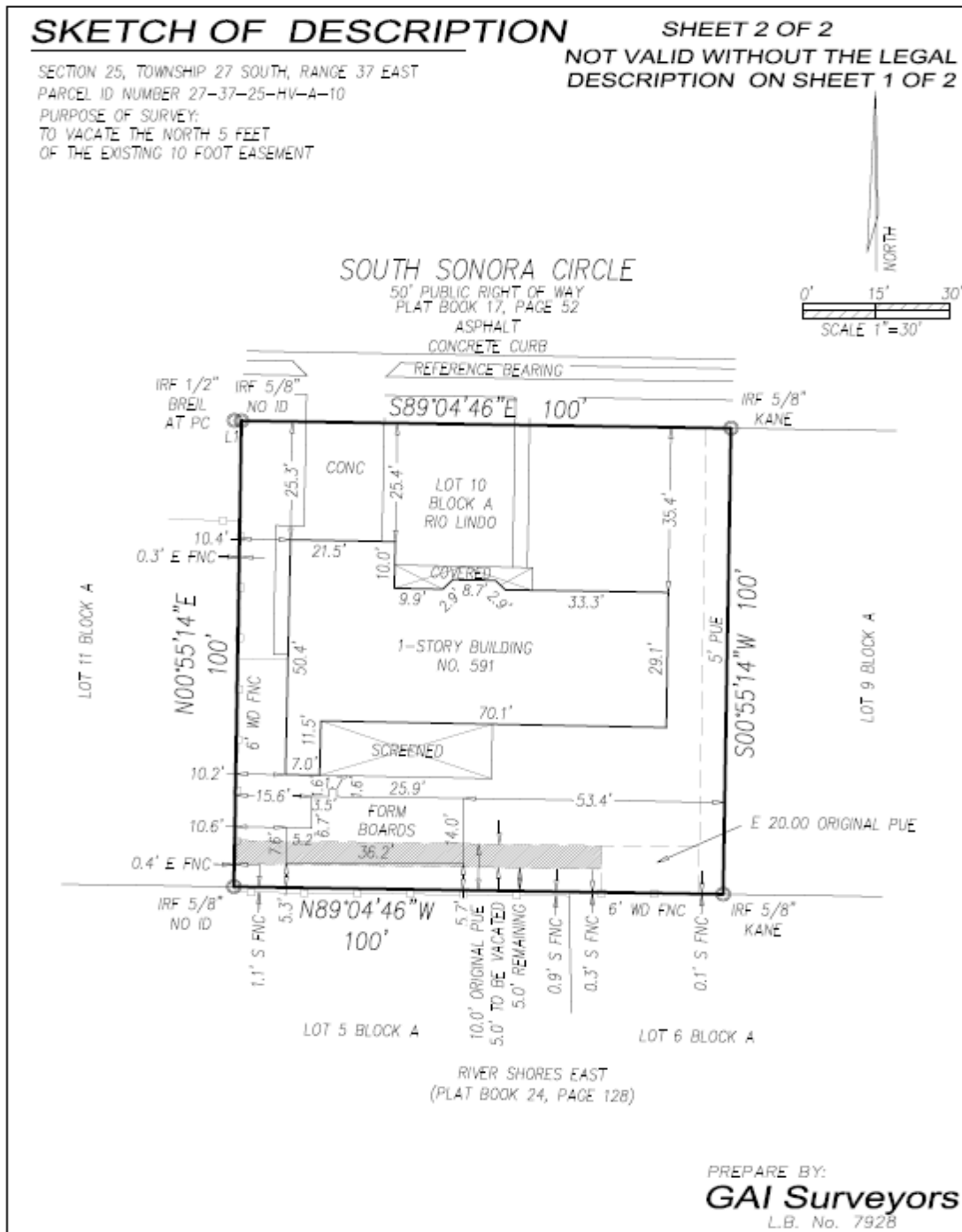


Figure 5: Sketch of description. Sheet 2 of 2. Section 25, Township 27 South, Range 37 East.

Sketch illustrates a 5.00-foot portion of a 10.00-foot wide public utility easement on Lot 10, Block A, Rio Lindo, Indialantic, Florida. The coordinate of the North line depicted is as follows. North boundary – South 89°04'46" East 100.00'; East boundary – South 00°55'14" West 100.00'; South boundary – North 89°04'46" West 100.00'; West boundary – North 00°55'14" East 100.00'. Prepared by: Earl K. Gordon.

Boundary Survey with Proposed Pool

DocuSign Envelope ID: 67221534-FB99-46FA-5A7E-87F1ABA23D2D

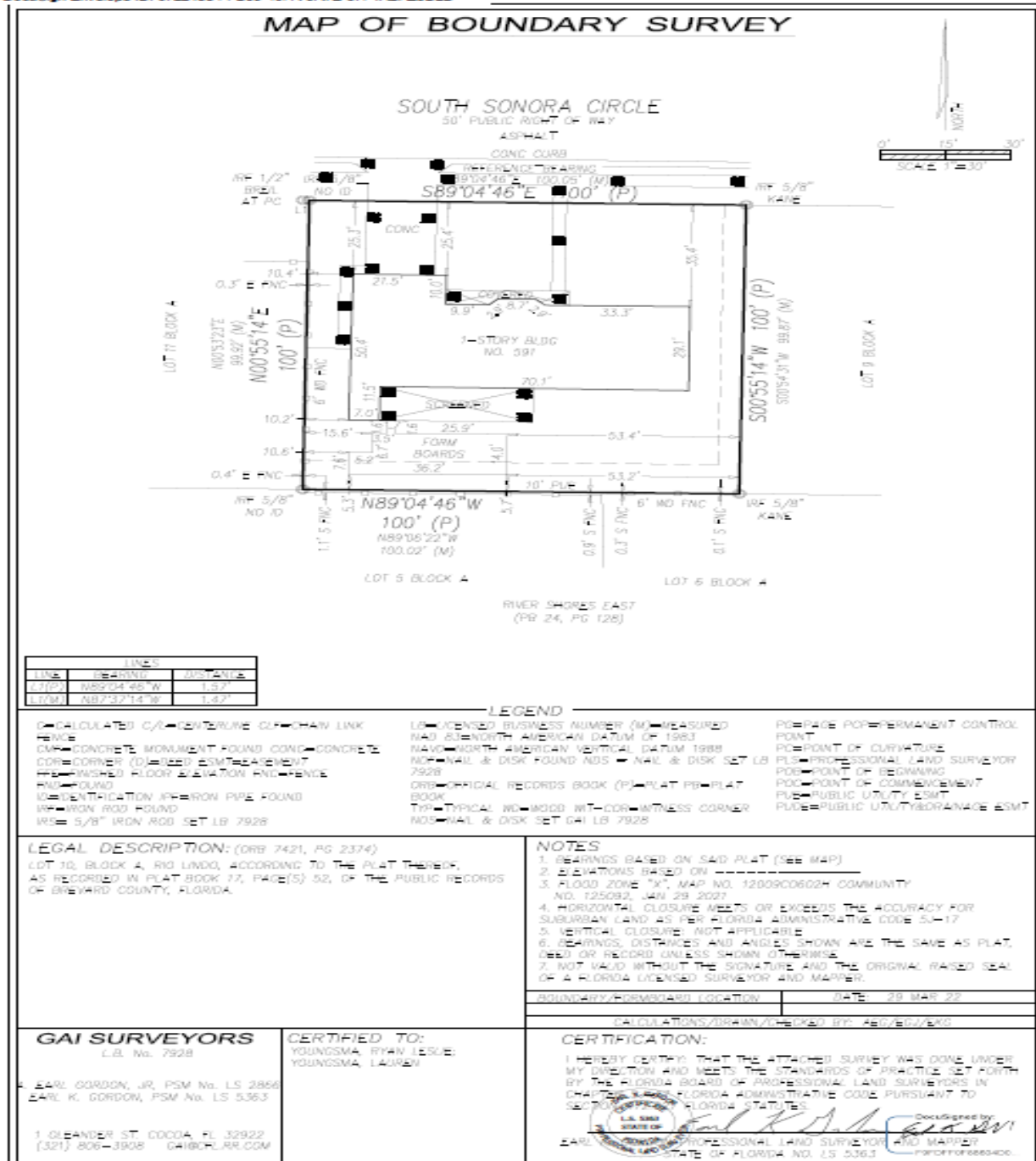


Figure 6: Boundary Survey.

Survey illustrates the existing single-family home and pool form boards all lying within Lot 10, Block A, Rio Lindo, 591 S. Sonora Circle, Indialantic, Florida, 32903.

Comment Sheet

Applicant: Youngsma

Updated by: Amber Holley 20220725 at 1600 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20220608	20220608	Yes	No objections
FL Power & Light	20220608	20220627	Yes	No Objections
At&t	20220608	20220615	Yes	No objections
Charter/Spectrum	20220608	20220608	Yes	No objections
City of Melbourne	20220608	20220608	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20220608	20220620	Yes	No objections
Land Planning	20220608	20220620	Yes	No objections
Utility Services	20220608	20220608	Yes	No objections
Storm Water	20220608	20220608	Yes	No objections
Zoning	20220608	20220620	Yes	No objections

Public Hearing Legal Advertisement

AD#5353331, 08/01/2022
LEGAL NOTICE

**NOTICE FOR THE PARTIAL VACATING OF
A 10.0 FT. WIDE PUBLIC UTILITY
EASEMENT, PLAT OF "RIO LINDO" IN
SECTION 25, TOWNSHIP 27 SOUTH,
RANGE 37 EAST, INDIALANTIC, 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 RYAN LESLIE & LAUREN YOUNGSMA with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

**THE NORTH 5.00 FEET OF THE SOUTH
10.00 FEET LESS AND EXCEPT THE EAST
20.00 FEET PUBLIC UTILITY EASEMENT OF
LOT 10, BLOCK A, RIO LINDO,
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 17, PAGE(S)
52, OF THE PUBLIC RECORDS OF
BREVARD COUNTY, FLORIDA.
CONTAINING 375.12 SQUARE FEET.
PREPARED BY: EARL K. GORDON, 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 August 16, 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 August 1, 2022. See next page for full text.

Legal Notice Text

LEGAL NOTICE

NOTICE FOR THE PARTIAL VACATING OF A 10.0 FT. WIDE PUBLIC UTILITY EASEMENT, PLAT OF "RIO LINDO" IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 37 EAST, INDIALANTIC, FL

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