



DATE: May 1, 2025
CASE #: VRW-1-2025

PUBLIC WORKS DEPARTMENT STAFF REPORT

REQUEST TO VACATE STREET RIGHTS-OF-WAY

PROPOSAL: Vacation of Drainage Right-of-Way is requested to vacate the East ½ of the 20' wide Drainage Right-of-Way lying North of Lots 7 & 20, and lying South of Lots 8 & 19, Block 2051, Port Malabar Unit Forty Six, Plat Book 22, Pages 58-74, of the Public Records of Brevard County, Florida.

LOCATION: Parcel ID's: 29-37-28-KQ-2051-19 & 29-37-28-KQ-2051-20

APPLICANT: Phillip L. Silver & Kristi J. Silver

SITE DATA

PRESENT ZONING: RS-2 – Single Family Residential

AREA OF VACATING: 0.057 Acres +/-

ADJACENT ZONING & LAND USE:

N	RS-2 – Single Family Residential
E	IU – Institutional Use (City Property)
S	RS-2 – Single Family Residential
W	RS-2 – Single Family Residential

STAFF ANALYSIS:

The purpose of requesting the vacation of the drainage right-of-way is to be able to put a fence over the drainage right-of-way that separates Lots 19 & 20, Block 2051, which the applicant owns. The current city code allows for the fencing of easements, but not for the fencing over right-of-ways. The applicant owns Lots 8, 19, & 20, with the drainage right-of-way separating

Lots 19 & 20. The applicant previously applied for a Right-of-Way Use permit and was granted a License Agreement to pipe in the drainage right-of-way, at the applicant's expense, at Regular City Council Meeting 2024-17, held on August 1, 2024, per Resolution 2024-25. The pipe was installed, inspected, and Right-of-Way Use Permit PW24-0115 was closed, on January 31, 2025. The city reserves a Public Utilities and Drainage Easement over the vacated portion of the 20-foot-wide drainage right-of-way.

AT&T, Spectrum, Florida City Gas, and Florida Power & Light have no objections to the request.

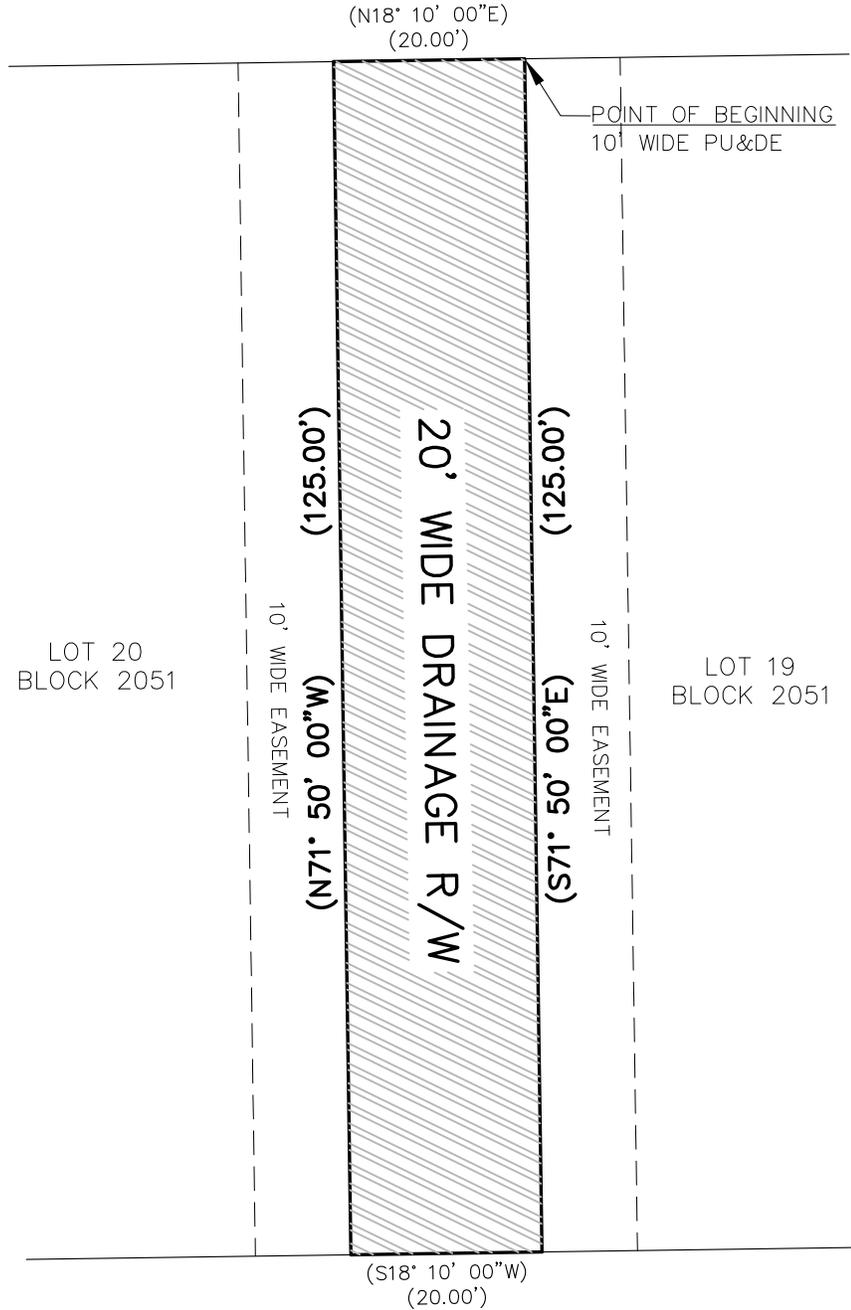
The City of Palm Bay's Departments have no objections to the request.

STAFF RECOMMENDATION:

Staff recommends approval of the vacation of the East ½ of the 20-foot-wide drainage right-of-way, with the city reserving a Public Utilities and Drainage Easement over the vacated portion of the 20-foot-wide drainage right-of-way.

MAP OF EASEMENT

THIS IS NOT A SURVEY OF THE SUBJECT PROPERTY



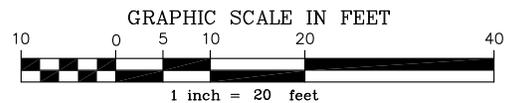
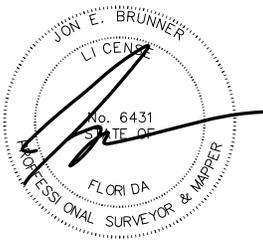
LOT 20
BLOCK 2051

LOT 19
BLOCK 2051

C/L PALISADES DRIVE (50' WIDE PUBLIC R/W)

DESCRIPTION

BEGINNING AT THE WESTERLY CORNER OF LOT 19, BLOCK 2051, PROCEED THENCE S 71°50'00"E FOR A DISTANCE OF 125.00 FEET; THENCE S 18°10'00" W, FOR A DISTANCE OF 20.00 FEET; THENCE N 71°50'00" W, FOR A DISTANCE OF 125.00 FEET; THENCE N 18°10'00" E, FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE 20' WIDE DRAINAGE RIGHT OF WAY AS SHOWN ON THE PLAT OF PORT MALABAR UNIT 46, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGES 58 THROUGH 74, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



JON E. BRUNNER, FLORIDA PSM 6431
STATE OF FLORIDA

F.B./P.	DATE: 1/30/25
DRAWN BY: JEB	SCALE: 1"=20'
CHECKED BY: JEB	DWG. # 314-23

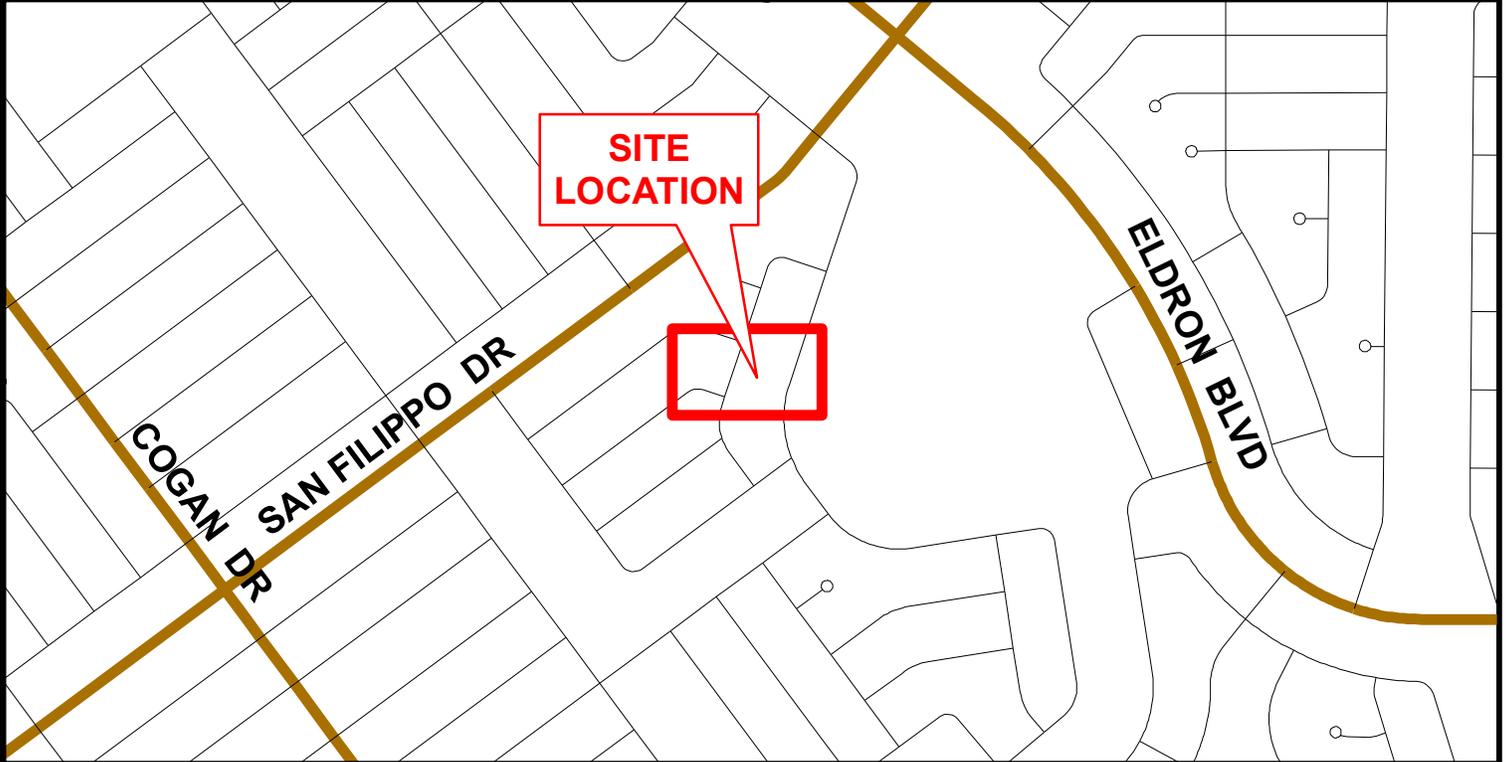


801 Carolin Street Melbourne, FL 32901
8175 S. Virginia St. No. 850 Reno, NV 89511
phone (321)728-1961 info@brunner-hagen.com

LAND SURVEYORS
CONSULTING ENGINEERS

SEC. 28
TWP. 29 S.
RNG. 37 E.

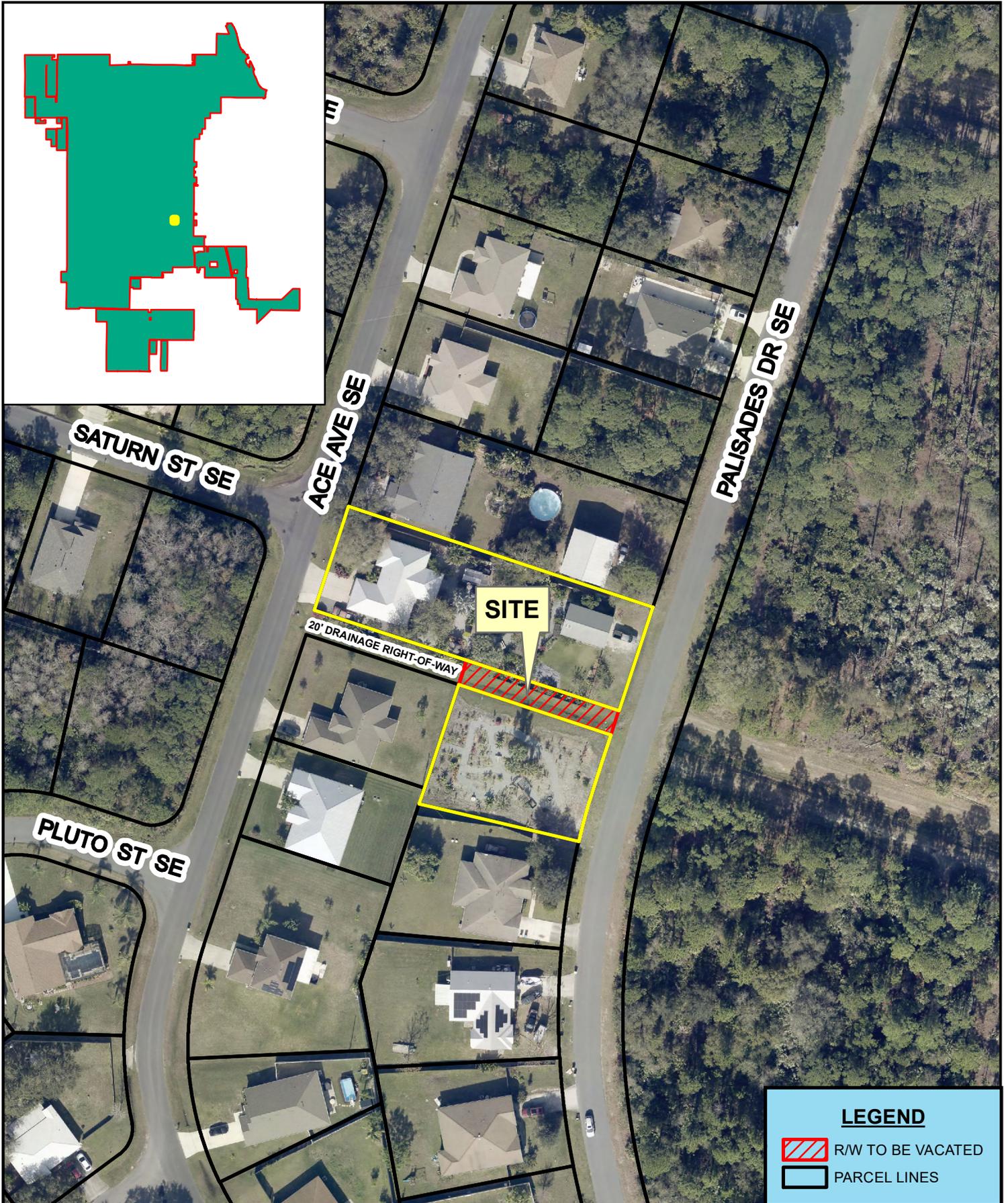
LOCATION MAP



Map is for illustrative purposes only!
Not to be construed as binding or a survey.
Map created by the City of Palm Bay
Public Works Department (RSD), on April 17, 2025.

VRW-1-2025

0 25 50 100
Feet
1 inch = 100 feet



Map is for illustrative purposes only!
 Not to be construed as binding or a survey.
 Map created by the City of Palm Bay
 Public Works Department (RSD), on April 17, 2025.

LOCATION MAP VRW-1-2025

LEGEND

-  RW TO BE VACATED
-  PARCEL LINES

0 25 50 100
 Feet
 1 inch = 100 feet

RESOLUTION 2024-25

A RESOLUTION OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, GRANTING A REVOCABLE LICENSE TO PHILIP L. SILVER PERMITTING THE INSTALLATION AND MAINTENANCE OF A DRAINAGE PIPE WITH CLEAN-OUT TEE WITHIN A 20-FOOT-WIDE DRAINAGE RIGHT-OF-WAY; WHICH RIGHT-OF-WAY IS LOCATED NORTH OF LOTS 7 AND 20, SOUTH OF LOTS 8 AND 19, BLOCK 2051, PORT MALABAR UNIT 46; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Philip L. Silver is the owner of the property located at 2641 Ace Avenue SE, Palm Bay, Florida, 32909 ("Property"), and

WHEREAS, Phillip L. Silver has requested to the City of Palm Bay, Florida, the granting of a revocable license to allow for the installation and maintenance of a drainage pipe with clean-out tee within a public drainage right-of-way on the Property, and

WHEREAS, the granting of a revocable license to allow for the installation and maintenance of a drainage pipe with clean-out tee within the public drainage right-of-way shall not in any manner affect utility equipment or services already installed in the drainage right-of-way or the right to thereafter maintain and operate the equipment and services in the drainage right-of-way.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, as follows:

SECTION 1. The City Council of the City of Palm Bay hereby grants a revocable license to Phillip L. Silver over the City's public drainage right-of-way to allow for the installation and maintenance of a drainage pipe with clean-out tee as described in the License Agreement, attached hereto and incorporated herein as Exhibit 'A'.

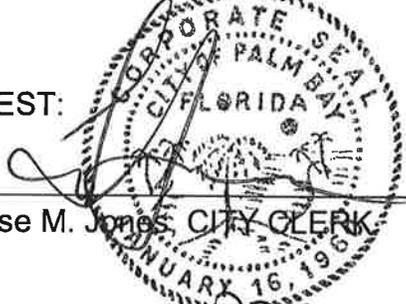
SECTION 2. The provisions within this resolution shall take effect immediately upon the enactment date.

This resolution was duly enacted at Meeting 2024-17, of the City Council of the City of Palm Bay, Brevard County, Florida, held on August 1, 2024.



Rob Medina, MAYOR

ATTEST:



Terese M. Jones, CITY CLERK

Reviewed by CAO: PDS

Applicant: Philip L. Silver
Case: LA-1-2024

cc: Brevard County Recording
Applicant
Case File

AFFIDAVIT OF PUBLICATION

Richard "Scott" Dexter Public Works Department
Scott Dexter
City of Palm Bay Public Works Dept.
1050 Malabar Rd. SW
Palm Bay FL 32907

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

04/01/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/01/2025

Legal Clerk

[Handwritten Signature]

Notary, State of WI, County of Brown
5.15.27

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Notary Public
State of Wisconsin

ad# 11171028 04/01/25
CITY OF PALM BAY, FLORIDA
NOTICE OF PUBLIC HEARING
Notice is hereby given that City Council of the City of Palm Bay will hold a public hearing on May 1, 2025, at 6:00 p.m. at the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida to consider application requesting vacation of the following described properties:

1. Case No. Vacating Right-of-Way -1-2024

Vacation of Drainage Right-of-Way is requested to vacate the East 1/2 of a 20-foot-wide Drainage Right-of-Way lying North of Lots 7 & 20 and South of Lots 8 & 19, Block 2051, as recorded in Port Malabar Unit Forty Six, Plat Book 22, Pages 58 - 74, of the Public Records of Brevard County, Florida.

If an individual decides to appeal any decision made by City Council with respect to any matter considered at these meetings, a record of the proceedings will be required, and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Christeen Sullivan
Palm Bay Interim
Public Works Director