



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.16.

8/26/2025

Subject:

Conveyance of Property Acquired by Escheatment Tax Deed to the City of Palm Bay, FL.

Fiscal Impact:

Recording fees are estimated to be less than \$25.00

Dept/Office:

Central Services/Asset Management

Requested Action:

It is requested that the Board of County Commissioners.

1. Adopt a Resolution authorizing the conveyance of property acquired by Escheatment Tax Deed located within the boundaries of the incorporated City of Palm Bay, FL, Property ID 29-37-08-GL-D.
2. Authorize the Chairman to execute a County Deed, Property ID 29-37-08-GL-D, to convey the property acquired by Escheatment Tax Deed to the City of Palm Bay, Florida, pursuant to Section 197.592(3), Florida Statutes.

Summary Explanation and Background:

The Clerk of Courts conveyed the property to the County via Escheatment Tax Deed on July 7, 2025, as recorded in the Official Records Book 10377, Page 851 of the public records of Brevard County, Florida, pursuant to the tax certificate/tax deed sale procedures set forth in Chapter 197, Florida Statutes.

When property located within the boundaries of an incorporated municipality escheats to the County for nonpayment of taxes, and has not been previously sold, acquired for infill housing, or dedicated by the Board of County Commissioners, the applicable statute (s. 197.592(3) FS) provides that the property shall be conveyed to the governing board of the municipality in which the land is located.

On June 25, 2025, the Public Works Department, Land Acquisition Section, contacted County departments/offices to determine whether this property could be used for County purposes. No County departments/offices were interested in this property for County purposes.

The subject property is located in Palm Bay, Florida. The Brevard County Property Appraiser Parcel ID is 29-37-08-GL-D. According to the Brevard County Property Appraiser, this property is a vacant residential land site measuring 0.01 acres, and the market value is \$10.00 in 2024.

Clerk to the Board Instructions:

Return the executed deed to the Central Services Department so that it may be recorded in the public records of Brevard County, Florida.



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001

Fax: (321) 264-6972

Kimberly.Powell@brevardclerk.us

August 27, 2025

MEMORANDUM

TO: Kathy Wall, Central Services Director

RE: Item F.16., Conveyance of Property Acquired by Escheatment Tax Deed to the City of Palm Bay, Florida

The Board of County Commissioners, in regular session on August 26, 2025, adopted Resolution No. 25-090, authorizing the conveyance of property acquired by Escheatment Tax Deed located within the boundaries of the incorporated City of Palm Bay, Florida, Property ID: 29-37-08-GL-D; and authorized the Chairman to execute a County Deed, Property ID: 29-37-08-GL-D, to convey the property acquired by Escheatment Tax Deed to the City of Palm Bay, Florida, pursuant to Section 197.592(3), Florida Statutes. Enclosed is the fully-executed Resolution and Deed.

Upon recordation, please return a copy of the Deed to this office for inclusion in the official minutes.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell, Clerk to the Board

/ds

Encls. (2)

cc: Asset Management
Finance
Budget

RESOLUTION NO. 2025- 090

A RESOLUTION AUTHORIZING THE TRANSFER OF INTEREST IN COUNTY PROPERTY PURSUANT TO SECTION 197.592(3), FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, certain real property (hereinafter "Property") described in Exhibit "A" is located within the municipal boundaries of the City of Palm Bay, Florida (hereinafter "City"); and

WHEREAS, the Property escheated to Brevard County, Florida (hereinafter "County") for nonpayment of taxes pursuant to the tax certificate/tax deed sale procedures set forth in Chapter 197, Florida Statutes; and

WHEREAS, there has been no petition filed by the prior owner to repurchase the Property pursuant to Section 197.592(1), Florida Statutes; and

WHEREAS, when a property that is located within the boundaries of an incorporated municipality escheats to the County, and the County has not dedicated a use for the property, then Section 197.592(3), Florida Statutes, provides that the property shall be conveyed to the governing board of the municipality in which the land is located.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, that:

1. The foregoing recitals are incorporated herein and adopted as part of this Resolution.
2. The Board of County Commissioners has determined that the Property, Property Appraiser's Parcel ID 29-7-08-GL-D, described in Exhibit "A" is not needed for County purposes and does hereby authorize the conveyance of the Property to the City for nominal consideration pursuant to Section 197.592(3), Florida Statutes.
3. The Chairman of the Board of County Commissioners is authorized to execute a County Deed and any other documents necessary to facilitate the herein-described conveyance transaction to the City of Palm Bay, Florida.

DONE, ORDERED, and ADOPTED in Regular Session this 26th day of August 2025.

ATTEST:


Rachel Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA


Rob Feltner, Chairman

As approved by the Board on August 26, 2025

EXHIBIT "A"

Tract D, Port Malabar, Unit Eleven, as recorded in Plat Book 15, Page 34, of the Public Records of Brevard County, Florida.

Prepared by and return to:
Office of the County Attorney
2725 Judge Fran Jamieson Way, Building C
Viera, Florida 32940

COUNTY DEED
(STATUTORY FORM - SECTION 125.411, Florida Statutes)

THIS DEED, made this 26th day of August 2025, between Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, party of the first part, and The City of Palm Bay, a municipal corporation of the State of Florida, whose address is 120 Malabar Road SW, Palm Bay, Florida 32907, party of the second part,

(Whenever used herein the terms "party of the first part" and "party of the second part" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Party of the first part" and "party of the second part" are used for singular and plural, as the context requires, and the use of any gender shall include all genders)

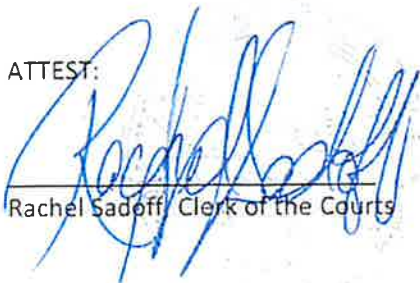
WITNESSETH that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land situate, lying and being in Brevard County, Florida to wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

Property Appraiser's Parcel Identification Number: 29-37-08-GL-D

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of said board, the day and year aforesaid.

ATTEST:


Rachel Sadoff, Clerk of the Courts

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

By: 
Rob Feltner, Chairman
As approved by the Board on August 26, 2025

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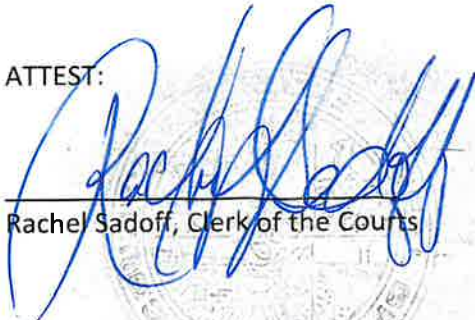
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ATTEST:



Rachel Sadoff, Clerk of the Courts

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

By: _____

Rob Feltner, Chairman

As approved by the Board on August 26, 2025

EXHIBIT "A"

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Dana Blickley, CFA, Brevard County Property Appraiser
Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700
www.BCPAO.us
Disclaimer

REAL PROPERTY DETAILS
Account 2928281 - Roll Year 2024

Owners P B BREVARD INVESTMENTS LLC
Mailing Address 5137 BIRCH AVE SARASOTA FL 34233
Site Address NONE
Parcel ID 29-37-08-GL-D
Taxing District 3400 - PALM BAY
Exemptions EXLT - LANDS AVAILABLE FOR TAXES
Property Use 0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)
Total Acres 0.01
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page 0015/0034
Subdivision PORT MALABAR UNIT 11
Land Description PORT MALABAR UNIT 11 TRACT D



Category	VALUE SUMMARY		
	2024	2023	2022
Market Value	\$10	\$10	\$10
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$10	\$10	\$10
Assessed Value School	\$10	\$10	\$10
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$10	\$10	\$10
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

SALES / TRANSFERS			
Date	Price	Type	Instrument
08/27/2021	--	QC	9244/1425
04/23/2019	--	QC	8426/2923
09/27/2012	--	QC	6702/1159
10/29/2004	\$277,000	TD	5382/2335
02/08/1982	--	PT	0465/0461

No Data Found

File 211301

DR-506 R. 04/16
Rule 12D-16.002
Florida Administrative Code
Eff. 04/16

Tax Deed File Number: 211301
Parcel ID Number: 2928281
Formerly Assessed: P B BREVARD INVESTMENTS LLC

ESCHEATMENT TAX DEED

Brevard County, Florida

CFN 2025135173, OR BK 10377 PAGE 851
Recorded 07/07/2025 at 03:20 PM, Rachel M. Sadoff
Clerk of Courts, Brevard County
Pgs 2

For official use only

Tax Certificate Numbered 10564 issued on 09/17/2021, was filed in the office of the tax collector of Brevard County, Florida. An application has been made for the issuance of a tax deed. This Tax Deed is issued according to Section 197.502(8), Florida Statutes. Three years have passed since the day the land was offered for public sale and placed on the list of "lands available for taxes" without being purchased (Section 197.502(7), F.S.). The property has escheated to the County free and clears of any and all tax certificates, tax liens or any other liens of record, including governmental liens. These liens are canceled under Section 197.502(8), F.S.

On the JULY 7, 2025 the clerk conveys property located at PORT MALABAR UNIT 11 TRACT D GEO NUMBER 29 3708-GL-D to Board of County Commissioners 345 WENNER WAY, COCOA FL, 32926 Brevard County through its Board of County Commissioners, with all inherited property, buildings, fixtures and improvements of any kind and description, the following

Description of lands:

PORT MALABAR UNIT 11 TRACT D GEO
NUMBER 29 3708-GL-D

Witnesses:

Daniel Price

Rachel M. Sadoff,
Clerk of Courts,
BREVARD COUNTY, FLORIDA

Angelina Casper

Angelina Casper

By:

J-MUTTER, Deputy Clerk

Brevard County, Florida

On this July 7, 2025 before me personally appeared Jennifer Mutter, Deputy Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid:

Erin Veronesi

Erin Veronesi

Deputy Clerk, per F.S. 695.03/92.50
Rachel M. Sadoff, Clerk
Brevard County, Florida

DEPUTY CLERK,
per F.S. 695.03/92.50
Rachel M. Sadoff, Clerk
Brevard County, Florida



Clerk's Certificate

STATE OF FLORIDA
COUNTY OF BREVARD

TAX DEED FILE NO: 211301

BE IT KNOWN THAT I, RACHEL M. SADOFF, Clerk of the Circuit Court in and for the COUNTY OF BREVARD, STATE OF FLORIDA, DO HEREBY CERTIFY that I did on March 25, 2022 mail a copy of the statutory warning and the attached notice, addressed to the following as required by law. [FLA Statutes, CH. 197.522(1)]

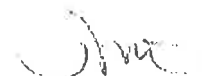
70212720000345492457 CITY OF PALM BAY ATTN: LIENS OFFICE 120 MALABAR RD. SE PALM BAY, FL 32907
70212720000345492464 DAVID M MOALLEM DAVID MOALLEM 1663 NE GEORGIA ST #200 PALM BAY, FL 32907
70212720000345492471 JEAN COUSLEY 726 BELLE ST ALTON, IL 62002
70212720000345492488 JEAN COUSLEY F/K/A JEAN TSIOGAS 2252 E. BROADWAY ALTON, IL 62002
70212720000345492495 JIM TSIOGAS 1408 BOTELLO RD NORTH PORT, FL 34287
70212720000345492501 JIM TSIOGAS 6638 KENWOOD DR NORTH PORT, FL 34287
70212720000345492433 JIM TSIOGAS, REGISTERED AGENT O/B/O PB BREVARD INVESTMENTS LLC 5137 BIRCH AVE SARASOTA, FL 34233
70212720000345492518 P B BREVARD INVESTMENTS, LLC 5137 BIRCH AVE SARASOTA, FL 34233
70212720000345492525 PALM BAY CITY-FINANCE DEPT 120 MALABAR RD SE PALM BAY, FL 32909
70212720000345492532 PB BREVARD INVESTMENTS, LLC 1900 RINGLING BLVD SARASOTA, FL 34236
70212720000345492549 PB BREVARD INVESTMENTS, LLC 6638 KENWOOD DR NORTH PORT, FL 34287
70212720000345492440 P B BREVARD INVESTMENTS LLC 5137 BIRCH AVE SARASOTA, FL 34233

I HEREBY CERTIFY that in addition to the mailing the statutory notices and warnings I did provide the following as required for service by law [FLA Statutes, CH. 197.522(2)].

2 Sheriff of SARASOTA COUNTY SHERIFF, copies of the notice of statutory warning for personal service and mailing, or posting.

WITNESS MY HAND AND SEAL AT TITUSVILLE, IN THE COUNTY AND STATE AFORESAID, ON 7th day of July, 2025.

RACHEL M. SADOFF
CLERK OF CIRCUIT COURT



Jennifer Mutter, Deputy Clerk

