



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.12.

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 28-37-32-KA-9-32.
2. Authorize the Chairman to execute a County Deed, Property ID 28-37-32-KA-9-32, 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 843 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 28-37-32-KA-9-32. According to the Brevard County Property Appraiser, this property is a vacant mobile home site measuring 0.14 acres, and the market value is \$36,000.00 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

M E M O R A N D U M

TO: Kathy Wall, Central Services Director

RE: Item F.12., Conveyance of Property Acquired by Escheatment Tax Deed to the City of Palm Bay, Florida

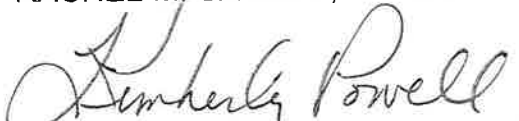
The Board of County Commissioners, in regular session on August 26, 2025, adopted Resolution No. 25-086, authorizing the conveyance of property acquired by Escheatment Tax Deed located within the boundaries of the incorporated City of Palm Bay, Florida, Property ID: 28-37-32-KA-9-32; and authorized the Chairman to execute a County Deed, Property ID: 28-37-32-KA-9-32, 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. 2025-086

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:

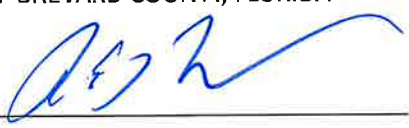
1. The foregoing recitals are incorporated herein and adopted as part of this Resolution.
2. The Board of County Commissioners has determined that the Property, Property Appraiser's Parcel Id 28-37-32-KA-9-32, described in Exhibit "A" is not needed for County purposes and does hereby authorize the conveyance 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"

Lot 33, LESS the Easterly 24.26 feet thereof, and Lot 32, LESS the Northwesterly 10.00 feet thereof, Block 9, Port Malabar Holiday Park, Unit One, a subdivision according to the plat thereof, recorded in Plat Book 22, Pages 125 through 137, 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, 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)

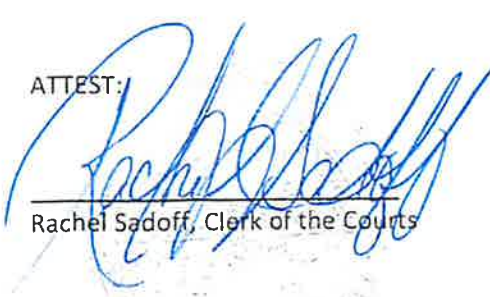
WITNESSETH that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, 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: 28-37-32-KA-9-32

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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(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)

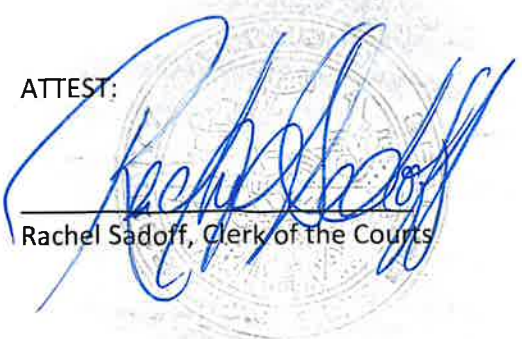
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Rachel Sadoff, Clerk of the Courts

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

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

REAL PROPERTY DETAILS
Account 2842907 - Roll Year 2024

Owners TARPON IV LLC
Mailing Address 18305 BISCAYNE BLVD STE 400 AVENTURA FL 33160
Site Address 1074 MOONLIGHT CT NE PALM BAY FL 32907
Parcel ID 28-37-32-KA-9-32
Taxing District 54U0 - PALM BAY
Exemptions EXLT - LANDS AVAILABLE FOR TAXES
Property Use 0020 - VACANT MOBILE HOME SITE (PLATTED)
Total Acres 0.14
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page 0022/0125
Subdivision PORT MALABAR HOLIDAY PARK UNIT 1
Land Description PORT MALABAR HOLIDAY PARK UNIT 1 LOT 32 EX
NWLY 10 FT & LOT 33 EX ELY 24.26 FT BLK 9



Category	VALUE SUMMARY		
	2024	2023	2022
Market Value	\$36,000	\$31,500	\$17,500
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$8,380	\$7,620	\$6,930
Assessed Value School	\$36,000	\$31,500	\$17,500
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$8,380	\$7,620	\$6,930
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

SALES / TRANSFERS			
Date	Price	Type	Instrument
02/25/2010	\$9,000	XD	6127/1455
11/26/2004	\$59,000	WD	5392/6817
04/30/1990	\$29,000	WD	3058/0611
01/01/1988	\$22,500	WD	2663/0152
01/01/1980	\$16,000	PT	2215/2795

No Data Found

File 211297

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

Tax Deed File Number: 211297
Parcel ID Number: 2842907
Formerly Assessed: TARPON IV LLC

ESCHEATMENT TAX DEED

Brevard County, Florida

CFN 2025135169 OR BK 10377 PAGE 843
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 8161 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 HOLIDAY PARK UNIT 1 LOT 32 EX NWLY 10 FT & LOT 33 EX E'LY 24.26 FT BLK 9 GEO NUMBER 28 3732-KA-9-32 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 HOLIDAY PARK UNIT 1
LOT 32 EX NWLY 10 FT & LOT 33 EX E'LY
24.26 FT BLK 9 GEO NUMBER 28 3732-
KA-9-32

Witnesses:



Daniel Price

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



Angelina Casper

By:

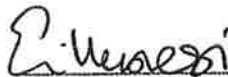
J. MUTTER, Deputy Clerk



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

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: 211297

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)]

70212720000345491900 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS CODE
ENFORCEMENT 2725 JUDGE FRAN JAMIESON WAY BLDG A RM 103
VIERA, FL 32940

70212720000345491917 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS CODE
ENFORCEMENT 2725 JUDGE FRAN JAMIESON WAY BLDG A, ROOM 114
VIERA, FL 32940

70212720000345491924 CITY OF PALM BAY ATTN: LIENS OFFICE 120 MALABAR RD. SE PALM BAY,
FL 32907

70212720000345491931 CITY OF PALM BAY FINANCE DEPT. 120 MALABAR RD SE PALM BAY, FL
32907

70212720000345491948 CITY OF TITUSVILLE OFFICE OF THE CITY CLERK 555 SOUTH
WASHINGTON AVENUE TITUSVILLE, FL

70212720000345491955 HENRY LANDIS & ELIZABETH K. LANDIS 35 MARTIN CT. HAVANA, FL
32333-4724

70212720000345491962 IRA RESOURCES INC. FBO ROBERT J. WINN JR. IRA #35-38244 1000
BROADWAY SUITE 350 OAKLAND, CA 94607

70212720000345491979 JAMES K HUNTER 4675 REDWOOD LANE WHITAKERS, NC 27891-9673
PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION
DISTRICT ,

70212720000345491863 TARPON IV LLC 1074 MOONLIGHT CT NE PALM BAY, FL 32907

70212720000345491986 TARPON IV LLC PO BOX 100736 ATLANTA, GA 30384-0736

70212720000345491993 TOM HUSTON JR. 1121 MADRUGA AVE CORAL GABLES, FL 33146

70212720000345491870 TWJ PAN FLORIDA LLC, REGISTERED AGENT O/B/O TARPON IV, LLC C/O

70212720000345491887 JONATHAN POLITANO 18305 BISCAYNE BLVD. 400 AVENTURA, FL 33160

70212720000345491894 TARPON IV LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160-
0000
TWJ PAN FLORIDA LLC, REGISTERED AGENT O/B/O TARPON IV, LLC 1074
MOONLIGHT CT NE PALM BAY, FL 32907

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

 2 Sheriff of MIAMI-DADE 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

