



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.13.

11/12/2024

Subject:

Conveyance of Property Acquired by Escheatment Tax Deed to the City of Titusville

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 that's located within the boundaries of the incorporated City of Titusville, Florida, pursuant to Section 197.592(3), Florida Statutes; and
2. Authorize the Vice-Chair to execute a County Deed to convey the property acquired by Escheatment Tax Deed to the City of Titusville, Florida, pursuant to Section 197.592(3), Florida Statutes, upon review and approval by the County Attorney's Office.

Summary Explanation and Background:

The Clerk of Courts conveyed property to the County via Escheatment Tax Deed, as recorded in Official Records Book 10011, Page 1911 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 a property that is located within the boundaries of an incorporated municipality escheats to the County for nonpayment of taxes, and the property has not been dedicated by the Board of County Commissioners, the applicable statute provides that the property shall be conveyed to the governing board of the municipality in which the land is located.

The subject property is located off of State Road 405 (Columbia Blvd.), East of State Road 50 (Cheney Hwy.), in Titusville, Florida. The Brevard County Property Appraiser Parcel ID is 22-35-29-AV-*-45. The property is 0.87 acres in size, and the 2024 assessment amount is \$10.00.

Clerk to the Board Instructions:

RESOLUTION NO. 2024- 125

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 Titusville, 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 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 Vice-Chair 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 Titusville, Florida.

DONE, ORDERED, and ADOPTED in Regular Session this 12th day of November 2024.

ATTEST:


Rachel Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA


Rita Pritchett, Vice-Chair

(As approved by the Board on NOV 12 2024)

EXHIBIT "A"

Part of Lots 45 and 46, South of State Road 405, TITUSVILLE FRUIT AND FARM LANDS CO., as recorded in Plat Book 2, Page 29, as described in Official Records Book 4141, Page 20, 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 12th day of November 2024, 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 Titusville, Florida, a municipal corporation, whose address is 555 South Washington Avenue, Titusville, FL 32796, 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, 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: 22-35-29-AV-*-45

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 Chair of said board, the day and year aforesaid.

ATTEST:


Rachel Sadoff, Clerk of the Court

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

By: 
Rita Pritchett, Vice Chair
(As approved by the Board on NOV 12 2024)