



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.7.

4/18/2023

Subject:

Approval, Re: Dedication by Warranty Deed for Tract LS-1 of Island Forest Preserve and Bill of Sale from IFP Development, LLC, for the benefit of Lift Station R-14 - District 2

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition / Utility Services Department

Requested Action:

It is requested that the Board of County Commissioners accept the attached Warranty Deed and Bill of Sale.

Summary Explanation and Background:

The subject property is located in Section 24, Township 23 South, Range 36 East, east of North Courtenay Parkway, north of East Crisafulli Road, south of Dalbora Road in Merritt Island.

IFP Development, LLC established Island Forest Preserve by Plat, recorded in Plat Book 73, Pages 47. The Plat dedicated Tract LS-1 to Brevard County for the purpose of a sanitary sewer lift station known as R-14. The attached Warranty Deed will convey fee simple ownership of Tract LS-1 to the County. The Bill of Sale conveys the related utility infrastructure that shall be County owned and maintained.

The User Department approves this request.

This acquisition follows the policies and procedures as set forth in Administrative Order 37, the Criteria for Water and Sewage Systems within Brevard County 2.6.5 and County Code 110-184.

Clerk to the Board Instructions:

BOARD OF COUNTY COMMISSIONERS


AGENDA REVIEW SHEET

AGENDA: Dedication by Warranty Deed for Tract LS-1, Island Forest Preserve and Bill of Sale from IFP Development, LLC, for the benefit of Lift Station R-14 – District 2.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lisa J. Kruse, Land Acquisition Specialist

CONTACT PHONE: 321-350-8353

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	 _____	_____	<u>3-20-23</u> 03-22-2023
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u>cms</u> _____	_____	_____



April 19, 2023

M E M O R A N D U M

TO: Marc Bernath, Public Works Director

RE: Item F.7., Dedication by Warranty Deed for Tract LS-1 of Island Forest Preserve and Bill of Sale from IFP Development, LLC, for the Benefit of Lift Station R-14

The Board of County Commissioners, in regular session on April 18, 2023, accepted dedication by Warranty Deed for Tract LS-1 of Island Forest Preserve and Bill of Sale from IFP Development, LLC, for the benefit of Lift Station R-14.

Your continued cooperation is always appreciated.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK**

A handwritten signature in cursive script, reading "Kimberly Powell", is written over the typed name and title.

Kimberly Powell, Clerk to the Board

/tr

cc: Utility Services

Prepared by and return to: Lisa J. Kruse
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940
A portion of interest in Tax Parcel ID: 23-36-24-00-750

WARRANTY DEED

THIS DEED is made this 14th day of March, 2023, by IFP Merritt Island, LLC, a Florida limited liability company, hereafter called the Grantor, whose mailing address is 4670 North U.S. 1, Suite 201, Melbourne, Florida 32935, to Brevard County, a political subdivision of the State of Florida, hereafter called the Grantee, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

WITNESSETH that the Grantor, for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other valuable considerations, paid, receipt of which is acknowledged, does grant, bargain, sell, and convey unto the Grantee, its successors and assigns the following described lands, lying and being in the Brevard County, Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Together with all riparian and littoral rights appertaining thereto, and all interest in subsurface, oil, gas, and minerals.

The Grantors agree that upon conveyance of the property, no covenants or restrictions put in place by Grantor shall apply to the property hereto in perpetuity.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise incident and/or appertaining thereto and all the estate, right, title and interest forever, and the Grantor does fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Print Name

Witness

Print Name

GRANTOR:

IFP Merritt Island, LLC, a Florida
limited liability company

By:

Charles B. Genoni, Manager

STATE OF FLORIDA
COUNTY OF BREVARD

(SEAL)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 14th day of March, 2023, by Charles B. Genoni, as Manager for IFP Merritt Island, LLC, a Florida limited liability company. Is ☒ personally known or ☐ produced Driver License as identification.



EXHIBIT "A"

Tract LS-1, ISLAND FOREST PRESERVE, according to the Plat thereof, as recorded in Plat Book 73, Page 47, of the Public Records of Brevard County, Florida.

BILL OF SALE

IFP Merritt Island, LLC, a Florida limited liability corporation, (hereinafter "SELLER"), 4760 North U.S. 1, Melbourne, Florida 32935 for and in consideration of good and valuable consideration to it paid by BREVARD COUNTY FLORIDA, a political subdivision of the State of Florida (hereinafter "BUYER"), the receipt and sufficiency of which consideration is hereby acknowledged, by these presents does grant, bargain, sell, transfer and deliver unto BUYER, its successors and assigns, the goods, chattels and items of personal property owned by SELLER, their successors and assigns, (hereinafter "property") as that property is set forth on EXHIBIT "A" attached hereto and made a part thereof, and being situate on certain real property described on EXHIBIT "B" attached hereto and made a part hereof.

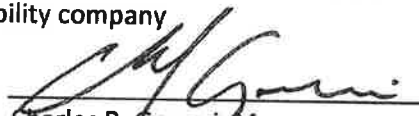
TO HAVE AND TO HOLD the same unto BUYER, its successors and assigns, forever.

AND SELLER, does, for themselves and their successors and assigns, covenant to and with BUYER, its successors and assigns, that SELLER is the lawful owner of said property; that said property is free from all liens and encumbrances; that SELLER has good right to sell the same aforesaid; and that SELLER will warrant and defend the sale of said property hereby made unto BUYER, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, SELLER, by its duly authorized representative, has caused this instrument to be executed and delivered and has intended this instrument to be and become effective as of the 14th day of March, 2023.

IFP Merritt Island, LLC, a Florida limited liability company

By:


Charles B. Genoni, Manager

(SEAL)

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 14th day of March, 2023, by Charles B. Genoni, as Manager for IFP Merritt Island, LLC, a Florida limited liability company. Is ☐ personally known or ☒ produced Driver License as identification.

Notary Signature
SEAL



EXHIBIT "A"

ISLAND FOREST PRESERVE**ONSITE SEWER, FORCEMAIN AND RECLAIMED WATER CONSTRUCTION COST**

1/26/2023

WORK TASK		QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
ONSITE					
SEWER					
1	LIFT STATION	1	LS	184,950.00	184,950.00
2	5' DIA. MANHOLE WITH LINER	1	LS	15,400.00	15,400.00
3	5' DIA. MANHOLE 14-16' DEEP	1	LS	13,600.00	13,600.00
4	5' DIA. MANHOLE 12-14' DEEP	1	LS	6,200.00	6,200.00
5	4' DIA. MANHOLE 10-12' DEEP	1	LS	10,200.00	10,200.00
6	4' DIA. MAHNOLE 8-10' DEEP	1	LS	9,800.00	9,800.00
7	4' DIA. MANHOLE 6-8' DEEP	1	LS	22,500.00	22,500.00
8	4' DIA. MANHOLE 0-6' DEEP	1	LS	22,800.00	22,800.00
9	8" C900 PVC	1	LS	2,700.00	2,700.00
10	8" PVC 14-16' DEEP	1	LS	28,041.00	28,041.00
11	8" PVC 12'-14' DEEP	1	LS	41,112.00	41,112.00
12	8" PVC 10'-12' DEEP	1	LS	13,200.00	13,200.00
13	8" PVC 8' - 10' DEEP	1	LS	38,640.00	38,640.00
14	8" PVC 6'-8' DEEP	1	LS	19,180.00	19,180.00
15	8" PVC 0-6' DEEP	1	LS	19,552.00	19,552.00
16	DOUBLE LATERAL	1	LS	49,350.00	49,350.00
17	SINGLE LATERAL	1	LS	6,800.00	6,800.00
ONSITE FORCEMAIN					
18	4" PVC C 900	1	LS	26,600.00	26,600.00
19	STORM CROSSING	1	LS	1,800.00	1,800.00
20	FITTINGS AND RESTRAINTS	1	LS	3,100.00	3,100.00
21	4" GATE VALVE	1	LS	1,300.00	1,300.00
22	2" ARV ABOVE GROUND	1	LS	6,200.00	6,200.00

ONSITE RECLAIMED WATER

23	6" PVC C 900	1	LS	32,832.00	32,832.00
24	4" PVC C-900	1	LS	66,080.00	66,080.00
25	CONNECT TO MAIN ON E. CRISAFULLIT	1	LS	350.00	350.00
26	6" GATE VALVE	1	LS	5,700.00	5,700.00
27	4" GATE VALVE	1	LS	15,600.00	15,600.00
28	SINGLE SERVICE	1	LS	7,470.00	7,470.00
29	DOUBLE SERVICE	1	LS	27,120.00	27,120.00
30	FITTINGS AND RESTRAINTS	1	LS	8,250.00	8,250.00
31	STORM CROSSING	1	LS	15,200.00	15,200.00

TOTAL ONSITE SEWER, FORCEMAIN AND RECLAIMED WATER**721,627.00**

EXHIBIT "B"

Tract LS-1, ISLAND FOREST PRESERVE, according to the Plat thereof, as recorded in Plat Book 73, Page 47, of the Public Records of Brevard County, Florida.

LOCATION MAP

Section 24, Township 23 South, Range 36 East – District 2

PROPERTY LOCATION: East of North Courtenay Parkway north of East Crisafulli Road south Dalbora Road in Merritt Island.

OWNERS NAME(S): IFP Merritt Island, LLC, a Florida limited liability company

