



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.9.

10/11/2022

Subject:

Approval, Re: Quit Claim Deed for Tract EE for the proposed future Hollywood Boulevard Widening Project from: 1) Manchester Lakes Homeowners Association of Brevard, Inc. and 2) Manchester Lakes, LLC, a dissolved Florida limited liability company - District 3.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition

Requested Action:

It is requested that the Board of County Commissioners approve and accept the attached Quit-Claim Deeds.

Summary Explanation and Background:

The subject property is located in Section 17, Township 28 South, Range 37 East, east of Hollywood Boulevard, south of Eber Boulevard, and north of Imagine Way in West Melbourne.

In review of the thirty percent design plan for the Hollywood Boulevard Widening Project, it has been determined that advanced right of way acquisitions may have a positive impact on potential future grants. Tract EE of Manchester Lakes Subdivision, Plat Book 55, page 9, was dedicated to, controlled by, and maintained by the Manchester Lakes Homeowners Association, Inc., until such time as the expansion of Hollywood Boulevard dictates that these areas be dedicated to the Public with no reservations. The Quit-Claim Deed from Manchester Lakes Homeowners Association of Brevard, Inc., conveys any interest they may have in the Tract. The Quit Claim Deed from Manchester Lakes, LLC, conveys ownership interest to the County.

The User Department approves this request.

This acquisition follows the policies and procedures as set forth in Administrative Order 37.

Clerk to the Board Instructions:

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Conveyance of Tract EE for the future Hollywood Boulevard Widening Project from Manchester Lakes Homeowners Association of Brevard, Inc. and Manchester Lakes, LLC, a dissolved Florida limited liability company – District 3.

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lisa Kruse, Land Acquisition Specialist

CONTACT PHONE: 321-350-8353

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		<hr/>	<u>9-6-2022</u>
COUNTY ATTORNEY Christine Schverak Assistant County Attorney	<u>cms</u>	<hr/>	<u>9-9-2022</u>



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

October 12, 2022

M E M O R A N D U M

TO: Marc Bernath, Public Works Director **Attn:** Lucy Hamelers, Land Acquisition

RE: Item F.9., Approval for Quit Claim Deed for Tract EE for the Proposed Future Hollywood Boulevard Widening Project From Manchester Lakes Homeowners Association of Brevard, Inc. and Manchester Lakes, LLC, a Dissolved Florida Limited Liability Company

The Board of County Commissioners, in regular session on October 11, 2022, approved and accepted the Quit-Claim Deed for Tract EE for the proposed future Hollywood Boulevard Widening Project from Manchester Lakes Homeowners Association of Brevard, Inc. and Manchester Lakes, LLC, a dissolved Florida Limited Liability Company.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/pp

Prepared by and return to: Lisa J. Kruse
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A-204, Viera, FL 32940
A portion of interest in Tax Parcel ID: 28-37-17-50-EE

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 31st day of AUGUST, 2022, by Manchester Lakes, LLC, a dissolved Florida limited liability company, hereafter called the First Party, whose mailing address is 516 Delannoy Avenue, Cocoa, Florida 32922 to Brevard County, a political subdivision of the State of Florida, hereafter called the Second Party, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940.

WITNESSTH that the First Party, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other valuable considerations, to it in hand paid by the Second Party, receipt of which is hereby acknowledged, does hereby remise, release, and forever quit-claim to the Second Party, its heirs, successors and assigns, all of the First Party's right, title, interest, claim and demand which the First Party may have in the following described land, lying and being in Brevard County, Florida, to wit:

Tract EE, Manchester Lakes Phase One, according to the Plat thereof, as recorded in Plat Book 55 page 9, of the Public Records of Brevard County, Florida.

IN WITNESS WHEREOF, the First Party has set its hand and seal to execute this Deed, the day and year first above written.

GRANTOR:

Mindy Mason

Witness

MINDY MASON

Print Name

Devon Kernan

Witness

Devon Kernan

Print Name

Manchester Lakes, LLC, a dissolved Florida limited liability company

By: EKS, Inc., a Florida corporation, its Managing Member

By: [Signature]

Malcolm R. Kirschenbaum, President

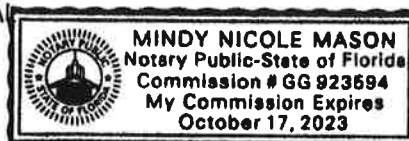
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 31st day of AUGUST, 2022, by Malcolm R. Kirschenbaum as President for EKS, Inc., a Florida corporation as Managing Member of Manchester Lakes, LLC, a dissolved Florida limited liability company. Is ☒ personally known or ☐ produced _____ as identification.

Mindy Nicole Mason

Notary Public

SEA



Prepared by and return to: Lisa J. Kruse
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A-204, Viera, FL 32940
A portion of interest in Tax Parcel ID: 28-37-17-50-EE

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 20th day of July, 2022, by Manchester Lakes Homeowners Association of Brevard, Inc., a Florida Not for Profit Corporation, hereafter called the First Party, whose mailing address is 846 North Cocoa Boulevard, Suite A, Cocoa, Florida 32922 to Brevard County, a political subdivision of the State of Florida, hereafter called the Second Party, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940.

WITNESSTH that the First Party, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other valuable considerations, to it in hand paid by the Second Party, receipt of which is hereby acknowledged, does hereby remise, release, and forever quit-claim to the Second Party, its heirs, successors and assigns, all of the First Party's right, title, interest, claim and demand which the First Party may have in the following described land, lying and being in Brevard County, Florida, to wit:

Tract EE, Manchester Lakes Phase One, according to the Plat thereof, as recorded in Plat Book 55 page 9, of the Public Records of Brevard County, Florida.

Manchester Lakes Homeowners Association of Brevard, Inc. warrants that it is the same entity as the Manchester Lakes Homeowners Association, Inc. referred to in Plat Book 55, page 9 and that no other homeowners association for this subdivision has ever existed.

IN WITNESS WHEREOF, the First Party has set its hand and seal to execute this Deed, the day and year first above written.

GRANTOR:

Manchester Lakes Homeowners
Association of Brevard, Inc.

By: Louis Madden
Name / Title

(Corporate Seal) Louis Madden
Vice President
Manchester Lakes HOA

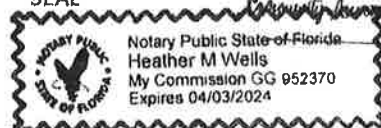
Witness
Michael Clavey
Print Name
Landan Weas
Witness
Print Name

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on this 20th day of July, 2022, by Louis Madden as Vice President for Manchester Lakes Homeowners Association of Brevard, Inc., a Florida Not for Profit Corporation. Is ☒ personally known or ☐ produced personally known as identification.

Heather M Wells
Notary Signature

SEAL



LOCATION MAP

Section 17, Township 28 South, Range 37 East – District 3

PROPERTY LOCATION: The east side of Hollywood Boulevard south of Eber Boulevard and north of Imagine Way in West Melbourne.

OWNERS NAME(S): Manchester Lakes Homeowners Association of Brevard, Inc. and Manchester Lakes, LLC, a dissolved Florida limited liability company

