



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.5.

5/20/2025

Subject:

Approval, Re: Resolution and County Deed Related to the Land Donation Request from the City of Titusville and the Disabled American Veterans Titusville Chapter #109, Inc. for a County-Owned Vacant Parcel Located at 405 North Singleton Avenue - District 1.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition Office / Parks and Recreation Department

Requested Action:

It is requested that the Board of County Commissioners: 1) adopt the Resolution, and 2) authorize the Chairman to execute the Resolution and County Deed. A **majority-plus-one** vote by the Board is required in order to grant this request.

Summary Explanation and Background:

The subject property is located in Section 32, Township 21 South, Range 35 East. The site address is 405 North Singleton Avenue, Titusville, FL 32796 (the "Property").

Brevard County received written requests from the City of Titusville and the Disabled American Veterans Titusville Chapter #109, Inc., (the "DAV") requesting the County to consider donating the Property.

The DAV is a nonprofit organization that provides numerous services to disabled veterans in the community. Services include, but are not limited to, benefits service assistance, food pantry, transportation for medical needs, and ministerial services. The demand for services has grown causing the organization to seek additional office space to better accommodate their clients and the needs of the community. The County parcel is directly adjacent to the DAV's existing location (435 North Singleton Avenue) making it an ideal location to expand its operations.

Staff has verified with all County departments that there is no current or anticipated need for this parcel.

The County Deed being presented for consideration contains a reverter clause that states the Property shall immediately revert to the County, which shall be entitled to re-enter and repossess the Property, in the event the Property is at any time: (1) vacated; (2) abandoned; or, (3) not utilized as a site serving disabled American veterans, then in that event, all right, title and interest of the DAV, its successors and assigns, in and to the Property shall immediately revert to and revest in Brevard County, Florida.

A **majority-plus-one vote** by the Board is required in order to grant this request.

The User Department approves this request.

This donation follows the policies and procedures as set forth in Administrative Order 37; Chapter 2, Article VIII, Brevard County Code; and Section 125.38, F.S.

Clerk to the Board Instructions:

Upon execution by the Chair, Public Works Department will contact the Clerk's office to make arrangements to pick up the original executed Resolution and County Deed.



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

May 21, 2025

M E M O R A N D U M

TO: Marc Bernath, Public Works Director Attn: Lucy Hamelers

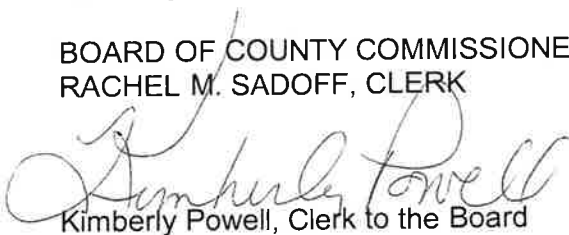
RE: Item F.5., Approval for Resolution and County Deed Related to the Land Donation Request from the City of Titusville and the Disabled American Veterans, Titusville Chapter #109, Inc. for a County-Owned Vacant Parcel Located at 405 North Singleton Avenue

The Board of County Commissioners, in regular session on May 20, 2025, adopted and executed Resolution No. 25-044, authorizing conveyance of County-owned property; and approved and authorized execution of the County Deed for a County-owned vacant parcel located at 405 North Singleton Avenue, as requested by the City of Titusville and the Disabled American Veterans, Titusville Chapter # 109, Inc., subject property shall immediately revert and revest in Brevard County. Enclosed is a fully-executed Resolution and County Deed.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

Encls. (2)

/ds

cc: Parks and Recreation
County Manager
County Attorney

RESOLUTION NO. 25-044

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
BREVARD COUNTY, FLORIDA, PURSUANT TO SECTION 125.38, FLORIDA
STATUTES, AND SECTION 2-247, BREVARD COUNTY CODE OF
ORDINANCES, AUTHORIZING CONVEYANCE OF COUNTY PROPERTY; AND
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Brevard County, Florida, a political subdivision of the State of Florida (hereinafter the COUNTY) owns a certain parcel of land as described in Exhibit "A" attached hereto; and

WHEREAS, the Disabled American Veterans Titusville Chapter #109, Inc. (DAV) owns the adjacent parcel to the north of the COUNTY parcel; and

WHEREAS, DAV is a nonprofit organization dedicated to serving veterans in the community by providing services including, but not limited to, benefits assistance, food pantry, transportation for medical care and community care appointments, and ministerial services; and

WHEREAS, due to a significant demand for services, DAV is seeking additional property for office space in order to better serve its clients; and

WHEREAS, the COUNTY parcel being adjacent to their existing location makes a particularly suitable location for the expansion of its operation, and

WHEREAS, DAV has applied for a donation conveyance of the COUNTY owned parcel described in Exhibit "A", which it intends to use to continue providing nonprofit services to disabled American veterans, which will serve the public interest and the welfare of the community; and

WHEREAS, the COUNTY finds that the DAV's proposed use of the property for the expansion of its operations will serve a public purpose, promote the public health, safety, and welfare, and serve the public interest, and the COUNTY has determined that said parcel is not needed for COUNTY purposes, such that conveying the parcel to DAV will be in the best interest of the COUNTY.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that:

1. The foregoing recitals are true and correct and incorporated as part of this Resolution by this reference.
2. The COUNTY parcel, as more fully described in Exhibit "A" attached hereto and incorporated by this reference, is not needed for COUNTY purposes.
3. The COUNTY authorizes the conveyance of the COUNTY parcel to DAV to be used for the public purpose of expanding its operations of providing nonprofit veterans' services to the community.

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:



Rob Feltner, Chairman

(As approved by the Board on May 20, 2025)

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EXHIBIT A

The South 170.00 feet of the West 230.00 feet of that part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 21 South, Range 35 East, lying East of Singleton Avenue, as recorded in Road Plat Book 1, Page 24, 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 6th day of May 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 Disabled American Veterans Titusville Chapter #109, Inc., whose address is 435 North Singleton Avenue, Titusville, Florida 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 (\$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: 21-35-32-00-751.3

In the event the subject property is at any time vacated or abandoned, or, in the event said property is not utilized to provide nonprofit services for disabled American veterans, then in that event, all right, title and interest of the party of the second part, Disabled Americans Veterans Titusville Chapter #109, its successors and assigns, in and to the subject property shall immediately revert and revest in Brevard County, Florida by operation of law.

[SIGNATURES ON NEXT PAGE.]

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.

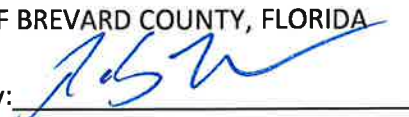
ATTEST:



Rachel Sadoff, Clerk of the Court

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

By:



Rob Feltner, Chairman

(As approved by the Board on May 20, 2025)

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LOCATION MAP

Section 32, Township 21 South, Range 35 East - District: 1

PROPERTY LOCATION: 405 North Singleton Avenue in Titusville

OWNERS NAME(S): Brevard County, Florida



City of Titusville

"Gateway to Nature and Space"

555 SOUTH WASHINGTON AVENUE
TITUSVILLE, FLORIDA 32796-3584
POST OFFICE BOX 2806 (32781-2806)



OFFICE OF THE MAYOR
Office 321-567-3702
Fax 321-383-5704
www.titusville.com

FOR INFORMATIONAL PURPOSES

November 27, 2024

Mr. John Denninghoff, P.E., Deputy County Manager
Office of the County Manager
2725 Judge Fran Jamieson Way
Viera, FL 32940

Re: County Owned Parcel
Tax Acct # 2108124

Dear Mr. Denninghoff,

Thank you for taking the time to meet with me recently as Mayor-Elect. At the regularly scheduled City Council meeting on November 26, 2024, the City Council voted unanimously to authorize me to send this letter in support of the good work being done by the Disabled American Veterans Titusville Chapter 109.

The Chapter is requesting that Brevard County consider their request to donate a County-owned parcel to their private nonprofit agency as per F.S. 273.055 (3)(b). I understand that the County has previously donated property within the City of Titusville to a private nonprofit agency under similar circumstances.

I have had the opportunity to personally attend functions at the existing location and can attest to the dedication of the non-profit's volunteers and the valuable services they provide to our disabled veteran population. I can also state their need for additional facility space is a pressing demand so that they may meet the existing and growing need of our disabled veteran population.

Thank you for your consideration to support our local private non-profit by donating County property.

Sincerely,

Andrew Connors
Mayor

RECEIVED

DEC 05 2024

County Manager's
Office



Florida Chapter 109
435 N. SINGLETON AVE
TITUSVILLE, FL 32796
tel 321-269-0109
fax 321-268-0373
dav109titusville.org

FOR INFORMATIONAL PURPOSES

November 27, 2024

Mr. John Denninghoff, P.E.
Deputy County Manager
Office of the County Manager
2725 Judge Fran Jamieson Way
Viera, FL 32940

Re: Request for Donation of County-Owned Parcel – Tax Acct # 2108124

Dear Mr. Denninghoff,

On behalf of Disabled Americans Veterans Titusville Chapter #109, INC., we respectfully request Brevard County's consideration to donate the above-referenced County-owned parcel to our nonprofit organization under the provisions of F.S. 273.055(3)(b). We understand that Brevard County has previously donated property in the City of Titusville to nonprofit agencies under similar circumstances, and we hope our request aligns with that precedent.

As a nonprofit organization dedicated to serving disabled veterans in our community, the demand for our services has grown significantly. This increased need has prompted us to seek additional office space to better accommodate and serve our clients. The parcel in question (Tax Account # 2108124) is directly adjacent to our existing location, making it a perfect fit to expand our operations.

Please find attached a letter of support from the Titusville City Council, whose members voted unanimously to authorize the Mayor to submit this correspondence to the County.

Below is a summary of the critical services we provide to disabled veterans and their families:

1. **Service Assistance:** Our Service Officers assist veterans and their dependents in obtaining the benefits they have earned, operating six days a week.
2. **Food Pantry:** Available six days a week to provide food to veterans and their families.
3. **Transportation Network:** We offer door-to-door service for veterans attending VA medical appointments, C&P exams, and community care appointments—the only program of its kind in Brevard County.
4. **Veterans Lunch Program:** Free lunches are provided to veterans five days a week.
5. **Guitars for Veterans:** We teach veterans with PTSD to play guitar. Upon completion of the program, participants are given a guitar and accessories.
6. **Community Support for Veterans' Families:** Our hall is available at no charge for memorial services and wakes for veterans' families.
7. **Ministerial Services:** We provide ordained ministers for graveside services at the National Cemetery.

8. **Veterans Appreciation Events:** Monthly cookouts bring together veterans and community members.
9. **Support for VA Medical Centers:** We donate toiletries, socks, undergarments, and other essentials to VA medical centers from Orlando to Fort Lauderdale.

All these services are offered free of charge and delivered by a dedicated team of volunteers. By providing these critical programs, we reduce the demands placed on the County's own Veterans Affairs Office, ensuring that veterans in Brevard County receive the support they need.

We sincerely appreciate your consideration of this request, which would enable us to continue and expand our vital mission of serving those who have served us.

Thank you for your time and support. We look forward to your favorable response.

Sincerely,

John Dunn
Commander

BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Resolution and County Deed Related to the Land Donation Request from
The City of Titusville and the Disabled American Veterans Titusville
Chapter #109, Inc. for a Parcel Located at 405 North Singleton Avenue in
Titusville

AGENCY: Public Works Department / Land Acquisition Office

AGENCY CONTACT: Lucy Hamelers / Land Acquisition Supervisor

CONTACT PHONE: 321-350-8336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor			<u>4-22-25</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney			<u>4/24/2025</u>

Board Meeting Date

~~5-20-25~~ 5-20-25

Item Number: F-5

Motion By: KD

Second By: T.A

Nay By: _____

Commissioner	DISTRICT	AYE	NAY
Commissioner Delaney	1	✓	
Vice Chair Goodson	2	✓	
Commissioner Adkinson	3	✓	
Commissioner Altman	5	✓	
Chairman Feltner	4	✓	