



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.8.

1/21/2020

Subject:

Approval of High Bid for Public Sale of a Surplus Property and Authorization for Chair to Execute All Necessary Documents.

Fiscal Impact:

Fiscal Impact FY2020 Revenue from the sale of the property less advertising and administration fees will be returned to Fund 0001/R30086/3642200 and the parcel will be re-inserted on the tax rolls.

High bid received is \$5,000.00

Dept/Office:

Central Services / Asset Management

Requested Action:

It is requested that the Board of County Commissioners approve the sale of a surplus parcel of property pursuant to Florida Statute 125.35 (1)(a).

Authorization is requested to accept the high bid in the amount of \$5,000.00 received from Jonathan Bostic and for the Chair to execute all necessary documents.

Summary Explanation and Background:

The subject parcel consists of +/-0.15 acres of unimproved property located at 2610 Pineapple Avenue, Mims, 32754 (Brevard County Property Appraiser Parcel ID #21-35-17-03-*23, Tax ID 2103617). The parcel is currently assessed at \$2,320.00 and was escheated to the County in April 2013.

A public auction was conducted per Board approval July 21, 2015, and sealed bids were opened on January 7, 2020. One bid was received with the high bid of \$5,000.00 received from Jonathan Bostic.

It is requested that the Board of County Commissioners approve the sale of surplus parcel ID #21-35-17-03-*23, Tax ID 2103617 to high bidder Jonathan Bostic in the amount of \$5,000.00 and execute all documents.

Clerk to the Board Instructions:

cc: Asset Management

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Finance
Budget



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

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Tammy.Rowe@brevardclerk.us

January 22, 2020

M E M O R A N D U M

TO: Steve Darling, Central Services Director

RE: Item F.8., High Bid for Public Sale of a Surplus Property and Authorization for Chair to Execute All Necessary Documents

The Board of County Commissioners, in regular session on January 21, 2020, approved the sale of a surplus parcel of property pursuant to Florida Statute 125.35(1)(a); authorized acceptance of the high bid in the amount of \$5,000 from Jonathan Bostic; and authorized the Chair to execute all necessary documents.

Your continued cooperation is greatly appreciated.

Sincerely yours,

**BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK**

Tammy Rowe

Tammy Rowe, Deputy Clerk

/ds

cc: Asset Management
Finance
Budget

AS-IS CONTRACT FOR SALE AND PURCHASE

Seller: Board of County Commissioners, Brevard County, Florida
2725 Judge Fran Jamieson Way, Viera, Florida, 32940

Buyer: Jonathan Bostic

Legal description of property being transferred: 21-35-17-03-* -23

Tax Account: 2103617

The transfer shall be made pursuant to the following terms and conditions and the Standards for Real Estate Transactions, attached to this contract.

Purchase price: \$5,000.00

Deposit: \$ 500.00 (one percent of the Buyer's bid) shall be paid to an escrow account established and held by the Brevard County Clerk, such deposit to be applied to the purchase price.

Time for acceptance of offer; effective date; facsimile: If this offer is not executed by and delivered to all parties OR FACT OF EXECUTION communicated in writing between the parties on or before March 31, 2020, the deposit(s) will, at Seller's option, be returned and this offer withdrawn. The date of Contract ("Effective Date") will be the date when the last one of the Buyer and Seller has signed this offer. A facsimile copy of this Contract and any signatures hereon shall be considered for all purposes as originals.

Title evidence: At least 15 days before closing date Buyer may at Buyer's option obtain a title search and/or title insurance commitment (with legible copies of instruments listed as exceptions attached thereto) and, after closing, an owner's policy of title insurance.

Closing Date: This transaction shall be closed and the deed and other closing papers delivered *within 90 days of the effective date of this contract*, unless modified by other provisions of this Contract. [FDEP will have to approve the survey due to the mean high-water lines. This will take additional time.]

Warranties: The following warranties are made and shall survive closing.

- a. SELLER warrants that there are no parties in occupancy other than Seller.
- b. SELLER hereby represents and warrants to the BUYER that SELLER has not engaged or dealt with any agent, broker or finder, in regard to this Agreement or to the sale and purchase of the property contemplated hereby.

Inspections: (a) BUYER shall have 30 days from Effective Date ("Inspection Period") within which to have such inspections of the Property performed as Buyer shall desire; (b) Buyer shall be responsible for prompt payment for such inspections and repair damage to and restoration of the Property resulting from such inspections and this provision (c) shall survive termination of this Contract; and (d) if Buyer determines, in Buyer's sole discretion, that the Property is not acceptable to Buyer, Buyer may cancel this Contract by delivering facsimile or written notice of such election to Seller prior to the expiration of the Inspection Period. If Buyer timely cancels this Contract, the deposit(s) paid shall be immediately returned to Buyer; thereupon, Buyer and Seller shall be released of all further obligations under this Contract, except as provided in this Paragraph. Unless Buyer exercises the right to cancel granted herein, Buyer accepts the Property in its present physical condition, subject to any violation of governmental, building, environmental, and safety codes, restrictions of requirements and shall be responsible for any and all repairs and improvements required by Buyer's lender.

Special Clauses: ☐ See attached addendum ☒ NOT APPLICABLE

BOARD OF COUNTY COMMISSIONERS

BREVARD COUNTY, FLORIDA

Bryan Andrew Ller

As approved by the Board 1/21/2020

1/29/2020

Date

Scott Ellis

Scott Ellis, Clerk to the Board

Date

11-20-19
[Signature]
Buyer Signature

B-232-425-62-366-0

Buyer's Driver's License Number

Account: 2103617

MapView

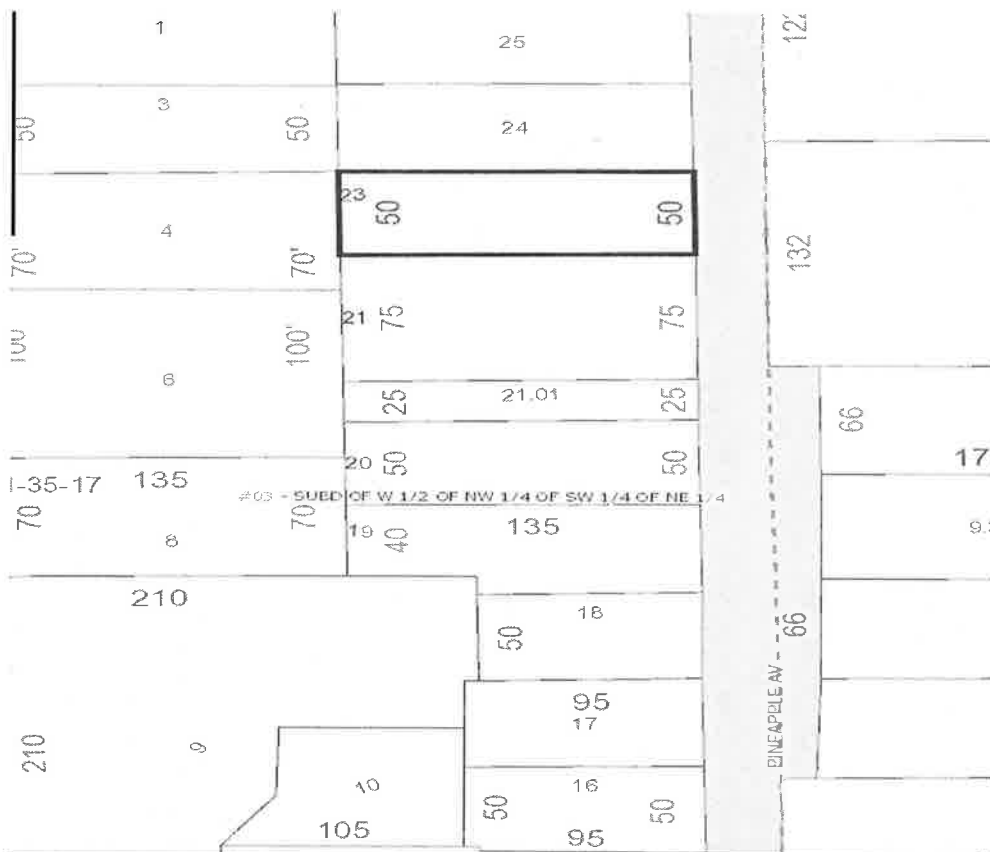
EagleView

Owners: Brevard County
 Mail Address: 345 Wenner Way C/O Asset Management Cocoa FL 32926
 Site Address: 2610 Pineapple Ave Mims FL 32754
 Parcel ID: 21-35-17-03-1-23
 Taxing District: 1300 - Unincorp District 1
 2019 Exemptions: EXCO - County Owned Property
 (Wrong exemption? Maybe this is why...)
 Property Use: 8020 - County Owned Land - Vacant
 Total Acres: 0.15
 Site Code: 0001 - No Other Code Appl.
 Plat Book/Page: 0004/0068
 Subdivision Name: Subd Of W 1/2 Of NW 1/4 Of SW 1/4 Of NE 1/4
 Land Description: Subd Of W 1/2 Of NW 1/4 Of SW 1/4 Of NE 1/4 Lot 23



Value

Category	2019	2018	2017
Market Value:	\$2,320	\$2,320	\$2,320
	\$0	\$0	\$0



Account: 2103617 Parcel ID: 21-35-17-03-1-23
 Sale: N/A
 BCPAO Market Value: \$2,320
 Owners: Brevard County
 Address: 2610 Pineapple Ave Mims FL 32754

BID SHEET

COUNTY LAND SALE 2020-02

TAX I D: 2103617

2610 Pineapple Avenue Mims, Florida 32754

Minimum Bid \$2,995.00

BID AMOUNT \$ 5,000.00

NAME Jonathan Bostic
Print Name and Title

SIGNATURE 

ADDRESS 3730 Pelican Bay Court

CITY Wellington

STATE FL ZIP CODE 33414