



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

F.33.

7/6/2021

### Subject:

Conveyance of property acquired by tax escheatment deed to municipalities; City of Palm Bay (District 3).

### Fiscal Impact:

Recording fees estimated at less than \$75.00 total for all three documents

### Dept/Office:

Central Services

### Requested Action:

It is requested the Board of County Commissioners:

- Adopt a resolution pursuant to Section 125.38, Florida Statutes to convey property acquired by tax escheatment deed to the jurisdictional municipality as required by Section 197.592(3), Florida Statutes; and
- Authorize the Chair to execute county deeds to convey property acquired by tax escheatment deed to the jurisdictional municipality as required by Section 197.592(3), Florida Statutes, upon review and approval by the County Attorney's Office.

### Summary Explanation and Background:

The Clerk periodically conveys property to the County via tax certificate escheatment deed pursuant to the tax certificate / tax deed sale procedures set forth in Chapter 197, Florida Statutes. When property located within municipal boundaries escheats to the County for nonpayment of taxes, the County is mandated to convey the property to the municipality unless the Board sells it back to the prior owner or has a designated use for the property. Section 197.592(3), Florida Statutes.

Two such properties have been identified for mandatory conveyance to the applicable municipality. Staff has reviewed each property and determined there is no designated county use for any parcels. There are no petitions from prior record owners to repurchase the properties pursuant to Section 197.592(1) and (2), Florida Statutes.

The first property is located at 2590 Southover Drive NE Palm Bay, FL 32905. This parcel on Southover Drive has an assessed value (as assessed by the Brevard County Property Appraiser) of \$6,250 and is 0.17 acres in size.

The second property does not have an assigned address. The land description states the parcel is Port Malabar Unit 40 Tract A. This parcel has an assessed value (as assessed by the Brevard County Property Appraiser) of \$7,780 and is 0.17 acres in size.

**Clerk to the Board Instructions:**

Please return executed originals to Asset Management for recording.



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

July 7, 2021

**MEMORANDUM**

**TO:** Merrill Vincent, Asset Management Director

**RE:** Item F.33., Conveyance of Property Acquired by Tax Escheatment Deed to Municipalities  
– City of Palm Bay

The Board of County Commissioners, in regular session on July 6, 2021, adopted Resolution No. 21-082, conveying property acquired by tax escheatment deed to the jurisdictional municipality; and authorized the Chair to execute County deeds to convey two properties, located at 2590 Southover Drive NE Palm Bay, FL 32905 and Port Malabar Unit 40 Tract A, acquired by tax escheatment deed to the jurisdictional municipality as required by Section 197.592(3), Florida Statutes, upon review and approval by the County Attorney's Office. Enclosed is the fully-executed Resolution and a County Deed.

**Upon recordation, please return the recorded Deed to this office for inclusion in the official minutes.**

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

A handwritten signature in cursive script that reads "Kimberly Powell".  
Kimberly Powell, Clerk to the Board

/cld

Encl. (2)

cc: County Attorney  
Central Services

RESOLUTION NO. 2021-082

A RESOLUTION PURSUANT TO SECTION 125.38, FLORIDA STATUTES (2021),  
AUTHORIZING THE TRANSFER OF INTEREST IN COUNTY PROPERTIES; AND  
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, certain real properties (hereinafter "Properties") described in Exhibits "A-1  
and A-2" are located within the municipal boundaries of the City of Palm Bay (hereinafter  
"City"); and

WHEREAS, the Properties escheated to Brevard County, Florida (hereinafter "County")  
for nonpayment of taxes pursuant to the tax certificates/tax deeds sale procedures set forth in  
Chapter 197, Florida Statutes; and

WHEREAS, when property located within municipal boundaries escheats to a county,  
section 197.592(3), Florida Statutes, mandates the county to convey it to the city unless either  
the county has a designated use for the property or the county sells it back to the prior owner;  
and

WHEREAS, there are no petitions from the prior owners to repurchase the Properties  
pursuant to Section 197.592(1), Florida Statutes.

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 County has determined that the Properties described in Exhibits "A-1 and A-  
2" are not needed for County purposes and authorizes the conveyance of the Properties to the  
City for nominal consideration pursuant to section 197.592(3), Florida Statutes. This resolution  
shall take effect immediately.

DONE, ORDERED and ADOPTED in Regular Session this 6 day of July,  
2021.

ATTEST:

  
Rachel Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

By: 

Rita Pritchett, Chair

(As approved by the Board on JUL 06 2021)

Prepared by: Christine M. Schverak  
Office of the County Attorney  
2725 Judge Fran Jamieson Way, C-308  
Viera, Florida 32940  
Parcel ID: 29-37-03-26-\*-A and 28-37-14-75-3-56

**COUNTY DEED**

**THIS DEED**, made this 6 day of July, 2021 by **BREVARD COUNTY**, a charter county and political subdivision of the State of Florida, hereinafter the party of the first part, whose address is 2725 Judge Fran Jamieson Way, Building C, Viera, Florida, 32940, and the City of Palm Bay, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 120 Malabar Road, Palm Bay, Florida 32907, hereinafter the party of the second part;

**WITNESSETH** that Grantor, for and in consideration of the sum of \$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, his heirs and assigns forever, the following described land lying and being in Brevard County, Florida:

**PARCEL 1:**

TWP-29 RG-37 SC-03 SB-26 BLK- LOT-A  
PLAT OF PORT MALABAR UNIT 40  
TRACT A EXCLUDING PARCEL AT  
BREVARD COUNTY OFFICIAL RECORDS BOOK 5644 PAGE 4553  
PLAT BOOK 0021 PAGE 0033  
TAX ACCOUNT: 2922923  
PARCEL ID: 29-37-03-26-\*-A

**PARCEL 2:**

TWP-28 RG-37 SC-14 SB-75 BLK-3 LOT-56  
PLAT OF SOUTHOVER  
BREVARD COUNTY OFFICIAL RECORDS  
PLAT BOOK 0005 PAGE 0029  
LOT 56 BLOCK 3  
TAX ACCOUNT: 2827069  
PARCEL ID: 28-37-14-75-3-56

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and together with all riparian and littoral rights appertaining thereto, and all interests in subsurface oil, gas, and minerals pursuant to 270.11(3), Florida Statutes.

**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

**BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA**

By:   
Rita Pritchett, Chair  
(as approved by the Board: JUL 06 2021 )

Tax Deed File Number: 160821  
Parcel ID Number: 2827069  
Formerly Assessed: DAVID A BUCKNER ESTATE

CFN 2020278246, OR BK 8948 PAGE 2804,  
Recorded 12/11/2020 at 03:49 PM, Scott Ellis, Clerk of  
Courts, Brevard County  
# Pgs:2

## ESCHEATMENT TAX DEED

Brevard County, Florida

For official use only

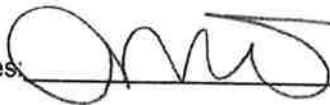
Tax Certificate Numbered 2014/8811 issued on MAY 31 2014, was filed in the office of the tax collector of Brevard County, Florida. An application has been made for the issuance of a tax deed. This Tax Deed is issued according to Section 197.502(8), Florida Statutes. Three years have passed since the day the land was offered for public sale and placed on the list of "lands available for taxes" without being purchased (Section 197.502(7), F.S.). The property has escheated to the County free and clears of any and all tax certificates, tax liens or any other liens of record, including governmental liens. These liens are canceled under Section 197.502(8), F.S.

On the DECEMBER 11 2020, the clerk conveys property located at 2590 SOUTHOVER DR NE PALM BAY FL 32905 to Board of County Commissioners PO BOX 1496, TITUSVILLE, FL 32781-1496 Brevard County through its Board of County Commissioners, with all inherited property, buildings, fixtures and improvements of any kind and description, the following

Description of lands:

TWP-28 RG-37 SC-14 SB-75 BLK-3 LOT-56  
SOUTHOVER  
LOT 56 BLK 3  
PLAT BOOK 0005 PAGE 0029

Witnesses:



J. MUTTER

SCOTT ELLIS,  
Clerk of Courts,  
BREVARD COUNTY, FLORIDA



Brandi Barton BRANDI BARTON

By:

KETA ASBURY, Deputy Clerk

Brevard County, Florida

On this DECEMBER 11, 2020 before me personally appeared KETA ASBURY, Deputy Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid:

Deputy Clerk, per F.S. 695.03/92.50  
Scott Ellis, Clerk  
Brevard County, Florida



CHRIS SHARPE

**Clerk's Certificate**

STATE OF FLORIDA  
COUNTY OF BREVARD

TAX DEED FILE NO: 160821

BE IT KNOWN THAT I, SCOTT ELLIS, Clerk of the Circuit Court in and for the COUNTY OF BREVARD, STATE OF FLORIDA, DO HEREBY CERTIFY that I did on 02/06/2017 mail a copy of the statutory warning and the attached notice, addressed to the following as required by law. [FLA Statutes, CH. 197.522(1)]

70162140000088214628	DAVID A BUCKNER ESTATE, 1812 ROSETINE ST, COCOA, FL 32926-5506
70162140000088214635	DAVID A BUCKNER ESTATE, 2590 SOUTHOVER DR NE, PALM BAY, FL 32905-2724
70162140000088214598	CITY OF PALM BAY FLORIDA, 120 MALABAR RD SE, PALM BAY, FL 32907-3009
70162140000088214680	THE ESTATE OF DAVID A BUCKNER, 1812 ROSETINE ST, COCOA, FL 32926-5506
70162140000088214581	CITY OF PALM BAY, 120 MALABAR RD SE, PALM BAY, FL 32907-3009
70162140000088214604	DAVID A BUCKNER ESTATE, 1193 10TH ST, DAYTONA BEACH, FL 32117-3210
70162140000088214611	DAVID A BUCKNER ESTATE, 1193 10TH ST, HOLLY HILL, FL 32117
70162140000088214666	LIFESTYLE ADVANTAGE INC, 3100 PINWOOD CT, KISSIMMEE, FL 34746-3114
70162140000088214642	HENRY LANDIS, ELIZABETH K LANDIS, 35 MARTIN CT, HAVANA, FL 32333-4724
70162140000088214659	INVINITE INVESTOR LLC, 3511 COVE RD NW, ROANOKE, VA 24017-1813
70162140000088214574	ANDREW EVANS, 1676 W HIBISCUS BLVD STE 102, MELBOURNE, FL 32901-2641
70162140000088214673	RODNEY LAROUX UNME INVESTORS, 6046 FM 2920 RD UNIT 711, SPRING, TX 77379-2542

I HEREBY CERTIFY that in addition to the mailing the statutory notices and warnings I did provide the following as required for service by law [FLA Statutes, CH. 197.522(2)].

<u>4</u>	Sheriff of BREVARD County, copies of the notice of statutory warning for personal service and mailing, or posting.
<u>0</u>	Sheriff of County, copies of the notice and statutory warning for personal service and mailing.

WITNESS MY HAND AND SEAL AT TITUSVILLE, IN THE COUNTY AND STATE AFORESAID, ON 12/11/2020.



SCOTT ELLIS  
CLERK OF THE CIRCUIT COURT

BY:   
CHRISTINE SHARPE, DEPUTY  
CLERK





# Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

## PROPERTY DETAILS

Phone: (321) 264-6700

<https://www.bcpao.us>

**Account** 2827069  
**Owners** Buckner, David A Estate  
**Mailing Address** 1812 Rosetine St Cocoa FL 32926  
**Site Address** 2590 Southover Dr NE Palm Bay FL 32905  
**Parcel ID** 28-37-14-75-3-56  
**Property Use** 0010 - Vacant Residential Land (Single Family, Platted)  
**Exemptions** EXLT - Lands Available For Taxes  
**Taxing District** 34U0 - Palm Bay  
**Total Acres** 0.17  
**Subdivision** Southover  
**Site Code** 0001 - No Other Code Appl.  
**Plat Book/Page** 0005/0029  
**Land Description** Southover Lot 56 Blk 3



## VALUE SUMMARY

Category	2020	2019	2018
Market Value	\$6,250	\$6,250	\$6,420
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$6,250	\$6,250	\$6,420
Assessed Value School	\$6,250	\$6,250	\$6,420
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$6,250	\$6,250	\$6,420
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

## SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
05/15/2008	\$6,000	XD	Vacant	5864/1833
10/06/2004	\$25,000	WD	Improved	5370/8884
02/22/2001	\$4,500	XD	Improved	4294/2299
01/01/1900	--	--	--	0297/0612

No Data Found

Tax Deed File Number: 160823  
Parcel ID Number: 2922923  
Formerly Assessed: GEORGE BOWERS, DONOVAN DAVIS

## ESCHEATMENT TAX DEED

Brevard County, Florida

For official use only

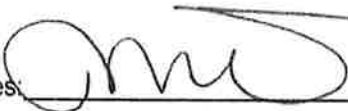
Tax Certificate Numbered 2014/11610 issued on MAY 31 2014, was filed in the office of the tax collector of Brevard County, Florida. An application has been made for the issuance of a tax deed. This Tax Deed is issued according to Section 197.502(8), Florida Statutes. Three years have passed since the day the land was offered for public sale and placed on the list of "lands available for taxes" without being purchased (Section 197.502(7), F.S.). The property has escheated to the County free and clears of any and all tax certificates, tax liens or any other liens of record, including governmental liens. These liens are canceled under Section 197.502(8), F.S.

On the DECEMBER 11 2020, the clerk conveys property located at TWP-29 RG-37 SC-03 SB-26 BLK- LOT-A to Board of County Commissioners PO BOX 1496, TITUSVILLE, FL 32781-1496 Brevard County through its Board of County Commissioners, with all inherited property, buildings, fixtures and improvements of any kind and description, the following

### Description of lands:

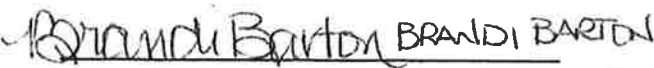
TWP-29 RG-37 SC-03 SB-26 BLK- LOT-A  
PORT MALABAR UNIT 40  
TRACT A EXC ORB 5644 PG 4553  
PLAT BOOK 0021 PAGE 0029

Witnesses:



**J MUTTER**

**SCOTT ELLIS,**  
Clerk of Courts,  
BREVARD COUNTY, FLORIDA

 BRANDI BARTON

By:

  
KETA ASBURY, Deputy Clerk

**Brevard County, Florida**

On this **DECEMBER 11, 2020** before me personally appeared KETA ASBURY, Deputy Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid:

  
Deputy Clerk, per F.S. 695.03/92.50

Scott Ellis, Clerk  
Brevard County, Florida

**CHRIS SHARPE**



RECEIVED

DEC 18 2020

COUNTY FINANCE

# Clerk's Certificate

STATE OF FLORIDA

COUNTY OF BREVARD

TAX DEED FILE NO: 160823

BE IT KNOWN THAT I, SCOTT ELLIS, Clerk of the Circuit Court in and for the COUNTY OF BREVARD, STATE OF FLORIDA, DO HEREBY CERTIFY that I did on 02/06/2017 mail a copy of the statutory warning and the attached notice, addressed to the following as required by law. [FLA Statutes, CH. 197.522(1)]

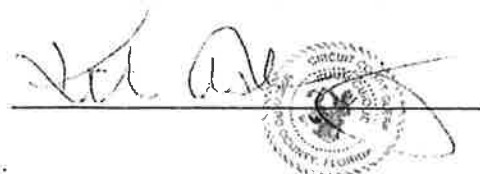
70162140000088214901	GEORGE BOWERS, DONOVAN DAVIS, 400 N HUDSON ST, ORLANDO, FL 32835-1161
70162140000088214871	GEORGE BOWERS, 400 N HUDSON ST, ORLANDO, FL 32835-1161
70162140000088214840	DONOVAN DAVIS, 400 N HUDSON ST, ORLANDO, FL 32835-1161
70162140000088214888	GEORGE BOWERS AND DONOVAN DAVIS, 1449 PENNYKAMP ST NE, PALM BAY, FL 32907-2244
70162140000088214895	GEORGE BOWERS AND DONOVAN DAVIS, 400 N HUDSON ST, ORLANDO, FL 32835-1161
70162140000088214949	RING POWER CORPORATION, 500 WORLD COMMERCE PKWY, SAINT AUGUSTINE, FL 32092-3788
70162140000088214864	FLORIDA BUSINESS BANK, 340 N HARBOR CITY BLVD, MELBOURNE, FL 32935-6763
70162140000088214833	DONOVAN DAVIS, 218 DAVIS LN, PALM BAY, FL 32909-1308
70162140000088214857	DONOVAN DAVIS, 403 FERGUSON DR, ORLANDO, FL 32805-1009
70162140000088214918	LUKE TRANSPORTATION ENGINEERING CONSULTANTS INC C/O GREGORY M WILSON ESQUIRE, 29 E PINE ST, ORLANDO, FL 32801-2683
70162140000088214956	RING POWER CORPORATION C/O HOLBROOK AKEL COLED STIEFEL AND RAY PA, 1 INDEPENDENT DR STE 2301, JACKSONVILLE, FL 32202-5026
70162140000088214826	CITY OF PALM BAY, 120 MALABAR RD SE, PALM BAY, FL 32907-3009
70162140000088214819	BTI 2013 LLC, 1698 W HIBISCUS BLVD STE A, MELBOURNE, FL 32901-2639
70162140000088214932	MATHON INVESTMENTS, 8724 SW 72ND ST UNIT 531, MIAMI, FL 33173-3512
70162140000088214925	MATHON INVESTMENTS, 8724 SUNSET DR UNIT 531, MIAMI, FL 33173-3512
70162140000088214802	BREVARD TAX INVESTORS 2011 LLC, A 1676 W HIBISCUS BLVD STE A, MELBOURNE, FL 32901-2641
70162140000088214963	SCOTTYS OIL COMPANY INC, 9507 BOYCE AVE, ORLANDO, FL 32824-8256

I HEREBY CERTIFY that in addition to the mailing the statutory notices and warnings I did provide the following as required for service by law [FLA Statutes, CH. 197.522(2)].

0 Sheriff of BREVARD County, copies of the notice of statutory warning for personal service and mailing, or posting.

4 Sheriff of ORANGE County, copies of the notice and statutory warning for personal service and mailing.  
WITNESS MY HAND AND SEAL AT TITUSVILLE, IN THE COUNTY AND STATE AFORESAID, ON 12/11/2020.

SCOTT ELLIS  
CLERK OF THE CIRCUIT COURT



BY: KETA ASBURY, DEPUTY CLERK



# Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

## PROPERTY DETAILS

Phone: (321) 264-6700

<https://www.bcpao.us>

Account	2922923
Owners	Bowers, George; Davis, Donovan
Mailing Address	400 N Hudson Street Orlando FL 32835
Site Address	Not Assigned
Parcel ID	29-37-03-26-*A
Property Use	4000 - Vacant Industrial Land
Exemptions	EXLT - Lands Available For Taxes
Taxing District	34U0 - Palm Bay
Total Acres	0.17
Subdivision	Port Malabar Unit 40
Site Code	0001 - No Other Code Appl.
Plat Book/Page	0021/0029
Land Description	Port Malabar Unit 40 Tract A Exc Orb 5644 Pg 4553

## VALUE SUMMARY

Category	2020	2019	2018
Market Value	\$7,780	\$7,780	\$7,780
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$7,780	\$7,780	\$7,380
Assessed Value School	\$7,780	\$7,780	\$7,780
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$7,780	\$7,780	\$7,380
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

## SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
09/30/1996	\$25,000	WD	Vacant	3609/0953

No Data Found