



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.8.

8/27/2024

Subject:

Approval, Re: Dedication of the Right of Way by Quit Claim Deed and Drainage Easement from King SS Associates, LLC for the King Street Self Storage Project - District 1.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition Office

Requested Action:

It is requested that the Board of County Commissioners approve and accept the attached Quit Claim Deed and Drainage Easement.

Summary Explanation and Background:

The subject property is located in Section 36, Township 24 South, Range 35 East, south of Lake Drive and north of State Road 520 in Cocoa.

King SS Associates LLC, owner, has submitted site plan number 22SP00020 for review and approval by the County for the development of a three-story self-storage building, known as King Street Storage. Upon review by the Public Works County Surveying Program, it was determined a Quit Claim Deed from the owner would aid in formalizing the right-of-way along the north side of Lake Drive. The owner agreed to dedicate the attached Quit Claim Deed. Additionally, in accordance with County code and standards, the owner has agreed to dedicate the attached drainage easement required as a condition of the site plan approval.

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: Dedication of Right of Way by Quit Claim Deed and Drainage Easement from King SS Associates, LLC for the King Street Storage Project – District 1

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Jean Kremitzki, Land Acquisition Specialist

CONTACT PHONE: 321-350-8351

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	<u>PH</u>	_____	<u>7.30.24</u>
COUNTY ATTORNEY Gregory Hughes Deputy County Attorney	<u>GH</u>	_____	<u>8/2/2024</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

August 28, 2024

M E M O R A N D U M

TO: Marc Bernath, Public Works Director Attn: Jean Kremitzki

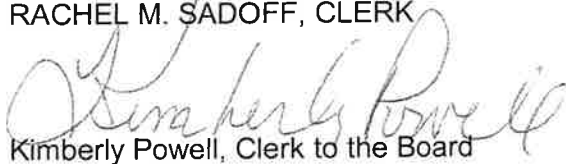
RE: Item F.8., Approval for the Dedication of the Right-of-Way by Quit Claim Deed and
Drainage Easement from King SS Associates, LLC for the King Street Self Storage Project

The Board of County Commissioners, in regular session on August 27, 2024, approved and accepted the Dedication of Right-of-Way by Quit Claim Deed and Drainage Easement from King SS Associates, LLC for the King Street Self Storage Project.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/sm

Prepared by and return to: Jean Kremitzki
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A-204, Viera, FL 32940
A portion of interest in Tax Parcel ID: 24-35-36-00-266

QUIT CLAIM DEED

(Right of Way for a portion of Lake Drive)

THIS INDENTURE is made this 1st day of August, 2023 between King
SS Associates, LLC., a Delaware limited liability company, as Grantor, whose mailing address is
1190 Business Center Drive, Suite 2000, Lake Mary, FL 32746 and BREVARD COUNTY FLORIDA, a
political subdivision of the State of Florida, Grantee, whose mailing address is 2725 Judge Fran
Jamieson Way, Melbourne, Florida 32940.

WITNESSTH: That said Grantor, for and in consideration of the sum of TEN AND NO/100
DOLLARS (\$10.00) and other valuable considerations, paid receipt of which is hereby
acknowledged, has hereby released and quit-claimed to the Grantee, its successors and
assigns, any of the Grantor's right, title, interest, and claim of demand which the Grantor(s) may
have in the following described land:

SEE ATTACHED EXHIBIT A

IN WITNESS WHEREOF, the Grantor having set their hand and seal this, the day and year first
above written,

(Signatures and Notary on next page)

Signed, sealed, and delivered in the presence of:

KING SS ASSOCIATES, LLC, a Delaware limited liability company

[Signature]
Witness
Address: 209 Thistlewood Ct, Longwood FL 32779
KRISTEN ROSATO
(Print Name)

By: Flagship BV Self Storage JV III, LLC,
a Delaware limited liability company,
as its sole Member

By: Flagship Storage Associates III, LLC,
a Florida limited liability company,
as its Operating Member

Carla Wonski
Witness

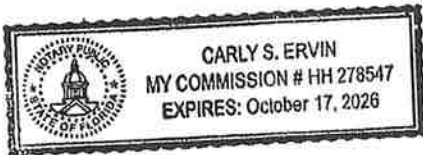
By: [Signature]
Theodore A. Bolin
as its Sole Member / Manager

CARLA WONSKI
(Print Name) 8749 SW 92nd Lane Unit B
Address: 209 Thistlewood Ct, Ocala FL 34481
~~Longwood FL 32779~~



STATE OF FLORIDA
COUNTY OF Summit

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19th day of AUGUST, 2023, by Theodore A. Bolin, as the Sole Member / Manager of Flagship Storage Associates III, LLC, a Florida limited liability company, as the Operating Member of Flagship BV Self Storage JV III, LLC, a Delaware limited liability company, as the sole Member of KING SS ASSOCIATES, LLC, a Delaware limited liability company, on behalf of the limited liability companies. Such person is personally known to me or has produced a valid driver's license as identification.



Carly Ervin
Notary Public
Carly S. Ervin
(Print, Type or Stamp Name)

My Commission Expires:

October 17, 2026

LEGAL DESCRIPTION

PARCEL #100

EXHIBIT "A"
 SHEET 1 OF 2
 NOT VALID WITHOUT SHEET 2 OF 2
THIS IS NOT A SURVEY

PARENT PARCEL ID#: 24-35-36-00-266
 PURPOSE: FEE SIMPLE - RIGHT-OF-WAY DEDICATION

LEGAL DESCRIPTION: PARCEL #100 (PREPARED BY SURVEYOR)

A 50.00 feet wide strip of land lying in Northwest 1/4 of Section 36, Township 24 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest 1/4, of the Northwest 1/4 of Section 36, Township 24 South, Range 35 East, Brevard County, Florida; thence S0°00'00"E, along the East line of said Northwest 1/4, of the Northwest 1/4 of Section 36, a distance of 50.00 feet to the Northeast corner of lands described in Official Records Book 2427, Page 2399 as recorded in the Public Records of Brevard County, Florida, thence run N90°00'00"W, along the North line of said of lands described in Official Records Book 2427, Page 2399, a distance of 748.72 feet to the Westerly most corner of said lands described in Official Records Book 2427, Page 2399; thence departing aforesaid North line of Official Records Book 2427, Page 2399; thence run N0°00'00"E a distance of 50.00 feet to the North line of said Northwest 1/4 of Section 36; thence along said North line of the Northwest 1/4 of Section 36 run N90°00'00"E a distance of 748.72 feet to the Point of Beginning.
 Containing therein 37,436.10 square feet (0.86 acres), more or less.

SURVEYORS NOTES:

1. The intended purpose of this sketch of description is to delineate the dedication of Lake Drive.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property.
3. This sketch of description does not reflect or determine ownership.
4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.
7. Bearings shown hereon are based on the North line of lands described in ORB 2427, Page 2399, having an assumed bearing of N90°00'00"W.
8. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS.

DocuSign By: 

JOHN R. CAMPBELL, PSM 23590822403C9F7489
 PROFESSIONAL SURVEYOR & MAPPER
 NOT VALID UNLESS SIGNED AND SEALED



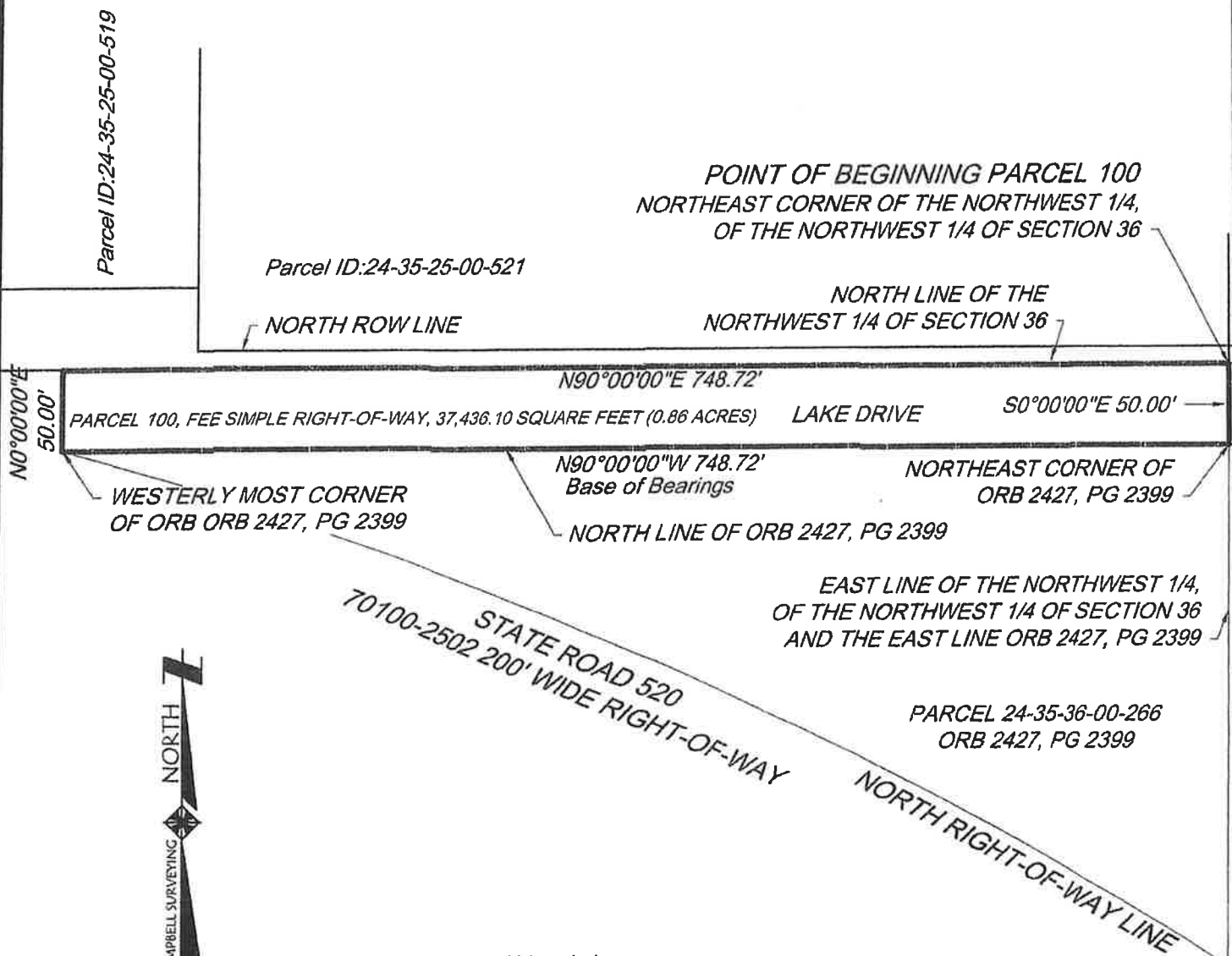
PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC
 115 Alma Blvd., Suite 102, Mailing Address: PO Box 541866, Merritt Island, FL. 32954
 Phone: 321-507-4811
 LICENSED BUSINESS #7978

DRAWN BY: DASH	CHECKED BY: JOHN R. CAMPBELL	PROJECT NO. 2022-042			SECTION 36 TOWNSHIP 24 SOUTH RANGE 35 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 4/28/2023	DRAWING: 2022-042-PARCEL 266	1	12-14-23	REV PER CO CORRECTIONS	

SKETCH OF DESCRIPTION PARCEL #100

EXHIBIT "A"
SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1 OF 2
THIS IS NOT A SURVEY

PARENT PARCEL ID#: 24-35-36-00-266
PURPOSE: FEE SIMPLE RIGHT-OF-WAY DEDICATION



Parcel ID: 24-35-25-00-519

Parcel ID: 24-35-25-00-521

POINT OF BEGINNING PARCEL 100
NORTHEAST CORNER OF THE NORTHWEST 1/4,
OF THE NORTHWEST 1/4 OF SECTION 36

NORTH ROW LINE

NORTH LINE OF THE
NORTHWEST 1/4 OF SECTION 36

N0°00'00"E
50.00'

PARCEL 100, FEE SIMPLE RIGHT-OF-WAY, 37,436.10 SQUARE FEET (0.86 ACRES)

LAKE DRIVE

S0°00'00"E 50.00'

WESTERLY MOST CORNER
OF ORB 2427, PG 2399

N90°00'00"W 748.72'
Base of Bearings

NORTHEAST CORNER OF
ORB 2427, PG 2399

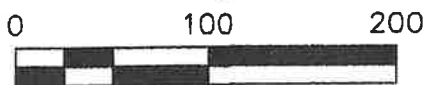
NORTH LINE OF ORB 2427, PG 2399

EAST LINE OF THE NORTHWEST 1/4,
OF THE NORTHWEST 1/4 OF SECTION 36
AND THE EAST LINE ORB 2427, PG 2399

STATE ROAD 520
70100-2502 200' WIDE RIGHT-OF-WAY

PARCEL 24-35-36-00-266
ORB 2427, PG 2399

NORTH RIGHT-OF-WAY LINE



Abbreviations:
ORB = Official Record Book
ROW = Right-of-Way
PG = Page
ID = Identification

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC
115 Alma Blvd., Suite 102, Mailing Address: PO Box 541866,
Merritt Island, FL. 32954 Phone: 321-507-4811
LICENSED BUSINESS #7978

SCALE: 1" = 100'
PROJECT NO.: 2022-042

SECTION 36
TOWNSHIP 24 SOUTH
RANGE 35 EAST

Prepared by and return to: Jean Kremitzki
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A204, Viera, Florida 32940
A portion of Interest in Tax Parcel ID: 24-35-36-00-266

DRAINAGE EASEMENT

THIS INDENTURE, made this 26th day of July, 2024, between King SS Associates, LLC, a Delaware limited liability company, whose address is 1190 Business Center Drive, Suite 2000, Lake Mary, Florida 32746, as the first party, and Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, as the second party, for the use and benefit of Brevard County, Florida.

WITNESSETH that the first party, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt of which is acknowledged, grants unto the second party, its successors and assigns, a perpetual easement commencing on the above date for the purposes of operating, reconstructing, reconfiguring, and maintaining drainage facilities and other allied uses pertaining thereto, over, under, upon, above, and through the following lands:

The land affected by the granting of the easement is located in Section 36, Township 24 South, Range 35 East, Brevard County, Florida, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

Including the right of ingress and egress onto the easement area as may be necessary for the full use and enjoyment by the second party of its easement. The first party shall have full use and enjoyment of the easement area but shall not make any improvements within the easement area which will conflict or interfere with the easement granted herein.

TO HAVE AND TO HOLD said easement unto Brevard County, a political subdivision of the State of Florida, and to its successors and/or assigns. The first party does covenant with the second party that it is lawfully seized and possessed of the lands above described and that it has a good and lawful right to convey it or any part thereof.

(Signatures and Notary on next page)

IN WITNESS WHEREOF, the first party has caused this easement to be executed, the day and year first above written.

Signed, sealed and delivered in the presence of:

KING SS ASSOCIATES, LLC, a Delaware limited liability company

CAB

Witness
Christopher Bolin
(Print Name)

1190 Business Center Drive,
Address Lake Mary, FL 32746

EB

Witness
Eric Brown
(Print Name)

1190 Business Center Drive
Address Lake Mary, FL 32746

By: Flagship BV Self Storage JV III, LLC,
a Delaware limited liability company,
as its Sole Member

By: Flagship Storage Associates III, LLC,
a Florida limited liability company
as its Operating Member

By: [Signature]

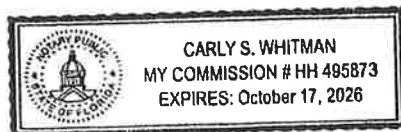
Theodore A. Bolin
as its Sole Member/Manager

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF SUMMIT

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20th day of July, 2024, by Theodore A. Bolin, as the Sole Member/Manager of Flagship Storage Associates III, LLC, a Florida limited liability company, as the Operating Member of Flagship BV Self Storage JV III, LLC, a Delaware limited liability company, as the Sole Member of KING SS ASSOCIATES, LLC, a Delaware limited liability company, on behalf of the limited liability companies. Such person is personally known to me or has produced a valid driver's license as identification.

[Signature]
Notary Signature
SEAL



LEGAL DESCRIPTION
PARCEL # 800

EXHIBIT "A"
 SHEET 1 OF 2
 NOT VALID WITHOUT SHEET 2 OF 2
THIS IS NOT A SURVEY

PARENT PARCEL ID#: 24-35-36-00-266
 PURPOSE: DRAINAGE EASEMENT

LEGAL DESCRIPTION: PARCEL #800 (PREPARED BY SURVEYOR)

A 10.00 feet wide strip of land being a portion of Official Records Book 2427, Page 2399 and lying in Northwest 1/4 of Section 36, Township 24 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4, of the Northwest 1/4 of Section 36, Township 24 South, Range 35 East, Brevard County, Florida; thence S0°00'00"E, along the East line of said Northwest 1/4, of the Northwest 1/4 of Section 36, a distance of 50.00 feet to the Northeast corner of lands described in Official Records Book 9934, page 1887 as recorded in the Public Records of Brevard County, Florida, said corner; thence continue S0°00'00"E, along said East line of Northwest 1/4, a distance of 10.00 feet; thence departing said East line of Northwest 1/4, run N90°00'00"W a distance of 714.29 feet to a point on a curve concave Southwesterly having a radius of 2964.93 feet, a chord bearing of N73°48'25"W and chord length of 35.86, and a central angle of 0°41'35", said point lying on the Northerly right-of-way line of State Road 520 as shown on the Department of Transportation, State Road right of way map Sheet 1 of 12, Section #70100-2502; thence run Northwesterly along the arc of said curve, and said Northerly right-of-way line, a distance of 35.86 feet to the intersection of Official Records Book 9934, page 1887 and said Northerly right-of-way line; thence N90°00'00"E, a distance of 748.72 feet to the Point of Beginning.

Containing therein 7314 square feet (0.17 acres), more or less.

SURVEYORS NOTES:

1. The intended purpose of this sketch of description is to delineate an easement lying along the North 10' of Parcel 24-35-36-00-266.
2. This survey accurately depicts and reflects all matters set forth in that certain Ownership and Encumbrance Property Information Report by Attorney's Title Fund Services, LLC, address 4641 South Clyde Morris Boulevard, Suite 205, Port Orange, Florida, 32129, Fund File Number 1446329-A3, Agents File Reference 2023-01293A, Effective dates April 6, 1956 at 8:00 AM to March 7, 2024 at 11:00 PM.
3. This sketch of description does not reflect or determine ownership.
4. This sketch of description meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this sketch of description.
7. Bearings shown hereon are based on the South right-of-way line of Lake Drive, having an assumed bearing of S90°00'00"W.
8. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.

PREPARED FOR AND CERTIFIED TO:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

John R. Campbell
 JOHN R. CAMPBELL, PSM 2351
 PROFESSIONAL SURVEYOR & MAPPER
 NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC
 115 Alma Blvd., Suite 102, Mailing Address: P.O.Box 541866, Merritt Island, FL. 32954
 Phone: (321) 507.4811 LICENSED BUSINESS #7978

DRAWN BY: DASH

CHECKED BY:
 JOHN R. CAMPBELL

PROJECT NO. 2022-042

SECTION 36
 TOWNSHIP 24 SOUTH
 RANGE 35 EAST

DATE: 06/25/2024

DRAWING:
 2022-042-ESMT

REVISIONS	DATE	DESCRIPTION

LEGAL DESCRIPTION
PARCEL # 800

EXHIBIT "A"
SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1 OF 2
THIS IS NOT A SURVEY

PARENT PARCEL ID#: 24-35-36-00-266
PURPOSE: DRAINAGE EASEMENT



PREPARED BY:

- L ARC LENGTH
- Δ CENTRAL ANGLE
- C CHORD LENGTH
- CB CHORD BEARING
- ID IDENTIFICATION
- ORB OFFICIAL RECORDS BOOK
- PG PAGE OR PAGES
- R RADIUS
- ROW RIGHT-OF-WAY

PARCEL 24-35-25-00-519
ORB 8483, PG 2310

PARCEL 24-35-25-00-521
ORB NOT AVAILABLE

POINT OF COMMENCEMENT PARCEL # 800
NORTHEAST CORNER OF THE NORTHWEST 1/4,
OF THE NORTHWEST 1/4 OF SECTION 36,
TOWNSHIP 24 SOUTH, RANGE 35 EAST

NORTH ROW LINE

LAKE DRIVE

N90°00'00"E
PARCEL # 800, 10' WIDE DRAINAGE
EASEMENT 7,314 SQUARE FEET (0.17 ACRES)
N90°00'00"E 748.72'

S0°00'00"E 50.00'
POINT OF BEGINNING
NORTHEAST CORNER OF
ORB 9934 PG 1887
NE CORNER TO FPL 13173

N90°00'00"W 714.29'

SE CORNER TO FPL 153.00'
S0°00'00"E 10.00'

R=2964.93'
Δ=0°41'35"
L=35.86'
CB=N73°48'25"W
C=35.86'

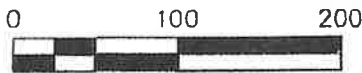
⑨ 10' WIDE FPL EASEMENT
ORB 9974, PG 726

A LINE THAT IS 50.00' SOUTH OF THE N LINE OF NW 1/4 OF THE NW 1/4 OF SECTION 36 AND PARALLEL TO THE N LINE OF THE NW 1/4 OF THE NW 1/4 NORTH LINE OF ORB 9934 PG 1887

EAST LINE OF THE NORTHWEST 1/4, OF
THE NORTHWEST 1/4 OF SECTION 36

STATE ROAD 520
Department of Transportation
State Road right of way map
Sheet 1 of 12, Section #70100-2502

⑥ ⑦
10' WIDE FPL EASEMENT
ORB 3925, PG 2452,
ORB 3935, PG 1749



NORTHERLY ROW LINE

ENCUMBRANCES
(Fund File Number 1446329)

ITEMS 1 THROUGH 5 AND 8 ARE NOT SURVEY RELATED MATTERS AND WERE INTENTIONALLY OMITTED.

6. Easement in favor of Florida Power & Light Company recorded in O.R. Book 3925, Page 2452, Public Records of Brevard County, Florida. (AFFECTS SUBJECT SITE AS SHOWN HEREON.)
7. Easement in favor of Florida Power & Light Company recorded in O.R. Book 3935, Page 1749, Public Records of Brevard County, Florida. (AFFECTS SUBJECT SITE AS SHOWN HEREON.)
9. ADDED: Easement in favor of Florida Power & Light Company recorded in O.R. Book 9974, Page 726, Public Records of Brevard County, Florida. (AFFECTS SUBJECT SITE AS SHOWN HEREON.)

PREPARED BY: JOHN R. CAMPBELL SURVEYING LLC
115 Alma Blvd., Suite 102, Mailing Address: P.O.Box 541866,
Merritt Island, FL. 32954 Phone: (321) 507.4811
LICENSED BUSINESS #7978

SCALE:
1" = 100'
PROJECT NO.:
2022-042

SECTION 36
TOWNSHIP 24 SOUTH
RANGE 35 EAST

LOCATION MAP

Section 36, Township 24 South, Range 35 East - District: 1

PROPERTY LOCATION: South of Lake Drive and north of State Road 520 in Cocoa.

OWNERS NAME(S): King SS Associates, LLC

