



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.6.

11/12/2019

Subject:

Approval Re: Contract for Sale and Purchase of the Blankenship/Malek parcel for the West Cocoa Utilities Improvement Project - Lift Station W-07 - District 1.

Fiscal Impact:

FY 2019 - 2020: \$2,250.00 - Funding 4151 365250 5650000 6300127
FY 2020 - 2021: No impact

Dept/Office:

Public Works Department / Land Acquisition Section / Utility Services Department

Requested Action:

It is requested that the Board of County Commissioners authorize the Chair to execute the Contract for Sale and Purchase.

Summary Explanation and Background:

The subject property is located in Section 35, Township 24 South, Range 35 East, on the south side of Highway 520, the east side of Maplewood Boulevard, in Maplewood Subdivision.

The Utility Services Department's West Cocoa wastewater collection and transmission system, including lift stations, force mains, and gravity mains, are aging infrastructures that require rehabilitation and/or replacement. Several of the existing lift stations were originally privately-owned, but are now owned and maintained by the Brevard County Utility Services Department. Many of these lift stations are not in compliance with current Brevard County wastewater design standards since they were initially constructed and maintained as private facilities. There are several easements and proposed property acquisitions that are required to optimize the performance of the overall improvements to the West Cocoa wastewater collection system. The Blankenship/Malek parcel has been identified as a feasible location for reconstructing lift station W07.

Land Acquisition Policies and Procedures require approval and acceptance by the Board of County Commissioners for all easements.

Clerk to the Board Instructions:

Return the original executed Contract for Sale and Purchase with Exhibits to Public Works Department.

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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

November 13, 2019

MEMORANDUM

TO: Corrina Gumm, Interim Public Works Director

RE: Item F.6., Approval of Contract for Sale and Purchase of the Blankenship/Malek Parcel for the West Cocoa Utilities Improvement Project – Lift Station W-07

The Board of County Commissioners, in regular session on November 12, 2019, authorized the Chair to execute the Contract for Sale and Purchase of the Blankenship/Malek parcel for the West Cocoa Utilities Improvement Project for reconstruction of Lift Station W-07. Enclosed is a fully-executed Contract.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/kp

Encl. (1)

cc: Contracts Administration
Asset Management
Utilities Services
Finance
Budget

Legistar #923
11/12/19 Agenda F.6.

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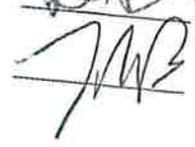
Clerk to the Board Instructions:

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BOARD OF COUNTY COMMISSIONERS

AGENDA REVIEW SHEET

AGENDA: Contract for **Sale and Purchase** - Blankenship and Malek -Owners- for the West Cocoa **Utilities** Improvement Project – Lift Station W-07 – District 1
AGENCY: Public Works **Department** / Land Acquisition / Utility Services Department
AGENCY CONTACT: **Lucy Hamelers**, Land Acquisition Supervisor
CONTACT PHONE: **321-690-6847** extension 58336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor		_____	<u>10-11-19</u>
COUNTY ATTORNEY Jad Brewer Assistant County Attorney		_____	<u>10-17-19</u>

AGENDA DUE DATE: **October 29, 2019** for the November 12, 2019 Board meeting

CONTRACT FOR SALE AND PURCHASE

Seller: Joanne Blankenship, Joseph Malek and Joan Malek

Buyer: Brevard County, Florida, a political subdivision of the State of Florida
2725 Judge Fran Jamieson Way, Viera, Florida 32940

Legal description of property being transferred: See attached Exhibit "A"

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

Purchase price: \$2,250.00 (Two Thousand two hundred fifty Dollars and No/100) -----

Deposit: \$100 to be transferred 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 **November 12, 2019**, the deposit(s) will, at Buyer'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, Seller shall, at Seller's expense, deliver to Buyer or Buyer's attorney or Buyer shall at Buyer's expense 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 on or before **December 31, 2019**, unless modified by other provisions of this Contract.

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 warrants there is no hazardous waste or other environmental contamination located in or upon the property being acquired by the County. Seller shall indemnify and defend Buyer from any and all claims or expenses resulting from hazardous waste or environmental contamination located in or upon the property provided such waste or contamination was not placed on the property by the Buyer.
- c. SELLER warrants that he/she has no knowledge of any fact or restriction which would prevent use of the property for dredge material holding area / stormwater retention area purposes.
- d. SELLER hereby represents and warrants to COUNTY 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. SELLER hereby acknowledges and covenants that SELLER is solely responsible for any and all commissions due arising out of or connected within the sale or transfer of the property. SELLER hereby indemnifies COUNTY and agrees to hold COUNTY free and harmless from and against any and all liability, loss, costs, damage and expense, including but not limited to attorney's fees and costs of litigation both prior to and on appeal, which COUNTY shall ever suffer or incur because of any claim by any agent, broker or finder engaged by SELLER, including broker, whether or not meritorious, for any fee, commission or other compensation with respect to this Agreement or to the sale and purchase of the property contemplated hereby.

Inspections: The BUYER shall have 60 days after the Brevard County Board of County Commissioners executes the contract within which to complete physical inspection and evaluation of the property for environmental, hazardous materials, developability, access, drainage and subsurface conditions. In the event a Phase I environmental assessment meeting ASTM standards is prepared and environmental issues objectionable to BUYER are detected, SELLER shall 1) take all steps necessary to remove BUYER'S objections prior to the expiration of the 60 day inspection period, if possible or 2) if acceptable to BUYER, SELLER shall allow an additional 90 days to provide adequate time to conduct a Phase II assessment meeting ASTM standards. If the Phase I assessment reveals contamination this agreement may be terminated by BUYER and BUYER may decline to allow SELLER to clean up or to proceed to a Phase II assessment. Likewise, if the Phase II assessment reveals contamination objectionable to BUYER, BUYER may terminate this agreement. Alternatively, BUYER may grant SELLER an additional 90 days to clean up the site after the Phase II assessment, but BUYER is not required to do so. SELLER shall allow the BUYER or its agents reasonable right of entry upon the property for inspection purposes. Before the expiration of the initial 60-day inspection period or the additional 90-day extension for a Phase II assessment, BUYER shall have the right to terminate this agreement with a full refund of any deposits, should the results of the inspection indicate the property cannot be used for its intended purpose or that mitigation of conditions would be required. If clean up after a Phase II assessment is attempted but unacceptable to BUYER, the BUYER shall receive a full refund of its deposit.

Condemnation: This property is is not being acquired under threat of condemnation. If so, this agreement includes and settles all issues of full compensation for the property being acquired, including fees and costs.

SELLER shall comply with §196.295, Fla. Stat.

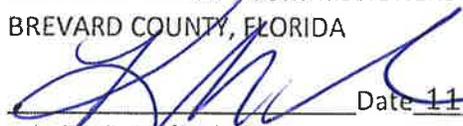
SELLER hereby agrees to provide the necessary information and execute a beneficial interest and disclosure affidavit as required by §286.23, Fla. Stat.

Special Clauses: See attached addendum

NOT APPLICABLE

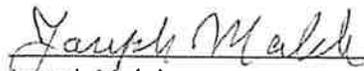
BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

SELLER

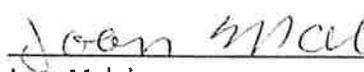

Date 11/12/19
Kristine Isnardi, Chair


Date 10-11-19
Joanne Blankenship

Agenda Item # F.6.


Date 10/11/19
Joseph Malek

As approved by the Board Nov. 12, 2019


Date 10-11-19
Joan Malek

STANDARDS FOR REAL ESTATE TRANSACTIONS

A. EVIDENCE OF TITLE: A title insurance commitment issued by a Florida licensed title insurer agreeing to issue to Buyer, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the purchase price insuring Buyer's title to the Real Property, subject only to liens, encumbrances, exceptions or qualifications set forth in this Contract and those which shall be discharged by Seller at or before closing. Seller shall convey marketable title subject only to liens, encumbrances, exceptions or qualifications specified in this Contract. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law. Buyer shall have 5 days from date of receiving evidence of title to examine it. If title is found defective, Buyer shall within 3 days thereafter, notify Seller in writing specifying defect(s). If the defect(s) render title unmarketable, Seller will have 30 days from receipt of notice to remove the defects, failing which Buyer shall, within five (5) days after expiration of the thirty (30) day period, deliver written notice to Seller either: (1) extending the time for a reasonable period not to exceed 120 days within which Seller shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall immediately be returned to Buyer. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted the title as it then is. Seller shall, if title is found unmarketable, use diligent effort to correct defect(s) in the title within the time provided therefor. If Seller is unable to remove the defects within the times allowed therefor, Buyer shall either waive the defects or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract

B. SURVEY: Buyer, at Buyer's expense, within time allowed to deliver evidence of title and to examine same may have the Real Property surveyed and certified by a registered Florida surveyor. If survey shows encroachment on Real Property or that improvements located on Real Property encroach on setback lines, easements, lands of others or violate any restrictions, Contract covenants or applicable governmental regulation, the same shall constitute a title defect.

C. INGRESS AND EGRESS: Seller warrants and represents that there is ingress and egress to the Real Property sufficient for its intended use as described in the Warranties section of the agreement.

D. LIENS: Seller shall furnish to Buyer at time of closing an affidavit attesting to the absence, unless otherwise provided for herein, of any financing statement, claims of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the Property for 90 days immediately preceding date of closing. If Property has been improved or repaired within that time Seller shall deliver releases or waivers of construction liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and materialmen and further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at closing of this Contract.

E. TIME PERIOD: Time is of the essence in this Contract.

F. DOCUMENTS FOR CLOSING: Seller shall furnish the deed, bill of sale, construction lien affidavit, owner's possession affidavit, assignments of leases, tenant and mortgagee estoppel letters and corrective instruments. Buyer shall furnish closing statement.

G. EXPENSES: Documentary stamps on the deed, if required, and recording of corrective instruments shall be paid by Seller. Buyer will pay for the cost of recording the deed.

H. PRORATIONS; CREDITS: Taxes, assessments, rent, interest, insurance and other expenses and revenue of Property shall be prorated through day before closing. Buyer shall have the option of taking over any existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash at closing shall be increased or decreased as may be required by prorations. Prorations will be made through day prior to occupancy if occupancy occurs before closing. Advance rent and security deposits will be credited to Buyer and escrow deposits held by mortgagee will be credited to Seller. Taxes shall be prorated based on the current year's tax with due allowance made for maximum allowable discount, homestead and other exemptions. If closing occurs at a date when the current year's millage is not fixed and current year's assessment is available, taxes will be prorated based upon such assessment and the prior year's millage. If current year's assessment is not available, then taxes will be prorated on the prior

year's tax. If there are completed improvements on the Real Property by January 1st of year of closing, which improvements were not in existence on January 1st of the prior year, then taxes shall be prorated based upon the prior year's millage and at an equitable assessment to be agreed upon between the parties, failing which, request will be made to the County Property Appraiser for an informal assessment taking into consideration available exemptions. Any tax proration based on an estimate shall, at request of either Buyer or Seller, be subsequently readjusted upon receipt of tax bill on condition that a statement to that effect is in the closing statement.

I. SPECIAL ASSESSMENT LIENS: Certified, confirmed and ratified special assessment liens as of date of closing (not as of Effective Date) are to be paid by Seller. Pending liens as of date of closing shall be assumed by Buyer. If the improvement has been substantially completed as of Effective Date, any pending lien shall be considered certified, confirmed or ratified and Seller shall, at closing, be charged an amount equal to the last estimate of assessment for the improvement by the public body.

J. PROCEEDS OF SALE; CLOSING PROCEDURE: The deed shall be recorded upon clearance of funds. If abstract of title has been furnished, evidence of title shall be continued at Buyer's expense to show title in Buyer, without any encumbrances or change which would render Seller's title unmarketable from the date of the last evidence. Proceeds of the sale shall be held in escrow by Seller's attorney or by another mutually acceptable escrow agent for a period of not more than 5 days after closing date. If Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5-day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect. If Seller fails to timely cure the defect, all deposit(s) and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and re-convey the Property to Seller by special warranty deed and bill of sale. If Buyer fails to make timely demand for refund, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale. The escrow and closing procedure required by this Standard shall be waived if title agent insures adverse matters pursuant to Section 627.7841, F.S. (1993), as amended.

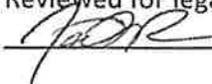
K. FAILURE OF PERFORMANCE: If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be retained by or for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach. In the event of any litigation arising out of this contract, each party shall bear its own attorney's fees and costs. The parties hereby agree to waive trial by jury.

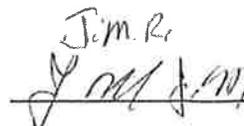
L. CONVEYANCE: Seller shall convey title to the Real Property by statutory warranty, trustee's, personal representative's or guardian's deed, as appropriate to the status of Seller. Personal Property shall, at request of Buyer, be transferred by an absolute bill of sale with warranty of title, subject only to such matters as may be otherwise provided for herein.

M. OTHER AGREEMENTS: No prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the party or parties intended to be bound by it.

N. WARRANTY: Seller warrants that there are no facts known to Seller materially affecting the value of the Property which are not readily observable by Buyer or which have not been disclosed.

Reviewed for legal form and content:

 (Assistant) County Attorney

 Seller's Initial

LEGAL DESCRIPTION

PARCEL # 102

PARENT PARCEL ID#: 24-35-35-LE--A.01

PURPOSE: FEE SIMPLE CONVEYANCE *LS7*

EXHIBIT "A"
SHEET 1 OF 2
NOT VALID WITHOUT SHEET 2 OF 2
THIS IS NOT A SURVEY
SEE SURVEYORS NOTE #1

LEGAL DESCRIPTION: PARCEL 102 (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF PARCEL A, BLOCK C, MAPLEWOOD SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 100 AND ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7827, PAGE 2507 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND ALSO, BEING LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY CORNER OF SAID PARCEL A; THENCE SOUTH 00° 19' 51" WEST ALONG THE EAST LINE OF SAID PARCEL A FOR A DISTANCE OF 69.78 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 60° 13' 07" WEST FOR A DISTANCE OF 34.11 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MAPLEWOOD BOULEVARD PER SAID PLAT OF MAPLEWOOD SUBDIVISION; THENCE NORTH 29° 35' 40" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 60.76 FEET TO THE POINT OF BEGINNING, CONTAINING 1,036 SQUARE FEET (0.02 ACRES), MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS SHOWN HEREON ARE SPECIFICALLY BASED ON THE EAST LINE OF SAID MAPLEWOOD BOULEVARD AS BEING NORTH 29° 35' 40" EAST AS DETERMINED BY THEIR COORDINATE VALUES PER SAID FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901.
3. REFERENCE MATERIAL:
 - A. TITLE REPORT BY NEW REVELATIONS, INC., BY CRAIG KARLSON, FILE NUMBER 18-1397, TAX IDENTIFICATION NUMBER 2408952, EFFECTIVE DATE 6/15/18.
 - B. EASEMENTS PER SAID TITLE REPORT:
 1. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1629, PAGE 352. DOES NOT AFFECT OR ABUT PARCEL 801.



[Handwritten Signature]

MICHAEL J. SWEENEY, PSM 4870
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR:
BREVARD COUNTY
BOARD OF COUNTY COMMISSIONERS

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
PHONE: (321) 633-2080



DRAWN BY: MRC	CHECKED BY: MJS	PROJECT NO. 19-02-036	SECTION 35 TOWNSHIP 24 SOUTH RANGE 35 EAST		
DATE: 10/2/2019	SHEET: 1 OF 2	REVISIONS		DATE	DESCRIPTION

SKETCH OF DESCRIPTION

PARCEL # 102

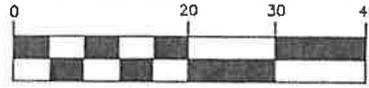
PARENT PARCEL ID#: 24-35-35-LE-*--A.01
 PURPOSE: FEE SIMPLE CONVEYANCE

EXHIBIT "A"

SHEET 2 OF 2
 NOT VALID WITHOUT SHEET 1 OF 2
THIS IS NOT A SURVEY
 SEE SURVEYORS NOTE #1



GRAPHIC SCALE



(IN FEET)
 1 inch = 20 feet

ABBREVIATIONS

- DUE = DRAINAGE AND UTILITY EASEMENT
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- R/W = RIGHT OF WAY
- SQ FT = SQUARE FEET

R/W LINE

R/W LINE

TAX PARCEL:
 24-35-35-00-270
 ORB 5194, PAGE 685

MAPLEWOOD BOULEVARD
 RIGHT OF WAY WIDTH VARIES
 PER PB 24, PAGE 100

EAST R/W LINE OF
 MAPLEWOOD BOULEVARD

POINT OF BEGINNING
 NORTHERLY CORNER OF
 PARCEL A, BLOCK C,
 PB 24, PAGE 100

R/W LINE

EAST LINE PARCEL
 A, BLOCK C

PARCEL 102
 1,036 SQ FT
 0.02 ACRES

TAX PARCEL:
 24-35-35-LE-*--A.01
 REMAINDER OF PARCEL A
 ORB 7827, PAGE 2507

TAX PARCEL:
 24-35-35-00-251
 ORB 4381, PAGE 1101

BLOCK C
 MAPLEWOOD SUBDIVISION
 PB 24, PAGE 100

5' DUE PER PB
 24, PAGE 100

LOT 1

10' DUE PER PB 24, PG 100

TAX PARCEL 24-35-35-LE-C-1
 ORB 3297, PAGE 4352

REMAINDER OF
 PARCEL A



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
 SURVEYING AND MAPPING DIVISION
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
 VIERA, FLORIDA 32940
 PHONE: (321) 633-2080

SCALE:
 1" = 20'
 PROJECT NO.:
 19-02-036

SECTION 35
 TOWNSHIP 24 SOUTH
 RANGE 35 EAST

PROPERTY FACT SHEET

PROJECT: West Cocoa Utilities Improvement Project

OWNER: Joanne Blankenship, Joseph Malek, Joan Malek

PARCEL LOCATION: 110 Maplewood Boulevard, Cocoa

PARCEL SIZE: 0.27 acre

Acquisition Size: 0.02 acre

ZONING/LANDUSE: 0213 – Manufactured Housing – Double Wide

IMPROVEMENTS: Manufactured Home

TOPOGRAPHY: Level with road grade, no wetlands indicated

FLOOD ZONE: X, outside 500-year flood

TAX PARCEL ID#: 24-35-35-LE-* -A.01

MARKET VALUE: \$25,330.00 (2019 Assessment - Property Appraiser Records)

PUBLIC UTILITIES: Utilities available

PROPERTY TRANSACTION: Date: October 9, 1987
(Clerk of the Court Records) Sale amount: \$32,000.00

LOCATION MAP

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

PROPERTY LOCATION: South of Hwy 520 at corner of Maplewood Boulevard and Cape Avenue in Cocoa

OWNERS NAME: Blankenship and Malek

