



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.2.

2/25/2025

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### **Subject:**

Approval, Re: Donation by Warranty Deed from Phyllis J. Di Medio for a Parcel of Land Described as Tax Account Number 2000993 in Mims - District 1

### **Fiscal Impact:**

None

### **Dept/Office:**

Public Works Department / Land Acquisition / Natural Resources Management Department

### **Requested Action:**

It is requested that the Board of County Commissioners accept the attached Warranty Deed.

### **Summary Explanation and Background:**

The subject property is located in Section 04, Township 20G South Range 34 East, north of Patty Lane and west of Blounts Ridge Road in Mims.

Phyllis J. Di Medio contacted Brevard County to donate her parcel, described as Tax Account Number 2000993 in Mims. Upon review of the parcel's location, the Natural Resources Management Department has determined that the acceptance of this parcel will preserve floodplain storage capacity in an area with ongoing flooding issues and will also provide additional area for mitigation of forested wetlands impacted by other County projects.

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:**



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

February 26, 2025

**M E M O R A N D U M**

**TO:** Marc Bernath, Public Works Director Attn: Lisa Kruse

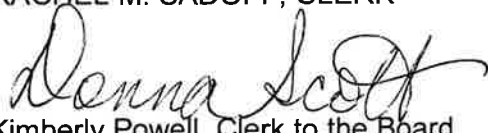
**RE:** Item F.2., Approval of Donation by Warranty Deed from Phyllis J. Di Medio for a Parcel of Land Described as Tax Account Number 2000993 in Mims

The Board of County Commissioners, in regular session on February 25, 2025, approved accepting donation by Warranty Deed from Phyllis J. Di Medio for a parcel of land described as Tax Account Number 2000993 in Mims.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

*for:*   
Kimberly Powell, Clerk to the Board

/kl

cc: Natural Resources Management

## BOARD OF COUNTY COMMISSIONERS



### AGENDA REVIEW SHEET

AGENDA: Donation by Warranty Deed from Phyllis J. Di Medio for a Parcel of Land  
Described as Tax Account Number 2000993 in Mims – District 1

AGENCY: Public Works Department / Land Acquisition Office

AGENCY CONTACT: Lisa J. Kruse, Land Acquisition Specialist

CONTACT PHONE: 321-350-8353

|   | APPROVE  | DISAPPROVE | DATE             |
|---|--|------------|------------------|
| LAND ACQUISITION<br>Lucy Hamelers, Supervisor               | <br>_____ | _____      | <u>2-5-25</u>    |
| COUNTY ATTORNEY<br>Greg Hughes<br>Assistant County Attorney | <br>_____ | _____      | <u>2/12/2025</u> |

Prepared by and return to: Lisa J. Kruse  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-211, Viera, Florida 32940  
Tax Parcel ID: 20G-34-04-AI-8-2

### WARRANTY DEED

**THIS DEED** is made this 17 day of January, 2025, by Phyllis J. Di Medio, hereafter called the Grantor, whose mailing address is 36 Greensward, Cherry Hill, New Jersey 08002, to Brevard County, a political subdivision of the State of Florida, hereafter called the Grantee, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

**WITNESSETH** that the Grantor, for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other valuable considerations, paid, receipt of which is acknowledged, does grant, bargain, sell, and convey unto the Grantee, its successors and assigns the following described lands, lying and being in the Brevard County, Florida, to-wit:

### **SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Together with all riparian and littoral rights appertaining thereto.

**TO HAVE AND TO HOLD THE SAME**, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise incident and/or appertaining thereto and all the estate, right, title and interest forever, and the Grantor does fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever.

**(Signatures and Notary on next page)**

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Helen Rubino

Witness

Helen Rubino

Print Name

PO Box 117 Weston Ut 05161

Address

[Signature]

Witness

Samira Wilmore

Print Name

357 Kings Hwy Cherry Hill, NJ 08034

Address

GRANTOR:

Phyllis J. Di Medio

Phyllis J. Di Medio

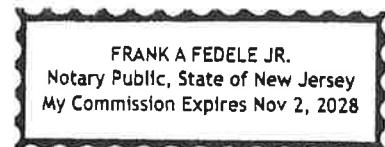
STATE OF New Jersey  
COUNTY OF Camden

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 17 day of January, 2025, by Phyllis J. Di Medio. Is ☐ personally known or ☒ produced NSSA as identification.

[Signature]

Notary Signature

SEAL



## **EXHIBIT "A"**

### LEGAL DESCRIPTION (ORB 1813 PAGE 160):

ALL THAT CERTAIN LAND AND PREMISES SITUATE IN THE COUNTY OF BREVARD, STATE OF FLORIDA DESCRIBED AS FOLLOWS: LOTS 1 THRU 8 (INCLUSIVE), BLOCK 41, MORE PARTICULARLY DESCRIBED AS FOLLOWS: S - 4X T-20 R-34 S-A1 B-8 L-2 INDIAN RIVER PARK, PLAT 2, PAGE 33, OF THE OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA

TR 2 BLK 8 EX N 456 FT OF S 476 FT OF E 605 FT OF TR 2 AS RECORDED IN DEED BOOK 1413 PAGE 554.

### LEGAL DESCRIPTION (BY SURVEYOR):

A PARCEL OF LAND BEING A PORTION OF TRACT 2, BLOCK 8, SECTION 4, INDIAN RIVER PARK SUBDIVISION, PLAT BOOK 2 PAGE 33B, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WITHIN THE BARNARDO SEGUI GRANT, BREVARD COUNTY FLORIDA AND BEING DESCRIBED IN OFFICIAL RECORDS BOOK 1813 PAGE 160 AS TRACT 2 BLOCK 8 EXCEPT THE NORTH 465 FEET OF THE SOUTH 476 FEET OF THE EAST 605 FEET OF TRACT 2 BLOCK 8 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF SECTION 4, OF SAID INDIAN RIVER PARK, SAID POINT BEING AT THE CENTERLINE INTERSECTION OF PATTY LANE (A 40 FOOT WIDE RIGHT OF WAY) AND BLOUNTS RIDGE ROAD (A 50 FOOT WIDE RIGHT OF WAY) AS MONUMENTED IN THE FIELD;

THENCE BEARING NORTH 17°09'09" WEST ALONG THE CENTERLINE OF SAID BLOUNTS RIDGE ROAD, A DISTANCE OF 660.34 FEET TO THE SOUTHERLY LINE OF TRACT 1, BLOCK 8, OF SAID INDIAN RIVER PARK SUBDIVISION;

THENCE LEAVING SAID CENTERLINE BEARING SOUTH 78°49'53" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 660.25 FEET TO THE SOUTHEASTERLY CORNER OF AFORESAID TRACT 2, BLOCK 8 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE SOUTH 78°49'53" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 8, A DISTANCE OF 663.28 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2, BLOCK 8;

THENCE LEAVING SAID SOUTHERLY LINE BEARING NORTH 16°50'58" WEST ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 634.41 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2;

THENCE LEAVING SAID WEST LINE BEARING NORTH  $78^{\circ}49'39''$  EAST ALONG THE NORTHERLY LINE OF SAID TRACT 2, A DISTANCE OF 659.89 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT 2;

THENCE LEAVING SAID NORTHERLY LINE BEARING SOUTH  $17^{\circ}09'13''$  EAST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 136.09 FEET TO A POINT ON THE COMMON LINE BETWEEN SAID TRACT 1 AND TRACT 2 BLOCK 8;

THENCE LEAVING SAID COMMON LINE BEARING SOUTH  $78^{\circ}49'53''$  WEST A DISTANCE OF 608.32 FEET TO A POINT ON THE WEST LINE OF THE EAST 605 FEET OF SAID TRACT 2;

THENCE BEARING SOUTH  $17^{\circ}09'13''$  EAST ALONG THE WEST LINE OF THE EAST 605 FEET OF TRACT 2 A DISTANCE OF 478.61 FEET TO A POINT WHICH IS 20 FOOT NORTH (BY PERPENDICULAR MEASUREMENT) FROM THE SOUTHERLY LINE OF SAID TRACT 2;

THENCE BEARING NORTH  $78^{\circ}49'53''$  EAST ALONG A LINE 20 FOOT NORTH AND PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT 2, A DISTANCE OF 608.32 FEET TO THE EASTERLY LINE OF SAID TRACT 2;

THENCE BEARING SOUTH  $17^{\circ}09'13''$  EAST ALONG SAID EASTERLY LINE A DISTANCE OF 20.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 128,114 SQUARE FEET OR 2.94 ACRES MORE OR LESS.

## LOCATION MAP

**Section 04, Township 20G South, Range 34 East – District 1**

**PROPERTY LOCATION:** West of Interstate 95, north of Patty Lane and west of Blounts Ridge Road in Mims.

**OWNERS NAME(S):** Phyllis J. Di Medio

