

# BOARD OF COUNTY COMMISSIONERS



## AGENDA REVIEW SHEET

AGENDA: Resolution and County Deed Related to the Land Donation Request from  
The City of Titusville and the Disabled American Veterans Titusville  
Chapter #109, Inc. for a Parcel Located at 405 North Singleton Avenue in  
Titusville

AGENCY: Public Works Department / Land Acquisition Office

AGENCY CONTACT: Lucy Hamelers / Land Acquisition Supervisor

CONTACT PHONE: 321-350-8336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	<u></u>	<u>                    </u>	<u>4-22-25</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney	<u></u>	<u>                    </u>	<u>4/24/2025</u>

Prepared by and return to:  
Office of the County Attorney  
2725 Judge Fran Jamieson Way, Building C  
Viera, Florida 32940

**COUNTY DEED**  
(STATUTORY FORM - SECTION 125.411, Florida Statutes)

**THIS DEED**, made this 6th day of May 2025, between Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, party of the first part, and Disabled American Veterans Titusville Chapter #109, Inc., whose address is 435 North Singleton Avenue, Titusville, Florida 32796, party of the second part,

(Whenever used herein the terms "party of the first part" and "party of the second part" include all the parties to this instrument and their heirs, legal representatives, successors, and assigns. "Party of the first part" and "party of the second part" are used for singular and plural, as the context requires, and the use of any gender shall include all genders.)

**WITNESSETH** that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$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, its successors and assigns forever, the following described land situate, lying and being in Brevard County, Florida to wit:

See Exhibit "A" attached hereto and by reference made a part hereof

Property Appraiser's Parcel Identification Number: 21-35-32-00-751.3

In the event the subject property is at any time vacated or abandoned, or, in the event said property is not utilized to provide nonprofit services for disabled American veterans or other public purpose, then in that event, all right, title and interest of the party of the second part, Disabled Americans Veterans Titusville Chapter #109, its successors and assigns, in and to the subject property shall immediately revert and revest in Brevard County, Florida by operation of law.

[SIGNATURES ON NEXT PAGE.]

**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:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

\_\_\_\_\_  
Rachel Sadoff, Clerk of the Court

By: \_\_\_\_\_  
Rob Feltner, Chairman  
(As approved by the Board on May 20, 2025)

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

## EXHIBIT A

The South 170.00 feet of the West 230.00 feet of that part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 32, Township 21 South, Range 35 East, lying East of Singleton Avenue, as recorded in Road Plat Book 1, Page 24, of the Public Records of Brevard County, Florida.

**RESOLUTION NO. 25- \_\_\_\_\_**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
BREVARD COUNTY, FLORIDA, PURSUANT TO SECTION 125.38, FLORIDA  
STATUTES, AND SECTION 2-247, BREVARD COUNTY CODE OF  
ORDINANCES, AUTHORIZING CONVEYANCE OF COUNTY PROPERTY; AND  
PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Brevard County, Florida, a political subdivision of the State of Florida (hereinafter the COUNTY) owns a certain parcel of land as described in Exhibit "A" attached hereto; and

**WHEREAS**, the Disabled American Veterans Titusville Chapter #109, Inc. (DAV) owns the adjacent parcel to the north of the COUNTY parcel; and

**WHEREAS**, DAV is a nonprofit organization dedicated to serving veterans in the community by providing services including, but not limited to, benefits assistance, food pantry, transportation for medical care and community care appointments, and ministerial services; and

**WHEREAS**, due to a significant demand for services, DAV is seeking additional property for office space in order to better serve its clients; and

**WHEREAS**, the COUNTY parcel being adjacent to their existing location makes a particularly suitable location for the expansion of its operation, and

**WHEREAS**, DAV has applied for a donation conveyance of the COUNTY owned parcel described in Exhibit "A", which it intends to use to continue providing nonprofit services to disabled American veterans, which will serve the public interest and the welfare of the community; and

**WHEREAS**, the COUNTY finds that the DAV's proposed use of the property for the expansion of its operations will serve a public purpose, promote the public health, safety, and welfare, and serve the public interest, and the COUNTY has determined that said parcel is not needed for COUNTY purposes, such that conveying the parcel to DAV will be in the best interest of the COUNTY.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Brevard County, Florida, that:

1. The foregoing recitals are true and correct and incorporated as part of this Resolution by this reference.
2. The COUNTY parcel, as more fully described in Exhibit "A" attached hereto and incorporated by this reference, is not needed for COUNTY purposes.
3. The COUNTY authorizes the conveyance of the COUNTY parcel to DAV to be used for the public purpose of expanding its operations of providing nonprofit veterans' services to the community.

4. In the event the COUNTY parcel is not used or ceases to be used and maintained for a veterans services operations center, the COUNTY retains a possibility of reverter interest with the right to reenter and repossess the property.
5. The COUNTY authorizes the Chair, Board of County Commissioners, to execute all necessary documents to convey the COUNTY parcel as described in Exhibit "A" to the DAV by County Deed for nominal consideration pursuant to Section 2-247, Brevard County Code of Ordinances.
6. This Resolution shall take effect immediately upon its adoption.

This Resolution is **DONE, ORDERED, AND ADOPTED** in Regular Session, this 20th day of May 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

\_\_\_\_\_  
Rachel Sadoff, Clerk of the Court

\_\_\_\_\_  
Rob Feltner, Chairman  
As approved by the Board on: May 20, 2025

Reviewed for legal form and content:

  
\_\_\_\_\_  
Assistant County Attorney

## EXHIBIT A

The South 170.00 feet of the West 230.00 feet of that part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 32, Township 21 South, Range 35 East, lying East of Singleton Avenue, as recorded in Road Plat Book 1, Page 24, of the Public Records of Brevard County, Florida.

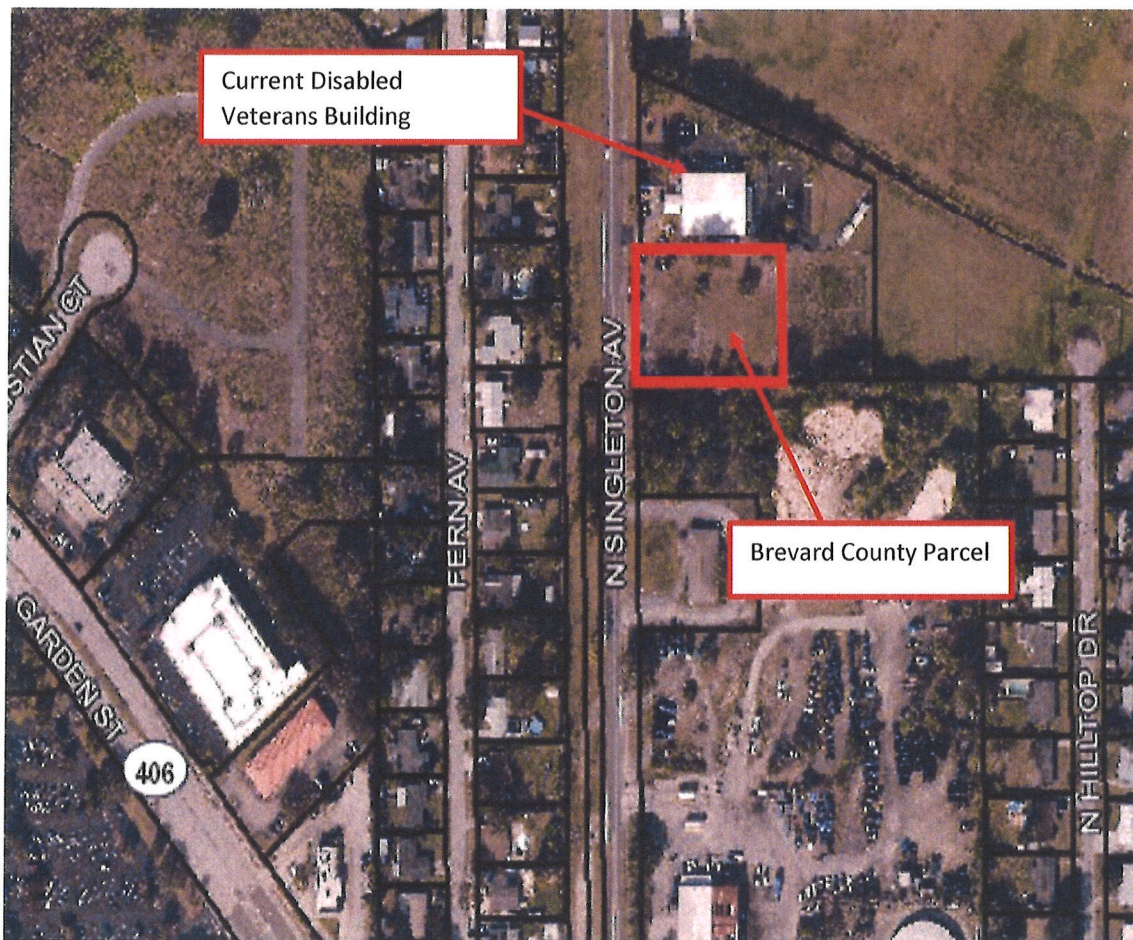


## LOCATION MAP

**Section 32, Township 21 South, Range 35 East - District: 1**

PROPERTY LOCATION: 405 North Singleton Avenue in Titusville

OWNERS NAME(S): Brevard County, Florida





# City of Titusville

*"Gateway to Nature and Space"*

555 SOUTH WASHINGTON AVENUE  
TITUSVILLE, FLORIDA 32796-3584  
POST OFFICE BOX 2806 (32781-2806)



OFFICE OF THE MAYOR  
Office 321-567-3702  
Fax 321-383-5704  
[www.titusville.com](http://www.titusville.com)

## FOR INFORMATIONAL PURPOSES

November 27, 2024

Mr. John Denninghoff, P.E., Deputy County Manager  
Office of the County Manager  
2725 Judge Fran Jamieson Way  
Viera, FL 32940

Re: County Owned Parcel  
Tax Acct # 2108124

Dear Mr. Denninghoff,

Thank you for taking the time to meet with me recently as Mayor-Elect. At the regularly scheduled City Council meeting on November 26, 2024, the City Council voted unanimously to authorize me to send this letter in support of the good work being done by the Disabled American Veterans Titusville Chapter 109.

The Chapter is requesting that Brevard County consider their request to donate a County-owned parcel to their private nonprofit agency as per F.S. 273.055 (3)(b). I understand that the County has previously donated property within the City of Titusville to a private nonprofit agency under similar circumstances.

I have had the opportunity to personally attend functions at the existing location and can attest to the dedication of the non-profit's volunteers and the valuable services they provide to our disabled veteran population. I can also state their need for additional facility space is a pressing demand so that they may meet the existing and growing need of our disabled veteran population.

Thank you for your consideration to support our local private non-profit by donating County property.

Sincerely,

Andrew Connors  
Mayor

RECEIVED

DEC 05 2024

County Manager's  
Office



Florida Chapter 109  
435 N. SINGLETON AVE  
TITUSVILLE, FL 32796  
tel 321-269-0109  
fax 321-268-0373  
dav109titusville.org

**FOR INFORMATIONAL PURPOSES**

**November 27, 2024**

Mr. John Denninghoff, P.E.  
Deputy County Manager  
Office of the County Manager  
2725 Judge Fran Jamieson Way  
Viera, FL 32940

**Re: Request for Donation of County-Owned Parcel – Tax Acct # 2108124**

Dear Mr. Denninghoff,

On behalf of Disabled Americans Veterans Titusville Chapter #109, INC., we respectfully request Brevard County's consideration to donate the above-referenced County-owned parcel to our nonprofit organization under the provisions of F.S. 273.055(3)(b). We understand that Brevard County has previously donated property in the City of Titusville to nonprofit agencies under similar circumstances, and we hope our request aligns with that precedent.

As a nonprofit organization dedicated to serving disabled veterans in our community, the demand for our services has grown significantly. This increased need has prompted us to seek additional office space to better accommodate and serve our clients. The parcel in question (Tax Account # 2108124) is directly adjacent to our existing location, making it a perfect fit to expand our operations.

Please find attached a letter of support from the Titusville City Council, whose members voted unanimously to authorize the Mayor to submit this correspondence to the County.

Below is a summary of the critical services we provide to disabled veterans and their families:

1. **Service Assistance:** Our Service Officers assist veterans and their dependents in obtaining the benefits they have earned, operating six days a week.
2. **Food Pantry:** Available six days a week to provide food to veterans and their families.
3. **Transportation Network:** We offer door-to-door service for veterans attending VA medical appointments, C&P exams, and community care appointments—the only program of its kind in Brevard County.
4. **Veterans Lunch Program:** Free lunches are provided to veterans five days a week.
5. **Guitars for Veterans:** We teach veterans with PTSD to play guitar. Upon completion of the program, participants are given a guitar and accessories.
6. **Community Support for Veterans' Families:** Our hall is available at no charge for memorial services and wakes for veterans' families.
7. **Ministerial Services:** We provide ordained ministers for graveside services at the National Cemetery.


8. **Veterans Appreciation Events:** Monthly cookouts bring together veterans and community members.
9. **Support for VA Medical Centers:** We donate toiletries, socks, undergarments, and other essentials to VA medical centers from Orlando to Fort Lauderdale.

All these services are offered free of charge and delivered by a dedicated team of volunteers. By providing these critical programs, we reduce the demands placed on the County's own Veterans Affairs Office, ensuring that veterans in Brevard County receive the support they need.

We sincerely appreciate your consideration of this request, which would enable us to continue and expand our vital mission of serving those who have served us.

Thank you for your time and support. We look forward to your favorable response.

Sincerely,



John Dunn  
Commander