



**RESOLUTION NO. 2026-\_\_\_**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, AUTHORIZING THE LEASE OF THE H.S. WILLIAMS HOUSE (LAWNDALE) TO PRESERVATION AND EDUCATION TRUST, INC.; FINDING THAT THE PROPERTY IS NOT NEEDED FOR COUNTY PURPOSES; DETERMINING THAT THE PROPOSED USE SERVES A VALID PUBLIC PURPOSE; AUTHORIZING EXECUTION OF THE LEASE; PROVIDING FOR REVERSION OF THE PROPERTY IF THE PUBLIC PURPOSE CEASES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Brevard County, Florida (“County”) is the owner of the real property and improvements commonly known as the H.S. Williams House (Lawndale), located at 1219 Rockledge Drive, Rockledge, Florida, 32955 (the “Property”); and

**WHEREAS**, the County has been in a continuous lease contract for the operation, preservation, and public use of the Property since March 6, 2001, reflecting more than twenty-five (25) years of partnership dedicated to historic preservation and community education; and

**WHEREAS**, Preservation and Education Trust, Inc., a Florida not-for-profit corporation (“Trust”), has requested to continue leasing the Property for the purpose of operating, preserving, and maintaining the site as a historic, cultural, and educational facility for the benefit of the public; and

**WHEREAS**, the Board of County Commissioners finds that the Property is not presently needed for County operational purposes; and

**WHEREAS**, the Board further finds that the Trust’s proposed use of the Property for historic preservation, education, and community enrichment serves a valid public purpose, promotes the public welfare, and is consistent with the intent of Section 125.38, Florida Statutes; and

**WHEREAS**, the Board desires to authorize the execution of a new twenty-five (25) year lease, with one (1) optional five (5) year renewal, to ensure the continued preservation and public use of the H.S. Williams House (Lawndale)

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

1. The recitals set forth above are true and correct and are incorporated herein by reference. The Board hereby finds that the proposed lease of the H.S. Williams House (Lawndale) to Preservation and Education Trust, Inc. serves a valid public purpose and is in the best interest of the County.

2. The Board determines that the H.S. Williams House (Lawndale) is not presently needed for County purposes.
3. The County is authorized to enter into a twenty-five (25) year Lease Contract with Preservation and Education Trust, Inc., with one (1) optional five (5) year renewal, for the operation, preservation, and public use of the Property.
4. The consideration for the Lease shall be One Dollar (\$1.00) per year, as permitted by Section 125.38, Florida Statutes.
5. The County shall enter into a Lease Contract with the Trust for a term of twenty (25) years, with one (1) additional five (5) year renewal option. The Chairman of the Board of County Commissioners shall be authorized to execute the Lease Contract on behalf of the County. The Director of Parks and Recreation shall have the authority to execute the renewal option and any future amendments to the Lease Contract.
6. In the event the Property is not used or ceases to be used for the stated public purpose, the Lease shall immediately terminate, and the Property shall revert to the County, which shall have the right to re-enter and repossess the Property.
7. This Resolution shall take effect upon approval by the Board of County Commissioners.

**DONE, ORDERED, AND ADOPTED**, in regular session, this \_\_\_\_ day of \_\_\_\_ 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF  
BREVARD COUNTY, FLORIDA

\_\_\_\_\_  
Rachel M. Sadoff, Clerk

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Thad Altman, Chairman

As approved by the Board on \_\_\_\_\_, 2026