



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6631, **Version:** 1

Subject:

Approval, Re: Dedication of Roadway, Drainage, Utility and Sidewalk Easement from Tootie's Grocery, LLC and Dedication of Right of Way by Warranty Deed from 2354 Talmadge Drive, LLC Related to Phase 1 and 2 of Site Plan Number 21SP00005 - District 1.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition

Requested Action:

It is requested that the Board of County Commissioners accept the Roadway, Drainage, Utility and Sidewalk Easement and Warranty Deed.

Summary Explanation and Background:

The subject property is located in Section 17, Township 21 South, Range 35 on the west side of Harry T. Moore Avenue and south of East Main Street.

Tootie's Grocery, LLC and 2354 Talmadge Drive, LLC, owners, have submitted Site Plan 21SP00005, for review and approval by the County for the development of a retail grocery store and the future development of single-family residences.

Phase 1 of the site plan consists of the development of a retail grocery store known as Tootie's Grocery. In accordance with County code and standards, the owner has agreed to dedicate a Roadway, Drainage, Utility and Sidewalk Easement. The sidewalk has been constructed as part of the completed project and the owner will be responsible for all future maintenance of the sidewalk as outlined in the attached easement.

Phase 2 of the site plan consists of a future plan for the development of residential properties. Both phases share drainage infrastructure. The County required additional right of way along East Main Street to increase the existing right of way from 30 feet to 50 feet to meet the code requirements and to capture the roadway, drainage, utility and sidewalk along both phases. The owner has agreed to dedicate the additional required right of way.

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: