



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5783, **Version:** 1

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### **Subject:**

Approval, Re: Dedication of Temporary Construction Easement Agreement and Special Warranty Deed from Yuge Deals, LLLP for the Commercial Retail Store (CRS) Eber Boulevard Project - District 3.

### **Fiscal Impact:**

None

### **Dept/Office:**

Public Works Department / Land Acquisition

### **Requested Action:**

It is requested that the Board of County Commissioners accept and approve the attached Temporary Construction Easement Agreement and Special Warranty Deed.

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

The subject property is located in Section 18, Township 28 South, Range 37 East, on the south side of Eber Boulevard.

Yuge Deals, LLLP, owner, has submitted site plan number 20SP00036 for review and approval by the County for the development of a 10,640 square foot, single story commercial retail business known as Dollar General Eber Boulevard. The owner desired and designed a left-hand turn lane into their site, which in turn triggered additional right of way per County code.

The current design of the future Hollywood Widening Project, although presently only at 30% design, reflects this parcel will be affected by the widening project for intersection improvements at Eber Boulevard and Hollywood Boulevard. The Land Acquisition Division offered to obtain an appraisal in order to purchase the needed future right of way. However, the owner chose to dedicate the right of way as required by County code despite the County's attempts to purchase. The County also requested a Temporary Construction Easement to conduct certain future improvements to the adjacent public right of way of Eber Road. The owner has willingly agreed to grant the attached easement.

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:**