



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6890, **Version:** 1

Subject:

Acceptance and Approval, Re: 1) Previously recorded Warranty Deed from Green Leaf Estates, LLC, and 2) Quit Claim Deed from Greenleaf Estates Homeowners Association, Inc. Related to Tract R-1, Plat of Green Leaf - District 5.

Fiscal Impact:

None

Dept/Office:

Public Works Department / Land Acquisition Office

Requested Action:

It is requested that the Board of County Commissioners approve and accept the attached previously recorded Warranty Deed and Quit Claim Deed.

Summary Explanation and Background:

The subject property is located in Section 13, Township 28 South, Range 36 East, west of Minton Road and southwest of Carriage Gate Drive in West Melbourne.

Green Leaf Estates, LLC, owner, has obtained Right of Way permit number 21RW01206 from the County for the improvements within the Minton Road and Carriage Gate Drive right of way and connection to Turkey Place for the single-family residential project known as Green Leaf. In accordance with County code and standards, a 10-foot dedication of right of way was required for the connection to Turkey Place.

Green Leaf, as established by Plat Book 75, Pages 64-68, falls within the city limits of West Melbourne. The city accepted the Plat on April 19, 2024, with Tract R-1 being for the purpose of future right of way, owned and maintained by Greenleaf Estates Homeowners Association, Inc. The attached recorded Warranty Deed from the owner/developer was recorded on May 3, 2024, to Brevard County without the approval and acceptance of the Board of County Commissioners. The attached Quit Claim Deed will convey all ownership interest dedicated in the plat to Greenleaf Estate Homeowners Association, Inc. of Tract R-1 to the County. All future maintenance of Tract R-1 will be the responsibility of the County.

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: