

INDIAN RIVER COUNTY
MEMORANDUM

TO: Jason E. Brown
County Administrator

DEPARTMENT HEAD CONCURRENCE:

Stan Boling, AICP
Community Development Director

THROUGH: Roland M. DeBlois, AICP
Chief, Environmental Planning
& Code Enforcement

FROM: Kelly Buck
Code Enforcement Officer

DATE: 9/29/2017

RE: Seafood Atlantic Inc.'s Request for Release of Easements at 11628 High Street
(Sebastian Grove Estates Subdivision)

It is requested that the Board of County Commissioners formally consider the following information at its regular meeting of October 10, 2017.

DESCRIPTION AND CONDITIONS

The County has been petitioned by Seafood Atlantic Inc., owner of two unified lots at 11628 High Street in Sebastian Grove Estates Subdivision, for release of two common three foot wide side lot line drainage and utility easements interior to the combined lots. The purpose of the easement release request is to allow for commercial warehouse site improvements on the lots (see attached maps).

ANALYSIS

The request has been reviewed by AT&T; Florida Power & Light Corporation; Comcast Cable Services; the Indian River County Utilities Department; the County Road & Bridge and Engineering Divisions; and the County Surveyor. None of the utility providers or reviewing agencies expressed an objection to the requested release of easements. Therefore, it is staff's position that the requested release of the interior common side lot line easements on the unified lots would have no adverse impact to drainage or to utilities being supplied to the subject property or to other properties.

RECOMMENDATION

Staff recommends that the Board, through adoption of the attached resolution, approve release of the two common side lot line drainage and utility easements described in the attached resolution.

Seafood Atlantic Inc.
Release of Easement
Page 2

ATTACHMENTS

1. Map(s) depicting easement proposed for release.
2. Proposed County Resolution Releasing Easement.

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