

**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: March 7, 2017

RE: Denis and Jennifer Manelski's Request for Release of Easements at 1925 Sears Cove
(Sears Cove Subdivision)

It is requested that the Board of County Commissioners formally consider the following information at its regular meeting of March 14, 2017.

DESCRIPTION AND CONDITIONS

The County has been petitioned by Denis and Jennifer Manelski, owners of three contiguous lots and an oceanfront tract at 1925 Sears Cove in Sears Cove Subdivision, for release of a 30-foot wide private road and utility easement, as well as a 5-foot wide walkway easement on their property. The purpose of the request is to eliminate unnecessary easements, in that the Manelskis own all of the parcels within Sears Cove Subdivision and are developing those parcels as one contiguous residential lot, such that the referenced easements serve no public purpose (see attached maps). The Manelskis have already recorded a unity of title in the public records, unifying the parcels for development as one residential lot (see Attachment 2).

ANALYSIS

The request has been reviewed by AT&T; Comcast Cable Services; the Indian River County Utilities Department; the County Road & Bridge and Engineering Divisions; the City of Vero Beach Electric and Water and Sewer Departments, 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 easements release would have no adverse impact to access, 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 30-foot private road and utility easement, and 5-foot walkway easement, as described in the attached resolution.

ATTACHMENTS

1. Maps depicting easement proposed for release.
2. Recorded Unity of Title.
3. Proposed County Resolution Releasing Easements.

ease.bccmemo
proj./appl. no. 2016120098/78414