

**INDIAN RIVER COUNTY
MEMORANDUM**

TO: Jason E. Brown
County Administrator

DEPARTMENT HEAD CONCURRENCE:

Roland M. DeBlois, AICP
Interim Community Development Director

THROUGH: Andrew Sobczak
Chief, Environmental Planning
& Code Enforcement

FROM: Kelly Buck
Code Enforcement Officer

DATE: 1/27/2020

RE: SEVEN REAL ESTATE HOLDINGS, LLC's Request for Release of a Drainage
Easement at 5265 US HIGHWAY 1 (53rd St/US 1 Commercial Subdivision Replat of
Lots 2&3)

It is requested that the Board of County Commissioners formally consider the following information at its regular meeting of February 4, 2020.

DESCRIPTION AND CONDITIONS

Seven Real Estate Holdings, LLC, owner of a lot located at 5265 US Highway 1 in the 53rd Street/US 1 Commercial Subdivision Replat of lots 2&3, has petitioned the County for release of a portion of a drainage easement. Although the portion of easement requested to be released lies entirely within the applicant's property, the same easement continues beyond these boundaries. The owner of the adjacent lot, containing the same drainage easement, has provided written concurrence for the release of the easement adjacent to his property.

The purpose of the easement release request is to accommodate proposed site improvements including the construction of a drive-thru restaurant.

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 easement. In addition, through the site plan approval process for the referenced drive-thru restaurant, onsite stormwater drainage has been designed to accommodate the site. Therefore, it is staff's position that the requested easement release 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 resolution, approve release of the subject drainage easement.

Attachments:

1. Proposed County Resolution Releasing Easement.

ease.bccmemo
proj./appl. no. 2018110112/86005