

**INDIAN RIVER COUNTY  
MEMORANDUM**

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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: 2/9/2018

RE: Stratus Bent Pine LLC's Request for Release of a Portion of a Utility Easement at 5800  
58th Avenue (Bent Pine Preserve Phase 1)

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It is requested that the Board of County Commissioners formally consider the following information at its regular meeting of February 20, 2018.

**DESCRIPTION AND CONDITIONS**

The County has been petitioned by Stratus Bent Pine LLC, agent for Bent Pine Preserve LLC, owner of property at 5800 58th Avenue, for release of a portion of a 15-foot wide utility easement. The purpose of the partial easement release request is to unencumber lots being platted as part of Bent Pine Preserve Phase 1, whereby a water main that was once located in the easement has since been relocated and the easement portion to be released no longer serves any public purpose (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 partial release of easement. In fact, the County Utilities Department is requiring the partial easement release as a condition of final plat approval of Bent Pine Preserve Phase 1. Therefore, it is staff's position that the requested easement release would have no adverse impact 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 portion of the 15-foot wide utility easement described in the resolution.

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**ATTACHMENTS**

1. Maps of easement proposed for release.
2. Proposed County Resolution Releasing Easement.

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