

**Indian River County, Florida  
Department of Utility Services  
Board Memorandum**

**Date:** November 18, 2024

**To:** Board of County Commissioners

**From:** John A. Titkanich, Jr., County Administrator  
Nancy A. Bunt, Assistant County Administrator  
Sean Lieske, Director of Utility Services

**Prepared By:** Jesse Roland, Senior Plans Reviewer

**Subject:** Acceptance of Utility Easements – Spirit of Sebastian PUD Pods 1B-1, 1B-2 and 1A (Located Within the Municipal Boundaries of the City of Sebastian)

**Background/Analysis:**

Property located at Spirit Boulevard within the municipal boundaries of the City of Sebastian is in the process of being platted as a single-family residential subdivision and will be known as Spirit of Sebastian planned urban development (PUD) Pods 1B-1, 1B-2, and 1A. The developer is dedicating to the Board of County Commissioners (BOCC) of Indian River County (IRC) utility easements for the water and sewer systems, which are presently under construction. Since the dedication of the easements is by virtue of the plat, a formal acceptance of these easements is required by the BOCC. Attached is a copy of the proposed plats of Spirit of Sebastian PUD Pods 1B-1, 1B-2 and 1A.

**Funding:**

There is no cost to the BOCC regarding this item.

**Recommendation:**

Staff recommends that the Board of County Commissioners accept the dedications of utility easements and limited access easements as depicted on the proposed plats of Spirit of Sebastian planned urban development (PUD) Pods 1B-1, 1B-2, and 1A, and authorize the Chairman to execute the acceptance of dedications by Indian River County on Sheet 1 of the plats of Spirit of Sebastian PUD Pods 1B-1, 1B-2, and 1A at such time as the mylar becomes available for signature.

**Attachments:**

Proposed Final Plats of Spirit of Sebastian PUD Pods 1B-1, 1B-2 and 1A