

**INDIAN RIVER COUNTY
MEMORANDUM**

TO: Jason E. Brown
County Administrator

THROUGH: Stan Boling, AICP
Community Development Director

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

FROM: Kelly Buck
Code Enforcement Officer

DATE: 6/7/2019

RE: Primax Properties, LLC's Request for Release of Easements at 10735 County Road 512
(Vero Lake Estates Subdivision Unit H-4, Block C)

It is requested that the Board of County Commissioners formally consider the following information at its regular meeting of June 18, 2019.

DESCRIPTION AND CONDITIONS

The County has been petitioned by Primax Properties LLC, on behalf of RO-ED Corporation, owner of two adjacent parcels at 10735 County Road 512, for release of common rear yard drainage and utility easements on combined platted vacant lots comprising the two parcels. The purpose of the easements release request is to allow for commercial development of the combined lots and parcels as one development site (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, under the condition that the lots currently served by the easements be consolidated into one development parcel prior to the release becoming effective. Subject to that condition, it is staff's position that the requested release of easements 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 common rear yard drainage and utility easements described in the resolution, conditioned upon the lots currently served by the easements being consolidated into one development parcel prior to the release becoming effective.

ATTACHMENTS

1. Map depicting easements proposed for release.
2. Proposed County Resolution Releasing Easements.

ease.bccmemo
proj./appl. no. 2019020019/83816