

**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: 4/11/2019

RE: Ronald and Susan Brooks' Request for Release of a Portion of an Easement at 437 N. Tangerine Square SW (Citrus Springs Village A)

It is requested that the Board of County Commissioners formally consider the following information at its regular meeting of April 23, 2019.

DESCRIPTION AND CONDITIONS

The County has been petitioned by Ronald and Susan Brooks, owners of a lot at 437 N. Tangerine Square SW in Citrus Springs Village A Planned Development (PD), for release of a 10-foot wide portion of a 25-foot wide rear yard "Type C" landscape buffer easement. The purpose of the partial easement release request is to allow for construction of a screen enclosure (see attached maps). Similar structures have been allowed where "Type C" buffer requirements are maintained.

ANALYSIS

The request has been reviewed by the County Planning Division; the County Surveyor; Village "A" Homeowners Association, Inc.; and the Villas of Citrus Springs Architectural Review Committee. The County Planning Division has no objection to the request provided that required landscape for the "Type C" buffer is maintained in the remaining 15 feet of buffer, and that the screen enclosure meet required building setbacks from property lines. Other than those items (which the owners have agreed to), none of the reviewing agencies expressed an objection to the requested partial release of easement. Therefore, it is staff's position that the requested partial easement release, with the applicant's agreement to meet buffer and setback requirements, would have no adverse impacts to the subject property or to other properties.

RECOMMENDATION

Staff recommends that the Board, through adoption of the attached resolution, approve release of the 10-foot portion of the 25-foot wide landscape easement described in the resolution.

ATTACHMENTS

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

ease.bccmemo
proj./appl. no. 2004070104/84057