

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

Date: May 17, 2023

To: Board of County Commissioners

Through: John A. Titkanich, Jr., County Administrator
Sean C. Lieske, Director of Utility Services

Prepared By: Jesse Roland, Sr. Plans Reviewer

Subject: Acceptance of Utility Easements – Spirit of Sebastian PUD Pod 2 (Located Within the Municipal Boundaries of the City of Sebastian)

Background/Analysis:

A property located at the southeast corner of Delmonte Road and Balboa Street 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) Pod 2. The developer is dedicating utility easements to the Board of County Commissioners (BCC) of Indian River County (IRC) 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 BCC. Attached is a copy of the proposed plat of Spirit of Sebastian PUD Pod 2.

The Developer has posted with the County cash in the amount of 125% of the required utility improvements not yet constructed and has entered into a Contract for Construction of Required Improvements (UCP #3583) as well as a Letter of Credit to guarantee completion.

Funding:

There is no cost to the BCC with regard to 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 plat of Spirit of Sebastian Planned Urban Development (PUD) Pod 2, and authorize the Chairman to execute the Acceptance of Dedications by Indian River County on Sheet 1 of the plat of Spirit of Sebastian PUD Pod 2 at such time as the mylar becomes available for signature.

Attachments:

1. Copy of Proposed Plat of Spirit of Sebastian PUD Pod 2