

**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: December 6, 2018

RE: Lawnwood Medical Center Inc.'s Request for Release of a Marginal Access Easement
at 660 South U.S. Highway 1

It is requested that the Board of County Commissioners formally consider the following information at its regular meeting of December 18, 2018.

DESCRIPTION AND CONDITIONS

The County has been petitioned by George Huddleston of S&ME, Inc., representing Lawnwood Medical Center, Inc. which owns property at 660 South U.S. Highway 1, for release of a 22-foot wide marginal access easement on the property. The purpose of the easement release request is to allow for construction of a freestanding emergency room and associated improvements (see attached maps).

ANALYSIS

The subject easement was established in 1988 to ensure a future access interconnection between commercial properties fronting US Highway 1. Such an access interconnection is being provided through the site plan approval process at a location more advantageous than the marginal access easement location proposed for release.

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; the County Planning Division, and the County Surveyor. None of the utility providers or reviewing agencies expressed an objection to the requested release of easement. Therefore, it is staff's position that the requested marginal access easement release would have no adverse impact to vehicular access, or to drainage or utilities relating to the subject property or to other properties.

RECOMMENDATION

Staff recommends that the Board, through adoption of the attached resolution, approve release of the 22-foot wide marginal access easement described in the resolution.

ATTACHMENTS

1. Maps depicting easement proposed for release.
2. Copy of recorded marginal access easement.
3. Proposed County Resolution Releasing Easement.

ease.bccmemo
proj./appl. no. 97080089/82880