

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

**Date:** May 30, 2024

**To:** Indian River County Board of County Commissioners

**Through:** John A. Titkanich, Jr., County Administrator

**From:** Sean C Lieske, Director, Department of Utility Services

**Subject:** Easement for Florida City Gas Regulator Station

**Background/Analysis:**

On April 9, 2024, the Board of County Commissioners approved an easement with Florida City Gas for the placement of a regulatory station to assist with distribution of gas within the northern parts of Indian River County. The easement was for a parcel of land approximately 0.069 acres or 3000 square feet (50 feet by 60 feet) adjacent to the right-of-way for 77<sup>th</sup> Street within property owned by the Department of Utility Services (IRCDUS).

Following the Board's approval, Florida City Gas reached out to IRCDUS to inquire about the possibility of increasing the size of the easement to accommodate both the installation of the station and future activities that are necessary to maintain and effectively operate the station. The request is to increase the size of the easement by 10 feet on both the northern and eastern borders of the easement, which would effectively increase the size of the easement to 0.096 acres or 4200 square feet (60 feet by 70 feet). The new easement is identified in the attached legal sketch and description (Exhibit A) and the attached Ariel image (Exhibit B). The attached Aerial2 image (Exhibit C) depicts the approximate location of the originally requested and approved easement as identified with the dashed red lines within the newly requested easement.

As mentioned in the previous staff report, there is a building on the site that was previously occupied by the County's Parks and Recreation Department, but the building has since been vacated and is no longer in use. Granting the easement should not impact or interfere with any services being provided by the County.

**Funding:**

There is no funding associated with this agenda item.

**Recommendation:**

**Attachments:**

1. Exhibit A – Legal Sketch and Description
2. Exhibit B – Ariel Image
3. Exhibit C – Aerial2 Image
4. Exhibit D – Easement Documentation