

**INDIAN RIVER COUNTY
MEMORANDUM**

TO: Board of County Commissioners

THROUGH: John Titkanich, Jr., ICMA-CM, AICP
County Administrator

PREPARED BY: Rebeca A. Guerra, AICP, LEED-AP, CPD
Chief, Code Enforcement Division

DATE: March 26, 2024

RE: Request for Release of an Easement Located at 5805 Clubhouse Drive

It is requested that the Board of County Commissioners formally consider the following information at its regular meeting of April 9, 2024.

DESCRIPTION AND CONDITIONS

The County has been petitioned by Thomas & Rebecca J. Mitchell, owners of a lot at 5805 Clubhouse Drive, for release of the easterly five (5) feet of the westerly fifty (50) foot utility, drainage, and golf course maintenance easement. The subject property is located within Lot 1, Unit 2, of the Bent Pine Subdivision. The purpose of the request is to allow the extension of an existing screen enclosure and pool deck (see attached map).

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; the County Surveyor; and the Bent Pine Community Association, Inc. None of the utility providers or reviewing agencies, nor the homeowner's association, have expressed an objection to the requested release of easement, therefore, it is staff's position that the request would have no adverse impact to the subject property or to other adjacent properties.

RECOMMENDATION

Staff recommends that the Board, through adoption of the attached Resolution, approve the release of a portion of the utility, drainage, and golf course maintenance easement at 5805 Clubhouse Drive.

Attachments:

1. Map Depicting Portion of Easement Proposed for Release
2. Proposed County Resolution Releasing Portion of Easement