

**INDIAN RIVER COUNTY, FLORIDA  
MEMORANDUM**

**TO:** Jason E. Brown, County Administrator

**THROUGH:** Richard B. Szpyrka, P.E., Public Works Director

**FROM:** Monique Filipiak, Land Acquisition Specialist

**SUBJECT:** Sale of House located at 5800 37<sup>th</sup> Street, Vero Beach, FL 32966  
Owners: Indian River County

**DATE:** September 7, 2021

**DESCRIPTION AND CONDITIONS**

The County purchased a 0.58 acre improved parcel of property located at 5800 37<sup>th</sup> Street, Vero Beach, FL 32966. It closed on August 12, 2020 for \$325,000 purchase price. The County has extracted the ROW needed for project #1357 - 58th /37th Street Intersection Improvements. Facilities Management made minor repairs to the 3 bedroom/2 bath house and relocated the septic drain field out of the Right of Way. The Board authorized staff to obtain the services of a realtor to place the property on the market for resale and Staff contacted realtor Jonathan Sternberg of RE/Max to sell the property. The Property was listed on MLS August 24, 2021 and we received eleven offers. Staff reviewed the offers with Mr. Sternberg and the highest and best offer is for \$325,515.00. The potential buyer, Clifford A. Sanders, Jr. will make a \$5,000.00 deposit towards the purchase price. He also has a conditional approval letter from Manning Financial Group, Inc. a mortgage lender in Sebastian, Florida.

**FUNDING**

Proceeds from this sale in the amount of \$325,515.00 will be deposited into the Optional Sales Tax Fund/Cash Proceeds-Fixed Asset Disposal account number 315038-364044.

**RECOMMENDATION**

Staff recommends the Board approve the "AS IS" Residential Contract for Sale and Purchase Agreement in the amount of \$325,515.00 for the purchase of the 0.54 acre property located at 5800 37<sup>th</sup> Street, Vero Beach, FL 32966, and authorize the Chairman to execute the "AS IS" Residential Contract for Sale and Purchase Agreement on behalf of the Board.

**ATTACHMENTS**

"AS IS" Residential Contract for Sale and Purchase  
Boundary Survey

**APPROVED AGENDA ITEM FOR: September 14, 2021**