

**INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM**

TO: Jason E. Brown, County Administrator

THROUGH: Richard B. Szyrka, P.E., Public Works Director

FROM: Andrew Sechen, Land Acquisition Specialist

SUBJECT: 41st Street Left Turn Lane (EB) at US1
Property Address: 4086 Old Dixie Highway & 2185 41st Street,
Vero Beach, FL 32960
Owner: Old Dixie 4086 LLC

DATE: October 31, 2022

DESCRIPTION AND CONDITIONS

Old Dixie 4086 LLC owns a 0.120-acre parcel of property located at 4086 Old Dixie Highway, Vero Beach, FL 32960 and a 0.120-acre parcel of property located at 2185 41st Street, Vero Beach, FL 32960. The subject properties consist of two vacant commercial zoned parcels located along the south side of 41st Street, between Old Dixie Highway and US1. The properties are zoned CG, General Commercial. Staff contacted Mr. Conner who represents Old Dixie 4086 LLC to purchase 0.08 acres of right-of-way from both of the parcels. Due to the size of the parcels, Mr. Conner stated that he would rather the County purchase both parcels in their entirety. Due to the size of the parcels and the need for stormwater treatment in this area, staff concurred with Mr. Conner’s offer to purchase both parcels in their entirety consisting of 0.240 acres from both parcels for the 41st Street left turn lane (EB) at US1.

The County obtained an appraisal and the appraised value is \$65,000.00 for both parcels of General Commercial zoned land. Staff offered \$65,000.00 to Mr. Conner to purchase the property. After a few weeks of negotiations all parties agreed on a \$90,000.00 purchase price with the County paying all closing costs estimated at \$700.00.

FUNDING

Funding for this project is programmed into the 2022 Capital improvement Element to be presented to the Board of County Commissioners on December 6, 2022.

Account Name	Account Number	Amount
Optional Sales Tax/ROW/ 41st Street Left Turn Lane (EB) at US1	31521441-066120-14001	\$90,700.00

RECOMMENDATION

Staff recommends the Board approve the Purchase Agreement in the amount of \$90,000.00, with an estimated \$700.00 in closing costs to be paid by the County for purchase of the 0.240 acres of the properties located at 4086 Old Dixie Highway, Vero Beach, FL 32960 and 2185 41st Street, Vero Beach, FL 32960, and authorize the Chairman to execute the purchase agreement on behalf of the Board.

ATTACHMENTS

Conner Purchase Agreement

APPROVED AGENDA ITEM FOR: November 8th, 2022