

**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: 26th Street – Advance Acquisition of Right-of-Way
2601 51st Avenue, Vero Beach, FL 32966
Owner: Theodore Bartosiewicz

DATE: November 13, 2019

DESCRIPTION AND CONDITIONS

Theodore Bartosiewicz owns a 0.27 acre parcel of property located at 2601 51st Avenue, Vero Beach, FL 32966. Staff was recently approached by Mr. Bartosiewicz who wants to sell the property. The subject property was built in 1954 and is zoned RS-6 Single-Family Residential District, up to six units/acres.

As part of the Indian River County Comprehensive Plan’s five-year Capital Improvement Element, the widening of 26th Street to four lanes between 43rd and 58th Avenues, is included and allocates funds for the purchase of right-of-way. This parcel is located on the northwest corner of 51st Avenue and 26th Street and due to right of way needs for the project, acquisition of 0.27 acres of the parcel is warranted.

The County obtained an appraisal of the property indicating a value of \$100,000.00. The County offered the appraised value to Mr. Bartosiewicz and he accepted the offer.

Once the necessary right-of-way has been taken from the parcel, the remaining parcel and associated structure can be sold.

FUNDING

Funding for this expenditure in the amount of \$100,000.00 is available from Acct #10215241-066120-06011, Traffic Impact Fees/District II/ROW/26th Street/43rd Ave to 58th Ave.

RECOMMENDATION

Staff recommends the Board approve \$100,000.00 for the purchase of 0.27 acres of property located at 2601 51st Avenue, Vero Beach, FL 32966 and authorize the Chairman to execute the purchase agreement on behalf of the Board. Staff also recommends the Board authorize the Purchasing Division to advertise the unneeded portion of the parcel for sale.

ATTACHMENTS

Purchase Agreement
Boundary Survey

APPROVED AGENDA ITEM FOR: December 3, 2019