

**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: Right-of-Way Purchase – 58th Avenue/37th Street Intersection
3775 58th Avenue, Vero Beach, FL 32966
Owners: Manzul Rahim

DATE: October 6, 2020

DESCRIPTION AND CONDITIONS

Manzul Rahim owns a 0.93 acre improved parcel located at 3775 58th Avenue, Vero Beach, FL 32966. Staff approached Mr. Manzul in reference to purchasing a portion of the parcel. The County needs 0.042 acres of the parcel for right-of-way for road improvements. The subject property consists of an improved parcel that has frontage on 58th Avenue. The property is zoned RS-3 single-family residential district (up to 3 units).

The County obtained an appraisal of the property indicating a value of \$3,500.00. The County offered \$3,500.00 to purchase the property. After several weeks of negotiations with Mr. Rahim’s attorney, Sheehan Gobin, all parties agreed on the \$6,000.00 purchase price, and the County paying all closing costs estimated at \$550.00.

FUNDING

Funding is budgeted and available for this expenditure in the amount of \$6,550.00 in the Optional Sales Tax/ROW/58th Ave-37th Street turn lane account. Account # 31521441-066120-15006.

Account Name	Account Number	Amount
Optional Sales Tax/ROW/58 th Ave-37 th Street Turn Lane	31521441-066120-15006	\$6,550.00

RECOMMENDATION

Staff recommends the Board approve the Purchase Agreement in the amount of \$6,000.00, with an estimated \$550.00 in closing costs to be paid by the County for the purchase of 0.042 acre property located at 3775 58th Avenue, Vero Beach, FL 32966, and authorize the Chairman to execute the purchase agreement on behalf of the Board.

ATTACHMENTS

Purchase Agreement

APPROVED AGENDA ITEM FOR: October 20, 2020