

**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 Acquisition - 66th Avenue Widening Project
Owner: Alexandra Van Der Rest - 6830 69th Street, Vero Beach, FL 32967

DATE: July 17, 2018

DESCRIPTION AND CONDITIONS

Public Works is progressing with Right-of-Way acquisition for the planned improvements of 66th Avenue between 49th Street - 69th Street. The proposed improvements include widening the existing two-lane roadway to a four lane divided roadway, traffic signals, bridge replacement, drainage improvements, grassed or landscaped median and sidewalks.

Alexandra Van Der Rest owns a 9.08 acre horse farm which is zoned A-1. To accommodate the future planned improvements on 66th Avenue, the County needs to acquire 0.53 acres of the parcel for right-of-way purposes and a 10 foot Temporary Construction Easement.

The County obtained an appraisal of the property indicating a value of \$44,300.00.

Land Value Part Taking	\$ 14,300.00
Estimated Value of Improvements	\$ 25,000.00
Severance Damages	<u>\$ 5,000.00</u>
Total Just Compensation	\$ 44,300.00

The proposed taking is estimated to consist of mostly vacant land area, but also includes the estimated value of improvements for the wooden three board decorative fencing, transplanting of decorative palms, loss of trees and landscaping, driveways and metal gates. The severance damages are estimated due to the reduction in size of the parcel, from 10 acres to 9.47 acres and forecast replacement (relocation) of the horse washdown structure further north, and an allowance for demolition is included if necessary.

The County offered \$44,300.00 for the 0.53 acres of right-of-way. Ms. Van Der Rest's attorney Jennifer D. Peshke counter-offered \$121,832.00 which included attorney's fees. After several months of negotiations all parties agreed to \$60,000.00 for the ROW plus attorney's fees of \$8,000.00.

FUNDING

Funding is budgeted and available in Account No. 31521441-066120-16009 Optional Sales Tax/ROW 66th Ave/65th – 83rd

RECOMMENDATION

Staff recommends the Board approve the Purchase Agreement of \$60,000.00 for the 0.53 acres of property located at 6830 69th Street, Vero Beach, FL 32967, approve \$8,000.00 for attorney's fees, and authorize the Chairman to execute the purchase agreement on behalf of the Board.

ATTACHMENT

Purchase Agreement

APPROVED AGENDA ITEM FOR: August 14, 2018