

**INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM**

TO: Jason E. Brown, County Administrator

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

FROM: Monique Filipiak, Land Acquisition Specialist

SUBJECT: Right-of-Way Acquisition - Extension of 11th Drive between 37th and 41st Streets
1200 37th Street, Vero Beach, FL 32960
Owner: Indian River Surgery Properties, LLC

DATE: August 20, 2019

DESCRIPTION AND CONDITIONS

Public Works is requesting approval of the attached Purchase Agreement for a 2.20 acre parcel located at 1200 37th Street, Vero Beach, FL. The property will be utilized for right-of-way and stormwater treatment purposes for the future extension of 11th Drive from 37th Street to 41st Street.

In June of 2019, the Board of County Commissioners approved to amend the County Comprehensive Plan to modify certain Levels of Service (LOS) in the Transportation Element. Specifically, the LOS for 37th Street was adjusted from 880 peak hour, peak season, peak direction trips, to 992 trips between US-1 and Indian River Boulevard. This was necessary as staff pursued a better alternative to widening 37th Street from a two-lane roadway segment to a four-lane roadway segment. As part of this alternative, staff has concluded that adding a north/south roadway segment from the intersection of US-1 to 37th Street and from 37th Street to 41st Street would provide alternate routes in order to reduce congestion on 37th Street.

County staff is currently working with the property owners north of this parcel, the Russell's and Riverfront Groves, in preparing a Developers Agreement for right-of-way and cost sharing for the construction of 11th Drive.

Indian River Surgery Properties, LLC owns the 95,700 square foot +/- property located at the northeast corner of 37th Street and 12th Court. The property is zoned MED, Medical. The building was built in 1991 and operated as a surgery center until June 2016 when it closed.

Staff obtained an appraisal of the property indicating a value of \$1,550,000. The County offered Indian River Surgery Properties, LLC the appraised value of \$1,550,000 to purchase the property. The Seller accepted the County's offer. Purchase of the property is contingent upon the successful completion of a Phase 1 Environmental Assessment of the property by the County.

FUNDING

Funds for this expenditure is budgeted and available from Optional Sales Tax/ROW/37th Street/US 1 to Indian River Boulevard Account # 31521441-066120-13009.

RECOMMENDATION

Staff recommends the Board approve the Purchase Agreement for the 2.20 acre property located at 1200 37th St, Vero Beach, FL 32960, and authorize the Chairman to execute the purchase agreement on behalf of the Board.

ATTACHMENTS

Purchase Agreement

Conceptual Configuration of 11th Drive.

APPROVED AGENDA ITEM FOR: September 10, 2019