

December 20, 2016  
ITEM 14.E.1

INDIAN RIVER COUNTY  
BOARD OF COUNTY COMMISSIONERS

INTER-OFFICE MEMORANDUM

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TO: Members of the Board of County Commissioners

DATE: December 14, 2016

SUBJECT: 16<sup>th</sup> Street Ball Field Property

FROM: Tim Zorc  
Commissioner, District 3



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**Discussion Item:**

The 16<sup>th</sup> Street Ball Field property was designated surplus by the Board of County Commissioners at their meeting of May 10, 2016.

Since that time, the future right-of-way needs for both 16<sup>th</sup> Street and 20<sup>th</sup> Avenue have been reviewed.

The Board of County Commissioners recently deducted a portion of the property for the St. Francis Manor lease, leaving 11.57 acres as the residual to surplus.

According to the City of Vero Beach GIS Data catalog, the current underlying zoning on the County owned property is R-1 – Residential Single Family.

The surrounding properties include the following:

- Directly north of the subject property is owned by St. Francis Manor and is zoned RM-13 – Residential Multifamily and High Density;
- Directly north east of the subject property is owned by the Boys and Girls Club of Indian River County and shares the east boundary. This site is zoned H --- Hospital and Institutional;
- Directly east of the subject property is owned by the Indian River County School District with a use as the Football Stadium for Vero Beach High School. The property is zoned RM-13 – Residential Multifamily and High Density.

I am asking the Board of County Commissioners to authorize the County Administrator to order an appraisal that would address separate values for the “as is” value utilizing the existing zoning and land-use designation and the “hypothetical condition” with a change in zoning and land-use to a high density multifamily designation. The listing of each value would be separately identified in the appraisal.