

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: Agreement to Purchase Property for Stormwater Pollution Removal System
Owner: Ellis Greene and Kathleen Greene & Janie E. Greene
53rd Street, Vero Beach, FL 32967

DATE: April 5, 2017

DESCRIPTION AND CONDITIONS

The Stormwater Division recommended the County purchase property on which to construct a regional stormwater facility to remove pollution from the Indian River Farms Control District’s (IRFWCD) North Relief Canal. The County contacted several landowners with suitable parcels abutting the North Relief Canal between 58th and 66th Avenues with the following results:

Map ID No. 1 - Marcel Rosen was not interested in selling his parcel.

Map ID No. 2 and 5 - William E. Harris’ 18.32 acre parcel appraised for \$330,000.00 The County made an offer of \$458,000.00 (\$25,000 per acre), but Mr. Harris requested \$732,800.00 (\$40,000 per acre). Mr. Harris was not interested in selling Harris Groves.

Map ID No. 6 and 7 - Earring Point Properties, LLC is now owned by Vero Mandala, Inc. which is under development.

Map ID No. 8 - CPR Groves, LLC is under development.

Map ID No. 9 - Providence Pointe Vero Beach, LLC is under development.

Map ID No. 3 and 4 - Ellis Greene and Kathleen Greene & Janie E. Greene own two parcels totaling 18.63 acres. The parcels are located along the North side of 53rd Street, East of 66th Avenue in Vero Beach. The parcels appraised for \$360,000.00. The County offered \$465,750.00. (\$25,000 per acre) to the Greens, and they declined the offer. After negotiations, the Greens accepted the County’s offer of \$558,900.00 (\$30,000.00 per acre).

FUNDING

Funding is budgeted in Optional Sales Tax/Public Works/PC North/All Land- Acct # 31524338-066110-16018

RECOMMENDATION

Staff recommends the Board approve the Purchase Agreement for the properties located along the North side of 53rd Street, East of 66th Avenue, Vero Beach, FL and authorize the Chairman to execute the Purchase Agreement on behalf of the Board.

ATTACHMENTS

- One Copy of Potential Properties Map
- One Copy of Keith McCully’s Project Synopsis
- One Original of the Purchase Agreement

APPROVED AGENDA ITEM FOR: April 18, 2017