

**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: Land Purchase – Future Expansion 45th Street
 Owner: Balquees, LLC
 4710 45th St, Vero Beach, FL 32967

DATE: June 4, 2019

DESCRIPTION AND CONDITIONS

Public Works is progressing with Right-of-Way acquisition for the planned improvements of 45th Street Between 43rd Avenue and 58th Avenue. The proposed improvements will include relocating the current two-lane road with (2) two 12 foot lanes, (2) two 5 foot bike lanes and a 6 foot sidewalk. In addition, there will be a dedicated westbound left turn lane added at the 58th Avenue intersection.

Balquees, LLC owns a 10.55 acre unimproved parcel which is zoned IL. To accommodate the future planned improvements on 45th Street, the County needs to acquire the parcel for stormwater treatment and compensatory storage purposes for the project.

The County obtained an appraisal of the property indicating a value of \$450,000.00, and made a conditional offer of \$375,000.00. Mr. Charles E. Garris attorney for Balquees, LLC counter-offered \$474,750.00 for the 10.55 acres of right-of-way. After several weeks of negotiations all parties agreed on \$474,750.00.

FUNDING

Funds for this expenditure are budgeted and available from Traffic Impact Fees/District II/ROW/45th Street/58th to 43rd Avenue. Account # 10215241-066120-17028.

RECOMMENDATION

Staff recommends the Board approve the Purchase Agreement of \$474,750.00 for the 10.55 acres of property located at 4710 45th St, Vero Beach, FL 32967, and authorize the Chairman to execute the purchase agreement on behalf of the Board.

ATTACHMENTS

Purchase Agreement

APPROVED AGENDA ITEM FOR: June 18, 2019