

**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 Purchase – 58<sup>th</sup> Avenue/37<sup>th</sup> Street Intersection  
5776 37<sup>th</sup> Street, Vero Beach, FL 32966  
Owners: Alan Chane and Abbe Chane

**DATE:** April 1, 2020

**DESCRIPTION AND CONDITIONS**

Alan Chane and Abbe Chane own a 0.2 acre parcel of property located at 5776 37<sup>th</sup> Street, Vero Beach, FL 32966. Staff approached Mr. and Mrs. Chane in reference to purchasing the right-of-way for road improvements. The subject property consists of an unimproved vacant parcel that is located at the northeast corner of 37<sup>th</sup> Street and 58<sup>th</sup> Avenue. The property is zoned RS-6 single-family residential district (up to 6 units). Indian River County is purchasing the property for road expansion and drainage purposes.

The County obtained an appraisal of the property indicating a value of \$12,000. The County offered \$12,000.00 to purchase the property. After a few weeks of negotiations all parties agreed on \$16,000.00 purchase price, and the County paying all closing costs estimated at \$300.00.

**FUNDING**

Funds for this expenditure in the amount of \$16,300.00 is budgeted and available from Optional Sales Tax/ROW/58<sup>th</sup> Ave-37<sup>th</sup> Street turn lane, Account # 31521441-066120-15006.

**RECOMMENDATION**

Staff recommends the Board approve the Purchase Agreement in the amount of \$16,000.00 for the purchase of 0.2 acre property located at 5776 37<sup>th</sup> Street, Vero Beach, FL 32966, and authorize the Chairman to execute the purchase agreement on behalf of the Board.

**ATTACHMENTS**

Purchase Agreement

**APPROVED AGENDA ITEM FOR: April 14, 2020**