

**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: 26th Street – Advance Acquisition of Right-of-Way
2625 58th Court, Vero Beach, FL 32966
Owner: Thomas G. Crouch & Therese B. Crouch

DATE: May 13, 2019

DESCRIPTION AND CONDITIONS

Thomas G. Crouch and Therese B. Crouch own a 0.74 acre parcel of property located at 2625 58th Court, Vero Beach, FL 32966. Staff approached Mr. and Mrs. Crouch about purchasing 0.06 acres of their parcel. The subject property was built in 1956 and is zoned RS-3 Single-Family Residential District, up to three units/acres.

As part of the Indian River County Comprehensive Plan’s five-year Capital Improvement Element, the widening of 26th Street to four lanes between 58th and 66th Avenues, is included and allocates funds for the purchase of right-of-way. This parcel is located on the northwest corner of 58th Court and 26th Street and due to right of way needs for the project, acquisition of 0.06 acres of the parcel is warranted.

The County obtained an appraisal of the property indicating a value of \$5,200.00. The County offered \$12,000.00 (\$5,200 to purchase the property and \$6,800.00 to replace the existing vegetation). After a few weeks of negotiations all parties agreed on \$14,300.00 (\$5,200 to purchase the property, \$6,800.00 to replace the existing vegetation and \$2,300.00 to cover replacement costs (material & labor) of existing irrigation plus attorney’s fees of \$4,000.00 for a total amount of \$18,300.00.

FUNDING

Funding for this expenditure in the amount of \$18,300.00 is available from Acct #10215241-066120-16006, Traffic Impact Fees/District II/ROW/26th Street/58th Ave to 66th Ave.

RECOMMENDATION

Staff recommends the Board approve \$18,300.00 for the purchase of 0.06 acres of property located at 2625 58th Court, Vero Beach, FL 32966, the replacement of vegetation, replacement costs of existing irrigation, and attorney’s fees, and authorize the Chairman to execute the purchase agreement on behalf of the Board.

ATTACHMENTS

Purchase Agreement

APPROVED AGENDA ITEM FOR: May 21, 2019