

**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:** Stormwater Property Purchase - 7205 8<sup>th</sup> Street, Vero Beach, FL 32968  
Owner: Catherine C. Detko

**DATE:** March 8, 2021

**DESCRIPTION AND CONDITIONS**

Catherine C. Detko owns a 38.35 acre parcel of property located at 7205 8<sup>th</sup> Street, Vero Beach, FL 32968. Staff was recently approached by Thomas Kennedy, realtor for Ms. Detko about the property. The subject property consists of a 38.35 acre unimproved vacant parcel that is located adjacent to the southeast corner of 8<sup>th</sup> Street and 74<sup>th</sup> Avenue. The property is zoned A-1 agricultural. Indian River County is purchasing the property for a future stormwater treatment facility to remove nitrogen & phosphorus from the stormwater in the IRFWCD canal system before discharge into the Indian River Lagoon.

The County offered \$958,750.00 to purchase the property. After a few weeks of negotiations all parties agreed on \$958,750.00 purchase price, and the County paying all closing costs estimated at \$17,000.00. The County obtained an appraisal of the property indicating a value of \$1,080,000.00.

**FUNDING**

Funding for this expense in the amount of \$975,750 is budgeted and available in the Optional Sales Tax/Public Works/All Land-TMDL/Lagoon Treatment account.

Account Name	Account Number	Amount
Optional Sales Tax/Public Works/All Land – TMDL/Lagoon Treatment	31524338-066110-21006	\$975,750.00

**RECOMMENDATION**

Staff recommends the Board approve the Purchase Agreement in the amount of \$958,750.00, with an estimated \$17,000.00 in closing costs to be paid by the County for purchase of the 38.35 acre property located at 7205 8<sup>th</sup> Street, Vero Beach, FL 32968, and authorize the Chairman to execute the purchase agreement on behalf of the Board.

**ATTACHMENTS**

Purchase Agreement  
Boundary Survey  
Location Map

**APPROVED AGENDA ITEM FOR: March 16, 2021**