

**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 Acquisition – 66th Avenue Widening Project
 Owner: Robert K. Scheefer & Linda J. Scheefer
 6650 65th Street, Vero Beach, FL 32967

DATE: November 28, 2018

DESCRIPTION AND CONDITIONS

Public Works is progressing with Right-of-Way acquisition for the planned improvements of 66th Avenue between 49th Street – 69th Street. The proposed improvements include widening the existing two-lane roadway to a four lane divided roadway, traffic signals, bridge replacement, drainage improvements, grassed or landscaped median and sidewalks.

Robert K. Scheefer & Linda J. Scheefer own a 4.71 acre parcel which is zoned A-1. To accommodate the future planned improvements on 66th Avenue, the County needs to acquire the 0.12 acres of the parcel for right-of-way purposes and needs a 10 foot Temporary Construction Easement.

The County obtained an appraisal of the property indicating a value of \$10,000.00.

Land Value Part Taking	\$ 3,000.00
Estimated Value of Improvements	<u>\$ 7,000.00</u>
Total Just Compensation	\$10,000.00

The County offered \$10,000.00 for the 0.12 acres of right-of-way. The Scheefer’s attorney Warren W. Dill counter-offered with \$18,250.00 (\$15,000.00 for 0.12 acres of right-of-way, \$1,500.00 for the Temporary Construction Easement and \$1,750.00 for attorney’s fees. After several months of negotiations all parties agreed on \$18,250.00.

FUNDING

Funding for the ROW and attorney fees in the amount of \$16,750 is budgeted and available in Account No. 10215241-066120-07806, Traffic Impact Fees/District 2/ROW/66th Avenue (49th St - 69th St). For the temporary construction easement funds in the amount of \$1,500 are budgeted in Account No. 10215241-066510-07806, Traffic Impact Fees/District 2/Construction In Progress/ 66th Avenue (49th St - 69th St).

RECOMMENDATION

Staff recommends the Board approve the Purchase Agreement of \$15,000.00 for the 0.12 acres of property located at 6650 65th Street, Vero Beach, FL 32967, approve the \$1,500.00 for the Temporary Construction Easement and \$1,750.00 for attorney’s fees, and authorize the Chairman to execute the purchase agreement on behalf of the Board.

ATTACHMENTS

- Purchase Agreement
- Temporary Construction Easement

APPROVED AGENDA ITEM FOR: December 11, 2018