

**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: Property Exchange for Right-of-Way Acquisition
475 43rd Avenue SW, Vero Beach, FL 32968
Brian R. Watson and Gayle P. Watson, husband and wife

DATE: August 20, 2019

DESCRIPTION AND CONDITIONS

The County has future plans to widen and improve 43rd Avenue between Oslo Road and 4th Street. This will require utilizing part of the property located at 475 43rd Avenue SW, Vero Beach, FL 32968. The 0.75 acre property is owned by Brian R. Watson and Gayle P. Watson and is zoned RS-3.

The County owns an 8.13 acre (354,142 square feet) parcel of land adjacent to and west of Mr. and Mrs. Watson’s property. The Watsons approached the County to exchange 0.13 acres of property adjacent to 43rd Avenue for 0.15 acre County parcel and the 20’ wide easement in the rear of the Watson’s property, which is part of the 8.13 acre parcel of land owned by the county.

The two week Public Notice of Sale, required by the Exchange Agreement, has been met, by advertising in the Indian River Press Journal on Sunday, August 25, 2019 and Sunday, September 1, 2019.

There is an advertising fee of \$340.20. There are no appraisal fees or attorney’s fees for the exchange of the subject properties.

FUNDING

Funding for the advertising fee of \$340.20 is budgeted and available in Account No. 10924741-034910, Secondary Roads/Real Estate/Legal Advertisement.

RECOMMENDATION

Staff recommends the Board approve the exchange and authorize the Chairman to execute the Real Estate Exchange agreement on behalf of the Board.

ATTACHMENT

Real Estate Exchange Agreement

APPROVED AGENDA ITEM FOR: September 10, 2019