



Office of

Attorney's Matters 12/3/2024

**INDIAN RIVER COUNTY
ATTORNEY**

Jennifer W. Schuler, County Attorney
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Christopher A. Hicks, Assistant County Attorney

TO: Board of County Commissioners

THROUGH: John A. Titkanich, Jr., County Administrator

FROM: Christopher A. Hicks, Assistant County Attorney

DATE: November 26, 2024

SUBJECT: Purchase of Parcel of Property for Fire Station #16

Background:

The County has been searching for a location for the future site of Fire Station #16. The proposed site is 11075 US HIGHWAY 1, SEBASTIAN, FL 32958 (hereinafter "property"). The property is a 10.73-acre parcel and is zoned CL, Commercial Land. This site is excellently situated between both Old Dixie Highway and US-1 allowing multiple entry and exit points resulting in lower emergency response times and resilience to traffic issues. This station would serve the northern most points of the county, including the City of Sebastian, which is currently served by stations a much greater distance away. The location is in a prime location to serve the Sebastian Highlands and the upcoming Spirit of Sebastian development.

The purchase and sale agreement (hereinafter "agreement") is in the amount of \$1,400,000.00 (One Million and Four Hundred Thousand and 00/100 Dollars.) The land is zoned CL and as such a fire station is permitted use so there would be no need for any zoning changes. Additionally, the size of the property will allow the fire rescue fleet more space and more centralized location to increase the efficiency of operations.



Figure 1. Aerial view of Property

Fire Station 16 Property Purchase

November 26, 2024

Page | 3

Funding:

Funds, in the amount of \$500,000, are currently budgeted and available in the Impact Fees/Fire Services/All Land/New Fire Rescue Station 16 account, number 10312022-066110-24025. An additional \$900,000, for a total of \$1,400,000, will be appropriated in the Fiscal Year 2024/2025 Capital Improvements Element.

Account Description	Account Number	Amount
Impact Fees/Fire Services/All Land/New Fire Rescue Station 16	10312022-066110-24025	\$1,400,000

Recommendation:

Staff seeks the position of the Board on whether to enter into the purchase and sale agreement for the proposed Fire Station #16 site. If the Board chooses to approve the Purchase and Sale Agreement, please also authorize the Chairman to execute same.

Attachment(s): Purchase and Sale Agreement