

**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 Purchase – 58<sup>th</sup> Avenue/37<sup>th</sup> Street Intersection  
3745 58th Avenue, Vero Beach, FL 32966  
Owners: Wayne C. McClain and Nancy A. McClain

**DATE:** September 1, 2020

**DESCRIPTION AND CONDITIONS**

Wayne C. McClain and Nancy A. McClain own a 0.93 acre improved parcel located at 3745 58<sup>th</sup> Avenue, Vero Beach, FL 32966. Staff approached Mr. and Mrs. McClain in reference to purchasing a portion of the parcel. The County needs 0.042 acre of the parcel for right-of-way for road improvements. The subject property consists of an improved parcel having frontage on 58<sup>th</sup> Avenue. The property is zoned RS-3 single-family residential district (up to 3 units).

The County obtained an appraisal of the property indicating a value of \$4,200.00. The County offered \$4,200.00 to purchase the property. After a few weeks of negotiations all parties agreed on \$6,500.00 purchase price, and the County paying all closing costs estimated at \$600.00.

**FUNDING**

Funding is budgeted and available for this expenditure in the amount of \$7,100.00 in the Optional Sales Tax/ROW/58<sup>th</sup> Ave-37<sup>th</sup> Street turn lane account. Account # 31521441-066120-15006.

Account Name	Account Number	Amount
Optional Sales Tax/ROW/58 <sup>th</sup> Ave-37 <sup>th</sup> Street Turn Lane	31521441-066120-15006	\$7,100.00

**RECOMMENDATION**

Staff recommends the Board approve the Purchase Agreement in the amount of \$6,500.00, with an estimated \$600 in closing costs to be paid by the County for the purchase of 0.042 acre property located at 3745 58<sup>th</sup> Avenue, Vero Beach, FL 32966, and authorize the Chairman to execute the purchase agreement on behalf of the Board.

**ATTACHMENTS**

Purchase Agreement

**APPROVED AGENDA ITEM FOR: September 15, 2020**