



Office of

Emergency Services June 9, 2020

**INDIAN RIVER COUNTY
ATTORNEY**

Dylan Reingold, County Attorney
William K. DeBraal, Deputy County Attorney
Susan Prado, Assistant County Attorney

TO: Board of County Commissioners

THROUGH: Tad Stone, Emergency Services Director

FROM: William K. DeBraal, Deputy County Attorney

DATE: June 4, 2020

SUBJECT: Purchase of Parcel of Property for New Location of Station 7

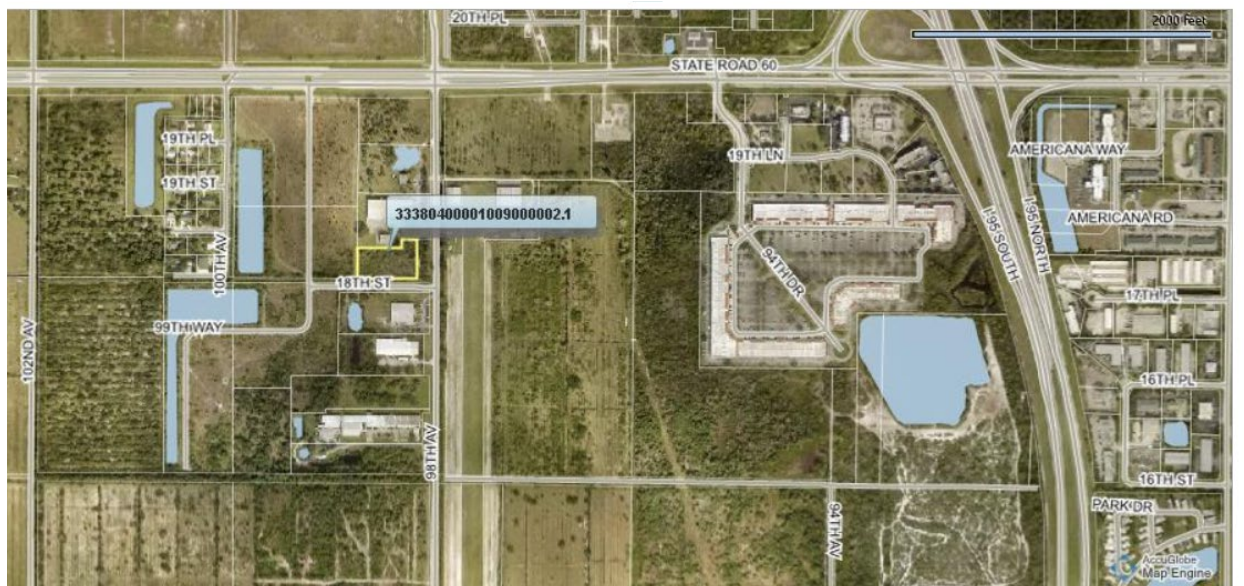
Fire Station #7 was formerly located on 82nd Avenue. Over the years, hurricanes damaged the station and mold was found in the building, causing the station to be abandoned. The equipment and personnel were relocated to a temporary site in the Americana Plaza east of I-95 and south of State Road 60. The temporary site is made up of a mobile home type structure and coverings for the engine and ambulance. This station responds to crashes on I-95 and serves the mobile home communities along 82nd and 90th Avenues. Staff has been searching for an available location that is properly zoned and situated in an area that provides for prompt response times to calls for service. Safe and nearby access to a major thoroughfare is also desired.

Staff has contacted Vero West Business Park, LLC (Vero West), owner of a parcel of property located at 1855 98th Avenue, Vero Beach. This 1.99-acre parcel is located west of I-95 and south of State Road 60. The parcel is unimproved and zoned IL, Light Industrial. A fire station is an allowable use in the IL zoning district. As you can see on the aerial photo of the parcel (Figure 1 below), the site provides access to State Road 60 via 98th Avenue. The parcel is not listed on the Multiple Listing Service, but Vero West was open to negotiations through its agent, Lambert Commercial Real Estate, Inc. An appraisal of the parcel was obtained from Boyle and Drake, a local appraisal firm. The appraisal report, available for review at the County Attorney's Office, establishes a value for the property at \$430,000. This value is consistent with similarly zoned properties and is in the range of \$5.00 per square foot.

Attached is a Commercial Contract for the purchase and sale of the Vero West parcel. The purchase price is the appraised value of the property, \$430,000. While Vero West would have preferred to combine this parcel with others to make them more appealing to larger developments, Vero West is agreeable to sell to the County at the appraised price.

Contingencies of the sale include:

- Paving and public dedication of 18th Street. In its current condition, 18th Street is unpaved between 98th Street and 100th East Villa Circle to the west. Paving of 18th Street between 98th Street and 100th East Villa Circle would occur during the site plan and construction process. It would then be dedicated as a public street.
- Permission from the appropriate water control district to drain stormwater outfall into the nearby canal.
- Approval by the Board of County Commissioners sitting as the Indian River Emergency Services District.
- A “clean” Phase I Environmental Assessment of the parcel.



Owner	Property Address	Mailing Address
VERO WEST BUSINESS PARK LLC	1855 98TH AV VERO BEACH, FL 32966	2875 SAINT BARTS SQ VERO BEACH FL 32967

Figure 1. Aerial view of proposed Station 7 site.

The paving and public dedication of 18th Street is not an issue for staff, as it had planned to use 18th Street for ingress/egress for the station. Ingress/egress from 18th Street will allow for easier maneuverability of vehicles to access the station parking bays.

Funding: Funding for this expenditure is budgeted and available from the Emergency Services District Fund /Fire Services/All Land, Account # 11412022-066110.

Vero West Station 7 Parcel

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Recommendation: Staff recommends the Board approve the Commercial Contract to purchase the 1.99 acres from Vero West for the amount of \$430,000 with the existing contract contingencies and authorize the Chairman to sign on behalf of the Board.

Copies to: Tad Stone, Emergency Services Director
Kevin Barry, Esq. Attorney for Vero West