

**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:** 26<sup>th</sup> Street – Advance Acquisition of Right-of-Way  
5816 26<sup>th</sup> Street, Vero Beach, FL 32966  
Owner: Sandra Smith Lambert and Cindi Stenroos

**DATE:** March 21, 2018

**DESCRIPTION AND CONDITIONS**

Sandra Smith Lambert and Cindi Stenroos own a 1.49 acre parcel of property located at 5816 26<sup>th</sup> Street, Vero Beach, FL 32966. Staff was recently approached by Wesley Davis and realtor Mark Baker about the property. The parcel has a vacant residential home on it and has been vacant for several years. The subject property was built in 1955 and is zoned RS-3 Single-Family Residential District, up to three units/acres.

As part of the Indian River County Comprehensive Plan’s five-year Capital Improvement Element, the widening of 26<sup>th</sup> Street to four lanes between 58<sup>th</sup> and 66<sup>th</sup> Avenues, is included and allocates funds for the purchase of right-of-way. This parcel is located on the northwest corner of 58<sup>th</sup> Avenue and 26<sup>th</sup> Street and due to right of way needs for the project, acquisition of the parcel is warranted.

The County obtained an appraisal of the property indicating a value of \$145,000.00. The County offered \$175,000.00 to purchase the property. After a few weeks of negotiations all parties agreed on \$200,000.00 purchase price.

**FUNDING**

Funding for this expenditure is available from Acct #31521441-066120-16006 Optional Sales Tax/ROW/26<sup>th</sup> Street/58<sup>th</sup> Ave to 66<sup>th</sup> Ave.

**RECOMMENDATION**

Staff recommends the Board approve the Residential Contract for Sale and Purchase for the 1.49 acres of property located at 5816 26<sup>th</sup> Street, Vero Beach, FL 32966, and authorize the Chairman to execute the purchase agreement on behalf of the Board.

**ATTACHMENTS**

One Original Residential Contract for Sale and Purchase

**APPROVED AGENDA ITEM FOR: April 3, 2018**