

**INDIAN RIVER COUNTY, FLORIDA  
MEMORANDUM**

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**TO:** Jason E. Brown, County Administrator

**FROM:** Richard B. Szpyrka, P.E., Public Works Director

**SUBJECT:** Relocation of Indian River North County Offices -  
Purchase of Sebastian Corners Retail Center, LLC  
1919-1931 US Highway 1 Sebastian, FL 32958

**DATE:** July 13, 2017

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**DESCRIPTION AND CONDITIONS**

For the convenience of Indian River County residents, Indian River County currently rents 2,875 square feet of office space at 11602 -11604 US1 in Sebastian Square (North County Offices) for the offices of the Property Appraiser, Clerk of Courts, Utilities Department and Veterans Services at an annual cost of \$44,562.48. Additionally, in the same building, 11606-11612, US-1, the Tax Collector currently rents 3,587 square feet of office space at an annual cost of \$55,598.40. The County has been renting a total of 6,462 square feet of office space at this location since 1991. The current lease will expire September 30, 2017.

The County has been looking to purchase office space to relocate the North County Offices for approximately eight months. The County contacted Sebastian Corners Retail Center, LLC., about acquiring the property located at 1919-1931 US Highway 1 Sebastian, FL 32958. Sebastian Corners Retail Center consists of 2.35 acres of property with an 18,000 square foot building, 102 paved parking spaces, landscaping, and other improvements. Currently, there are five tenants in the building, Mattress Firm, Dollar Tree, AT&T retail, Sally's Beauty Salon, and a Cuban Restaurant. The Dollar Tree is currently completing a standalone store in the area and will be vacating the building shortly. The Dollar Tree currently occupies 6,000 square feet of space that will be renovated for use by the Tax Collector, Property Appraiser, Clerk of Courts, Utilities Department, and Veterans Services if the County purchases the building.

Sebastian Corners has agreed to sell the property to the County for \$2,650,000.00. The property appraisal values the property at \$2,900,000 in the "As-is" condition.

The County will purchase the property "As-is", and will need to replace the roof, several air condition units and remodel the building for the relocation of the Indian River North County Offices. The cost of this work is valued at approximately \$300,000 to \$400,000 and will take approximately 6 to 8 months to complete.

**FUNDING**

Funding for the purchase and improvements is available through a Budget Amendment from Impact Fees/Public Buildings/Cash Forward to Impact Fees/Facilities Mgmt/North County Offices Expansion, Acct # 10322019-066510-17017 for \$570,000 and Optional Sales Tax/Cash Forward to Optional Sales Tax/Facilities Mgmt/North County Offices Expansion, Acct # 31522019-066510-17018 for \$2,480,000.

**Relocation of Indian River North County Offices -  
Purchase of Sebastian Corners Retail Center, LLC  
1919-1931 US Highway 1 Sebastian, FL 32958**  
For July 18, 2017 BCC Meeting

**RECOMMENDATION**

Staff recommends the Board approve the Purchase Agreement for the property located at 1919-1931 US Highway 1 Sebastian, FL 32958, and authorize the Chairman to execute the purchase agreement on behalf of the Board.

**ATTACHMENTS**

One Original Purchase Agreement

**APPROVED AGENDA ITEM FOR: July 18, 2017**