

INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM

TO: Jason E. Brown, County Administrator 

THROUGH: Richard B. Szyrka, P.E., Public Works Director 

FROM: Monique Filipiak, Land Acquisition Specialist 

SUBJECT: Land Purchase – Future Expansion
Owner: G & T, LLC
1612 20th Street, Vero Beach, FL 32960
2015 16th Avenue, Vero Beach, FL 32960

DATE: November 13, 2017

DESCRIPTION AND CONDITIONS

Satira Mekras is the owner of G&T, LLC. Ms. Mekras owns two parcels of land south of the Indian River County parking garage, across from the Indian River County Courthouse. The County currently owns all the parcels between 16th and 17th Avenue and between 20th and 21st Street, except for the property located at 1612 20th Street, a commercial building which is being leased by attorney Robert C. Clark, and the property located at 2015 16th Avenue, 0.14 acres of unimproved land. Acquiring these two parcels will allow the County to provide additional parking and/or provide for the future expansion of services adjacent to the Indian River County Courthouse.

Staff was contacted by the Mekras family in August 2016, to inquire if the County was interested in purchasing the two parcels. The County obtained an appraisal of the properties and the property at 1612 20th Street appraised for \$300,000.00. The property at 2015 16th Avenue appraised for \$100,000.00. After negotiating with the Mekras Family, the County's final offer was \$450,000.00 for both parcels. The Mekras family was asking for \$700,000.00 for both parcels and they declined the County's offer.

Satira Mekras contacted County staff in August, 2017 and she agreed to the purchase price of \$450,000.00 and agreed to pay the closing costs.

FUNDING

Funding is budgeted and available from Impact Fees/Public Buildings/All Land- Acct #10322019-066110.

RECOMMENDATION

Staff recommends the Board approve the Purchase Agreement for the properties located at 1612 20th Street, Vero Beach, FL 32960 and 2015 16th Avenue, Vero Beach, FL 32960, and authorize the Chairman to execute the purchase agreement on behalf of the Board.

ATTACHMENTS

One Original Purchase Agreement

APPROVED AGENDA ITEM FOR: November 21, 2017