

**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: Lease Agreements – CR510 Widening and Improvements
Project Acquired Property
B&B Tires - 5210 85th St, Vero Beach, FL 32967
Kevin Harwood - 5220 85th Street, Vero Beach, FL 32967

DATE: December 15, 2016

DESCRIPTION AND CONDITIONS

The County purchased 5210/5220 85th Street from Roy and Cindy Bass in October 2010. The property is 0.53 acres, and consists of a single family home and a commercial outbuilding. The County has found new tenants for the property. Kevin Harwood will lease the residential part of the property containing a 3 bedroom, 1 bath single family home. Joseph and Melissa Dunn will rent the commercial outbuilding for their business, B & B Tires, LLC.

The County is not planning to begin road construction near the subject property within the next 12 months. Kevin Harwood has signed a 1 year lease agreement, and will pay \$650.00 monthly rent, and the Dunsns’ have signed a 1 year lease agreement for B&B Tires, LLC and will pay \$1,000.00 monthly rent.

Staff has no objection to the lease, as long as Tenant maintains the property in good condition, pays all associated utility, maintenance costs, and will vacate the property within 60 days after advertisement of the bid to widen and improve the section of CR510 (85th Street) near Tenant’s property.

In addition, each Tenant will be required to obtain Renter’s Insurance to keep and maintain at all times during the lease term at the Tenant’s expense.

FUNDING

The ROW purchase was expensed from the Secondary Roads Fund. The monthly rent will be deposited into Secondary Roads/Misc. Income – Acct # 109038-366090.

RECOMMENDATION

Staff recommends the Board approve the Lease Agreements for the property located at 5210 85th Street to B&B Tires, LLC, and for the property located at 5220 85th Street to Kevin Harwood, and authorize the Chairman to execute the leases on behalf of the Board.

ATTACHMENTS

- One Original Lease Agreement for Kevin Harwood
- One Original Lease Agreement for B&B Tires, LLC

APPROVED AGENDA ITEM FOR: DECEMBER 20, 2016