



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: Lease Extension – CR510 Widening and Improvements
Project Acquired Property
Kevin Harwood - 5220 85th Street, Vero Beach, FL 32967

DATE: November 15, 2017

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 evicted Joseph and Melissa Dunn who were renting the commercial outbuilding for their business, B & B Tires, LLC on May 25, 2017 due to non-payment of rent. Kevin Harwood leases the residential part of the property containing a 3 bedroom, 1 bath single family home.

The County is not planning to begin road construction near the subject property within the next 12 months, and the tenant 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.

Kevin Harwood signed a 1 year lease agreement on December 12, 2016 and is paying \$650.00 monthly rent. Staff would like to extend the lease for one year (January 1, 2018 – December 31, 2018), at the currently monthly rent of \$650.00.

Mr. Harwood has been a good tenant and maintains the property, pays all associated utility and maintenance costs. In addition, the 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 Extension for the property located at 5220 85th Street to Kevin Harwood, and authorize the Chairman to execute the extension on behalf of the Board.

ATTACHMENTS

One Original Lease Extension for Kevin Harwood

APPROVED AGENDA ITEM FOR: DECEMBER 5, 2017