

**INDIAN RIVER COUNTY, FLORIDA  
MEMORANDUM**

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

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

**FROM:** Monique Filipiak, Land Acquisition Specialist

**SUBJECT:** Right-of-Way Purchase – 58<sup>th</sup> Avenue/37<sup>th</sup> Street Intersection  
5800 37<sup>th</sup> Street, Vero Beach, FL 32966  
Owners: Woodrow Dawsey & Belinda Dawsey

**DATE:** July 1, 2020

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**DESCRIPTION AND CONDITIONS**

Woodrow Dawsey and Belinda Dawsey own a 0.58 acre parcel of property located at 5800 37<sup>th</sup> Street, Vero Beach, FL 32966. Staff approached Mr. and Mrs. Dawsey in reference to purchasing 0.04 acres of property on the east side of parcel for intersection improvements. Mr. and Mrs. Dawsey were not interested in selling a portion of the property, but were open to selling the entire parcel. The subject improved property was built in 1990 and is zoned RS-3 single-family residential (up to 3 units). The parcel is located on the northwest corner of the intersection of 37<sup>th</sup> Street and 58<sup>th</sup> Avenue, and due to right of way needs for the project, and the desire of the owner to sell the entire parcel, staff believes the acquisition of the entire parcel is the best option.

The County obtained an appraisal of the property indicating a value of \$280,000. The County offered the appraised value of \$280,000.00 to purchase the property. After a few weeks of negotiations all parties agreed on \$325,000.00 purchase price, and the County paying all closing costs which are estimated at \$3,975.00.

Mr. and Mrs. Dawsey will reside in the home for six months after the closing date, so they can find a new home and relocate. Once the necessary right-of-way has been taken from the parcel, the remaining parcel and associated structure can be sold utilizing an upcoming professional realtor services agreement.

**FUNDING**

Funds for this expenditure in the amount of \$328,975.00 is budgeted and available from Optional Sales Tax/ROW/58<sup>th</sup> Ave-37<sup>th</sup> Street turn lane, Account # 31521441-066120-15006.

**RECOMMENDATION**

Staff recommends the Board approve the Purchase Agreement in the amount of \$325,000.00 for the purchase of the 0.58 acre property located at 5800 37<sup>th</sup> Street, Vero Beach, FL 32966, closing costs in the amount of \$3,975.00, and authorize the Chairman to execute the purchase agreement on behalf of the Board. Staff also recommends that once the necessary r/w has been separated from the parcel, the Board authorize staff to obtain the services of a realtor to place the property on the market for resale.

**ATTACHMENTS**

Purchase Agreement  
Lease Agreement  
R/W Exhibit for Lot 10

**APPROVED AGENDA ITEM FOR: July 14, 2020**