

**INDIAN RIVER COUNTY, FLORIDA  
MEMORANDUM**

**TO:** Board of County Commissioners

**THROUGH:** John A. Titkanich, Jr., County Administrator

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

**FROM:** Andrew Sechen, Land Acquisition Specialist

**SUBJECT:** Right of Way Purchase from Willie James Cobb for 41<sup>st</sup> Street Left Turn Lane (EB) at US1

**DATE:** May 16, 2023

**DESCRIPTION AND CONDITIONS**

Willie James Cobb owns a 0.411-acre parcel of property located at 2155 41<sup>st</sup> Street, Vero Beach, FL 32960. The subject property consists of one vacant commercial zoned parcel located along the south side of 41<sup>st</sup> Street, between Old Dixie Highway and US1. The properties are zoned CG, General Commercial. Staff contacted Mr. Cobb to purchase 0.07 acres of right-of-way from the parcel.

The County obtained an appraisal and the appraised value is \$17,400.00 for the part being acquired from the parcel of General Commercial zoned land. Staff offered \$22,400.00 to Mr. Cobb to purchase the property. After a few weeks of negotiations all parties agreed on a \$22,400.00 purchase price with the County paying all closing costs estimated at \$700.00.

**FUNDING**

Funding for this project is programmed into the 2022 Capital improvement Element presented to the Board of County Commissioners on December 13, 2022.

Account Name	Account Number	Amount
Optional Sales Tax/ROW/ 41st Street Left Turn Lane (EB) at US1	31521441-066120-14001	\$23,100.00

**RECOMMENDATION**

Staff recommends the Board approve the Purchase Agreement in the amount of \$22,400.00, with an estimated \$700.00 in closing costs to be paid by the County for purchase of the 0.07 acres of the property located at 2155 41<sup>st</sup> Street, Vero Beach, FL 32960, and authorize the Chairman to execute the purchase agreement on behalf of the Board. The Legal Department recommends Jason Beal at Atlantic Coastal Title Company, LLC handle the closing.

**ATTACHMENTS**

Cobb Purchase Agreement

**APPROVED AGENDA ITEM FOR: June 6<sup>th</sup>, 2023**