

**INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM**

TO: John Titkanich, Jr., County Administrator
THROUGH: Kirstin Leiendecker, P.E., Acting Public Works Director
FROM: Andrew Sechen, Land Acquisition Specialist
SUBJECT: Property Exchange for Right-of-Way Acquisition
3890 Old Dixie Highway, Vero Beach, FL 32960 &
3900 Old Dixie Highway, Vero Beach, FL 32960
Golden Eagle Upholstery Services Corporation
DATE: April 29, 2024

DESCRIPTION AND CONDITIONS

Property Exchange for Right-of-Way Acquisition on 39th St was passed on 5/2/2023 with the prior owners, Carrol and Jane Collins. The Collins did not finalize the transaction in executing the deeds to swap the property with the County and sold the property within days of Board's approval to the current owner. Golden Eagle Upholstery Services Corporation is the current owner of said properties that were part of the prior approved exchange. As the exchange was never finalized and the property has now changed hands, we have brought it back to the Board for approval to ask for approval to move forward with the exchange with the current property owners. The Reason for these exchanges is an issue with the right-of-way for 39th Street is not a continuous width between Old Dixie Highway and US-1. In order to address this issue, it will require working with the property owners of the property located at 3890 Old Dixie Highway, Vero Beach, FL 32960 & 3900 Old Dixie Highway, Vero Beach, FL 32960 in an exchange of properties between the County and the property owner. The properties are both owned by Golden Eagle Upholstery Services Corporation and are zoned CG & OCR.

As part of the property exchange, Golden Eagle agrees to convey to the County the south 15.28 feet of Lot 51 of Espy's Subdivision and North 30 feet of lot 52. The County agrees in exchange to convey to Golden Eagle the south 15.27 feet of Lot 52.

The exchange process involves the advertising a Public Notice of Sale for two weeks as is required by Florida Statute. This item was noticed in a public newspaper on May 17, 2024 and May 24, 2024.

There is an advertising fee of \$285.98. There are no appraisal fees or attorney's fees for the exchange of the subject properties.

FUNDING

Funding for the advertising fee of \$285.98 is budgeted and available in Account No. 10924741-034910, Secondary Roads/Real Estate/Legal Advertisement.

RECOMMENDATION

Staff recommends the Board authorize the Chairman to execute the Resolution adopting the exchange of the property, as well as the Real Estate Exchange Agreement on behalf of the Board.

ATTACHMENTS

Real Estate Exchange Agreement
Resolution for Golden Eagle Property Exchange
Exhibit A
Exhibit B
Exhibit C

APPROVED AGENDA ITEM FOR: June 4, 2024