

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: Right-of-Way Acquisition - 66th Avenue Widening Project
 Owner: Eugene M. Eichelberger
 6700 65th Street, Vero Beach, FL 32967
DATE: July 10, 2019

DESCRIPTION AND CONDITIONS

Public Works is progressing with Right-of-Way acquisition for the planned improvements of 66th Avenue between 49th Street - 69th Street. The proposed improvements include widening the existing two-lane roadway to a four lane divided roadway, traffic signals, bridge replacement, drainage improvements, grassed or landscaped median and sidewalks.

Eugene M. Eichelberger owns a 4.39 acre parcel which is zoned A-1. To accommodate the future planned improvements on 66th Avenue, the County needs to acquire 0.34 acres of the parcel for right-of-way purposes and needs a 10 foot Temporary Construction Easement.

The County obtained an appraisal of the property indicating a value of \$12,500.00.

Land Value Part Taking	\$ 8,500.00
Estimated Value of Improvements	<u>\$ 4,000.00</u>
Total Just Compensation	\$12,500.00

The County offered \$12,500.00 for the 0.34 acres of right-of-way, and an additional \$5,500.00 for the relocation of fence, gate and other items. Mr. Eichelberger counter-offered requesting \$17,500.00 for the right-of-way. After several months of negotiations the County and the landowner agreed on \$5,500.00 for the relocation of fence, gate etc. and \$17,500.00 to purchase the right-of-way with a total purchase price of \$23,000.00.

FUNDING

Funding for the ROW in the amount of \$23,000.00 is budgeted and available in Account No. 10215241-066120-07806, Traffic Impact Fees/District 2/ROW/66th Avenue (49th St - 69th St).

RECOMMENDATION

Staff recommends the Board approve the Purchase Agreement of \$23,000.00 for the 0.34 acres of property located at 6700 65th Street, Vero Beach, FL 32967, and authorize the Chairman to execute the purchase agreement on behalf of the Board.

ATTACHMENTS

- Purchase Agreement
- Temporary Construction Easement

APPROVED AGENDA ITEM FOR: August 13, 2019