



Office of

Attorney's Matters September 24, 2024

**INDIAN RIVER COUNTY
ATTORNEY**

Jennifer W. Schuler, County Attorney
Susan J. Prado, Deputy County Attorney
Christopher A. Hicks, Assistant County Attorney

TO: Board of County Commissioners

THROUGH: John Titkanich, Jr., County Administrator

FROM: Susan J. Prado, Deputy County Attorney

DATE: September 19, 2024

SUBJECT: Purchase of Parcel of Property for Fire Station #15

The County has been searching for a location for the future site of Fire Station #15. The proposed site is 9010 87th Street, Vero Beach, FL 32967 (hereinafter "property"). The property is a 10.50-acre parcel and is zoned RS-3, residential up to 3 units per acre. It is located on the west side of County Road 510 or 90th Ave, just south of Sebastian River High School and West of the proposed future development of Blue water bay. To the west of the parcel sit single family residential homes as part of the Vero Lake Estates Subdivision Unit A. This station would serve the Sebastian High School, Vero Lake estates and any other immediately surrounding communities along 90th Avenue. Staff has been searching for an available location that is situated in this area that provides for prompt response times to calls for service.

The purchase and sale agreement (hereinafter "agreement") is in the amount of \$1,350,000.00 (One Million and Three Hundred and Fifty Thousand and 00/100 Dollars.) The seller is requiring a restriction to be recorded on the deed restricting the future use of the property to a fire station and other governmental uses. This will permanently restrict the use of the property to these uses and would impede the County from selling the property if needed in the future. In order to construct a fire station in this zoning district an administrative permit would need to be obtained, please see IRC Code Section 911.07. As far as the remainder of the parcel which would not be used for the fire station there may need to be a rezoning depending on the proposed use. The future land use would need to be taken into consideration for this and it is currently set for future land use of L-1 low density.



Figure 1. Aerial view of Gene Perry's/Estate Property

Funding:

Funding in the amount of \$781,175 is budgeted in the current fiscal year in Optional Sales Tax/Fire Services/All Land/Fire Rescue Station #15, Account # 31512022-066110-20032. The additional monies of \$561,825 will be funded with a Budget Amendment from Optional Sales Tax/Cash Forward.

Recommendation:

Staff seeks the position of the Board on whether to enter into the purchase and sale agreement for the proposed Fire Station #15 site. If the Board chooses to approve the Purchase and Sale Agreement, please also authorize the Chairman to execute same.

Attachment(s):

Purchase and Sale Agreement