

## RESOLUTION NO. 2025-\_\_\_\_\_

### A RESOLUTION OF INDIAN RIVER COUNTY, FLORIDA, APPROVING AN EXCHANGE OF PROPERTY WITH SEBASTIAN RIVER IMPROVEMENT DISTRICT.

**WHEREAS**, Sebastian River Improvement District owns property located on 74<sup>th</sup> Avenue, Vero Beach, Florida; and

**WHEREAS**, Indian River County holds certain property not needed for County purposes, and such property may, to the best interest of the County, be exchanged for other real property which the County may desire to acquire for County purposes; and

**WHEREAS**, pursuant to Florida Statute 125.37, a notice setting forth the terms and conditions of the exchange has been published once a week for two weeks in a newspaper of general circulation published in the county; and

**WHEREAS**, Sebastian River Improvement District owns the above listed property where 74<sup>th</sup> Avenue is located; and

**WHEREAS**, Indian River County and Sebastian River Improvement District are proposing an exchange of real property within Indian River County, with the terms and conditions of the exchange as follows:

1. The County shall deed to Sebastian River Improvement District a parcel of land lying in the Southeast  $\frac{1}{4}$  of Section 36, Township 32 South, Range 38 East, Indian River County, Florida, and being described as follows:

The West 40.00 feet of the East 80.00 feet of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 36, Township 32 South, Range 38 East;

Less and excepting the Sebastian River Drainage District Sub-Lateral "C-15" Canal right of way.

## RESOLUTION NO. 2025-\_\_\_\_\_

2. Simultaneously, Sebastian River Improvement District shall deed to Indian River County a parcel of land lying in the Southeast  $\frac{1}{4}$  of Section 36, Township 32 South, Range 38 East, Indian River County, Florida, and being described as follows:

Commencing at the Southeast corner of said Section 36, run N00°17'28", along the East section line of said Section 36, for a distance of 90.00 feet to the point of beginning of the herein described parcel of land;

From the point of beginning run N89°43'43"W for a distance of 40.00 feet to a point; said point being on the North right of way line of 26<sup>th</sup> Street; thence depart said North right of way line and run N00°17'28"E along a line 40.00 feet West of and parallel with the East section line of said Section 36, for a distance of 2,428.25 feet to a point; thence run N22°06'53"E for a distance of 107.60 feet to a point; said point being the intersection of the South right of way line of 33<sup>rd</sup> Street and the east section line of said Section 36; thence run S00°17'28"W, along the east section line of said Section 36, for a distance of 2528.13 feet to the point of beginning.

Said parcel of land contains approximately 2.28 acres (99,127.53 sq./ft)

3. Sebastian River Improvement District shall escrow with Indian River County Tax Collector, any real estate taxes which may be due, pro rated as of the date of closing.
4. Each party shall bear its own costs including documentary stamps and recording fees, if any, for the property it acquires. Each party will be responsible to provide its own title insurance at its own expense as to the property it acquires. Each party shall bear its own attorney's fees.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA,** that the exchange of real property pursuant to the terms and conditions set out above are hereby approved and the Chairman or Vice Chairman is authorized to execute this resolution and any and all instruments necessary to effectuate the exchange.

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The resolution was moved for adoption by Commissioner \_\_\_\_\_, and the motion was seconded by Commissioner \_\_\_\_\_, and, upon being put to a vote, the vote was as follows:

Joseph E. Flescher, Chairman	_____
Deryl Loar, Vice Chairman	_____
Susan Adams	_____
Joseph H. Earman	_____
Laura Moss	_____

The Chairman thereupon declared the resolution duly passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 2025.

BOARD OF COUNTY COMMISSIONERS  
INDIAN RIVER COUNTY, FLORIDA

By \_\_\_\_\_  
Joseph E. Flescher, Chairman

BCC approved: \_\_\_\_\_

ATTEST: Ryan L. Butler, Clerk of Circuit Court and Comptroller

By: \_\_\_\_\_  
Deputy Clerk

Approved as to form  
and legal sufficiency:

By: \_\_\_\_\_  
Susan J. Prado  
Deputy County Attorney