



**INDIAN RIVER COUNTY, FLORIDA
INTEROFFICE MEMORANDUM**

**Parks & Recreation – Conservation Resources /
Department of General Services**

Date: September 24, 2021

To: Jason E. Brown, County Administrator

Thru: Michael C. Zito, Assistant County Administrator
Kevin Kirwin, Director Parks & Recreation

From: Beth Powell, Asst. Director Parks & Conservation Resources

Subject: Approval of a State Submerged Lands Lease Renewal on Boat Club Island
(aka Spoil Island IR25) – BOT File No. 310345813

DESCRIPTIONS AND CONDITIONS

Boat Club Island, also known as Spoil Island IR25, is located in the Indian River Lagoon west of the Intracoastal Waterway Channel, approximately one-half mile north of Grand Harbor Marina. The island is owned by the State Board of Trustees of the Internal Improvement Trust Fund (BTITF). Indian River County entered into a 10-year Management Agreement in 1996 for the purpose of provided boating recreation activities on the island. This agreement eventually transitioned to a Sovereignty Submerged Lands Lease Fee Waived Lease with the construction/repairs of the docks.

On February 17, 2015, the Board approved a renewal of the five-year Sovereignty Submerged Lands Fee Waived Lease with the State for use and maintenance of the southern portion of the island. The lease renewal ran through January 25, 2020, and has since expired. The renewal notice from BTITF was sent to Roland Deblois (retired Community Development) on January 4, 2021, however that lease agreement was not received by staff and did not get renewed. A notice was received in August 2021 by Parks/Conservation staff and is now being brought to the Board for consideration.

This renewal will be effective retroactively from January 20, 2020, and run through for a period of five years to January 20, 2025. The lease allows the County to maintain the two public access docks for the purpose of temporary mooring of recreational vessels in conjunction with an upland picnic area. Grand Harbor Community Association, Inc. (GHCA) has a Maintenance Agreement for volunteer work associated with the public use facilities which expires January 25, 2025. GHCA has indicated that they would like to be released from the Maintenance Agreement. The Vero Beach Yacht Club (VBYC) has expressed an interest in entering into a maintenance agreement with the County in order to provide regular volunteer work days to maintain the leased area. The VBYC

currently has a maintenance agreement with the Florida Department of Environmental Protection for the northern section of the island.

ANALYSIS

As reflected in the lease renewal (and in the past leases), public access docks on the island are to be used “exclusively for temporary mooring of recreational vessels in conjunction with an upland public recreational area on spoil island IR25.” The lease renewal is a “fee waived” lease, which reflects public use and forgoes an annual lease fee that would otherwise be charged by the State. Although there is no annual fee associated with the proposed five-year renewal, there is a “one-time” administrative processing fee of \$692.31 charged by the State for the five-year lease renewal.

FUNDING:

As previously indicated, the lease renewal will result in no annual lease fee; however, the State administrative processing fee of \$692.31 for the five-year lease renewal is proposed to be paid from the General Fund/Conservation Lands/Licenses & Permits account, number 00121572-034970.

Account Name	Account Number	Amount
General Fund/Conservation Lands/ Licenses & Permits	00121572-034970	\$692.31

RECOMMENDATION:

Staff recommends that the Board of County Commissioners approve the attached sovereignty submerged lands fee waived lease renewal for Boat Club Island (Spoil Island IR-25), and authorize the Board Chairman to sign the lease on behalf of the County.

ATTACHMENT:

Sovereignty Submerged Lands Fee Waived Lease Renewal and attachments.

APPROVED AGENDA ITEM FOR OCTOBER 12, 2021