



Office of  
**INDIAN RIVER COUNTY  
ATTORNEY**

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Dylan Reingold, County Attorney  
William K. DeBaal, Deputy County Attorney  
Susan J. Prado, Assistant County Attorney

**MEMORANDUM**

**TO:** Board of County Commissioners

**FROM:** Dylan Reingold, County Attorney

**DATE:** August 2, 2019

**SUBJECT:** Fourth Amendment to Collateral Development Agreement Related to Jackie Robinson Training Complex

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**BACKGROUND.**

On August 29, 2001, Los Angeles Dodgers, Inc. and Vero Acquisition, LLLP executed a Collateral Development Agreement (the "Agreement"), which included a Master Site Plan for the development of what is now referred to as the Jackie Robinson Training Complex and adjacent properties. In 2004, DT Commons, LLC obtained the triangle shaped property located south of Aviation Boulevard, adjacent to the Jackie Robinson Training Complex (the "Property"), which is subject to the Agreement. The Agreement has been amended three times and now DT Commons is requesting that the Indian River County Board of County Commissioners approve a Fourth Amendment to Collateral Development Agreement (the "Amendment"), which will release the Property from the Agreement and allow for the development of the Property for retail, restaurant, and entertainment facilities, hotel, multi-family, residential, personal services and professional offices. The Amendment will also allow for other uses otherwise permitted by the City of Vero Beach zoning code provided such uses are compatible with the Jackie Robinson Training Complex. It should be noted that except for the Property, and the property along Aviation Boulevard and Flight Safety Drive owned by Star Suites by Riverside Theatre, LLC, the entire area depicted in the Master Site Plan is owned by Indian River County.

Under the Amendment, one or both of the two "Historic Dodgertown" signs will be relocated as part of the site plan process for the Property. The expenses for the relocation and maintenance of the sign will be handled in accordance with the Amended and Restated Facility Lease Agreement with Verotown, LLC. Additionally, DT Commons will deed Tommy Lasorda Lane to Indian River County. Thus, Indian River County will now have ownership of both Flight Safety Drive and Tommy Lasorda Lane. Indian River County will allow a driveway access from the Property to Tommy Lasorda Lane and Flight Safety Drive, the locations of which will be determined by the County through the County right-of-way permit process.

**FUNDING.**

The costs of recording the amendment and the deed will be borne by Collins Brown Barkett, Chartered.

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**RECOMMENDATION.**

The County Attorney's Office recommends that the Indian River County Board of County Commissioners approve the Fourth Amendment to Collateral Development Agreement and authorize the chair to sign the Fourth Amendment after review and approval by the County Attorney.

**ATTACHMENT**

Fourth Amendment to Collateral Development Agreement without attachments