

Indian River County Florida

*Indian River County Administration Complex
1801 27th Street, Building A
Vero Beach, Florida, 32960-3388
www.ircgov.com*



Meeting Minutes - Final

Tuesday, September 4, 2018

11:00 AM

Special Call Meeting

Commission Chambers

Board of County Commissioners

Peter D. O'Bryan, Chairman, District 4

Bob Solari, Vice Chairman, District 5

Susan Adams, District 1

Joseph E. Flescher, District 2

Tim Zorc, District 3

Jason E. Brown, County Administrator

Dylan Reingold, County Attorney

Jeffrey R. Smith, Clerk of the Circuit Court and Comptroller

1. CALL TO ORDER

Rollcall

Present: 5 - Chairman Peter O'Bryan
Vice Chairman Bob Solari
Commissioner Susan Adams
Commissioner Joseph Flescher
Commissioner Tim Zorc

2.A. A MOMENT OF SILENT REFLECTION FOR FIRST RESPONDERS

2.B. INVOCATION

Commissioner Susan Adams

3. PLEDGE OF ALLEGIANCE

Commissioner Tim Zorc

4. ADDITIONS/DELETIONS TO THE AGENDA / EMERGENCY ITEMS

Chairman O'Bryan requested the following additions to the agenda:

Add: A review by County Attorney Dylan Reingold on the negotiations by the Board for the 35-acre Dodgertown Golf Course Parcel.

Add: A review by Community Development Director Stan Boling on the zoning and land use on the 35-acre Dodgertown Golf Course Parcel.

A motion was made by Vice Chairman Solari, seconded by Commissioner Flescher, to approve the Agenda as amended. The motion carried by the following vote:

Aye: 5 - Chairman O'Bryan, Vice Chairman Solari, Commissioner Adams, Commissioner Flescher, and Commissioner Zorc

ADD: Review by County Attorney

County Attorney Dylan Reingold briefed the public on the purpose of the Special Call Meeting. He explained that County Administrator Jason Brown was informed that the City of Vero Beach, at their September 4, 2018 evening meeting, would be considering an agreement for the purchase and sale of 35-acres at 43rd Avenue and 26th Street, adjacent to the Historic Dodgertown facility. He pointed out that County Administrator Brown sought direction on how to address this issue with the Board of County Commissioner and one way was to hold an open-to-the-public Sunshine Law meeting.

ADD: Review by Community Development Director Stan Boling

Community Development Director Stan Boling shared information from the City's Comprehensive Plan and Zoning Regulations. He described the 35-acre parcel

location which lies entirely within the City and detailed the City's Industrial Land Use classification ALI-MC (Airport Light Industrial) which allows a broad range of zoning districts and supporting uses in that area.

5. COUNTY ADMINISTRATOR MATTERS

5.A. [18-2237](#) Discussion on the ± 35 Acre Golf Course Property Adjacent to Historic Dodgertown

Recommended Action: Staff recommends that the Board of County Commissioners approve Alternative 2, which is to make an offer to the City for a portion of the property. Based upon staff's analysis, approximately half of the parcel should satisfy the parking needs for Historic Dodgertown

Attachments: [Staff Report](#)
[Aerial Parking Map](#)
[Parking License Agreement](#)
[Interlocal Agreement](#)
[City of Vero Beach Proposed Agreement for Sale and Purchase](#)
[Property Appraisal September 29, 2015](#)

County Administrator Jason Brown wanted to discuss the 35-acre parcel adjacent to Dodgertown with the Board prior to the City of Vero Beach (City) Council Meeting on Tuesday, September 4, 2018. He explained that the City was considering selling the 35-acre parcel adjacent to Dodgertown to a potential buyer.

In his PowerPoint Presentation, Administrator Brown gave a background of the parcel adjacent to Historic Dodgertown and pointed out the importance of this parcel from a historical perspective. He informed the Board of the parking license agreement with the City and detailed the parking areas for large events. He pointed out that going forward, the County needed to secure the ability to house these large events and had a vested interest in what development was planned for the site because the parcel had to be a compatible use with the Dodgertown Facility.

Administrator Brown mentioned that the potential buyer's current offer on the 35-acre parcel was \$2.1 million and that the parcel was appraised at \$3.5 million two years ago. He felt it was a good opportunity to purchase the 35-acre parcel at a reasonable price and expressed his concerns with the language in the current purchase agreement. He discussed the economic benefits of the Dodgertown Facility and pointed out that the 35-acre parcel could be key in locking down the long-term future of the facility. He clarified that parking was just one of the concerns, but also that nothing interferes with the success the County has had with preserving Historic Dodgertown.

Administrator Brown reviewed five alternatives for the Board's consideration, with staff recommending Alternative 2, purchasing a portion of the 35-acre parcel. The Board asked Administrator Brown about green space and event parking, with

Commissioner Flescher recommending Alternative 1, purchasing the entire 35-acre parcel. Discussion ensued regarding Major League Baseball purchasing the 35-acre parcel, event parking, and the possibility of a stormwater project at the main relief canal.

Chairman O'Bryan mentioned that he had spoken with City Mayor Harry Howle regarding the County's purchase of a portion of the 35-acre parcel of which the Mayor indicated that the potential buyer was not very interested, but in an email to County Administrator Brown they would be willing to work with the County post-purchase.

The Chairman opened the floor for public comment.

Alma Lee Loy, Former County Commissioner, spoke in response to the County's interest in purchasing the property.

Councilwoman Laura Moss, City of Vero Beach, spoke of the June 2005 City Council meeting regarding purchase of the 35-acre parcel and the intention of the City when purchasing the property. She invited the Community to attend the City Council Meeting on September 4, 2018.

Ruth Stanbridge, Indian River County Historian, highlighted the cultural history of Historic Dodgertown in her video clip.

Joseph Paladin, President of Black Swan Consulting, supported purchasing the entire parcel to keep the history of Dodgertown.

Terry Borcheller, partners with the potential buyer, was committed to working with the County and Major League Baseball.

Fred Augenstein, 179 Caprona Street, Promoter of the Jackie Robinson Celebration Game, spoke of the civil rights history portion of Dodgertown and its golf course.

Linda Hillman, 2315 18th Avenue, opposed the sale of the property by the City of Vero Beach. She felt the parcel should be preserved and supported the County purchasing the entire parcel.

Danny Delise, 2950 U.S. Highway 1, wanted to preserve the Dodgertown Property with a Public-Private Partnership for a Sports Complex.

A discussion ensued amongst the Board and Administrator Brown regarding the cost of the property with the upcoming Amendments 1, 2 and 5, and funding options to purchase the parcel. Administrator Brown addressed the funding options including a

combination of Tourist Tax Fund reserves and the Optional Sales Tax fund.

Richard Baker, President of Pelican Island Audubon Society, wanted the County to purchase the entire parcel to preserve Historic Dodgertown.

Michael Kint, 6255 59th Court, as a Citizen and not in any official capacity, appreciated the historic element of Dodgertown and wanted to preserve it.

Andrew Kennedy, 2050 U.S. Highway 1, represented the owner of D.T. Commons near Dodgertown, a property used for parking during Dodgertown events, asked if County staff could notify him of any changes to the Dodgertown Parcel.

A discussion ensued amongst the Board in support of Alternative 1, purchasing the entire 35-acre parcel with a mixture of Tourist Tax and Optional Sales Tax Funds, and the need for a plan in the future for the acquisition of properties. The Board expressed their concerns that if only Tourist Tax Dollars were used to purchase the parcel, it could restrict the options for development.

A motion was made by Commissioner Flescher, seconded by Commissioner Adams, to approve Alternative 1, to make an offer to the City of Vero Beach to purchase the entire 35-acre parcel adjacent to Dodgertown with funding available from a combination of the Tourist Tax Fund and the Optional Sales Tax Fund reserves. The motion carried by the following vote:

Aye: 4 - Chairman O'Bryan, Commissioner Adams, Commissioner Flescher, and Commissioner Zorc

Nay: 1 - Vice Chairman Solari

County Administrator Brown made the argument that offering a price matching the current buyer's offer in the amount of \$2.1 million for the 35-acre parcel may be favorable for the County. He explained that the plans for the parcel would align with the City's original intentions when they had purchased the property. He asked the Board for authorization to present an offer to the City in the amount of \$2.1 million at their September 4, 2018 meeting, as well as some flexibility, but did not want a bidding war.

A discussion followed on submitting a matching price of \$2.1 million to the City, with Chairman O'Bryan pointing out that under the plan with the current buyer, the City would be generating additional revenue. He felt that the Board needed to make a better offer to offset any ad valorem revenue or sales tax, but agreed that he did not want to start a bidding war.

A discussion ensued amongst the Board whether to offer the City an amount slightly higher than the current buyer's offer.

A motion was made by Commissioner Flescher, seconded by Chairman O'Bryan, to authorize the County Administrator to make a purchase offer of \$2.4 million to the City of Vero Beach for the entire 35-acre parcel adjacent to Dodgertown (a.k.a. Dodgertown Golf Course). The motion carried by the following vote:

Aye: 3 - Chairman O'Bryan, Commissioner Adams, and Commissioner Flescher

Nay: 2 - Vice Chairman Solari, and Commissioner Zorc

6. ADJOURNMENT

There being no further business, the meeting adjourned at 12:51 p.m.