



Office of  
**INDIAN RIVER COUNTY**  
**ATTORNEY**

Consent 02/12/2019

Dylan Reingold, County Attorney  
William K. DeBraul, Deputy County Attorney  
Kate Pingolt Cotner, Assistant County Attorney

## MEMORANDUM

TO: Board of County Commissioners

THROUGH: Jason E. Brown, County Administrator

FROM: William K. DeBraul, Deputy County Attorney

DATE: February 8, 2019

SUBJECT: Agreement to Purchase and Sell the Dodgertown Golf Course Property

On January 22, 2019, the Board of County Commissioners approved a revised offer to purchase the former Dodgertown Golf Course (the Property) from the City of Vero Beach. The Property is located at the southeast corner of Aviation Boulevard and 43<sup>rd</sup> Avenue and lies adjacent to the County owned Historic Dodgertown Complex. The revisions to the offer included:

- An increase to the purchase price to \$2,450,000.
- Deed restrictions to the 35.24 acres, which are:
  - Granting the City of Vero Beach a right of first refusal to purchase the property if the lease with Major League Baseball is terminated.
  - The Property will be used for passive recreation, environmental projects or activities that are ancillary to and consistent with the use of the Dodgertown property by Verotown, LLC.
- Planting additional trees and landscaping along the east side of 43<sup>rd</sup> Avenue upon completion of the SR 60/43<sup>rd</sup> Avenue Improvement Project.
- Construction of a walking/jogging trail on the Property.

On February 5, 2019, the City Council approved the revised offer by a vote of 4-1, with one change: removal of the WHEREAS clause that references the use of the Property as a hotel site. That clause has been removed from the attached Agreement to Purchase and Sell.

**Funding:** Funding for the \$2,450,000 purchase is available from a combination of Tourist Tax Fund reserves (119) for \$250,000 and Optional Sales Tax Fund reserves (315) for the remaining balance of \$2,200,000.

**Recommendation.** Staff recommends the Board review the revised terms of the Agreement to Purchase and Sell for the Dodgertown Golf Course Property and authorize the Chairman to execute the Agreement on behalf of the Board.

Attachment: Agreement to Purchase and Sell

Copies to: Stan Boling, Community Development Director  
Richard B. Szyrka, P.E., Public Works Director  
Michael Zito, Assistant County Administrator