



Office of Attorney's Matters 04/09/2019  
**INDIAN RIVER COUNTY**  
**ATTORNEY**

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

**MEMORANDUM**

TO: Board of County Commissioners

THROUGH: Jason E. Brown, County Administrator

FROM: William K. DeBaal, Deputy County Attorney

DATE: April 5, 2019

SUBJECT: Lease Agreement with the City of Vero Beach for the Dodgertown Golf Course Pro Shop/Golf Cart Building

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On January 22, 2019, the Board of County Commissioners approved a revised offer to purchase the former Dodgertown Golf Course from the City of Vero Beach. The City approved the revised offer on February 5, 2019 with the deletion of one whereas clause, which was approved by the Board on February 12, 2019. The City has asked to continue using the former Dodgertown Golf Course Pro Shop/Golf Cart Building (Building) as a storage facility for the City's Recreation Department items after the closing on the Property. The terms of the proposed Lease are as follows:

- The initial term would be for six months, renewable for four additional three month terms.
- The City would not store their mobile stages at the site.
- The rent would be \$1.00 per month.
- The City would agree to allow the County to use the grass parking lots on the north side of Aviation Boulevard up to 3 times in three years from the date of the Lease at no cost to the County.
- The City would be responsible for all utilities and maintaining the Building and the grounds surrounding the Building.

Staff has no objection to the Lease Agreement as it has no current use for the Building. Once the County formulates plans to make the improvements to the property, the Lease will either be terminated or allow it to end on its own terms.

**Funding:** There is no impact to County funding as a result of the lease. Staff estimates a fair market value for a lease of air conditioned and non-air conditioned storage space of this size would be \$850.00 per month.

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**Recommendation.** Staff recommends the Board approve the terms of the Lease Agreement for the Dodgertown Golf Course Pro Shop/Golf Cart Building and authorize the Chairman to execute the Lease on behalf of the Board.

Attachment: Lease Agreement

Copies to: Richard B. Szpyrka, P.E., Public Works Director  
Michael Zito, Assistant County Administrator