



*Office of the*  
**INDIAN RIVER COUNTY  
ADMINISTRATOR**

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Jason E. Brown, County Administrator  
Michael C. Zito, Assistant County Administrator

**MEMORANDUM**

**TO:** Members of the Board of County Commissioners

**FROM:** Jason E. Brown  
County Administrator

**DATE:** December 20, 2018

**SUBJECT:** Historic Dodgertown: Acquisition of Flight Safety Drive and Dodger Road Parcels

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On December 18, 2018, the Board of County Commissioners approved the Amended and Restated Facility Lease Agreement with Major League Baseball (as the new owner of Verotown) for Historic Dodgertown. In order to ensure full access and control into Historic Dodgertown through Flight Safety Drive, staff has been working with Star Suites on an agreement to purchase the 1.03± acre parcel containing Flight Safety Drive from Aviation Blvd., as well as the 0.46± acre parcel containing Dodger Road along the south side of the Star Suites property. This purchase will also ensure ownership and control of an area that has been utilized to access Practice Fields 5 & 6 east of the Conference Center. Please see the attached map showing the parcels to be acquired along with an aerial showing the facility in relation to the parcels. It should be noted that the Facility Lease Agreement requires that the County provide access to the facility through these parcels.

Per the agreement, the County will pay \$99,750 for both parcels, which total 1.49± acres, which is equivalent to \$1.54 per square foot (\$66,946 per acre). An appraisal from 2016 obtained by the County for all three parcels (2.52± acres total), excluding the Flight Safety Drive parcel, valued the property at \$550,000. This amounts to \$5.00 per square foot (\$218,254 per acre). Star Suites will, prior to closing, repair and resurface Flight Safety Drive from Aviation Blvd. to the Historic Dodgertown entrance at an estimated cost of about \$13,000. The County will reimburse Star Suites for the cost of asphalt totaling \$5,250.

**Funding**

Funding for this purchase in the amount of \$105,000, including the cost of asphalt is available from One Cent Sales Tax Reserves (account number 315039-389040).

### **Staff Recommendation**

Staff recommends that the Board of County Commissioners approve the purchase of the two parcels as detailed above, and authorize the Chairman to execute the attached purchase agreement.

### **Attachments**

Agreement to Purchase and Sell Real Estate  
Map of parcels  
Aerial of Historic Dodgertown and parcels