



*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:** July 10, 2017

**SUBJECT:** Florida Institute of Technology (FIT) Request for Proposal for qualified buyers to bid for the purchase of the Vero Beach Marine Laboratory Property

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**DESCRIPTIONS AND CONDITIONS:**

On June 1, 2017, Florida Institute of Technology issued a Request for Proposal (RFP) for the sale of the Vero Beach Marine Laboratory property, located at 805 46<sup>th</sup> Place East, adjacent to the Tracking Station Park. The parcel is 4.09 Acres zoned R-S3, has approximately 525 feet of direct oceanfront, is valued at \$2,117,030 for the land and buildings by the Indian River County Property Appraiser, and is offered "as-is".

Response to the RFP must be by sealed proposals, and be submitted on or before August 1, 2017.

**ANALYSIS:**

Staff attended the pre-proposal tour to do a preliminary inspection of the site. Upon completion of this site visit, staff prepared the following comments:

**Benefits to acquiring Florida Tech Parcel (Pros)**

- Increase the level of Service (Public Beach Access)
  - Additional parking
  - Location for additional park amenities
    - Pavilions
    - Grills
    - Playgrounds, etc.

- Public Health and Safety
  - The current Tracking Station Park can be redesigned to eliminate the blind spot that exists along the south-west park boundary and the current Florida Tech parcel's north-west boundary.
  - Provides direct emergency/heavy equipment beach access to the beach
- Reduces the potential for residential development within the Coastal High Hazard Area.
- Potential staging area for major functions of the County's Habitat Conservation Plan relative to sea turtle monitoring, strandings, and increased public education/outreach opportunities.

Potential Issues (Cons)

- Land purchase is As-Is
  - Unknown additional costs at this time
    - Demolition of structures
    - Environmental Site Assessments – Phase 1
      - Need to assure no hazardous materials are onsite
    - Park Development Costs

**RECOMMENDATION:**

Staff requests the Board of County Commissioners provide direction on its interest in responding to the Request for Proposal for the Florida Institute of Technology Vero Beach Marine Laboratory Property.

Attachment: Request for Proposal Document