



**INDIAN RIVER COUNTY, FLORIDA**  
**AGENDA ITEM**  
**Assistant County Administrator /**  
**Department of General Services**

**CONSENT**  
**BCC 12-04-2018**

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**Date:** November 8, 2018  
**To:** The Honorable Board of County Commissioners  
**Thru:** Jason E. Brown, County Administrator  
**From:** Michael C. Zito, Assistant County Administrator  
**Subject:** Deputy Occupancy Lease/License Agreements

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**BACKGROUND:**

The County has entered into license or lease occupancy agreements of varying duration with Deputies of the Indian River County Sheriff's Office at Gifford Park, Donald MacDonald Campground, and the Fairgrounds (Collectively, the "Agreements"). All of the Agreements permit residential occupancy to the Deputy in exchange for specified security services. The Gifford Park Lease Agreement includes a dwelling located on County owned property. The License Agreements at Donald MacDonald Campground ("Campground") and the Fairgrounds permit placement of mobile homes owned by the Deputies on County owned property. The terms of all three Agreements are due to expire in December of 2018 each including a mutual option to renew. The Gifford Park lease provides for auto renewal by mutual agreement pursuant to the terms of the current lease. With respect to the Campground and Fairgrounds license agreements, County Staff desires to memorialize new license agreements in lieu of renewals in order to add pertinent language. All of the Agreements still contain consecutive 2-year auto renewal terms upon mutual agreement of the parties.

**ANALYSIS AND ALTERNATIVES:**

The deputies continue to perform their obligations and the Parks Division desires to continue these arrangements according to the terms specified in the respective agreements. In order to maximize efficiencies in monitoring the renewal dates of the Agreements, Staff is proposing to extend each of the Agreements to December 31, 2020 with (2) consecutive two-year, auto renewal cycles, thereafter. The Gifford Park lease already has consecutive 2-year renewal periods remaining. This will enable all three-deputy leases to expire or renew in December of 2020.

The primary change in the new license agreements at the Campground and Fairgrounds is the elimination of the County's obligation to reimburse the resident deputies up to \$75 per month for electric fees. The Gifford Lease Agreement does not impose this obligation upon the County. Additionally, the County has added specific language with respect to security obligations at the Fairgrounds and Campground including daily drives through the Parks when practicable.

**FUNDING:**

No funding required.

**RECOMMENDATION:**

Staff respectfully requests that the Board authorize renewal of the existing Gifford Park lease; the termination of the existing License Agreements at Donald MacDonald Campground and the Indian River County Fairgrounds; and, authorize the Chairman to execute the License Agreements for Donald MacDonald Park and the Indian River County Fairgrounds.

**ATTACHMENTS:**

License Agreement - Donald MacDonald Park  
Licence Agreement - Fairgrounds  
Lease Agreement – Gifford Park.  
E-mail correspondence from Gifford Park Tenant

**APPROVED AGENDA ITEM FOR DECEMBER 4, 2018**