

4-A)

RESOLUTION NO. 2015- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VERO BEACH, FLORIDA, DETERMINING THAT CERTAIN CITY-OWNED REAL PROPERTY COMPRISING ± 35.24 ACRES LOCATED SOUTH OF 26TH STREET AND EAST OF 43RD AVENUE, COMMONLY REFERRED TO AS THE “DODGERTOWN GOLF COURSE,” IS NO LONGER NEEDED BY THE CITY AND AUTHORIZING THE CITY MANAGER TO OFFER SAID REAL PROPERTY FOR SALE; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 2-372 of the Code of Ordinances of the City of Vero Beach (“Code”) the City Council may, after a public hearing, make a determination that real property owned by the City is no longer needed and upon such a determination such real property may be sold by bid, auction with reserve, or negotiated sale or exchange, subject where appropriate, to a minimum price established through a M.A.I. appraisal that certifies the market value of such real property; and

WHEREAS, the City Council has been requested to make such a determination as to that certain City-owned property comprising ± 35.24 acres lying south of 26th Street and east of 43rd Avenue, commonly referred to as the Dodgertown Golf Course, and to authorize disposition of said real property pursuant to Code section 2-372; and

WHEREAS, notice of this Resolution regarding the sale, exchange, or auction of the subject real property by the City has been published pursuant to Code section 2-372,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VERO BEACH, FLORIDA, AS FOLLOWS:

Section 1 — Adoption of “Whereas” clauses.

The foregoing “Whereas” clauses are hereby adopted and incorporated herein.

Section 2 — Determination that real property not needed.

The City Council, after a public hearing on this matter, hereby finds and determines that the certain City-owned real property comprising ± 35.24 acres lying south of 26th Street and east of 43rd Avenue, commonly referred to as the Dodgertown Golf Course, as more fully described and depicted in Exhibit “A,” attached hereto and incorporated herein, is no longer needed by the City of Vero Beach.

Section 3 — Sale and disposition.

The City Manager is hereby authorized to offer the subject real property for sale pursuant to Code section 2-372 by bid, auction with reserve, or negotiated sale, subject to a minimum price established through a M.A.I. appraisal that certifies the market value of such real property, and sale of the property being subject to final City Council approval.

Section 4 — Conflict and severability.

The provisions of this Resolution shall control over those provisions of previously adopted resolutions in conflict herewith. If any provision of this Resolution is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions.

Section 5 — Effective Date.

This Resolution shall become effective upon adoption by the City Council.

This Resolution was read for the first time on the 20th day of October 2015 and was advertised on the _____ day of _____ 2015 and on the _____ day of _____ 2015 for a public hearing to be held on the 17th day of November 2015, at the conclusion of which hearing it was moved for adoption by Councilmember _____, seconded by Councilmember _____, and adopted by the following vote:

Mayor Richard G. Winger _____
Vice-Mayor Jay Kramer _____
Councilmember Amelia Graves _____
Councilmember Pilar E. Turner _____
Councilmember Randolph B. Old _____

ATTEST:

CITY OF VERO BEACH, FLORIDA

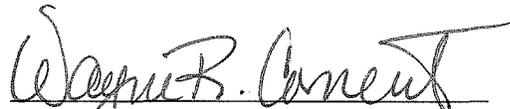
Tammy K. Vock
City Clerk

Richard G. Winger
Mayor

[SEAL]

Approved as to form and legal
sufficiency:

Approved as conforming to
municipal policy:

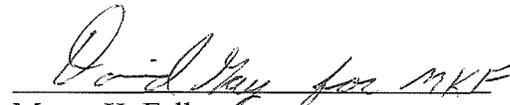


Wayne R. Coment
City Attorney



James R. O'Connor
City Manager

Approved as to technical requirements:



Monte K. Falls
Public Works Director

SCALE 1" = 240'

SURVEYOR'S NOTES

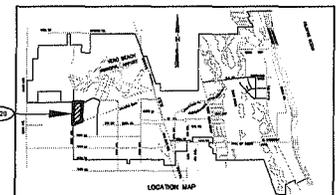
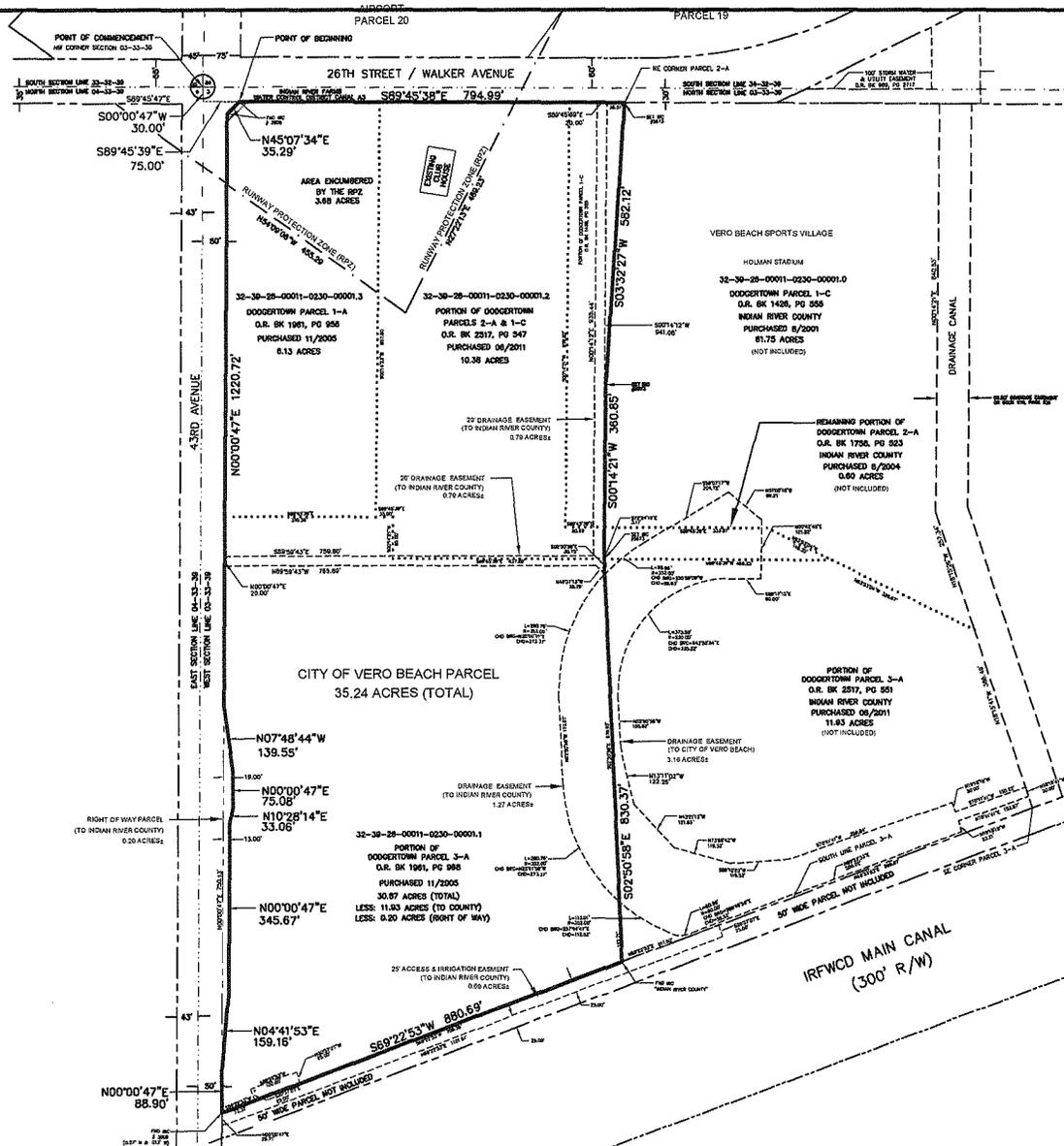
- BEARINGS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, FLORIDA HIGH PRECISION NETWORK NAD 83/1990 FINAL ADJUSTMENT AND BASED UPON FOUND AND RECORDED MONUMENTS ALONG THE NORTH LINE OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST.
- THE EXPECTED USE OF THIS LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (81017-B F.A.C.) IS COMMERCIAL. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THE CITY OF VERO BEACH IS THE FEE SIMPLE TITLE HOLDER OF ALL LANDS SURVEYED HEREIN.
- NO INTERIOR IMPROVEMENTS OR UNDERGROUND UTILITIES WERE LOCATED AS PART OF THIS BOUNDARY SURVEY EXCEPT AS SHOWN.
- THERE ARE NO VISIBLE ENDOACHMENTS EXCEPT AS SHOWN.
- SUBJECT PROPERTY LIES IN FLOOD ZONE "M" AS PER FEMA MAP # 12061C0243H, PANEL 243 OF 390, EFFECTIVE DECEMBER 4, 2012.
- FIELD SURVEY COMPLETED ON AUGUST 21, 2015.
- THIS SURVEY IS NOT VALID WITHOUT AN EMBOSSED SURVEYOR'S SEAL.

LEGEND

- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - SECTION LINE
- - - EASEMENT LINE

ABBREVIATIONS

- BK BOOK
- BNG BEARING
- CHD CHORD
- FND FOUND
- IRFWCD INDIAN RIVER FARMS WATER CONTROL DISTRICT
- IRC IRON ROD WITH CAP
- L LEAD
- O.R. OFFICIAL RECORD
- PG PAGE
- PSM PROFESSIONAL SURVEYOR & MAPPER
- R RADIUS
- R/W RIGHT OF WAY
- RPZ RUNWAY PROTECTION ZONE



PROPERTY DESCRIPTION

SITUATED IN THE STATE OF FLORIDA, COUNTY OF INDIAN RIVER CITY OF VERO BEACH, AND BEING A PART OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ALL OF DODGERTOWN PARCEL 1-A AS DESCRIBED IN OFFICIAL RECORD BOOK 1961, PAGE 956 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

TOGETHER WITH:

DODGERTOWN PARCEL 2-A & 1-C AS DESCRIBED IN OFFICIAL RECORD BOOK 2517, PAGE 947 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

TOGETHER WITH:

DODGERTOWN PARCEL 3-A AS DESCRIBED IN OFFICIAL RECORD BOOK 1961, PAGE 956 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

LESS:

THAT PORTION DEEDED TO INDIAN RIVER COUNTY AS DESCRIBED IN OFFICIAL RECORD BOOK 2517, PAGE 951 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

ALSO LESS:

THAT PORTION RIGHT OF WAY DEEDED TO INDIAN RIVER COUNTY ALONG 43RD AVENUE, 3001 TO BE RECORDED;

OVERALL PARCEL ALSO BEING DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3-33-39;

THENCE SOUTH 00°00'47" EAST ALONG THE WEST LINE OF SAID SECTION 3-33-39 FOR A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°45'39" EAST FOR A DISTANCE OF 75.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY OF 43RD AVENUE AND THE SOUTH LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT'S CANAL A-3, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE FROM THE POINT OF BEGINNING, CONTINUE SOUTH 89°45'39" EAST ON THE SAID SOUTH LINE OF CANAL A-3 FOR A DISTANCE OF 794.99 FEET;

THENCE SOUTH 03°32'27" WEST FOR A DISTANCE OF 382.12 FEET;

THENCE SOUTH 00°14'21" WEST FOR A DISTANCE OF 350.85 FEET;

THENCE SOUTH 02°50'58" EAST FOR A DISTANCE OF 830.37 FEET TO A POINT LYING 50 FEET NORTH OF AND PERPENDICULAR TO THE INDIAN RIVER FARMS WATER CONTROL DISTRICT'S MAIN CANAL;

THENCE SOUTH 89°22'53" WEST AND PARALLEL WITH THE SAID MAIN CANAL FOR A DISTANCE OF 880.69 FEET TO A POINT ON THE EAST RIGHT OF WAY OF 43RD AVENUE;

THENCE NORTH 00°00'47" EAST ALONG THE SAID EAST RIGHT OF WAY OF 43RD AVENUE FOR A DISTANCE OF 88.90 FEET;

THENCE NORTH 04°41'53" EAST FOR A DISTANCE OF 159.16 FEET;

THENCE NORTH 00°00'47" EAST FOR A DISTANCE OF 345.67 FEET;

THENCE NORTH 10°28'14" EAST FOR A DISTANCE OF 33.06 FEET;

THENCE NORTH 00°00'47" EAST FOR A DISTANCE OF 75.00 FEET;

THENCE NORTH 07°46'44" EAST FOR A DISTANCE OF 138.55 FEET;

THENCE NORTH 00°00'47" EAST FOR A DISTANCE OF 122.72 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 1,535,197 SQUARE FEET OR 35.24 ACRES MORE OR LESS.

NOTE: SAID PARCEL SUBJECT TO EASEMENTS AS SHOWN.

DAVID GAY, PSM #5973 DATE

REV. NO.	DESCRIPTION	DATE	BY
1	ADD EASEMENTS & REMOVE RIGHT OF WAY PARCEL	MMF	DD
		AUTHORIZED BY	DRAWN BY

CITY PROPERTY 43RD AVENUE AND 26TH STREET			
BOUNDARY SURVEY		SCALE	DATE
		1" = 120'	08/2015
CITY OF VERO BEACH DEPARTMENT OF PUBLIC WORKS SURVEYING & ENGINEERING DIVISION			

CITY PROJECT NO. 2011-26 SHEET 1 OF 1

Exhibit "A"