



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Unfinished Business

I.1.

8/6/2024

Subject:

Board Discussion and Direction Regarding Negotiations with City of Melbourne Concerning Sarno Road Landfill Property

Fiscal Impact:

Indeterminate at this time.

Dept/Office:

County Manager's Office / County Attorney's Office

Requested Action:

Provide direction to staff regarding ongoing negotiations with the City of Melbourne concerning the City's potential use and/or acquisition of a portion of the County-owned Sarno Road landfill property (Parcel ID No. 27-36-24-00-801).

Summary Explanation and Background:

At the Board meeting on April 23, 2024, the Board of County Commissioners authorized the County Manager and the County Attorney to commence negotiations with the City of Melbourne regarding properties including, but not limited to, City-owned Parcel ID No. 27-36-24-00-509 and County-owned Parcel ID No. 27-36-24-00-801, and report back to the Board with any potential options.

Over the course of several meetings and conversations with Melbourne staff, the City asked whether the Board of County Commissioners might be willing to consider the City of Melbourne utilizing portions of the 53-acre property identified as Parcel ID No. 27-36-24-00-801, presently owned by Brevard County and comprising a portion of the Sarno landfill site (the "County Property"), for potentially three distinct purposes: (1) a fairground to host events such as the Renaissance Fair; (2) a location for the Providence Place supportive housing community; and (3) a site for a future City of Melbourne fire rescue training facility.

Board Discussion/Direction:

- I. Would the Board of County Commissioners be willing to consider:
 - (a) The City of Melbourne leasing approximately 29 acres of the County Property for public purposes including a fairground, and specifically as a host property for the Brevard Renaissance Fair. Initial negotiations contemplated the City's acquisition of the fairground property. However, during more recent discussions, the City inquired whether the Board might be willing to consider a long-term lease of the site for relatively nominal value. (Supermajority vote would be needed).

(b) Alternatively, would the Board of County Commissioners consider a short-term lease (one year) of the site to the City to provide an immediate location for the Renaissance Fair while allowing more time to reach an agreement on the long-term or permanent disposition of the property.

• II. Would the Board of County Commissioners consider:

The City in conjunction with the non-profit organization Daily Bread, purchasing up to 10 acres of the site at fair market value, to utilize for a project known as Providence Place. Providence Place is a planned 120-unit permanent supportive housing community including wrap-around services to help residents overcome barriers and successfully transition out of homelessness. Providence Place was proposed for development on property owned by the City and located nearby on Sarno Road (Parcel ID No. 27-36-24-00-509). However, the City believes that a portion of the County Property may be a more suitable location for the project. This use would likely involve Daily Bread or a related non-profit entity acquiring title to that portion of the County Property.

• III. Would the Board be interested in considering:

To allow the City to acquire up to 6 acres of the County Property for a future fire rescue training facility. The City does not need this portion of the property immediately, as City staff indicated that construction of the training facility is likely to commence approximately 5 years in the future.

For the Board's information, the County Solid Waste Department has requested to continue using between 5 acres and 15 acres of this 53-acre parcel of Solid Waste Property for debris storage following potential storm events. This portion of the property would no longer be needed for this purpose when the U.S. 192 landfill becomes operational. Additionally, the County Public Works Department has also indicated a more permanent need for approximately 3 acres of this Property for Public Works related usage.

If the Board is interested in considering any of the above referenced items, they can be negotiated individually or as a package, based on Board direction that staff receives. County Staff is seeking direction on how the Board would like to move forward regarding the items outlined above.

As an alternative to continuing discussions with the City of Melbourne, considering prior Board discussions, staff is also seeking input on whether the Board:

(1) Would be interested in staff reaching out to Renaissance Fair to lease up to 29 acres of the Solid Waste property for a period not to exceed one year similar to terms utilized at Wickham Park between County Parks and Recreation and Renaissance Fair. (Under such a short-term lease, staff would recommend that Renaissance Fair should be solely and exclusively responsible for complying with all County and City Special event permitting requirements and any and all other costs associated with the Fair being held on this leased property).

(2) Wishes to provide staff with any other direction relating to this property.

Clerk to the Board Instructions:

Please return a memo of the Board's action to the County Manager and County Attorney.



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August 7, 2024

M E M O R A N D U M

TO: Frank Abbate, County Manager

RE: Item I.1., Board Direction Regarding Negotiations with City of Melbourne Concerning Sarno Landfill Property

The Board of County Commissioners, in regular session on August 6, 2024, directed staff to terminate negotiations with the City of Melbourne; and approved leasing the Sarno landfill property directly to the Renaissance Fair for a period not to exceed one year with a similar fee schedule and terms as was utilized at Wickham Park between County Parks and Recreation and the Renaissance Fair, with the Renaissance Fair being solely and exclusively responsible for complying with all County and City special events permitting requirements and any and all other costs associated with the Fair being held on leased property.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell
Kimberly Powell, Clerk to the Board

cc: County Attorney