



Agenda Item Details

Meeting	Oct 22, 2025 - City Commission Meeting
Category	12. POLICY FORMATION AND DIRECTION
Subject	12.03 Sale of the Capital City Golf Course to the Capital City Country Club -- Christian Doolin, Assistant City Manager
Type	Action, Discussion
Fiscal Impact	Yes
Dollar Amount	1,255,000.00
Budgeted	Yes
Budget Source	The net proceeds from the proposed sale (\$1,255,000 sale price less brokerage fee and closing costs) will be used for the installation of the commemorative burials site (estimated at \$98,000), with the remainder to be deposited into the deficiencies reserve fund per City Policy. The Land Bank Fund is reimbursed for appraisal fees incurred prior to a sale.
Recommended Action	Option 1 - Approve the sale of the Capital City golf course parcel at 833 Santa Rosa Drive in the amount of \$1,255,000 to the Capital City Country Club, authorizing the City Manager, or his designee, to execute documents to complete the transaction.

For more information, please contact: Robert Culverhouse, Underground Utilities & Public Infrastructure, 850-891-8068

Statement of Issue

The City of Tallahassee received a letter of interest (Attachment 1) and an appraisal report (Attachment 2) of the City-owned property at 833 Santa Rosa Drive from Capital City Country Club (Country Club) to purchase the parcel (178.92 +/- acres) for \$1,150,000. At the September 17, 2025 City Commission meeting, the Commission directed the City Manager to obtain a secondary appraisal and prepare a proposal to sell the parcel to the Country Club for Commission consideration. The second appraisal (Attachment 3) values the golf course property at \$1,255,000.

The parcel is bounded by Santa Rosa Drive (0.2 miles), Country Club Drive (0.6 miles), E Magnolia Drive (0.25 miles), Golf Terrace Drive (0.83 miles), and Myers Park Drive (0.1 miles). The property has been operated by the Country Club for nearly 70 years under an operating lease with the City of Tallahassee. The parcel includes a 19th century slave cemetery with unmarked graves, the site of which the City Commission has directed, in agreement with the Country Club, the installation of a commemorative site with hardscaping, a pathway with designed community access, commemorative signage, and ornamental fencing around the grave site area.

At the City Commission's direction, staff have prepared a Purchase and Sale Agreement (Attachment 5), and additional transaction documents (Attachments 6, 7, 8, and 9) restricting the deed and establishing easements and recorded agreements to preserve the use of the land as a golf course and protect the public access to the cemetery and memorial site in perpetuity.

The Florida A&M University Board of Trustees submitted a letter of support to the City of Tallahassee (Attachment 10) offering “enthusiastic support for the sale of the golf course to the Capital City Country Club” requesting the Commission’s unanimous support to sell the land and end the lease, allowing FAMU an important role in the Country Club’s future. Additionally, the Country Club and FAMU signed an MOU (Attachment 11) formalizing the commitment to hosting collegiate golf competitions for FAMU upon completion of course improvements; FAMU Golf Team access for practice; hosting events and fundraisers benefiting the FAMU student body; and events and programs for the betterment of the City of Tallahassee and the community.

Staff is seeking City Commission approval to sell Parcel Number 31-06-20-204-000-0 located at 833 Santa Rosa Drive to the Capital City Country Club in the amount of \$1,255,000, authorizing the City Manager to execute documents to complete the transaction.

Recommended Action

Option 1 - Approve the sale of the Capital City golf course parcel at 833 Santa Rosa Drive in the amount of \$1,255,000 to the Capital City Country Club, authorizing the City Manager, or his designee, to execute documents to complete the transaction.

Fiscal Impact

The net proceeds from the proposed sale (\$1,255,000 sale price less brokerage fee and closing costs) will be used for the implementation of the commemorative burial site (estimated at \$98,000), with the remainder deposited into the deficiencies reserve fund per City Policy. The Land Bank Fund is reimbursed for appraisal fees incurred prior to a sale.

Supplemental Material/Issue Analysis

History/Facts & Issues

The City of Tallahassee received a letter of interest (Attachment 1) and an appraisal report (Attachment 2) of the City-owned property at 833 Santa Rosa Drive from Capital City Country Club (Country Club) to purchase the parcel (178.92 +/- acres) for \$1,150,000. At the September 17, 2025 City Commission meeting, the Commission directed the City Manager to obtain a secondary appraisal and prepare a proposal to sell the parcel to the Country Club for Commission Consideration.

The parcel is bounded by Santa Rosa Drive (0.2 miles), Country Club Drive (0.6 miles), E Magnolia Drive (0.25 miles), Golf Terrace Drive (0.83 miles), and Myers Park Drive (0.1 miles). The property has been operated by the Country Club for nearly 70 years under an operating lease with the City of Tallahassee. The parcel includes a 19th century slave cemetery with unmarked graves, the site of which the City Commission has directed, and the Country Club has entered into an agreement to allow, a commemorative site with hardscaping, a pathway with designed community access, commemorative signage, and ornamental fencing around the grave site area.

At the Commission’s direction, staff obtained a second appraisal of the parcel in the amount of \$1,255,000 (Attachment 3). The appraisal represents the market value of the property as a golf course in fee simple ownership and assumes restrictions and covenants limiting the property’s future use to a golf course. The valuation did not consider any assumptions for further development of the parcel for ‘highest and best use’ given the inconsistency of those scenarios with current lease terms, the property’s land use category, and Commission direction.

Notices of the potential disposition were mailed to 608 adjacent and surrounding property owners and residents within 1,000 feet of the golf course in accordance with City Commission Policy #136. Additionally, signs were posted on all four of the golf course’s street frontages, notice of potential disposition was posted on the City’s website, and advertised in the Tallahassee Democrat and Capital Outlook publications.

To date, approximately 12 responses have been received as a result of the notifications. Some respondents were in favor of the sale so long as there were conditions such as the property remaining a golf course or a partnership established with FAMU’s golf team for use of the course. A majority of the responses supported maintaining City ownership or a sale of the property with various restrictions on the future use of the property. The Myers Park Neighborhood Association provided a position statement on the sale of the golf course (Attachment 4), including an example easement, expressing a preference that the City continue to lease the property to the Country Club, or

provisional support for the sale of the golf course under detailed conditions restricting the use of the property as a golf course and commemorate burial sites, and preserving the property's natural and historic resources and scenic open space in perpetuity.

Under the current lease agreement, the Country Club operates the property through August 2055 with the following conditions in the lease:

- The property will operate as a golf course including recreational purposes connected to the club house.
- The Country Club is responsible for insurance, utility, and tax payments associated with the property and its operation.
- The Country Club can not transfer the lease without City authorization.
- The Country Club has first right and option to purchase should the City desire to sell the property, providing that sale may include restrictions as to the future use of the property.

At the City Commission's direction, staff have prepared a Purchase and Sale Agreement (Attachment 5), and additional transaction documents (Attachments 6, 7, 8, and 9) outlining the City's terms of sale. The documents would add the following terms and conditions, ensuring use as a golf course and public access to the commemorative area and cemetery:

- A Deed Restriction requiring the Country Club to perpetually operate the property as an 18-hole golf course.
- A Deed Reservation of City Commission approval for any subsequent sale of the property by the Country Club.
- A perpetual Utility Easement, including but not limited to water, sewer, drainage, stormwater, electric, natural gas, or any other City utility through the premises.
- An agreement to complete a Zoning Change from Residential Preservation-2 to Open Space, consistent with the property's current Open Space land use category.
- A Perpetual Use Agreement providing that the property shall be perpetually operated as an 18-hole golf course, preserving its natural and historic resources and scenic open space. This agreement will run with the property, like an easement.
- A Cemetery Commemoration and Maintenance Agreement that covenants in perpetuity public access to the commemoration site, pathway, burial site, and ornamental fence around the boundary of the Commemoration Site; as well as the City's ability to install, maintain, repair, and replace the markings and infrastructure at the site. This agreement will run with the property, like an easement.

The proposed purchase as well as the terms of the purchase and sale agreement have been reviewed and approved for recommendation by the Real Estate Committee.

Commemorative Site Project

At the May 12, 2021 City Commission Meeting, the unmarked grave Commemoration Committee presented plans for a commemorative site to honor the unmarked African American graves located on the Country Club property. The design creates a paved pathway through a wooded corridor, linking marked on-street parking to a gathering space situated between the roadway and the golf course. All work will be sequenced to avoid disruption to the grave site area and allow for safe, continuous golf operations.

An ornamental fence will be constructed punctuated with brick columns to both protect the site and convey a dignified sense of place. A viewing area, framed by a capped brick knee wall, will feature interpretive signage that conveys the site's historical significance and cultural context. A separate historical marker at the roadside will orient visitors.

Access improvements include on-street parking with pavement markings, a curb ramp, and a paved pedestrian path through the wooded approach. Initial site work will focus on removing downed trees and other storm debris, addressing hazardous limbs, and establishing the pathway. Subsequent construction activities will include excavation and pouring of footers for the fence and viewing area, masonry work for the brick columns and knee wall, and

grading and preparation for the pathway and viewing area. Additionally, concrete will be poured and allowed to cure, landscaping, irrigation, interpretive signage and the historical marker will be installed, and final street work will be completed to stripe parking and re-configure the painted midline.

A combined team of City staff and qualified contractors will execute the project in coordinated phases over approximately eight weeks (weather permitting). Construction is planned to begin in January, with anticipated completion by March. Regular coordination with the Country Club will ensure safety and maintain course playability as construction is ongoing.

Project Phasing

1. Utility Locates (3 days)
2. Pathway Clearing & Tree Work (3 days)
3. Fence and knee wall footers and Masonry Foundations (3 days)
4. Brick Columns & Knee Wall Masonry (14 days)
5. Pathway and Viewing Area Grading (2-3 days)
6. Concrete Pouring and Curing (2-4 days)
7. Ornamental Fence Installation (2-3 days)
8. Signage Placement (1-2 days)
9. Landscaping and Irrigation connection (3-4 days)
10. Site Punch List & Closeout (2-3 days)

The City and the Country Club will adopt a shared sign package that includes cautionary signage at the trailhead and near the tee box to inform both visitors and golfers of potential risks. Golfers will be asked to use sound judgment when teeing off, and visitors will be advised to enter at their own risk and remain alert and attentive to ongoing golf play.

The total cost of the project using a combination of staff and outside contractors is estimated to be \$109,176.00. Since approval of the commemoration project plan, ongoing work has continued in advance of site installation, including the purchase of multiple items:

- Historic Marker - \$2,100
- Interpretive Panels - \$3,709
- Fencing - \$5,295
- Total - \$11,104.00

The remaining costs, estimated to be \$98,072.00, will be paid for from the proceeds of the sale between the City of Tallahassee and the Country Club.

Florida A&M Support and Memorandum of Understanding

The Chair of the Florida A&M University Board of Trustees submitted a letter to the City on behalf of and acting for FAMU (Attachment 10) offering “enthusiastic support for the sale of the golf course to the Capital City Country Club.”:

“This is a historic matter for our University and City. We sincerely hope to have your unanimous support to sell the land, end the 1954 lease, and allow FAMU to play an important role in the Country Club’s future. Go Rattlers.”

Additionally, FAMU provided a signed MOU between the University and the Country Club (Attachment 11) formalizing an agreement including:

- The Country Club agrees to host collegiate golf competitions for FAMU upon the completion of needed course improvements necessary for required championship quality conditions;
- The Country Club agrees to make its newly renovated course available to the FAMU Golf Team for practice opportunities;
- The Country Club agrees to help host events and fundraisers that will benefit the larger FAMU student body; and

- FAMU agrees to collaborate with the Country Club on events and programs for the betterment of the City of Tallahassee and local community.

Staff is seeking City Commission approval to sell Parcel Number 31-06-20-204-000-0 located at 833 Santa Rosa Drive in the amount of \$1,255,000, authorizing the City Manager to execute documents to complete the transaction.

Department(s) Review

Resource Management, City Attorney's Office

Options

1. Approve the sale of the Capital City golf course parcel at 833 Santa Rosa Drive in the amount of \$1,255,000 to Capital City Country Club, authorizing the City Manager, or his designee, to execute documents to complete the transaction.

Pros:

1. Implements in perpetuity protections that do not exist under the current lease including restrictions, easements, zoning changes, and covenants to assure community priorities including perpetual use of the golf course, public access and perpetual right of way for the memorialization of historic slave cemetery and the site of unmarked graves.
2. Enables access to capital in support of the Country Club's objective and agreement with FAMU to upgrade the course for collegiate championship competition.
3. Provides funding for the installation and maintenance of the commemorative burial site.

Cons:

1. Foregoes future Commission ability to consider golf course operations alternatives in 2055.
2. Provide alternate direction to staff.

Attachments/References

Attachment 1 - Letter of Interest from Capital City Country Club

Attachment 2 - Capital City Country Club Appraisal Report

Attachment 3 - City of Tallahassee Appraisal Report

Attachment 4 - Myers Park Neighborhood Association Position Statement

Attachment 5 - Purchase and Sale Agreement

Attachment 6 - Special Warranty Deed

Attachment 7 - Utility Easement

Attachment 8 - Perpetual Use Agreement

Attachment 9 - Cemetery Commemoration and Maintenance Agreement

Attachment 10 - FAMU Board Letter of Support

Attachment 11 - Capital City Country Club and FAMU Signed Memorandum of Understanding

Attachment 12 - Woodland Drives Neighborhood Association Position Statement

[Attachment 1 - Letter of Interest from Capital City Country Club.pdf \(83 KB\)](#)

[Attachment 2 - Capital City Country Club Appraisal Report.pdf \(5,386 KB\)](#)

[Attachment 3 - City of Tallahassee Appraisal Report.pdf \(5,140 KB\)](#)

[Attachment 4 - Myers Park Neighborhood Association Position Statement.pdf \(15,815 KB\)](#)

[Attachment 5 - Purchase and Sale Agreement.pdf \(200 KB\)](#)

[Attachment 6 - Special Warranty Deed.pdf \(180 KB\)](#)

[Attachment 7 - Utility Easement.pdf \(155 KB\)](#)

[Attachment 8 - Perpetual Use Agreement.pdf \(174 KB\)](#)

[Attachment 9 - Cemetery Commemoration and Maintenance Agreement.pdf \(343 KB\)](#)

[Attachment 10 - FAMU Board Letter of Support.pdf \(181 KB\)](#)

[Attachment 11 - Capital City Country Club and FAMU Signed Memorandum of Understanding.pdf \(112 KB\)](#)

[Attachment 12 - Woodland Drives Neighborhood Association Position Statement.pdf \(146 KB\)](#)