



Toytown Update

December 11, 2025

Project Overview



Develop and operate a youth sports park above the decommissioned County-owned landfill, the “Toytown” site through a public-private partnership

Goal: Drive economic impact through sports tourism by creating a facility that will increase the number of state, regional, and national youth sports tournaments the County can host

- **\$15,000,000 appropriation included in 2023 State Budget**
- **RFP issued Dec. 9, 2024**
 - **Two-Phase Solicitation**
 - Phase 1: Assess qualifications and development concepts
 - Phase 2: Solicit detailed proposals from selected respondent(s)
- **FDEP Agreement signed July 29, 2025**
- **Meeting and site visit with FDEP on Nov. 3-4, 2025**

Where We are Now



- **Phase 2 of RFP**
 - **Solicit detailed proposal from respondent**
- **Additional subsurface investigation (due diligence) needed to finalize proposal**
 - **County provided scope of work from Geosyntec for additional subsurface investigation needed to finalize proposal**
 - **Cost of proposed subsurface investigation: \$250,000**

Where we are Now



- **Subsurface investigative scope of work and timeline provided to FDEP**
- **Before FDEP grant is initiated staff needs subsurface due diligence work performed in order for RFP respondent to finalize proposal at which time staff will make recommendation on RFP**
- **Subsurface investigation work not considered remediation, therefore not covered by FDEP grant**

Timeline



- **BCC to consider budget amendment to procure subsurface investigation work Dec. 16, 2025**
- **If approved, subsurface work performed and presentation of findings Jan.1-Mar.15, 2026**
- **Respondent to prepare and submit final proposal Mar.15-June 30, 2026**
- **Staff to accept or reject RFP proposal and bring recommendation to BCC October '26**
- **Initiate FDEP Grant and begin project design and engineering October '26**

Recommendation

- **Staff recommends approval of budget amendment and initiation of subsurface work**
- **Paid for with TDC Capital funds at a cost of \$250,000**