



CITY OF EAGLE LAKE, FLORIDA  
REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING

**MONDAY, DECEMBER 2, 2013**

**6:00 P.M.**

TO BE HELD IN THE COMMISSION CHAMBERS  
LOCATED AT 675 E EAGLE AVENUE  
EAGLE LAKE, FLORIDA 33839

**AGENDA**

**I. CALL TO ORDER**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE TO THE FLAG**

**IV. ROLL CALL**

**V. AUDIENCE**

**VI. SPECIAL PRESENTATIONS**

A. Staff Reports

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

**IX. CONSENT AGENDA**

A. Approval of the Regular CRA Minutes-----11/04/13

**X. CITY ATTORNEY**

**XI. COMMUNITY REDEVELOPMENT AGENCY COMMISSION**

**XII. ADJOURNMENT**

Please be advised that if you desire to appeal any decisions made as a result of the above hearing or meeting, you will need a record of the proceedings and in some cases a verbatim record is required. You must make your own arrangements to produce this record. (Florida Statutes 286.0105)

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact City Clerk Dawn Wright at 75 North Seventh Street, P.O. Box 129, Eagle Lake, Florida 33839 or phone (863) 293-4141 within 2 working days of your receipt of this notification; if you are hearing or voice impaired, call 1-800-955-8771.

POSTED AT CITY HALL AND THE EAGLE LAKE POST OFFICE ON  
WEDNESDAY, NOVEMBER 27, 2013 BY DEPUTY CITY CLERK LISA FREEMAN

November 27, 2013

To: Chairman Pittman and the CRA Board  
From: Pete  
Subject: CRA Meeting Monday, December 2, 2013: Mistletoe MarketPlace Update;  
Business Contacts

#### Mistletoe MarketPlace Update

Robin will bring the Board up to date on Mistletoe MarketPlace which will be December 12, 13, and 14<sup>th</sup> of December.

#### Business Contacts

This month I again went searching for casual restaurants that I have not previously contacted. The contacts made are as follows:

**The Melting Pot:** The Melting Pots are a chain of fondue restaurants with 135 locations in 35 states. There is a Melting Pot in Tampa. Each dinner is served up to 4 course, starting with cheese fondue, and ending with chocolate fondue, with a salad and entre' if desired. I sent them information on the City and the fee and tax advantages of our CRA.

**Yoder's Amish Village in Sarasota:** This is an Amish, family style restaurant which began business as only a restaurant in 1975, but over the years has expanded and diversified to include a produce market, bakery and delicatessen and gift shop. I sent them information about the tax and fee advantages of our CRA.

**O'Keefe's :** This is a family sports bar which started in 1961 in Clearwater, and has moved beyond sports bar to a full service Irish restaurant. Built its reputation on the 'Yuk Burger', which is a half pound burger covered with peanut butter and bacon. As mentioned, started off as a sports bar but evolved into a full service restaurant. I sent information about the location of Eagle Lake, and our CRA and our tax and fee advantages.

**Henry's of Boca:** This is an upscale casual restaurant located in Delray Beach. It is a member of the Rapoport Restaurant Group. Henry's serves American cuisine for lunch and dinner, but the Rapoport Group also offers Italian restaurants, and restaurants with other styles of cooking. I was able to send their director of development our market profile and a retail market analysis.

**Duffy's:** This chain started with one restaurant in 1985 in Lake Park, and has since grown to include 24 restaurants located in southeast Florida. Duffy's serves burgers, sandwiches and ribs. The chain does not have any locations in central Florida so I sent President Paul Emmett our market profile and retail market analysis, and asked that the next time Duffy's considers expansion that Eagle Lake be considered since we can offer incentives from our CRA.

**Dragonfly of Orlando:** This is a modern Japanese sushi, sashimi and open fire grill. It is a member of a nationwide chain of 'Dragonfly' Japanese restaurants. I sent the president, Mr. Ron Augong our market profile and market analysis, together with information on the benefits of our CRA.

Red Robin: This is a national chain of 'gourmet' burger restaurants - Red Robin serves only hamburgers. The chain started out in Seattle in the 1940s, but only adopted the 'Red Robin' name in the 1960s. There are about 15 Red Robins in Florida – none in the central part of our state. I sent CEO Stephen Carley information about the tax and fee incentives of our CRA.

Brasa's Grill, Cocoa: This is a Brazilian Steakhouse (Churrascaria). A Brazilian steakhouse offers a meal that includes salad, side dishes and desert, but the main attraction to an establishment of this type is the meat. Waiters serve many different types of steak, lamb and chicken to you, and will continue to serve you steak, chicken and lamb as long as you care to eat, so the idea is to come with a huge appetite. In checking the internet, there seems to be at least one Brazilian steakhouse in every state, but everyone seems to be an independent operation. The one in Georgia is Fugu du Chao in Atlanta, and the one in Florida is Brasa's Grill in Cocoa. I sent information about the benefits of our CRA to the owners of Brasa's Grill.

CITY OF EAGLE LAKE, FLORIDA  
REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING  
MONDAY, NOVEMBER 4, 2013  
6:00 P.M.  
COMMISSION CHAMBERS  
675 E EAGLE AVENUE  
EAGLE LAKE, FLORIDA 33839

**I. CALL TO ORDER**

Vice-Chairman Powers called the meeting to order at 6:00 p.m.

**II. INVOCATION**

Attorney Christman said the invocation.

**III. PLEDGE OF ALLEGIANCE TO THE FLAG**

The Commission and audience said the Pledge of Allegiance to the Flag.

**IV. ROLL CALL**

PRESENT: Wilson, Coler, Overlock, Petranick, Powers

ABSENT: Sullivan, Pittman

City Clerk Wright advised Commissioner Sullivan is sick and Chairman Pittman stated he hurt his back and wouldn't be at the meeting.

**MOTION** was made by Commissioner Coler and seconded by Commissioner Wilson to excuse Commissioner Sullivan and Chairman Pittman.

Vice-Chairman Powers asked for audience discussion; there was none.

Vice-Chairman Powers asked for Commission discussion; there was none.

The vote was as follows:

AYES: 5

NAYS: 0

**V. AUDIENCE**

There were no comments from the audience.

**VI. SPECIAL PRESENTATIONS**

**A. Staff Reports**

Ms. Golden notified the Commission the letters went out to the existing businesses that were granted façade grants notifying them of the deadline. She advised Quality Heating completed their project and have brought the receipts to the City for reimbursement.

Ms. Golden advised she has reformatted the website.

Ms. Golden stated they had over 1,000 kids at Trick or Treat Lane. Ms. Golden advised Commissioner Wilson volunteered to help with donations for next year. Ms. Golden stated TECO gave \$500 the day before the event so she used the money for decorations for next year. Ms. Golden stated residents came out to give candy as they weren't getting kids at their houses.

Vice-Chairman Powers stated he liked the Grave Yard.  
Ms. Golden stated Sgt. Navarro did the Grave Yard and music.

Ms. Golden stated Public Works did a great job setting up and tearing down. She asked if the Commission would like to make Trick or Treat a little bigger next year by having food vendors, costume contest and a pumpkin carving contest.

The Commission discussed donations and how to get more businesses involved.

Ms. Golden stated the Trunk and Treasure sale was on Saturday and she didn't know that it was the same weekend as the 39 mile Historic 17 yard sale. She stated the vendors did well but the sale did get rained out. She stated the tentative dates for next year's yard sales are: January 11<sup>th</sup>, April 5<sup>th</sup>, June 7<sup>th</sup> and October 4<sup>th</sup>.

Ms. Golden stated she will be taking applications and setting up payment plans in January for Summer Camp. She is hoping to get 60 children this year.

She stated they have a meeting with the High School boosters next week on Mistletoe. She advised TECO also gave a \$500 donation to Mistletoe. She stated this is the 20<sup>th</sup> Year and she wants people to decorate and would like to do prize money and have judging done by people outside the City. She stated people can put in an application to judge their house. She stated they will be offering the Football Player to assist those that want to put up decorations. Commissioner Wilson doesn't want a commercial decorating contest.

Commissioner Coler asked Ms. Golden how she is coming with the commercial property list for sale on the website.

City Manager Gardner stated there is a resolution on the agenda to acknowledge the debt the CRA owes the City.

Commissioner Wilson asked Ms. Golden to research prices for new CRA mugs.

Ms. Golden asked the Commission if anyone new of a time capsule that was buried around 1985.

Mr. Gardner updated the Commission regarding the business contacts he has made.

There was discussion for Mr. Gardner to contact Clock Restaurant, Hardees, Biff Burgers, Morrison's, and Piccadilly's.

Ms. Golden stated the owner of the Chevron has expressed an interest in expanding and purchasing a franchise.

## **VII. OLD BUSINESS**

- A. Consideration of Resolution No.: 14-CRA-01, A Resolution of the Community Redevelopment Agency of the City of Eagle Lake, Florida, Recognizing a Debt of \$80,000 from the Community Redevelopment Agency to the City of Eagle Lake; Establishing a Policy for the Community Redevelopment Agency to Review Its Financials at the End of Each Fiscal Year and Make Payments According to Its Financial Ability; Providing an Effective Date.**

City Manager read Resolution No.: 14-CRA-01 in its entirety.

RESOLUTION NO: 14-CRA-01

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF EAGLE LAKE, FLORIDA, RECOGNIZING A DEBT OF \$80,000 FROM THE COMMUNITY REDEVELOPMENT AGENCY TO THE CITY OF EAGLE LAKE; ESTABLISHING A POLICY FOR THE COMMUNITY REDEVELOPMENT AGENCY TO REVIEW ITS FINANCIALS AT THE END OF EACH FISCAL YEAR AND MAKE PAYMENTS ACCORDING TO ITS FINANCIAL ABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Eagle Lake established the Eagle Lake Community Redevelopment Agency pursuant to Section 163.357, Florida Statutes, by virtue of Ordinance 00-06; and

WHEREAS, around the time of establishment of the Community Redevelopment Agency, the Eagle Lake City Commission loaned \$100,000 to the Community Redevelopment Agency; and

WHEREAS, payments on the loan have not been made in several years and the loan balance remains \$80,000; and

WHEREAS, the Community Redevelopment Agency wishes to recognize its debt to the City of Eagle Lake and begin making annual payments, according to its financial ability, at the end of each fiscal year.

NOW THEREFORE, be it resolved by the Eagle Lake Community Redevelopment Agency, as follows:

1. The City of Eagle Lake Community Redevelopment Agency does hereby recognize a debt of \$80,000 to the City of Eagle Lake.
2. At the end of each fiscal year, the Community Redevelopment Agency Commission will review its financial ability to make payment on its debt to the City and make payments accordingly.
3. This Resolution shall take effect immediately upon approval by the City of Eagle Lake Community Redevelopment Agency.

PASSED AND ADOPTED this 4th day of November, 2013.

**MOTION** was made by Commissioner Wilson and seconded by Commissioner Petranick to accept Resolution No.: 14-CRA-01.

Vice-Chairman Powers asked for audience discussion; there was none.

Vice-Chairman Powers asked for Commission discussion; there was none.

The roll call vote was as follows:

AYES: Wilson, Coler, Overlock, Petranick, Powers

NAYS: None

**VIII. NEW BUSINESS**

There was no new business.

**IX. CONSENT AGENDA**

**A. Approval of the Regular CRA Minutes-----10/07/13**

**MOTION** was made by Commissioner Coler and seconded by Commissioner Wilson to approve the Regular CRA Minutes of 10/07/13.

Vice-Chairman Powers asked for audience discussion; there was none.  
Vice-Chairman Powers asked for Commission discussion; there was none.

The vote was as follows:

AYES: 5

NAYS: 0

**X. CITY ATTORNEY**

Attorney Christman stated based on Mr. Gardner's reading of the Resolution she will change the \$80,000 to \$100,000; stating the City initially loaned \$100,000 to the CRA.

**XI. COMMUNITY REDEVELOPMENT AGENCY COMMISSION**

Commissioner Petranick had no report.

Commissioner Coler appreciates the efforts of last week with two events and likes the look of the new website.

Commissioner Overlock stated he had fun at Trick or Treat Lane.

Commissioner Wilson had no report.

Vice-Chairman Powers stated Trick or Treat Lane was good; he liked the cemetery and music; he stated every year there is more.

**XII. ADJOURNMENT**

**MOTION** was made by Vice-Chairman Powers and seconded by Commissioner Coler to adjourn at 6:41 p.m.

The vote was as follows:

AYES: 5

NAYS: 0

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VICE-CHAIRMAN ANDREW POWERS

ATTEST:

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CITY CLERK DAWN WRIGHT