



NOTICE OF AWARD

DATE: January 31, 2022

BID: 22-002

SUBJECT: Disposal of Property Located in the Community
Redevelopment Area – 759 Lemon Avenue

DISPOSAL TYPE: Lease

AWARDED TO: Highlands County Citizens with Voices Inc.

The proposal was accepted and approved for disposition via lease by the City Council on January 4, 2022 (see attached).

Lisa Osha
City of Sebring, Purchasing Agent
368 South Commerce Avenue; Sebring, Florida 33870
Phone: 863-471-5110

CITY OF SEBRING

AGENDA ITEM SUMMARY

MEETING DATE: January 4, 2022

PRESENTER: Lowrance/Noethlich

AGENDA ITEM#: 10 E - **Public Hearing:** City Property Disposition – 759 Lemon Avenue

BACKGROUND:

Purpose of the Public Hearing: Pursuant to Section 163.380, Florida Statutes, and other applicable law. Council will receive input on the City's proposed disposal of the real property located at 759 Lemon Ave., Sebring, Florida, for less than market value..... **Lowrance**

- I. Proposals from Washington Heights Community Action Network (WHeCAN) and Highlands County Citizens With Voices Inc..... **Noethlich**
- II. Public input, comments and questions..... **Lowrance**
- III. Council's questions/comments..... **Lowrance**
- IV. Adjourn public hearing..... **Lowrance**

Attachments:

- Attachment 1 – Proposal from WHeCAN
- Attachment 2– Proposal from Highland County Citizens With Voices Inc.
- Attachment 3– 22-006 Notice of Disposal of Property
- Attachment 4 – Notice of Public Hearing

RECOMMENDED ACTION:

Accept the proposal that Council deems to be in the public interest, authorize the disposal of the property, and direct the City Attorney to prepare any necessary paperwork regarding the disposal.

COUNCIL ACTION:

- APPROVED
- DENIED
- TABLED TO: _____
- OTHER

Moved by: CARLISLE ; Seconded by: BISHOP
Bishop Carlisle Dettman NP Stewart Lowrance

There being no further comments, the Public Hearing was adjourned.

Moved by Carlisle, seconded by Stewart and the unanimous vote of Council to accept the proposal, authorize the disposal of the property and direct the City Attorney to prepare any necessary paperwork regarding the disposal.

Mr. Lowrance stated we would now enter into a Public Hearing. Mr. Lowrance stated the purpose of the Public Hearing is to receive input on the City's proposed disposal of the real property located at 759 Lemon Avenue, Sebring for less than fair market value. It was announced that there were two proposals submitted – one proposal from WHeCAN to do a community garden and another proposal from Highlands County Citizens with Voices Inc. to have a Washington Heights Veteran's Memorial Site. Mrs. Megan Toney, Vice President of WHeCAN, explained the community garden project. Mrs. Toney stated that they feel this will bring positive change to the businesses in Washington Heights. Mrs. Toney explained that they would grow fresh produce and build a positive area to the community. Mr. Stewart stated he loves the idea and appreciates all of the parties agreeing to help. Mr. Stewart stated he would be in favor of leasing the property and the organization provide insurance. Ms. Ada McGowan, President of Highlands County Citizens with Voices Inc., presented her proposal. Ms. McGowan stated that Washington Heights is in need of revival and her group feels that having a Veteran's Memorial site will build pride within the community. This memorial would recognize anyone who served. Ms. McGowan stated there are five other gardens within the community and the people give the produce away or for practically no cost. Staff Sgt. Walsh, Vietnam Veteran stated even if someone was

dishonorably discharged they still served. Mr. Billy Shannon stated he feels both proposals are great ideas and feels there is land for both projects to work and maybe the two organizations can get together to find land to do each project. Mr. Anthony Powell, representing Ms. McGowan's project stated they are only interested in the 759 Lemon Street property to do their project and will buy the property if necessary. Mr. Powell stated they want the Memorial to be on the corner where it is more visible and feels the other organization can work with the Boys & Girls on their garden. Mr. Shannon stated he feels that the projects can come together. Mrs. Toney stated if she gets the property for her garden she will make a place for the Memorial. Mr. Lowrance asked if there is enough room there for both projects. Mrs. Toney stated they will make it work. Mr. Lowrance stated he thinks leasing the property may be better than selling the property so the City still has some control on what can happen. Mr. Carlisle asked if there were other vacant City lots in the area. Mr. Stewart stated yes. Mr. Stewart stated he likes both proposals but would like to lease the property for the Memorial site. Mr. Carlisle agreed. Mr. Stewart stated he does not feel that both projects would work on the same property as it is not big enough. Mr. Bishop agreed. Mr. Shannon stated he does feel the corner is the perfect site for the Memorial as it will be seen when you come downtown but the garden is also a good project and would like to see if land can be found for that also. Mr. Lowrance asked Ms. McGowan if they would be interested in leasing the property for a \$1.00 a year instead of purchasing and the City would stay in control on what goes on the property. Ms. McGowan stated yes.

There being no other comments from Council or the public, the Public Hearing was closed.

Moved by Carlisle, seconded by Bishop and the unanimous vote of Council to accept the disposal of the property at 759 Lemon Street to the Highlands County Citizens with Voices Inc. for the Veteran's Memorial site and look for a location for the Garden; lease it for \$1.00 a year and they will provide insurance and instruct the City Attorney to draw up the paperwork.

Mr. Lowrance asked Attorney Swaine to read Ordinance #1481. Attorney Swaine read Ordinance #1481 by title:

AN ORDINANCE OF THE CITY OF SEBRING, FLORIDA CHANGING THE ZONING CLASSIFICATION OF A 0.07 ACRE PARCEL AT 610 MARTIN LUTHER KING JR BOULEVARD, (LOT 1, BLOCK 398, WASHINGTON HEIGHTS ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 127 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA) FROM MULTIPLE-FAMILY DISTRICT (R-4) TO COMMERCIAL DISTRICT (C-1); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE was read.

Mr. Lowrance stated we would now enter into a Public Hearing. Mr. Lowrance stated the purpose of the Public Hearing is to receive public input on an ordinance which will change the zoning classification of a 0.70 acre parcel at 610 Martin Luther King Jr., Blvd (Lot 1, Block 398, Washington Heights Addition) from Multiple Family District (R-4) to City Commercial District (C-1). Ms. Brenda Torres, representing Central Florida Regional Planning Council, explained the rezoning.