

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
POST OFFICE BOX 1529
LAKE CITY, FLORIDA 32056-1529

COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055

AGENDA

MARCH 7, 2013

5:30 P.M.

Invocation (Commissioner Scarlet Frisina)

Pledge to U.S. Flag

Staff Agenda Additions/Deletions

Adoption of Agenda

Public Comments

Ronald W. Williams, Commissioner

- (1) Request to Schedule Public Hearing – Alcoholic Beverage Ordinance Amendment**
- (2) Update - Florida Leaders Organized for Water**

STAFF MATTERS:

HONORABLE STEPHEN E. BAILEY, CHAIRMAN

- (1) Consent Agenda**

DISCUSSION AND ACTION ITEMS:

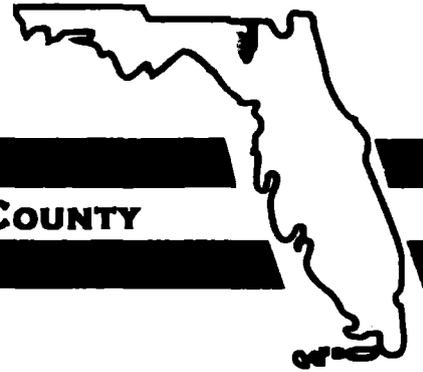
- (1) Space Leasing:**
 - (a) Lease Amendment Update**
 - (b) Lease Space Office Allocation Update**
 - (c) RFP – Building Purchase (s) – Request to Approve**
 - (d) Space Need Analysis Update**

****** PUBLIC COMMENTS**

COMMISSIONERS COMMENTS

ADJOURNMENT

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Stephen E. Bailey
District No. 5 - Scarlet P. Frisina



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

February 5, 2013

Mr. William J. Roberts, Jr., Attorney
387 N.W. Clubview Circle
Lake City, Florida 32055

RE: Your Letter Dated January 31, 2013 –
Proposed Amendment – Alcoholic Beverage Ordinance

Dear Mr. Roberts:

Thank you for the above referenced letter. I have attached a memo that was recently issued by County Commissioner Ronald Williams. The memo and your letter are related in that both request an amendment to Columbia County's Alcoholic Beverage Ordinance.

Commissioner Williams indicates in his memo that he will soon ask the Board of County Commissioners to schedule a Public Hearing in order to consider his proposed amendment. It would make sense that you or your representative address the Board at this time and request that your proposed amendments be included. I am not certain as to the specific date Commissioner Williams will address this issue. I am assuming [REDACTED] [REDACTED] copy of this letter I am requesting that Penny Stanley notify you when the topic is agendaed. Please advise if I may be of further assistance.

Sincerely,

Dale Williams
County Manager

DW/pds

XC: Board of County Commissioners
Marlin Eagle, County Attorney
[REDACTED]
Alcoholic Beverage Ordinance File
Outgoing Correspondence

BOARD MEETS FIRST THURSDAY AT 7:00 P.M.
AND THIRD THURSDAY AT 7:00 P.M.

**WILLIAM J. ROBERTS, JR.
LAWYER**

387 NW Clubview Circle
Lake City, Florida 32055

RECEIVED
FEB 4 2013

Board of County Commissioners
Columbia County

Telephone
(386) 344-7033

E-mail
wjroberts2@gmail.com

January 31, 2013

Hon. Dale Williams, County Manager
135 NE Hernando, Suite 203
Lake City, FL 32055

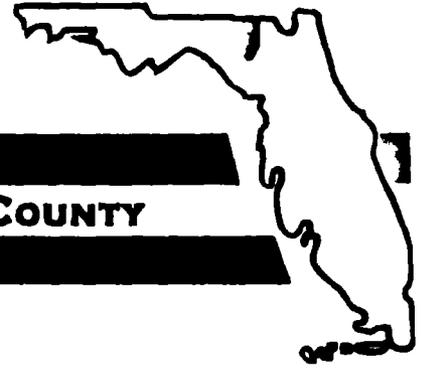
Dear Mr. Williams

I have recently been contacted by several owners of establishments that sell alcoholic beverages in Columbia County, who have related to me that they are experiencing problems competing with similar establishments in our neighboring counties. The problems seem to stem primarily from our neighboring counties and cities within them, particularly, Suwannee and Alachua, being able to sell alcoholic beverages until 2:00 a.m, and Lowndes County, Georgia, selling until 1:55 a.m, while our County prohibits the sale of alcoholic beverages past 1:00 a.m.

It is the desire of my clients that I bring the foregoing problem before the County Commission in order for them to express to the Commission their concerns and problems with the current County Ordinances regarding the sales of alcoholic beverages within the County, and specifically to consider amending Sections 10-33 and 10-34 County Ordinances, as follows:

Sec. 10-33

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Stephen E. Bailey
District No. 5 - Scarlet P. Frisina



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

January 29, 2013

M E M O

TO: Board of County Commissioners

FR:  Ronald Williams, Commissioner, TDC Board Member

RE: Hours of Sale - Alcoholic Beverages

As you are aware, most counties adjoining Columbia County have successfully completed referendums allowing for the sale of alcoholic beverages. Once the sale of alcoholic beverages is approved, the hours of sale are regulated by Ordinance. It has been suggested that Columbia County review its Ordinance regulating hours of sale with those of neighboring counties. A copy of Article II Hours of Sale from the county's alcoholic beverage ordinance is attached. Also attached is a survey pertaining to Sunday sales by restaurants.

From the material provided it would appear that Columbia County has a more restrictive ordinance than neighboring counties; therefore, local businesses are at a disadvantage. I am requesting that you review the materials provided. It is my intention to request that a Public Hearing be set to discuss a change in the hours of sale permitted for alcoholic beverages in Columbia County. Specifically, I will ask that Sunday liquor sales be allowed in restaurants.

BOARD MEETS FIRST THURSDAY AT 7:00 P.M.
AND THIRD THURSDAY AT 7:00 P.M.

BCC

January 29, 2013

Page Two

You should also be aware that several local businesses have organized to propose even further changes in the county's ordinance. These changes would affect the hours in which alcoholic beverages could be sold and allowing for package sales on Sunday. These are not part of my proposal; however, these changes may be included in the Public Hearing if approved by the Board.

DW/pds

XC: ~~Outgoing Correspondence~~

ARTICLE I. IN GENERAL

Secs. 10-1—10-30. Reserved.

ARTICLE II. HOURS OF SALE

Sec. 10-31. Authority, applicability of article.

This article is enacted pursuant to the statutory police powers of the county to establish and enforce laws that are necessary for the protection of the public, and further under authority of the provisions of F.S. §§ 562.14 and 562.45(2). This article shall apply to all of the unincorporated areas of the county.

(Ord. No. 82-1, § 1, 4-15-1982; Ord. No. 2004-26, § 1, 11-18-2004)

Sec. 10-32. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alcoholic beverage means distilled spirits and all beverages containing one-half of one percent or more alcohol by volume.

Alcoholic beverage establishment means any place holding a license under the division for the sale, consumption, or service of alcoholic beverages.

Division means the state division of alcoholic beverages and tobacco of the department of business and professional regulation.

Liquor means any beverage containing ethyl alcohol, also known as ethanol, in excess of 14 percent by volume.

Restaurant means an establishment where meals or prepared food, including beverages and confections, are served to customers for consumption on or off the premises; an establishment engaged primarily in the service of food and nonalcoholic beverages, where the sale or service of alcoholic beverages is incidental to the sale and service of food and nonalcoholic beverages. The restaurant must have full kitchen facilities and food preparation staff capable of preparing and

serving full course meals during all hours of operation. A restaurant must have the appropriate license issued by the state as well as all county permits required by law, and must meet all local zoning requirements for a restaurant. The term "restaurant" includes cafes, coffee shops, donut shops, delicatessens, cafeterias, and other establishments of a similar nature.

(Ord. No. 82-1, § 2, 4-15-1982; Ord. No. 2004-26 § 3, 11-18-2004)

Cross reference—Definitions generally, § 1-2.
State law reference—Definitions, F.S. § 581.01.

Sec. 10-33. Hours for sale, consumption or service.

Liquor and other alcoholic beverages may be sold, consumed or served, or permitted to be sold, consumed or served, in any alcoholic beverage establishment on Monday through Saturday of each day of the week only between the hours of 7:00 a.m. of each day and 1:00 a.m. of the succeeding day.

(Ord. No. 82-1, § 3, 4-15-1982; Ord. No. 2004-26, § 4, 11-18-2004)

Sec. 10-34. Prohibited hours for sale.

(a) *Generally.* After 1:00 a.m. on Sundays, no liquor shall be sold, consumed, served or permitted to be sold, consumed or served in any alcoholic beverage establishment. The serving, consumption or sale of other alcoholic beverages on Sunday in any alcoholic beverage establishment shall be permitted only between the hours of 7:00 a.m. and 12:00 midnight.

(b) *Exception.* Notwithstanding the provisions of subsection (a) of this section in the event December 31 of any year falls on a Sunday, all alcoholic beverages may be sold, consumed or served, or permitted to be sold, consumed or served, on that Sunday in any alcoholic beverage establishment between the hours of 5:00 p.m. and 12:00 midnight.

(Ord. No. 82-1, §§ 4, 5, 4-15-1982; Ord. No. 2004-26, §§ 5, 6, 11-18-2004)

Sec. 10-35. Patronage and employment age restrictions.

It shall be unlawful for persons under the age of 21 years to enter or remain in any alcoholic

December 10, 2012

MEMORANDUM

To: County Commissioner Ron Williams
From: Harvey Campbell, Tourist Development Department
Subject: Information from restaurants pertaining to availability of liquor by the drink

Several weeks ago, you requested this office survey and compile information on the potential impact/benefit to local restaurants if Columbia County allowed for the sale of liquor (above the current availability of just beer and wine) on Sunday. In my discussions with the restaurants it has been suggested that a cocktail could be ordered with lunch or dinner starting at perhaps 11:00 a.m. and continue until closing time.

It should also be understood that even if the Board of County Commissioners approved an amendment to the current ordinance that sets the hours and restrictions on alcoholic sales, the City of Lake City would have to ratify that change to allow for Sunday liquor by the drink in order for sales to be allowed.

At present, both the City of Lake City and Columbia County allow for the sale of both beer and wine on Sunday, beginning at 7:00 a.m. and continuing until 1:00 a.m. on Monday morning.

In all, there are 53 categories and types/classes of licenses issued by the Florida Division of Alcoholic Beverages and Tobacco, Bureau of Licensing.

In compliance with your request, we have restricted our survey to those under "Type 6" and the various Consumption on Premises (COP) variances. In general, these type restaurants seat a minimum of 150, have 4,000 square feet of floor space and a minimum of 51% of sales must be food related. It should be noted, however, that upon considering a change to the Sunday ordinance some consideration should potentially be given to a license in Category 15/Golf Clubs/Permit Type 11CG. Quail Heights Country Club would fall into this classification and Type 6/Special Motel/Hotel which would affect the Holiday Inn Hotel & Suites.

You will also likely be approached by organizations falling under Category 11 which relates to a wide array of private clubs that may also request the County Commission include them in any revision to the existing ordinance.

Attached you'll find a copy of the revised Suwannee County Alcoholic Beverages ordinance that now will allow for the sale of liquor seven-days-a-week from 7:00 a.m. until 2:00 a.m. and allows package stores and bars to be open for Sunday sales, also.

Returning to the original request of surveying the local restaurants about the impact of allowing Sunday liquor by the drink, there are 10 that would be potentially affected by the change. One of them, Phish Heads, is currently closed on Sunday and owner Phil Crenshaw said the potential change would not change his opinion on being closed on that day.

We asked three questions of the other nine properties (two of which are now being built: Olive Garden and Longhorn Steak House).

- 1.) Is the inability to sell a cocktail with lunch or dinner hurting your business today? If so, how much?
- 2.) If the ordinance was changed to allow for alcohol by the drink, how much would it benefit your business?
- 3.) If Sunday liquor by the drink was allowed, what impact would it have on employment, either in terms of additional staff or additional hours for existing staff?

Listed below are the responses from the nine restaurants that would be directly impacted by a change in the ordinance, allowing for Sunday liquor by the drink.

- Gondolier Italian Restaurant and Pizza, Steve Godevas, Manager. Lack of ability to sell is costing the restaurant 2-5% of monthly sales. Having access to sell would increase sales 10-20% monthly because customers wouldn't have to travel outside the county to have a drink with their meal. They would have to add additional bartenders and servers to meet increased sales demand. "Beer and wine have the same effect as liquor. There is no logical reasoning behind having beer and wine, but not liquor. The county could produce more money. It's a no brainer."
- Ruby Tuesday, Lisa Scanlon, General Manager. Losing about \$750 each Sunday in liquor sales and an additional \$3,000 in food sales per month. Sports fans and truckers come in and want to watch Sunday NFL games and will leave and go to Gainesville or north to Valdosta. Having Sunday liquor sales would probably add \$5,000 to revenues. It would also generate additional hours for bartenders and servers.
- Country Club at Lake City, Carl Ste-Marie, General Manager. Quite a few golfers will play in the morning, want to have lunch with a cocktail and when they are told only beer and wine are available, the group will load up in their cars and go to Gainesville and won't eat lunch and play another 18 holes in the afternoon in Lake City. Also has been an issue with groups who come down annually and stay in Lake City, but go to Gainesville for lunch on Sunday because of the lack of availability of liquor. Probably costs the club \$3,000 a month. Would increase sales by at least \$3,000 if available. Would benefit server staff and some golf course employment benefit.
- Players Club Seafood Bar and Grill, Sal Napoli, Owner. According to Mr. Napoli, if the sale of liquor on Sunday was allowed, the anticipated gross revenue increase in Sunday sales would be 35-55%. The impact on employment would be conservatively 60 man hours, a minimum of 1 ½ full time equivalent jobs would be created from the employment level that now exists. It should be noted that although Players Club is in-fact a full-service restaurant, the business operates with a quota license and not a special restaurant license.
- Texas Roadhouse Restaurant, Brian Bickel, owner. Yes, the inability of serving alcohol on Sunday does hurt his business. A change in the currently ordinance is projected to increase Sunday sales of alcoholic beverages and food by a minimum of \$400 per week. Much of the current loss of business relates to the "sports bar crowd" that will go to Gainesville since alcohol sales are not allowed here. Brian predicts a change in the ordinance would create between 40-80 extra hours of labor.

- **Applebee's, Hank Potoreiko, General Manager. The GM says the lack of liquor sales on Sunday has a significant negative impact on business at his restaurant. He estimates that Sunday liquor would result in an increase of food and beverage sales of approximately \$2,000 - \$3,000 a week. I was unable to obtain specifics about the impact on employment, but Mr. Potoreiko was confident Sunday sales would result in increased need for staff and added personnel.**
- **Darden Restaurants, owners of Red Lobster, Olive Garden and LongHorn Steakhouse Restaurants. Red Lobster has been open in Lake City for many years, Olive Garden and LongHorn are expected to open early in 2013. Spoke with Norma Rivera in Licensing and Beth with Media Communications. Neither was willing to give specific information on impact on sales, although Ms. Rivera indicated her experience was that sales did increase and resulted in expanded hours for server staff.**

Spoke with Richard Turner with Florida Restaurant and Lodging Association and was unable to obtain any specific information about the impact or benefit of having Sunday sales in a county. He did venture the opinion that the vast majority of counties in Florida already allow Sunday liquor by the drink.

It should be noted that Alachua County does allow Sunday liquor and Lowndes County, GA (Valdosta) approved allowing Sunday liquor in 2011 and implementation began in January of this year. I was unable to obtain any data on economic impact created by the change in Valdosta's ordinance from the Chamber of Commerce in Lowndes County.

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 7:00 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 2/27/2013

Meeting Date: 03/17/2013

Name: David Kraus

Department: FLOW

1. Nature and purpose of agenda item: Discussion Item: Commissioner Williams will update Board of County Commissioners on the Florida Leaders Organized for Water.

Attach any correspondence information, documents and forms for action i.e., contract agreements, quotes, memorandums, etc.

2. Fiscal impact on current budget.

Is this a budgeted item? N/A

Yes Account No. _____

No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____

FROM

TO

AMOUNT

Account: _____

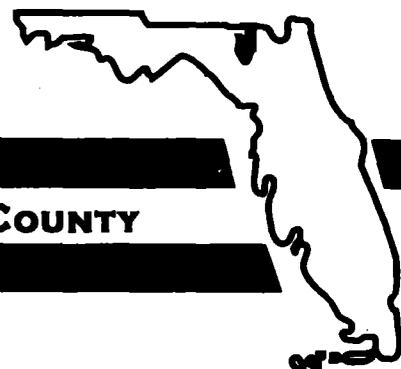
Account: _____

\$ _____

For Use of County Manger Only:

Consent Item Discussion Item

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Stephen E. Bailey
District No. 5 - Scarlet P. Frisina



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Memo

Date: 3/7/13

To: Board of Commisioners

From: Ray Hill, Purchasing Director

RE: Professional Office Space RFP Approval

Please find attached for your review and approval the RFP seeking proposals for the purchase of existing professional office building(s) per the request made at the February 21, 2013 Board of County Commissioners meeting.

Upon approval, I will advertise for the required two (2) weeks and expect to receive proposals on March 28, 2013.

BOARD OF COUNTY COMMISSIONERS, COLUMBIA COUNTY, FLORIDA
LAKE CITY, FLORIDA
REQUEST FOR PROPOSALS NO. 2013-A

The Board of County Commissioners wishes to receive proposals for professional office space. The Board will receive proposals in the office of the Board of County Commissioners, 135 NE Hernando Avenue, Room 203, Lake City, FL 32056-1529, (386) 719-2028, **until 11:00 A.M. on March 28, 2013**. Proposals will be publicly acknowledged and logged in at that time or as soon thereafter as practical.

Proposers are fully responsible for the delivery of the proposals. Proposals may be withdrawn at any time prior to the log in. Late proposals will not be accepted and will be returned to the proposer, unopened. Telephone or fax proposals will not be accepted under any circumstances.

The Board shall reserve the right to reject any and all proposals.

Seven (7) complete proposal packages are to be submitted in a sealed envelope, on the outside of which shall be marked "**Proposal: Professional Office Space**" and the name and address of the firm/person submitting the proposal.

Specifications may be obtained at the Counties web site,
<http://www.columbiacountyfla.com/PurchasingBids.asp>.

Stephen E. Bailey, Chair

INFORMATION TO PROPOSERS
2013-A
PROFESSIONAL OFFICE SPACE

In 1993 the County commissioned Saxelbye Architects, Planners & Interior Designers of Jacksonville, FL to prepare a Courthouse Complex Renovation Feasibility Analysis. The study also included an option for building a new courthouse and administrative complex.

At the time of the study, the courthouse was occupied by the following offices in addition to the Judges, their courtrooms, Guardian Ad Litem, State Attorney, Public Defender, and other court administration officials:

- Sheriff
- Undersheriff
- Sheriff Administration/Human Resources
- Special Projects
- Veteran Services
- Environmental Health
- Tax Collector
- Building and Zoning
- Board of County Commissioners
- Clerk of the Court
- Property Appraiser

The Supervisor of Elections and Economic Development offices were located in the Chamber of Commerce building. The Suwannee River Economic Council (SREC) was in a free standing mobile home on county property adjacent to the jail.

Renovations to the Courthouse, Courthouse Annex, and Montgomery Building were studied. In addition, a recommendation to purchase the Mabry Brothers Building and Wards Warehouse for renovation or demolition, and the demolition of the Chamber building for use as a parking area was reviewed. Subsequent to the renovations and placing offices in their current locations, the county added a Tourist Development Office (TDC), and provided space for the Red Cross and 911 Dispatch/Emergency Operations Center.

Plans were drawn that included housing the Clerk of Court, Supervisor of Elections, and Veteran Services in the remodeled court house and moving the Board of County Commissioners, Tax Collector, Property Appraiser, Building and Zoning, and Environmental Health to the remodeled Annex Building. Economic Development and the Chamber moved to a rented location. The Montgomery building was not renovated, the Mabry Brothers building and Wards Warehouse were not purchased, however, the Chamber Office was raised. At approximately the same time the renovations were being performed, (1999), a building to house the 911/Emergency Operations center was built on Lake City Ave.

Sometime before the Elections office could move to the courthouse, it was decided to move them to their current location in the old Lake City Medical Center.

In response to the added departments and growth of the County and the additional personnel needed to provide the necessary services for the citizenry, offices were moved and scattered into several locations. In 2003, in an effort to again have offices at a centralized location to assist citizens in need of services and provide efficiencies in providing those services, a committee was formed to study the possibility of leasing or purchasing one large office complex or building a new complex on County owned property known as the former Boys Club on Lake Jeffery Road. This committee consisted of Commissioners, County Staff, and Citizens at large. After performing a space needs analysis and performing site visits to potential buildings and sites, the committee proposed building a new complex on the Lake Jeffery property. At the time, however, building a new complex was not considered a viable option.

The County has continued to grow and staff needs have increased. County offices are scattered around the county, and in many cases without needed room for storage and personnel. Furthermore, the Extension Office Lease is expiring and the Montgomery Building has to be closed due to asbestos and lead paint abatement issues. The TDC is taking space needed by the 911/Emergency Operations Center and the SREC mobile home is inadequate. Therefore, late in 2012, the County issued a RFP requesting bids for the lease of office space to centrally locate the following five (5) distinct offices:

Extension Office, 9 staff, currently renting at the Columbia County Fair Grounds site
TDC, 3 staff, currently in the 911/Emergency Operations Center with storage in a number of buildings, pays no rent but has the ability to pay from its bed tax allotment
Red Cross, 2 staff, currently in the Montgomery Building
Veterans Affairs, 1 staff, currently in the Montgomery Building
SREC, 4 staff, currently in the original mobile home

After reviewing the bids received, a committee was formed to again look at all the possibilities including the purchase of professional office space verses lease space or new construction. A recommendation to issue a RFP requesting proposals for the purchase of professional office space was made by the committee. The Board of County Commissioners accepted the recommendation and on February 21, 2013 authorized this RFP. The purpose of this RFP is to determine what existing buildings are available to assist the County in meeting current and future space needs.

Questions regarding this request should be submitted to Ray Hill, Purchasing Director, Columbia County Purchasing Department at (386) 719-2028 or email Ray_Hill@columbiacountyfla.com.

**Request for Proposals
NO. 2013-A
OFFICE BUILDING(S)**

SPECIFICATIONS

The office must have a minimum of 10,000 sq. ft.

Building must be in good order and in a condition acceptable for professional office space.

There are to be no restrictions in the deed or encumbrances of the property that will interfere with the Counties intended use.

Property must have adequate access from frontage abutting a public street or highway.

The proposed property must have a clear title at time of purchase.

The proposal must include a floor plan drawing of the building.

This Request for Proposals is not an offer to purchase any building and the County reserves the right to reject any and all proposals.

**PROPOSAL FORM
2013-A**

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS, LAKE CITY, FL

PROPOSAL FORM FOR: Professional Office Building

Proposals must be received in the Office of the Board of County Commissioners, Columbia County, 135 NE Hernando Avenue Room 203, Lake City, FL, 32056-1529. No later than 11:00 A.M., on March 28, 2013, in a sealed envelope, plainly marked: "**Request for Proposal(s): Professional Office Building**" and the name of the person/firm submitting bid.

Proposals will be accepted and logged in the Office of the Board of County Commissioners at 11:00 A. M., on March 28, 2013.

Columbia County reserves the right to reject any and/or all proposals and to accept the proposal in the county's best interest.

PROPOSAL INFORMATION

\$ _____

Square Feet in Building _____ Sq. Ft.

Number of Parking Spaces _____

Acreage _____

Location/Address:

The proposer may attach any additional information preferred (i.e. floor plan, photos, etc.)

This page must be included in the proposal.

CERTIFICATION PAGE

**Request for Proposal NO. 2013-A
Professional Office Building**

I certify that this proposal meets or exceeds the County specifications and that the undersigned proposer declares that I have carefully examined the specifications, term and conditions of this proposal and I am thoroughly familiar with its provisions. The undersigned proposer further declares that he/she has not divulged, discussed or compared this proposal with any other proposer and has not colluded with any other proposers or parties to propose whatsoever for any fraudulent purpose.

COMPANY: _____ DATE: _____

ADDRESS: _____

PHONE NO: _____

SIGNATURE: _____

PRINT NAME/TITLE: _____

This page must be included in the proposal.