

RESOLUTION NO. 2018-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, APPROVING A SECOND AMENDMENT TO LEASE AGREEMENT WITH THE GIFFORD YOUTH ACHIEVEMENT CENTER, INC., FOR COUNTY OWNED PROPERTY KNOWN AS THE GIFFORD YOUTH ACHIEVEMENT CENTER.

WHEREAS, the Gifford Youth Activity Center, Inc. n/k/a the Gifford Youth Achievement Center, Inc. ("GYAC"), and the Board of County Commissioners (Board) entered into a Lease Agreement for County-owned property located at 4875 43rd Avenue, Vero Beach, Indian River County, Florida ("Property") on November 19, 2002, for a term of 40-years, at a rental rate of \$1.00 per year for use as an activity center for area youths; and

WHEREAS, on January 20, 2015, the Board amended and extended the Lease Agreement to a term of 99-years to continue their use of the Property; and

WHEREAS, GYAC seeks consent to construct a one story classroom building on the Property that in the future could be expanded to add a second floor and to construct such future improvements with the prior consent of the Board; and

WHEREAS, the Board of County Commissioners finds that such uses of the County owned Property promotes the County interests and welfare; and

WHEREAS, the GYAC is a Florida not for profit corporation and a corporation organized exclusively for charitable and educational purposes as set forth in section 501(c)(3) of the Internal Revenue Code of 1986, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA:

1. In accordance with Florida Statutes §125.38, the Board finds that:
 - a. The Gifford Youth Achievement Center, Inc. ("GYAC") has made proper application as required for a Second Amendment to the lease of the Property;
 - b. the Property is not needed for County purposes;
 - c. The use of the Property for a classroom and as a youth achievement center promotes the County interests and welfare;
2. The Board approves and authorizes the Chairman to execute the Second Amendment to Lease Agreement between the Board and the GYAC, for construction of the classroom described in the attached Exhibit "A" and such future improvements to the Property as may be approved by the Board;
3. The Second Amendment to Lease Agreement is entered into pursuant to the authority of Florida Statutes §125.01 and §125.38.

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The foregoing Resolution was offered by Commissioner _____ and seconded by Commissioner _____, and, upon being put to a vote, the vote was as follows:

Chairman Peter D. O'Bryan	_____
Vice Chairman Bob Solari	_____
Commissioner Susan Adams	_____
Commissioner Joseph E. Flescher	_____
Commissioner Tim Zorc	_____

The Chairman thereupon declared the Resolution duly passed and adopted this 6th day of March, 2018.

Attest: Jeffrey R. Smith, Clerk of
Court and Comptroller

INDIAN RIVER COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS


By _____
Deputy Clerk

By _____
Peter D. O'Bryan, Chairman

Approved:

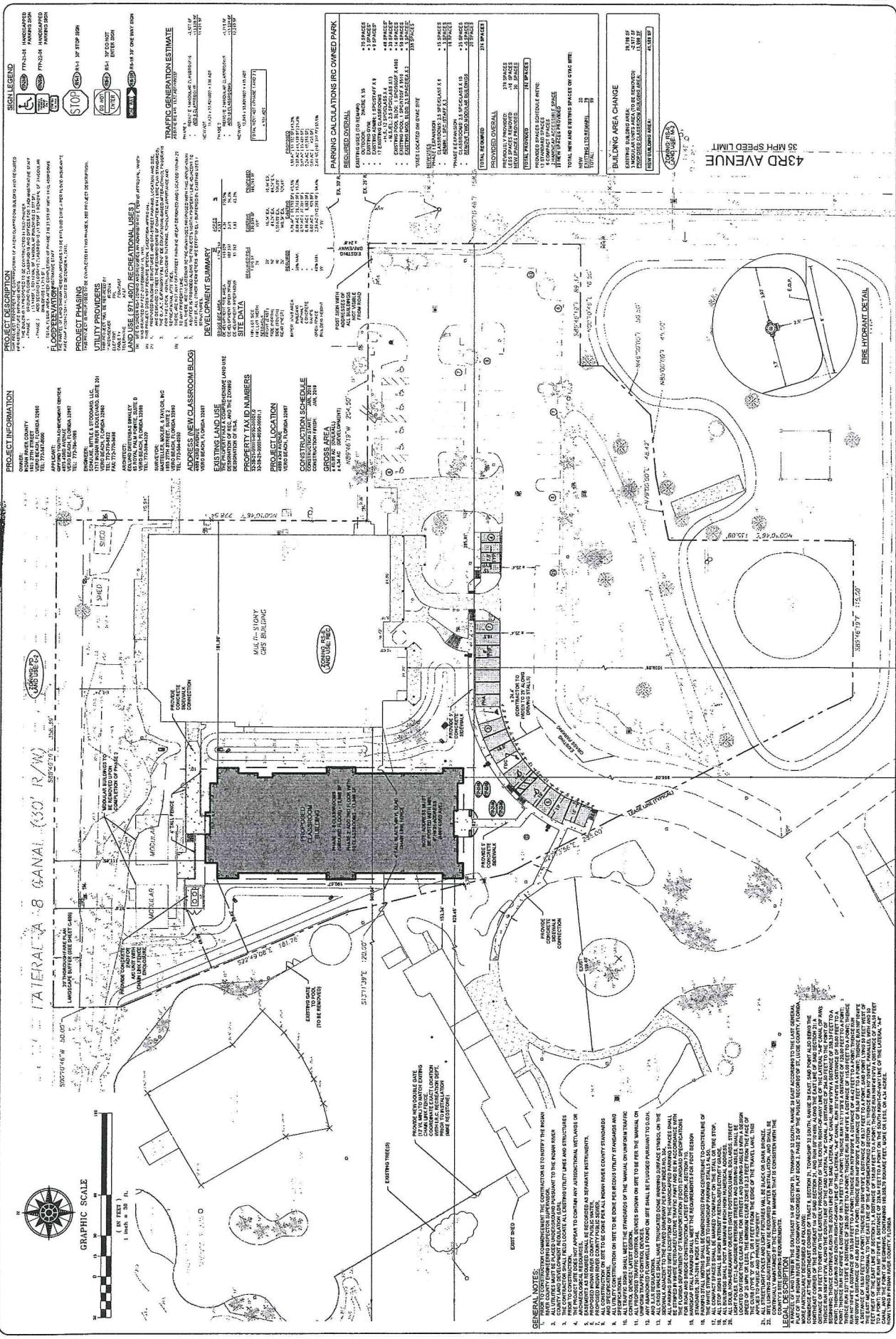
Jason E. Brown
County Administrator

Approved as to form and legal
sufficiency:



William K. DeBraal
Deputy County Attorney

EXHIBIT "A"



PROJECT INFORMATION
 COUNTY: INDIAN RIVER COUNTY
 PROJECT NO.: 17-010
 PROJECT NAME: GIFFORD YOUTH ACHIEVEMENT CENTER
 ADDRESS: 4875 43RD AVENUE, VERO BEACH, FLORIDA 32967

PROJECT PHASING
 PHASE 1: CONSTRUCTION OF THE GIFFORD YOUTH ACHIEVEMENT CENTER
 PHASE 2: LANDSCAPING AND UTILITIES

UTILITY PROVIDERS
 WATER: INDIAN RIVER COUNTY
 SEWER: INDIAN RIVER COUNTY
 GAS: INDIAN RIVER COUNTY
 ELECTRIC: FLORIDA POWER & LIGHT COMPANY

LAND USE (PER LAND RECREATIONAL USES)
 1. RECREATION
 2. COMMERCIAL
 3. INDUSTRIAL
 4. RESIDENTIAL

DEVELOPMENT SUMMARY
 TOTAL GROSS AREA: 100,000 SQ. FT.
 TOTAL NET AREA: 80,000 SQ. FT.
 TOTAL PARKING SPACES: 100

TRAFFIC GENERATION ESTIMATE
 PEAK HOUR VOLUME: 100 VEHICLES PER HOUR
 PEAK HOUR TRIP RATE: 1.5 TRIPS PER VEHICLE

PARKING CALCULATIONS (RD OWNED PARK)
 REQUIRED OVERALL: 100 SPACES
 PROVIDED OVERALL: 100 SPACES

BUILDING AREA CHANGE
 TOTAL NET AREA: 80,000 SQ. FT.
 TOTAL GROSS AREA: 100,000 SQ. FT.

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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