AGENDA
TAVARES CITY COUNCIL

FEBRUARY 4, 2015
4:00 P.M.
TAVARES CITY HALL COUNCIL CHAMBERS

(Members of the public wishing to speak on an item that is on the agenda must fill out a Request to Speak from available from the City Clerk or at the Council Meeting prior to the meeting being called to order. In addition, the Mayor will ask for comment under the agendized item titled "Audience to be Heard" for matters not on the Agenda. For further information contact the City Clerk at (352) 742-6209 or nbarnett@tavares.org)

I. INVOCATION & PLEDGE OF ALLEGIANCE

Pastor Greg Watts, Liberty Baptist Church

II. CALL TO ORDER

III. APPROVAL OF AGENDA

(The City Council Agenda is subject to change at the time of the Tavares City Council Meeting)

IV. APPROVAL OF MINUTES

Tab 1) Deferred - Minutes of January 21, 2015

V. PROCLAMATIONS/PRESENTATIONS

Tab 2) 2015 MPO Award for Alfred St./Caroline St. One Way Pair Project — **John Drury**

Tab 3) Firefighter of the Year — **Richard Keith**

VI. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EXPARTE CONTACTS

VII. READING OF ALL ORDINANCES/RESOLUTIONS

VIII. CONSENT AGENDA

IX. ORDINANCES/RESOLUTIONS

FIRST READING

Tab 4) Ordinance #2015-01 – Rezoning – 101 Acres of Vacant Land South of Slim Haywood Avenue, North of Camp Road, West of SR 19 – Lane Park LLC (ShantiNiketan) — **Jacques Skutt**

X. TRANSMITTAL HEARING – FUTURE LAND USE AMENDMENT

Tab 5) Ordinance #2015-02 – Large Scale Future Land Use Amendment – 101 Acres of Vacant Land South of Slim Haywood Avenue, North of Camp Road, West of SR 19 – Lane Park LLC (ShantiNiketan) — **Jacques Skutt**

SECOND READING

RESOLUTIONS

XI. GENERAL GOVERNMENT

Tab 6) Board Appointments — **Mayor Smith**

Tab 7) Correction re: Mutual Position Appointment to Fire Pension Board — **Mayor Smith**

Tab 8) Council Representation in Police & Fire Union Bargaining Sessions — **John Drury**

Tab 9) Council Budget Priorities & Goals for Fiscal Year 2016 Budgeting Process — **John Drury**

Tab 10) Discussion on Request to Waive Deposit for Sunset View/Three Lakes Utility Accounts — **Lori Houghton**

Tab 11) Update on Interlocal Services Boundary Agreement (ISBA) — **John Drury**

XII. OLD BUSINESS

XIII. NEW BUSINESS

XIV. AUDIENCE TO BE HEARD

XV. REPORTS

Tab 12) City Administrator — **John Drury**

Tab 13) Council Reports — **City Councilmembers**

F.S. 286.0105 □If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352) 253-4546.

The Language of Local Government
Definition of Terms

agenda – A list of items to be brought up at a meeting.

annexation – The process by which a municipality, upon meeting certain requirements, expands its corporated limits.

bid – Formal quotation, based on common specifications, for the provision of goods or services. Opened at public for meeting consideration and award.

budget – A comprehensive financial plan to sustain municipal operations during a given year with related explanation

buffer – A strip of land, vegetation and/or opaque wall that sufficiently minimizes the physical or visual intrusion generated by an existing or future use.

call for the question – Term used to end the discussion and vote on the motion.

capital outlay – Expenditures made to acquire fixed assets or additions to them usually made from the general fund or utility fund where the assets are to be used.

conflict of interest – A term used in connection with a public official's relationship to matters of private interest or personal gain and which prohibits participation in the discussion under decision.

consent agenda – A policy of the governing body to approve, in one motion, routine and/or non-controversial items, which can be determined prior to the meeting

contiguous – Sharing a common boundary.

contingency – An appropriation of funds to handle unexpected events and emergencies which occur during the course of the fiscal year.

DCA – Department of Community Affairs

density – The number of families, individuals, dwellings units, or housing structures per unit of land.

development – A physical change, exclusive of new construction and substantial improvement, to improved or unimproved real estate, including, but not limited to mining, dredging, filling, grading, paving, excavating or drilling operations.

easement – An interest in land owned by another that entitles its holder to a specific limited use or enjoyment

emergency measure – An ordinance recognized by the legislative body as requiring immediate passage.

FDOT – Florida Department of Transportation

general fund – The general operating fund of the municipality used to account for all financial resources except those required to be accounted for in a special fund.

impact fees – Set aside fees collected from developers to pay for infrastructure improvements. Monies used as new development further impacts the municipalities.

infrastructure – The facilities and systems shared or used by all citizens such as transportation, water supply, wastewater and solid waste disposal systems.

intergovernmental agreements – Contract between two or more public agencies for the joint exercise of powers common to the agencies.

intergovernmental revenues – Revenues from other governments in the form of grants, entitlements, shared revenues, or payments in lieu of taxes.

line item – A specific item or group of similar items defined by detail in a unique account in the financial records. Revenue, expenditure and justifications are reviewed, anticipated and appropriated at this level.

non-conforming – A use which does not comply with present zoning conditions but which existed lawfully and was created in good faith prior to the enactment of the zoning provisions.

ordinance – An enforceable municipal law, statute or regulation which applies to all citizens within that municipality; penalty provisions may apply.

public hearing – Provides citizens the opportunity to express their position on a specific issue, both pro and con, as mandated by either statute or by order of proper authority after due notice.

PUD – Planned Unit Development

quasi-judicial – A governmental body that hears sworn testimony, obtains evidence and provides for cross examination of witnesses, with the decision based solely on the evidence presented.

quorum – The prescribed number of members of any body that must be present to legally transact business.

request for proposals – RFP – Notice and related information from a municipality requesting proposals for professional services.

resolution – A decision, opinion, policy or directive of a municipality expressed in a formally drafted document and voted upon.

right-of-way – Strip of land owned by a government agency over which the public has right of passage such as streets, parkways, medians, side walks, easements and driveways constructed thereon.

Sunshine Law – Legislation providing that all meetings of public bodies shall be open to the public (a/k/a open public meeting law).

vacate – To annul; to set aside; to cancel or rescind.

variance – Modification from the provisions of a zoning ordinance granted by a legislative body upon submission of an application and a hearing.

CITY OF TAVARES
MINUTES OF REGULAR COUNCIL MEETING
JANUARY 21, 2015
CITY COUNCIL CHAMBERS
4:00 p.m.

COUNCILMEMBERS PRESENT **ABSENT**

Kirby Smith, Mayor
Bob Grenier, Vice Mayor
Lori Pfister, Councilmember
Lisa Johnson, Councilmember
Robert Speaks, Councilmember

STAFF PRESENT

John Drury, City Administrator
Robert Q. Williams, City Attorney
Susie Novack, Deputy City Clerk
Bill Neron, Economic Development Director
Brad Hayes, Utility Director
Lori Houghton, Finance Director
Chris Thompson, Public Works Director
Joyce Ross, Communications Director
Tammey Rogers, Community Services Director
Richard Keith, Fire Department
Jacques Skutt, Director of Community Development
Stoney Lubins, Police Chief

I.INVOCATION AND PLEDGE OF ALLEGIANCE

Chief Keith, Fire Department, gave the invocation and led those present in the Pledge of Allegiance.

II. CALL TO ORDER

Mayor Smith called the meeting to order at 4:00 p.m.

Mayor Smith noted hearing devices available at the entrance table. He said Request to Speak forms are available for anyone who wished to speak to Council, and asked that the completed forms be turned in to Chief Lubins. Mayor Smith also requested that cell phones be silenced.

III. APPROVAL OF AGENDA

Mayor Smith asked if there were changes to the agenda. Mr. Drury said there were none. He noted that agenda summary updates for Tab 2 and Tab 14 have been provided.

MOTION

Robert Speaks moved to approve the agenda, seconded by Lisa Johnson. The motion carried unanimously 5-0.

IV. APPROVAL OF MINUTES

MOTION

Robert Speaks moved for the approval of the minutes of December 17, 2014 as submitted, seconded by Bob Grenier. The motion carried unanimously 5-0.

V. PUBLIC HEARING FOR ACCEPTANCE OF ASSESSMENT ROLL FOR SUNSET VIEW/THREE LAKES WATER & SEWER PROJECT

Tab 2) Public Hearing for Sunset View/Three Lakes Water & Sewer Project

Ms. Houghton said this is a Public Hearing for the Sunset View/Three Lakes Park to approve the special assessment roll and map to establish and determine the benefited properties for Water and Wastewater improvements, and a proportion of benefits to be derived by each property to be assessed for the Sunset View/Three Lakes Special Assessment area. Ms. Houghton provided the following report:

> City Council will determine whether benefited properties currently shown as excluded (no assessment agreement on file, but buildable lot/alternate key) on the Assessment Roll *shall be included* in determining the number of assessable properties for calculating the pro-rata share of each property's assessment with the City picking up the excludable properties assessment until such time as they request connection to City services or become a forced connection by action of law.
>
> The City has worked with homeowners at Sunset View subdivision for approximately five (5) years in order to provide water and sewer services to the Sunset View homes to address their failing septic tanks and poor drinking water situation.
>
> At the December 3, 2014 Council Meeting, Council requested the calculation for including all buildable properties within the Sunset View/Three Lakes Assessment area as this would reduce the assessment for each property. This would result in spreading the assessable costs over 63 properties instead of 53, and would reduce the assessment amount from $20,854.72 to $17,544.44 for each property. The City would then assess and collect on the current 53 lots that have signed agreements this year when they are connected, and postpone (and track) collection of the 10 remaining properties (shown as excluded) until the property owners request water/wastewater service connections. In the future at such time as those 10 property owners connect, they would pay:

- $17,544.44 plus interest for their share of the project costs – lump sum (no payment plan would be available)
- Impact fees as of date of connection – lump sum (impact fees are currently valued at $5,858.14)
- Meter and Connection Fees
- Any other fees in effect at the time of connection

The Assessment Roll currently shows the assessment for 53 properties with signed agreements, and the assessment if all 63 properties are included.

Staff has received inquiries from some residents as to whether a hardship program would be available. Preliminary research indicates that Cities that do offer a hardship program do so by reducing or waiving impact fees. In this case all impact fees have been waived for the 53 who plan to connect this year.

Below is a summary of the things the City has done to reduce any hardships on the 53 who are connecting this year:

1. The City has waived impact fees for this project which reduces the cost for each of the 53 connections by $5,858.14.
2. The City will provide financing (for those who need it) of the assessment cost over 10 years instead of requiring a lump sum payment. This reduces the cost from a lump sum fee of $20,854 down to monthly payments estimated at $209.31.
3. Should the Council include all 63 properties within the assessment area the cost is further reduced from $20,854 down to $17,544.44 or additional $3,310 in savings per property. This also reduces the estimated monthly payments from $209.31 down to $176.09.

If the City puts forth additional Hardship programs beyond the above, then the City would need to identify a source of funding, establish criteria for what would constitute financial hardship and then obtain the following information from property owners that apply in order to sustain that a financial hardship is present:

<u>OPTIONS</u>:

1. Move to approve the Sunset View/Three Lakes Assessment Roll and include only the signed 53 properties in determining the cost for each assessed property. (The total cost of $1,105,300 is divided by 53 with each of the 53 properties paying $20,354.72 plus interest amortized over 10 years, and Alternate Key 1308046 [Buzzard Beach Bar] will pay an additional $16,000.)

2. Move to approve the Sunset View/Three Lakes Assessment Roll and include all buildable properties as indicated on the assessment roll, 63 properties. (The total

cost of $1,105,300 is divided by 63 with each of the 53 signed properties paying $17,544.44 plus interest amortized over 10 years, and Alternate Key 1308046 [Buzzard Beach Bar] will pay an additional $16,000. The 10 properties indicated as excluded will be required to pay the assessment amount of $17,544.44 plus interest at the time of connection plus impact fees, meter fees, and connection fees.

Ms. Houghton said staff recommends approval of Option No. 2 - Move to approve the Sunset View/Three Lakes Assessment Roll and include all 63 buildable properties as indicated on the assessment roll, with each of the 53 signed properties paying $17,544.44 plus interest amortized over 10 years. Ms. Houghton said the debt service for the loan will be paid from special assessments received from the benefited properties.

Attorney Williams said any assessed owner also has the opportunity to pay the assessment in full with no interest.

Mayor Smith asked Council for any questions or comments.

Mayor Smith invited comment from the audience.

Bob Burney, 12314 U.S. 441, Lot 15, noted his support for Option 2. He asked if the same system was being used on the 11.6 acres that was annexed into the City in December. Mr. Drury said Palm Gardens was not provided a financing option.

David Betts, Three Lakes Park, 12215 U.S. 441, inquired about installing a pump grinder every 4 to 8 houses instead of each individual house for cost savings. Mr. Hayes said a grinder pumps will be owned by each homeowner to make it fair and equitable with no issues regarding who would be responsible for maintenance. Mr. Betts asked if the Park could be responsible for maintaining the pumps on every 4 to 8 homes. Mr. Drury said that could have been an option negotiated with the HOA but it was not done in this case.

Roy Carter, 12227 Lakeside Lane, Sunset View, provided a copy of his presentation to Ms. Novack. Mr. Carter said he represents a majority of the Sunset View residents who agree with the Staff recommendation. He said he would like to see the following addendums:

- Requested no pre-payment penalty. Attorney Williams said there were none.
- Requested the plan to be set up under simple interest. Attorney Williams said that is not included in the actual agreement but that is what the State Statute requires.
- Requested that the residents account deposits of $175 be waived.

Robert Manguy, Three Lakes Park, 12315 U.S. Hwy 441, inquired about the not-to-exceed cost to the residents. He said that it could be arranged for the HOA to pay for and maintain the grinder pumps. Mr. Drury said there will be one more meeting at the end of the project where the true costs will be determined and the city is confident that the price indicated is accurate. Mr. Drury said the maximum not to exceed is $25,000. Attorney

Williams said the only way the cost would go up [from $17,544.44] is if there was an unforeseen circumstance and costs, or it was completed at a lesser cost. Mr. Drury said the time to have considered reducing the number of pumps would have been 3-4 years ago when the city was negotiating with the HOA. There would now be costs associated with re-designing, reengineering and rebidding for larger pumps. Mr. Manguy noted his preference for Option 2.

Dave Schell, Three Lakes Park, 12314 U.S. Hwy 441, Lot 27, said he is a current board member of the Three Lakes Park. He thanked the City and said the grinder pump issue never came before his board. He said the design of having each homeowner responsible for their own pump is preferred. He said that there is a consensus of those in the park that favor a fair assessment of all of the 63 properties participating.

Attorney Williams said he has been working with Three Lakes and Sunset View for many years. He said the TLP area has had substandard utilities and water systems and that this project has been designed so that there would be a municipal quality of Utilities provided that will be sustainable and last for many years.

Mayor Smith asked for questions and comments from Council.

MOTION

Lori Pfister moved for approval of Option 2, seconded by Bob Grenier. The motion carried unanimously 5-0.

VI. PROCLAMATIONS/PRESENTATIONS

Tab 3) Recognition of Retirement of Bill Neron

Mayor Smith presented Mr. Neron with a Proclamation in honor of his retirement after a successful 8 years as Economic Development Director with the City of Tavares and 46 years in Florida government.

Tab 4) Presentation by the Metropolitan Planning Organization Regarding Paving Management Program

Mr. Thompson said the city entered into a contract with Southeastern Surveying to conduct a pavement condition inventory of all the City's streets and an interlocal agreement was entered with Lake-Sumter Metropolitan Planning Organization to develop a multi-year pavement management and budget program.

T.J. Fish, Director, Lake-Sumter MPO, introduced Gordon Dearing, Vanasse Hangen Brustlin, Inc., who made a presentation on the pavement management and budget program report which included background information on pavement management concepts, an updated pavement index, recommended maintenance methods and costs, along with multiple budget scenarios.

Mr. Drury said that each year an annual budget will be developed with a capital improvement program which will include resurfacing roads. He said the goal was to have an independent review and road recommendations. He said the city has done a good job on maintaining its streets and it is important to inventory all streets in our older subdivisions to have a roadmap and plan for the future that can be used in the budgeting process.

Mayor Smith asked for questions and comments from Council.

Councilmember Speaks stated his support for road maintenance.

Mr. Fish welcomed Councilmember Johnson to the MPO governing board and said the annual MPO Horizon Awards will be held Wednesday, January 28, 2015. Mr. Fish said the City of Tavares has been nominated for the Alfred and Caroline Street Project. He said it has been great working with Mr. Neron.

VII. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EX PARTE CONTACTS

Attorney Williams advised that there are two variance requests that are quasi-judicial matters, Tab 7 (Resolution 2014-31) and Tab 8 (Resolution 2014-32). He asked those who wished to speak to stand and be sworn in. He asked Council if they wished to declare any ex parte communications. Councilmember Speaks said he spoke with Mr. Cutler regarding Tab 8, and Mayor Smith said he spoke with Mr. Belanger regarding Tab 7.

VIII. READING OF ALL ORDINANCES/RESOLUTIONS

Ms. Novack read the following ordinances/resolutions by title only:

ORDINANCE NO. 2014-20

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, WHICH GRANTS A FRANCHISE TO SUMTER ELECTRIC COOPERATIVE FOR CONSTRUCTING, MAINTAINING AND OPERATING AN ELECTRIC DISTRIBUTION SYSTEM IN THE CITY OF TAVARES, FLORIDA; EXTENDING THE TERM OF THE FRANCHISE UNTIL DECEMBER 31, 2044; PROVIDING AN EFFECTIVE DATE.

ORDINANCE 2014-21

AN ORDINANCE AMENDING SECTIONS 17-75 AND 17-77 OF THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS PERTAINING TO STORM WATER DRAINAGE UTILITY FEES; INCREASING SAID FEE TO $7.00/ESFU AS APPROVED IN THE FISCAL YEAR 2015 ADOPTED BUDGET; PROVIDING FOR AN EFFECTIVE DATE

RESOLUTION 2014-31

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, GRANTING A VARIANCE TO THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS, MINIMUM FRONT YARD, REAR YARD, AND SIDE YARD SETBACKS FOR A RESIDENTIAL SINGLE FAMILY (RSF-A) ZONING FOR PROPERTY LOCATED AT 1420 LAKE DORA DRIVE, TAVARES, FL; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

RESOLUTION 2014-32

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, GRANTING A VARIANCE TO THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS, MINIMUM REAR YARD SETBACK FOR A RESIDENTIAL SINGLE FAMILY (RSF-1) ZONING FOR PROPERTY LOCATED AT 116 E DELAWARE ST, TAVARES, FL; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

RESOLUTION 2015-01

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, THANKING THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AND THE EMPLOYEES OF THE LAKE COUNTY PUBLIC WORKS DEPARTMENT FOR THEIR SUPPORT, PROFESSIONAL MANAGEMENT AND OUTSTANDING PUBLIC RELATIONS DEMONSTRATED THROUGHOUT THE ALFRED AND CAROLINE STREET ONE-WAY PAIR CONSTRUCTION PROJECT IN THE CITY OF TAVARES.

IX. CONSENT AGENDA

None.

X. ORDINANCES/RESOLUTIONS

ORDINANCES - FIRST READING

ORDINANCES - SECOND READING

Tab 5) Ordinance 2014-20 – Extension of Franchise Agreement with Sumter Electric Cooperative

Attorney Williams said this is the renewal of a franchise agreement with Sumter Electric Cooperative where the utility company compensates the city with a franchise fee for the right to use the city streets and rights of way for wiring. He said this general revenue resource is approximately $500,000 per year.

MOTION

Robert Speaks moved for approval of Ordinance 2014-20, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 6) Ordinance 2014-21 – Amendment to Stormwater Ordinance to Reflect Approved FY 2015 Budget

Ms. Houghton said this is a housekeeping measure to bring our Ordinances up to compliance with the 2015 Adopted Budget. Ordinance 2014-12 amends Section 17.75 (A) of the Land Development Regulations for Stormwater rates. She said that during the FY 2015 budget preparation stormwater fees were adjusted to $7.00 per ERU to create a balanced budget. The city's rate consultant, Mike Rocca, Raftelis and Associates, prepared and presented a rate study for the Water, Sewer, Reclaim and Stormwater utilities to meet operational costs and debt service obligations for the Downtown CRA Stormwater Improvement Program. The City Land Development Regulations need to be updated to reflect this rate. Ms. Houghton said staff recommends approval of Ordinance 2014-21.

Mayor Smith asked what happens if the Ordinance does not pass. Ms. Houghton the budget would need to be adjusted. He noted that he is not in support of a stormwater increase.

Mayor Smith asked for questions and comments from Council.

MOTION

Robert Speaks moved for Approval of Option 1 [Approve Ordinance 2014-21, which amends Section 17.75 (A) of the Land Development Regulations to reflect the monthly Storm water drainage utility fee of $7.00 per month for each single family dwelling unit], seconded by Bob Grenier. The motion carried 4-1 as follows:

Bob Grenier:	**Yes**
Lisa Johnson:	**Yes**
Lori Pfister:	**Yes**
Kirby Smith:	**No**
Robert Speaks:	**Yes**

RESOLUTIONS

Tab 7) Resolution 2014-31 – Residential Setback Variance – 1420 Lake Dora Drive

Mr. Skutt said this is an application for a variance to reduce the front, rear, and side yard setbacks for property located at 1420 Lake Dora Drive. He said the property owner wishes to remodel his home and construct a porte-cochere on the front of the existing home with a front yard setback of 5 feet 9 inches from the right of way which translates into 19 feet from the edge of the pavement. He also wishes to put an addition to the rear of the existing home with a rear yard setback of 26 feet 3 inches, and a shed in the rear yard with a western side yard setback of 5 feet. The property is a legal non-conforming, undersized lot in the RSF-A zoning district. He said

many of the homes and accessory structures on the same section of Lake Dora Drive project into the required front, rear, and side yard setbacks and are undersized lots. The Planning and Zoning Board voted unanimously to recommend approval; Staff recommends approval. No objections have been received regarding the application.

Daniel Belanger, 1420 Lake Dora Drive, said this will be a great improvement to the property.

Mayor Smith asked for questions and comments from Council. Mayor Smith said he looked at the property and it appears that it will be an enhancement to Lake Dora Drive.

MOTION

Lori Pfister moved for approval, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 8) Resolution 2014-32 – Residential Setback Variance – 116 E Delaware Street

Mr. Skutt said this is a variance application to reduce the rear yard setback at 116 E Delaware Street. The applicant, William Cutler, has requested a reduction of the required rear yard setback of 20 feet to 17 feet 4 inches to construct a screened enclosure with a hard roof. The property is zoned RSF-1 and backs up to a wetland area and should not impact a neighboring single family resident. The Planning and Zoning Board voted unanimously to recommend approval; Staff recommends approval. No objections have been received regarding the application.

Mayor Smith asked for questions and comments from Council.

MOTION

Robert Speaks moved for approval of Resolution 2014-32, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 9) Resolution 2015-01 – Appreciation to Lake County Public Works Department and Board of County Commissioners for Completion of Alfred Street One Way Pair Project

Mr. Skutt said this is a resolution that memorializes our appreciation to Lake County Board of County Commissioners as well as the Lake County Public Works Department for their support provided to the City in the completion of the Alfred Street Project. The Alfred Street Project has been a 10 year endeavor, the Lake County Board of County Commissioners funded the project and their staff has assisted Tavares with funding, technical advise, and inspection oversight. Throughout the entire project, Lake County staff has consistently shown professionalism and outstanding customer service to the City of Tavares, residents, and businesses. He said staff would like to present the resolution to the county at their next commission meeting. Staff recommends approval.

Mr. Drury said he would like to add the County Attorney's office in the resolution as they assisted the city with all of the contracts.

Mayor Smith asked for questions and comments from Council.

MOTION

Robert Speaks moved for approval of Resolution 2015-01, with the recommendation that the County Attorney be added, seconded by Bob Grenier. The motion carried unanimously 5-0.

Mr. Drury asked the Mayor to join him in presenting the resolution at a County Commission meeting. He said at that time the resolution will be read into their record.

XI. GENERAL GOVERNMENT

Tab 10) Update on Golf Cart Crossing at US 441 and Saint Clair Abrams – FDOT Application

Mr. Skutt said that during the summer of 2014, staff recommended FDOT grant the city a golf cart crossing at St. Clair Abrams and U.S. 441. He said the city has received a response back from FDOT stating that they have identified too many safety concerns to permit the requested golf cart crossing. He said their main concern was the number of lanes to be crossed. Staff recommends a move to accept FDOT's decision to deny a golf cart crossing over US 441.

Mr. Drury said the city could revisit the request in a year after other FDOT grant projects and negotiations are completed.

Councilmember Pfister said she would like to continue to pursue the request by requesting assistance through the state representatives. She said the city could also contact FDOT regarding the replacement of the bridge cross-walk that was removed with the widening of U.S. 441.

Mayor Smith noted his support in FDOT replacing the bridge cross-walk if they do not wish to allow golf cart crossing.

Vice Mayor Grenier noted his support for continuing the line of communication open regarding the golf cart crossing.

Councilmember Speaks suggested contacting the Lake County constituency in Tallahassee such as Alan Hays and Jennifer Sullivan.

There was a consensus from Council to pursue the golf cart crossing as expressed.

Tab 11) Board Appointments – Police and Fire Pension Boards

Mayor Smith recommended the appointment of Richard Keith to the Fire Pension Board and Sarah Coursey to the Police Pension Board.

Bob Grenier moved for approval, seconded Robert Speaks. The motion carried unanimously 5-0.

Tab 12) Charter School Research Information

Mr. Drury said the board requested staff to conduct research on Charter Schools. He said the research was educational and the information has been provided including laws, budgets, and starting a charter school. He said that it is a long process generally grass-roots driven. Mr. Drury said if Council wishes to move forward then funds will need to be budgeted and a professional consultant will need to be hired. He said he is available for questions.

Councilmember Pfister said the city cannot afford the cost at this time without an endowment and encouraged the public to become involved.

Mayor Smith thanked staff for providing the research information.

Tab 13) Renaming of Civic Center

Ms. Rogers said that during the December 3, 2014 City Council Meeting, Councilmember Pfister requested that consideration be made into renaming the Tavares Civic Center to the Tavares Senior Center. Ms. Rogers provided a background of programs that are currently provided at the Civic Center as well as some options for discussion.

Councilmember Pfister said she does not want any senior programs to be moved out of the downtown and would like to see even more programs available. Ms. Pfister said that a dedicated Senior Center may provide the city with additional grant monies. Ms. Pfister said she would like the demographics of the city.

Mayor Smith, Councilmember Speaks, Vice Mayor Grenier, and Councilmember Johnson stated their preference to keep the name as the Tavares Civic Center. Vice Mayor Grenier said the Civic Center façade needs improvement.

MOTION

Lori Pfister moved to keep the Tavares Civic Center name, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 14) Update on Purchase of Lake County Records Center Building

Mr. Drury stated the history and background of the Lake County Records Center building purchase. He said the Interlocal agreement signed with the County in 2010 authorized City and County to obtain their own appraisals or share one appraisal. The city obtained an appraisal for the building and generator at a total appraisal amount of $950,000. The county obtained an appraisal for the building and generator at a total appraisal amount of $1,210,000. The agreement process to purchase is to take an average of the two appraisals ($1,080,000), provide the County with a 5% deposit ($54,000), and close in 60 days. The County has recommended

the closing to be in 4 months instead of 60 days. Staff recommends moving forward with the agreement to purchase the building and close in 4 months.

Mayor Smith asked when the beginning of the 4 months starts. Attorney Williams said it starts when the city notifies the County that the price has been accepted and an escrow deposit of 5% of the purchase price is made to bind the sale.

Mayor Smith inquired about the funding. Ms. Houghton said it will be purchased with an internal borrowing from the Utility Enterprise to the General Fund.

Councilmember Speaks inquired about the County's appraisal. Mr. Drury provided a copy of the County appraisal to Mr. Speaks.

MOTION

Lori Pfister moved to approve Option 2 [receive update and authorize purchase within four (4) months], seconded by Bob Grenier. The motion carried unanimously 5-0.

XII. OLD BUSINESS

Mayor Smith requested a letter be drafted to the Lake County Water Authority asking if they would voluntarily annex into the City of Tavares. Attorney Williams said he would forward a letter.

XIII. NEW BUSINESS

None.

XIV. AUDIENCE TO BE HEARD

Mayor Smith invited comment from the audience.

Betty Burleigh said that on this date in 1969, the owners of La Dora Manor (44 lot mobile home community) announced it as open to the public. She said the one-way streets need larger signs. Mayor Smith said they may need to be lowered for a better field of vision.

Brenda Smith commended Council for being personable and attentive to citizen concerns. Ms. Smith invited those present to the Tavares Historical Society luncheon on January 26, 2015 when Ms. Burleigh will be honored as the Historian of the Year.

Randy Hokenson, Fox Run, congratulated Council for keeping the golf cart crossing on U.S. 441 alive.

XV. REPORTS

Tab 14) City Administrator

City Clerk

City Clerk

Ms. Novack said she enjoyed working with Mr. Neron and will miss him.

Human Resources

Public Works

Mr. Thompson said Mr. Neron will be missed.

Utilities

Mr. Hayes said Mr. Neron will be missed.

Public Communications

Ms. Ross said there will be a big hole in the Directors group without Mr. Neron.

Police Chief

Chief Lubins said it has been wonderful working with Mr. Neron, he said that he made Economic Development cool, and will be missed.

Fire Chief

Chief Keith said Mr. Neron will be missed.

Community Services Director

Ms. Rogers said Mr. Neron has been a mentor, teacher, and inspiration.

Finance Director

Ms. Houghton said Mr. Neron has been a mentor, friend, and teammate who will be missed.

Community Services

Mr. Skutt said Mr. Neron has always had immeasurable enthusiasm for the City and he will be missed.

Economic Development

City Attorney

Attorney Williams thanked Mr. Neron and said he is a good friend, have loved working with him, and he will be missed.

Councilmember Pfister

Councilmember Pfister said it has been a great ride and Mr. Neron will be missed.

Vice Mayor Grenier

Vice Mayor Grenier said he expects to see Mr. Neron in his Majors uniform at the Rifle, Rails, and History event in September. He said that Mr. Neron is a treasure to the City and will be missed.

Councilmember Speaks

Councilmember Speaks welcomed Mr. Neron to the world of retirement. He said his alma mater [Ohio State Buckeyes] is the college football National Champion.

Councilmember Johnson

Councilmember Johnson said she has completed her department tours including one with Mr. Neron who shared his visions with her. She said she met with Senator Alan Hays with Chief Keith regarding funding for the Public Safety Complex. She thanked each of the departments.

Mayor Smith

Mayor Smith noted that Tavares High School football players Tadarrius Patrick was named FACA First Team All State for class 5A and Ezekiel Thomas was named FACA First Team Honorable Mention. He said this is the first time that a Tavares High School football player has been named the First Team or Honorable Mention since 2006.

Mayor Smith said the city is actively seeking Library Board appointments. He said anyone who is interested can obtain an application from the City Clerk's Office.

Mayor Smith noted the Tavares flag which is also available for purchase at the Prop Shop.

Adjournment

Mayor Smith passed the gavel to Mr. Neron to close out his last meeting. Mr. Neron thanked everyone and said it has been a great ride. Mr. Neron adjourned the meeting.

Respectfully submitted,

Susie Novack

Susie Novack, M.M.C.
Deputy City Clerk

AGENDA SUMMARY
TAVARES CITY COUNCIL
February 4, 2015

AGENDA TAB NO. 2

SUBJECT TITLE: MPO 2015 Horizon Award for Alfred Street/Caroline Street One-Way Pair Project

OBJECTIVE:

The MPO would like to present its 2015 Horizon Award for "Large Municipality" for the Alfred Street/Caroline Street One Way Pair.

SUMMARY:

By way of background, the Alfred/Caroline Street one way pair improvement project was a by-product of the City's visioning process that began in 2005. The stakeholders of the City of Tavares (Business Community, Citizens, Faith Based, and Governmental) met for two years at City Hall to develop a vision for its future and a Down Town Master Plan. One of the many projects identified in the Master Plan was to request that Lake County improve County Road Old 441 (Alfred Street) and develop a one way pair of east – west streets in the Down Town (Alfred and Caroline Streets). The plan identified the Alfred/Caroline Street project as a key infrastructure component needed to promote and encourage this corridor to continue to develop as the city's Mixed Use District, create a more walkable community and improve the gateways and image of Tavares. The plan was presented to City Council who voted to adopt it and implement it.

Council Member Lori Pfister was assigned as the Council liaison to the project and Community Development Director Jacques Skutt was assigned as the City's project manager. A partnership was formed with Lake County and the project was successfully funded and then planned out by DRMP, designed, engineered and permitted by BESH and constructed by Dewitt Excavating Inc.

RECOMMENDATION:

That Council Member Lori Pfister, Community Development Director Jacques Skutt, DRMP, BESH and Dewitt receive the MPO Horizon Award on behalf of the City Of Tavares.

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: February 4, 2015

AGENDA TAB NO. 3

SUBJECT TITLE: Presentation to City Council of the Tavares Fire Department Firefighter of the Year for 2014.

SUMMARY:

Fire Chief Richard Keith will make a presentation to City Council on the Tavares Fire Department's Firefighter of the Year for 2014.

Driver/Engineer Scott Bowerman was chosen by a committee of his peers to represent the Tavares Fire Department as our Firefighter of the Year for 2014.

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TAVARES

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AGENDA SUMMARY
TAVARES CITY COUNCIL
FEBRUARY 4, 2015

AGENDA TAB NO. 4 **FIRST READING**

SUBJECT TITLE: **Ordinance 2015-01**
Shanti Niketan Phase 4 (Lane Park)-Rezoning

OBJECTIVE:

To consider the rezoning of approximately 101 acres of property (Lane Park Phase 2) located south of Slim Haywood Avenue, north of Camp Road and west of SR-19 from a Planned Development zoning to an RMF-3 (Residential Multi-Family) zoning.

SUMMARY:

This vacant property is approximately 101 acres and owned by Lane Park, LLC. Shanti Niketan Developers, the applicant, desires to purchase the property, and to construct a multi-phase, 1,000 unit senior-citizen condominium complex similar to those they have successfully developed on David Walker Road. The property is presently zoned Planned Development, The applicant desires to rezone the property to RMF-3 (Multi-Family Residential) to accommodate their plans to build attached dwellings. This project will be phased and the applicant envisions that construct will take several years. Development of the first phase will commence along Slim Haywood Avenue with subsequent phases extending southerly towards Camp Road. Utilities and roads will be planned and constructed as needed. All work will be subject to site plan review and the issuance of any applicable permits.
The existing Future Land Use of the property is Suburban and Suburban Expansion. The applicant is concurrently applying for a Future Land Use amendment to Moderate Residential (10 dwelling units per acre). This Future Land Use designation will limit the density to a maximum of 10 dwelling units per acre.
The proposed dwellings will be one story in height and similar in nature to those constructed in previous phases of Shanti Niketan. Landscaped buffers, as required by the City's Land Development Regulations, will limit visibility from adjacent residential subdivisions (Foxborough and Lane Park Ridge Phase A). Commercial Development along SR 19 will compliment and serve the residential growth.
The property was zoned as a Planned Development over 10 years ago and remains vacant and undeveloped. The proposed rezoning will allow Shanti Niketan Developers to continue with their proven marketing of upscale, senior citizen condominiums.

OPTIONS:

No City Council action required at First Reading.

PLANNING & ZONING BOARD RECOMMENDATION

At the January 15 meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2015-01.

STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2015-01.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

This ordinance has been reviewed by the City Attorney and approved for legal sufficiency.

ORDINANCE 2015-01

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 101 ACRES OF VACANT PROPERTY GENERALLY LOCATED SOUTH OF SLIM HAYWOOD AVENUE, NORTH OF CAMP ROAD AND WEST OF SR-19, FROM PD (PLANNED DEVELOPMENT) TO RMF-3 (RESIDENTIAL MULTI-FAMILY); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property described in Exhibit "A" attached hereto, is requesting to rezone said property from PD (Planned Development) to RMF-3 (Residential Multi-Family); and

WHEREAS, the City of Tavares held duly noticed public hearings before the Planning and Zoning Board and City of Tavares City Council, providing opportunity for individuals to hear and comment on issues regarding the proposed amended zoning; and

WHEREAS, the City Council has reviewed and considered all relevant evidence and information and testimony presented by witnesses, the public, and City staff; and

WHEREAS, the City is concurrently processing an amendment to the City's Comprehensive Plan to re-designate the property from Suburban and Suburban Expansion to Moderate Density Residential on the Future Land Use Map 2020; and

WHEREAS, the City Council finds this amendment in compliance with the City of Tavares Land Development Regulations and the proposed amended Comprehensive Plan; now therefore

BE IT ORDAINED by the City Council of the City of Tavares, Florida, as follows:

Section 1. Rezoning

The said property, as legally defined in Exhibit "A", attached hereto and made a part herewith, is hereby rezoned from PD (Planned Development) to RMF-3 (Residential Multi-Family), under the specific provisions as established by the City of Tavares Land Development Regulations.

Section 2. Severability.

Upon a determination by a court of competent jurisdiction that a portion of this ordinance is void, unconstitutional, or unenforceable, all remaining portions shall remain in full force and effect.

Section 3. Effective Date.

This ordinance shall take effect immediately upon its final adoption by the Tavares City Council.

PASSED AND ORDAINED this _____ of _____, 2015, by the City Council of the City of Tavares, Florida.

_____
Kirby Smith, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

_____
Nancy Barnett, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____
Robert Q. Williams, City Attorney

EXHIBIT A

PARCEL NO. 2:

FROM THE SOUTHWEST CORNER THE N 1/2 OF GOV. LOT 10, SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, RUN NORTH ALONG THE WEST LINE OF SAID GOV. LOT 10, A DISTANCE OF 455 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH ALONG THE WEST LINE OF SAID GOV. LOT 10 TO A POINT ON THE SOUTH LINE OF BLOCK 28, LANE PARK; THENCE RUN EAST ALONG THE SOUTH LINE OF BLOCKS 28 AND 29, LANE PARK, TO A POINT ON THE CENTER LINE OF ABANDONED RIGHT OF WAY OF ATLANTIC COAST LINE RAILROAD; THENCE RUN SOUTHWESTERLY ALONG SAID CENTERLINE TO A POINT EAST OF POINT OF BEGINNING; THENCE RUN WEST TO THE POINT OF BEGINNING, LESS RIGHT OF WAY FOR PUBLIC ROAD.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF GOVERNMENT LOT 10, SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N.00°01'41"W. ALONG THE WEST LINE OF SAID NORTH 1/2 OF GOVERNMENT LOT 10 A DISTANCE OF 455.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.00°01'41"W. 171.60 FEET; THENCE RUN N.89°47'02"E. 261.44 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2306.26 FEET, A CHORD BEARING OF S.24°31'48"W. AND A CHORD DISTANCE OF 150.16 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 150.19 FEET THROUGH A CENTRAL ANGLE OF 03°43'52" TO THE POINT OF TANGENCY; THENCE RUN S.26°23'44"W. 39.40 FEET; THENCE RUN S.89°47'02"W. A DISTANCE OF 181.50 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

FROM A POINT ON THE RANGE LINE BETWEEN RANGES 25 AND 26 EAST THAT IS 33 FEET NORTH AND 33 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 4, ACCORDING TO THE PLAT OF LANE PARK, RUN WEST

628 FEET; THENCE SOUTH 450 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 107 FEET, MORE OR LESS TO THE SOUTH LINE OF GRIFFIN STREET, ACCORDING TO SAID PLAT, RUN THENCE WEST ALONG SAID SOUTH LINE TO A POINT THAT IS 372.5 FEET EAST OF THE WEST LINE OF SAID LANE PARK; RUN THENCE SOUTH PARALLEL TO SAID WEST LINE TO THE CENTER LINE OF ASTATULA STREET, ACCORDING TO SAID PLAT; RUN THENCE EAST TO THE EAST LINE OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST, THIS BEING HEREBY DESIGNATED AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN SOUTHEASTERLY TO A POINT IN THE CENTER LINE OF APOPKA STREET, ACCORDING TO SAID PLAT, THAT IS 200 FEET WEST OF THE EAST LINE OF SAID SECTION 1; THENCE RUN THENCE EAST 200 FEET TO SAID EAST LINE; RUN THENCE SOUTH ALONG SAID EAST LINE OF SAID SECTION 1 TO THE HEREIN DESIGNATED POINT "A".

PARCEL NO. 4:

FROM A POINT ON THE RANGE LINE BETWEEN RANGES 25 AND 26 EAST THAT IS 33 FEET NORTH AND 33 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 4, ACCORDING TO THE PLAT OF LANE PARK, RUN WEST 628 FEET FOR A POINT OF BEGINNING; RUN THENCE SOUTH 450 FEET; RUN THENCE SOUTH 38°24' EAST 313.93 FEET; RUN THENCE NORTH 696.54 FEET TO THE NORTH LINE OF LANE PARK; RUN THENCE WEST 195 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5:

BEGIN AT A POINT ON THE NORTH LINE OF LANE PARK, ACCORDING TO THE PLAT THEREOF FILED 1 AUGUST, 1886 AND RECORDED IN PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THAT IS NORTH OF THE NORTHWEST CORNER OF BLOCK 3 ACCORDING TO SAID PLAT; RUN THENCE SOUTH TO THE CENTER LINE OF GRIFFIN STREET, ACCORDING TO SAID PLAT; RUN THENCE WEST ALONG SAID CENTER LINE TO THE WEST LINE OF ALABAMA STREET, ACCORDING TO SAID PLAT; RUN THENCE NORTH TO THE NORTH LINE OF SAID LANE PARK, RUN THENCE EAST TO THE POINT OF BEGINNING.

PARCEL NO. 7:

BLOCKS 5, 6, 7, 12, 13, 14, 19, 20, 21, 22, 28, 29, 30, LESS THE RIGHT OF WAY OF COUNTY ROAD NO.3-3442; BEGIN 33 FEET NORTH AND 33 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 4, RUN WEST 433 FEET, SOUTH 693.54 FEET, SOUTH 38°24' EAST TO A POINT IN THE CENTER LINE OF APOPKA STREET, THAT IS 200 FEET WEST OF THE EAST LINE OF SAID SECTION 1, NORTH TO POINT OF BEGINNING; ALL ACCORDING TO THE PLAT OF LANE PARK, FILED JULY 1, 1884, AMONG THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID PROPERTY NOW LYING AND BEING IN LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF TAVARES BY WARRANTY DEED RECORDED AUGUST 14, 2007 IN OFFICIAL RECORDS BOOK 3489, PAGE 771, TOGETHER WITH THAT PORTION BEING DESCRIBED IN PARTIAL RELEASE OF MORTGAGE RECORDED JULY 10, 2007 IN OFFICIAL RECORDS BOOK 3467, PAGE 1749, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL NO. 8:

LOTS 17 TO 24, INCLUSIVE, AND THE EAST 595 FEET OF LOTS 7, 8, 9 AND 10, AS SHOWN ON THE PLAT OF LANDS OF LANE AND JACKSON, RECORDED IN PLAT BOOK 7, PAGE 52, IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST AND SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

PARCEL NO. 9:

LOT 14, PLAT OF LAND OF LANE AND JACKSON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS THAT PART OF SAID LOT INCLUDED IN THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, RUN SOUTH 792 FEET AND 491 FEET EAST TO POB; FROM SAID POINT, RUN SOUTH 460 FEET, THENCE EAST 661 FEET, THENCE NORTH 460 FEET, THENCE WEST 661 FEET TO POINT OF BEGINNING; AND LESS THAT PART OF SAID LOT 14 DESCRIBED AS FOLLOWS: THE WEST 275 FEET AND THE NORTH 30 FEET OF THE EAST 183 FEET OF THE WEST 458 FEET, LAKE COUNTY, FLORIDA, AND LESS ROAD RIGHT-OF-WAY THEREOF. PART OF SAID LAND NOW KNOWN AS LANE PARK RIDGE PHASE A, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 59, PAGES 52, 53 & 54, IN THE CURRENT PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING:

TRACTS E AND F, AND ALL ROADWAYS DEDICATED FOR PUBLIC USE, LANE PARK RIDGE PHASE A, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 59, PAGES 52, 53 & 54, IN THE CURRENT PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

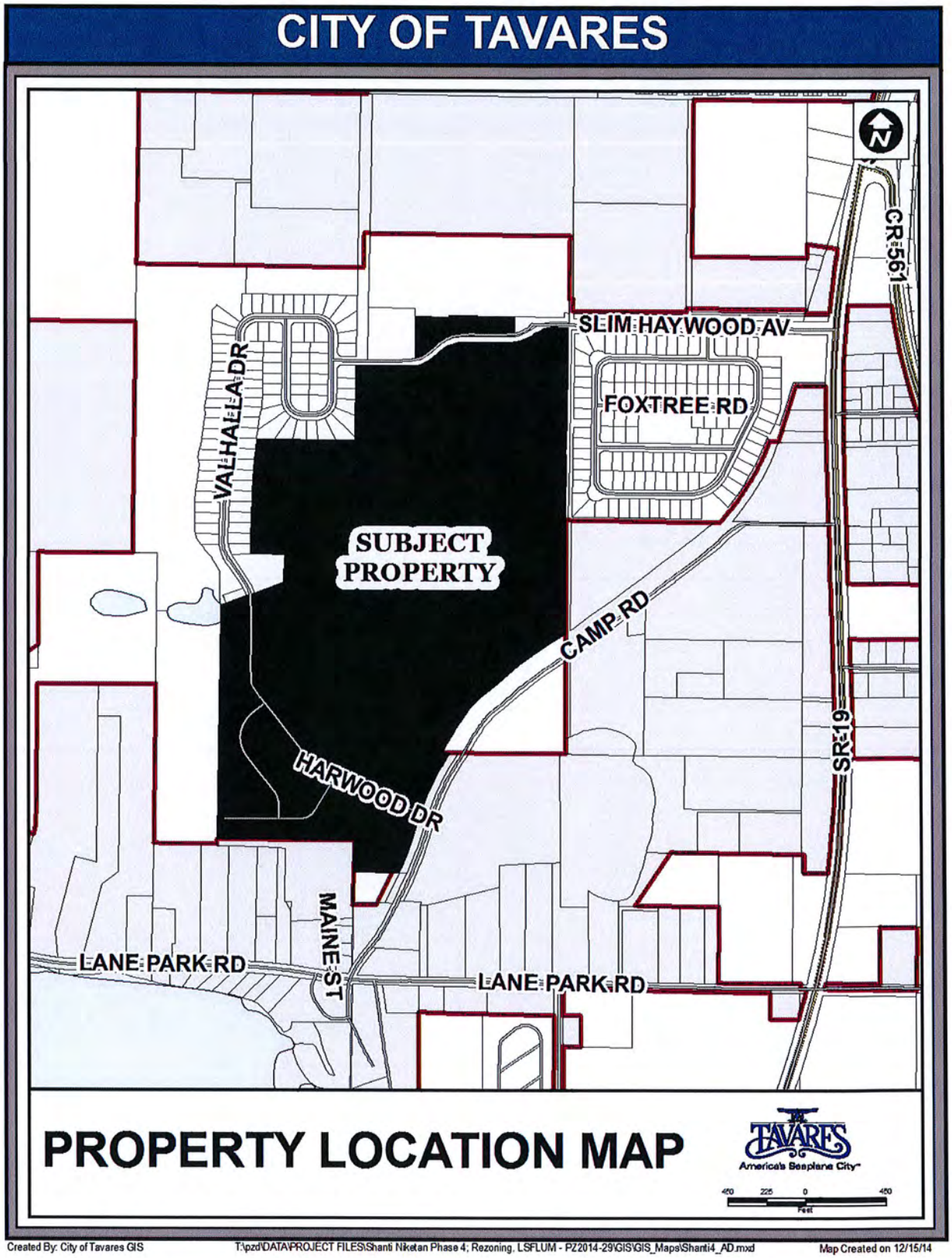
PARCEL NO. 10:

LOTS 15 AND 16, PLAT OF LANDS OF LANE AND JACKSON, IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE(S) 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. PART OF SAID LAND NOW KNOWN AS LANE PARK RIDGE PHASE A, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 59, PAGES 52, 53 & 54, IN THE CURRENT PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING: ALL ROADWAYS DEDICATED FOR PUBLIC USE, LANE PARK RIDGE PHASE A, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 59, PAGES 52, 53 & 54, IN THE CURRENT PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION LYING WITHIN THE PLAT OF LANE PARK RIDGE PHASE A, AS RECORDED IN PLAT BOOK 59, PAGES 52-54, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

1


CITY OF TAVARES
SLIM HAYWOOD AV
FOXTREE RD
VALHALLA DR
SUBJECT PROPERTY
CAMP RD
HARWOOD DR
MAINE ST
LANE PARK RD
LANE PARK RD
CR 561
SR 19
PROPERTY LOCATION MAP
TAVARES
America's Seaplane City
450 225 0 450
Feet
Created By: City of Tavares GIS
T:\pzd\DATA\PROJECT FILES\Shanti Niketan Phase 4; Rezoning, LSFLUM - PZ2014-29\GIS\GIS_Maps\Shanti4_AD.mxd
Map Created on 12/15/14

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CITY OF TAVARES
PLANNING AND ZONING BOARD MEETING
TAVARES COUNCIL CHAMBERS
January 15, 2015

BOARD MEMBERS PRESENT

Gary Santoro, Chairman
Richard Root , Vice Chairman
Morris Osborn
Norb Thomas
Howard Haynes - Absent
Bill Stomp
Vacant

LAKE COUNTY SCHOOL BOARD

Debbie Stivender, Boardmember - Absent
Dawn McDonald, Senior Planner - Present

STAFF MEMBERS PRESENT

Jacques Skutt, Community Development Director
Mike Fitzgerald, Development Coordinator
Alisha Maraviglia, Senior Planner

CALL TO ORDER

Chairman, Gary Santoro, called the meeting to order at 3:00 p.m. and the Pledge of Allegiance was recited.

SWEARING IN OF THOSE GIVING TESTIMONY

Attorney Williams gave the oath to staff and members of the audience.

APPROVAL OF MINUTES OF DECEMBER 18, 2014

The minutes were approved as submitted.

CASES HEARD

1) Ordinance 2015-01 – Shanti Niketan - Rezoning

Jacques Skutt, Community Development Director provided the following staff report;

This vacant property is approximately 101 acres and owned by Lane Park, LLC. Shanti Niketan Developers, the applicant, desires to purchase the property, and to construct a multi-phase, 1,000 unit senior-citizen condominium complex similar to those they have successfully developed on David Walker Road. The property is presently zoned Planned Development, The applicant desires to rezone the property to RMF-3 (Multi-Family Residential) to accommodate their plans to build attached dwellings. This project will be phased and the applicant envisions that construct will take several years. Development of the first phase will commence along Slim Haywood Avenue with subsequent phases

extending southerly towards Camp Road. Utilities and roads will be planned and constructed as needed. All work will be subject to site plan review and the issuance of any applicable permits.
The existing Future Land Use of the property is Suburban and Suburban Expansion. The applicant is concurrently applying for a Future Land Use amendment to Moderate Residential (10 dwelling units per acre). This Future Land Use designation will limit the density to a maximum of 10 dwelling units per acre.
The proposed dwellings will be one story in height and similar in nature to those constructed in previous phases of Shanti Niketan. Landscaped buffers, as required by the City's Land Development Regulations, will limit visibility from adjacent residential subdivisions (Foxborough and Lane Park Ridge Phase A). Commercial Development along SR 19 will compliment and serve the residential growth.
The property was zoned as a Planned Development over 10 years ago and remains vacant and undeveloped. The proposed rezoning will allow Shanti Niketan Developers to continue with their proven marketing of upscale, senior citizen condominiums.

In response to a questions about school enrollment impacts, Chuck Hiott of BESandH Engineering, speaking on behalf of the applicant, informed the board that the development would be age restricted.

Ms. McDonald explained the process of estimating potential school impacts for the purpose of planning for school capacity. She confirmed that the school board would recognize the developments age-restrictions once that restriction is officially recorded.

Mr. Santoro asked about ingress and egress into the development. Mr. Skutt confirmed that the City would review the final site development plans for the optimal ingress and egress along with traffic management.

MOTION

Mr. Stomp made a moved to recommend approval of Ordinance 2015-02. Mr. Thomas seconded the motion. The motion passed 4-0.

CASES HEARD

1) Ordinance 2015-02 – Shanti Niketan - LSFLUM

Jacques Skutt, Community Development Director provided the following staff report;

Ordinance 2015-02 proposes a large scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Numbers 1031982, 1031991, 1263476, 1725437, 1410941, 1343275, 1343291) is approximately 101 acres in size, located south of Slim Haywood Avenue, north of Camp Road and west of SR-19. The property abuts Foxborough Subdivision to the east and Lane Park Ridge (A) to the west. The property is vacant. It is a major portion of an undeveloped Planned Development that was approved by the City of Tavares in 2004. The applicant is proposing to construct a multi-phase senior citizen condominium complex similar to others that he has successfully built and marketed in Tavares. An application to rezone this property to RMF-3 (Residential Multi-Family) is concurrently under consideration. This ordinance would amend the current Future Land Use Designation from Suburban and Suburban Expansion to Moderate Density Residential.

Future Land Use Amendment & Compatibility

Orlando Sentinel

Publication Date: 01/05/2015

Ad Number: 2922296-1
Insertion Number:
Size: 3 x 10.5
Color Type: B&W

Client Name: / PO# Mike Fitzgerald
Advertiser: City of Tavares
Section/Page/Zone: Lake Zone/E002/LAK
Description: ff/Ord. 15-01 & Ord 15-02

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

TRAVEL SHOWCASE

JANUARY 12, 2015
11:00 AM – 2:00 PM

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Disney Cruises
Florida Tour Connection
Travel Insured International
Maupintour
Victory Casino Cruises
Monograms Independent Travel
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EUSTIS
483-HEAR (4327)
2755 S. Bay St., Suite F
(ACROSS FROM TRACTOR SUPPLY)

THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2015-01 & Ordinance 2015-02 titled as follows:

ORDINANCE 2015-01

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 101 ACRES OF VACANT PROPERTY GENERALLY LOCATED SOUTH OF SLIM HAYWOOD AVENUE, NORTH OF CAMP ROAD AND WEST OF SR-19, FROM PD (PLANNED DEVELOPMENT) TO RMF-3 (RESIDENTIAL MULTI-FAMILY); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2015-02

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 101 ACRES OF VACANT PROPERTY GENERALLY LOCATED SOUTH OF SLIM HAYWOOD AVENUE, NORTH OF CAMP ROAD AND WEST OF SR-19, FROM SUBURBAN AND SUBURBAN EXPANSION TO MODERATE DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2015-01 & Ordinance 2015-02 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on January 15, 2015, at 3 p.m.; and
2. Tavares City Council meeting on February 4, 2015, at 4 p.m. (Introduction and First Reading by Title Only – Ord. 15-01, Transmittal Hearing – Ord. 15-02); and
3. Tavares City Council meeting on February 18, 2015, at 4 p.m. (Second Reading – Ord. 15-01 only)
4. Tavares City Council Second Reading for Ord.15-02 will follow completion of State review

All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

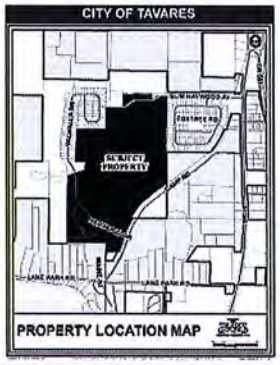
Proposed Ordinance 2015-01 & Ordinance 2015-02 may be inspected by the public between the hours of 7:30 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

Interested parties may appear at the meetings and, at the Planning & Zoning Board meeting and City Council Second Reading, be heard with respect to the proposed ordinances. It is City Council policy to limit public discussion of proposed ordinances to the Planning & Zoning Board meeting and City Council Second Reading. Any person wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings made.

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 the City Planning Department, City of Tavares, 201 East Main Street, Tavares, Florida 32778, Telephone: (352) 742-6408, at least 2 (two) working days prior to the date of the Public Hearing; if you are hearing or voice impaired, call (352) 742-6433.

Please direct any questions on this proposed ordinance to Jacques Skut, Community Development Director, at 742-6404.

CITY OF TAVARES



PROPERTY LOCATION MAP

YOUR COMMUNITY IN BRIEF

Income-tax aid program seeks volunteer preparers

By Debbie Manis
Staff Writer

United Way of Lake and Sumter Counties is seeking volunteers to prepare basic income-tax returns for low- to moderate-income residents in the Leesburg and Clermont area for the Volunteer Income Tax Assistance Program.

No experience is required. The Internal Revenue Service provides VITA volunteers with free training to prepare basic income-tax returns.

To register, call Barbara Crewell at 352-787-7530, Ext. 221, or email vita@uwls.org.

Horse-riding club

DreamCatcher Horse Ranch and Rescue Center in Clermont, a nonprofit center that rescues and rehabilitates horses in need, offers a women's horse-riding club from 10 a.m. to noon every Thursday at its facility, 10639 Toad Road. Beginners to experienced riders are welcome.

Activities will include grooming, tacking, riding lessons (English or western) and trail riding. Cost is $30 a session.

Details: 407-702-8332, dchorses1@gmail.com or visit dreamcatcherhorses.com.

Food, movie, car show

Leesburg will have Food Truck-N-Flick Night beginning at 5:30 p.m. Saturday in Towne Square downtown. There also will be a classic cruise-in and car show along Main Street. AJ Fritscher will perform.

Participants also can see a free movie at 8 p.m. on a 24-foot-high outdoor movie screen. The Free Movie Nights film will be "Footloose" starring Kevin Bacon, Lori Singer and John Lithgow.

Families are encouraged to bring a blanket or lawn chairs to watch the movie.

Details: foodtrucknflick.leesburgpartnership.com.

Meetings

■ LIFE, a social-support group for widowed persons, will meet for lunch at 11:30 a.m. Thursday at the Leesburg Community Building, 109 E. Dixie Ave. Luncheon is $10.

The Eustis LIFE will meet at 11:30 a.m. Jan. 21 at Lake Technical College, 2100 Kurt St. Luncheon is $11.

Bill Good, a Florida author, storyteller and musician, will provide entertainment at both events.

To make a reservation or more information, call 352-787-0403.

■ The South Lake County Historical Society will meet at 7 p.m. Jan. 12 in the Train Depot at Clermont's Historic Village, 490 West Ave.

Details: Clermontvillage.org or Dodie King, 352-593-8496.

■ Be Free Lake, formerly the Safe Climate Coalition of Lake County, will have a membership meeting at 4 p.m. Jan. 13 at Leesburg Public Library, 100 E. Main St. There will be a presentation about the results of the 2014 Florida Youth Substance Abuse Survey.

The public is welcome. Details: Debi MacIntyre, 352-408-2009.

■ The Villages Shrine Club will meet Jan. 13 in the Orchid Room of the Hibiscus Recreation Center on Bailey Trail, next to Cane Gardens Country Club. A social begins at 6 p.m. followed by the meeting at 7 p.m. Installation of officers also will be held.

A chicken dinner will be provided by the club. Participants should bring a salad, side dish or dessert to share and a beverage.

Details: Ken Johnson, 352-259-4334.

Comic-Con

The Leesburg Public Library is planning its inaugural Comic-Con, scheduled for June 13 from 10 a.m. to 4 p.m. at the library, 100 E. Main St.

The event will feature guest speakers, a costume contest, giveaways, vendors, artists, a performance by the Ken Spivey Band — a Steampunk Time Lord rock group — and more.

Organizers still need additional artists, authors, publishers, vendors, gamers, cosplayers (short for "costume play"), speakers and bands. Businesses or groups tied in with comics, sci-fi, fantasy or video games, should contact the library.

Volunteers also are needed to help with the event.

For more information, email Julia.hutchins@leesburgflorida.gov or call 352-728-9790.

Adopt-a-Lake calendars

The 2015 Lake County Adopt-a-Lake calendars are available for a $5 donation at the Public Works Department's Water Resource Management Laboratory, 12923 County Landfill Road, Tavares.

Calendars also are available by mail with a check made out to Lake County Board of County Commissioners, Adopt-a-Lake Program, P.O. Box 7800, Tavares, FL 32778. Add $1 for postage if seeking a calendar by mail.

More than 300 photos were submitted of Lake bodies of water for consideration in the full-color calendar. A panel of volunteers rated the shots and picked 35 semifinalists and then the public voted online for their favorite photo. More than 3,000 votes were cast online to select the top 14 pictures featured in the calendar.

Proceeds benefit the volunteer program.

To learn more about the Adopt-a-Lake Program, go to lakecountyfl.gov/adoptlake or call at 352-253-1659.

Orlando Sentinel, 1898 E. Burleigh Blvd., Tavares, FL 32778, 352-742-5932 or dmanis@tribune.com.

THINGS TO DO

Aquatics

MOUNT DORA SWIM TEAM is taking registrations. Fee: $40 per month with practices from 4:30 to 6 p.m., Monday, Tuesday, Thursday, Friday. No Wednesday practices. Location: heated Mount Dora City Pool. Details: Beth Kornowski at 352-516-2731.

LEESBURG AQUATICS for swimmers from age 5 through masters (19 and older) is inviting recreational swimmers looking to develop their swimming skills. Fees: $35-$55 per month and other fees for meets and USA Swimming registration. Year-round and summer recreational programs are available. Details: leesburgaquaticsclub.com, 407-421-8049, or email leesburgaquaticsclub@hotmail.com.

GOLDEN TRIANGLE YMCA is running swim-lesson program for students from 6 months old to adults. Fees: $45 for members for eight sessions, $90 for nonmembers for eight sessions. Details: Contact aquatics director Pam Sanders, psanders@cfymca.org, or call 352-343-844.

SAFE START program by the Central Florida YMCA teaches youngsters to float, rest, breathe and swim to the wall. It is a six-week program taught five days a week for 10 minutes by Heather Worrell, certified Safe Start instructor. Details: 352-343-844, Ext. 235, or email heathersafestart@gmail.com.

NTC AQUATICS is for children who are competitive swimmers or would like to learn the basic fundamentals of swimming in a team atmosphere. Ages 5-18. This is a year-round program offering seven different categories/teams based on skill level. Details: Ozzie Quevedo at ozzie.quevedo@orlandohealth.com or 352-241-7144, Ext. 4293.

KIDS SPLASH CAMP (ages 5-14) offers six one-week sessions, 9 a.m.-4 p.m. weekdays. The programs provide specific instruction in swimming, springboard diving and field-group activities. Details: 321-282-2558.

GOLDEN TRIANGLE YMCA Sharks team is a fun way to get in shape and develop swimming skills. Ages: 5-18. Details: 352-343-844.

GOLDEN TRIANGLE YMCA Masters swim team is a competitive team for adults. Meetings are Saturdays at 9:30 a.m. Details: 352-343-844.

WATER AEROBICS classes are 12:30 to 1:15 p.m. Mondays, Wednesdays and Fridays at the Leesburg swimming pool in Venetian Gardens on Dozier Circle off Dixie Avenue. Details: Phyllis Rzeminski, 352-343-8305.

Karate

MOUNT DORA PARKS AND RECREATION MARTIAL ARTS program in Uechi-ryu karate is Mondays and Wednesdays: (children) 5-11 years old, 5-5:30 p.m.; (juniors) 12-15 years old, 5:30-6 p.m. Teacher is George E. Mattson, 10th-degree black belt; (adults) 6-7:30 p.m. Teacher is David Berndt, renshi. Also classes in traditional Okinawa weapon training for adults, 7:30-10 p.m. Teacher is Tom Bentley, renshi, and traditional WadoRyu karate for adults on Thursdays 7-10 p.m. Tuition: one program: $50 a month.

PICKLES

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LakeSentinel.com

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1-800-359-5353

AGENDA SUMMARY
TAVARES CITY COUNCIL
FEBRUARY 4, 2015

AGENDA TAB NO. 5 **TRANSMITTAL HEARING**

SUBJECT TITLE: **Ordinance 2015-02**
Large Scale FLUM Amendment- Shanti Niketan Phase 4
(Lane Park Ridge)

OBJECTIVE:

To consider a Future Land Use Map amendment for 101 acres of property located south of Slim Haywood Avenue, north of Camp Road and west of SR-19 (Lane Park Ridge Phase 2) from Suburban and Suburban Expansion to Moderate Density Residential (10 dwelling units per acre).

SUMMARY:

Ordinance 2015-02 proposes a large scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Numbers 1031982, 1031991, 1263476, 1725437, 1410941, 1343275, 1343291) is approximately 101 acres in size, located south of Slim Haywood Avenue, north of Camp Road and west of SR-19. The property abuts Foxborough Subdivision to the east and Lane Park Ridge (A) to the west. The property is vacant. It is a major portion of an undeveloped Planned Development that was approved by the City of Tavares in 2004. The applicant is proposing to construct a multi-phase senior citizen condominium complex similar to others that he has successfully built and marketed in Tavares. An application to rezone this property to RMF-3 (Residential Multi-Family) is concurrently under consideration. This ordinance would amend the current Future Land Use Designation from Suburban and Suburban Expansion to Moderate Density Residential.

Future Land Use Amendment & Compatibility

Properties abutting this land are designated Low and Suburban Residential on the Future Land Use Map 2020. The proposed Moderate Density Residential designation is compatible as infill between these two subdivisions and is also compatible and complimentary to the growing commercial uses along SR 19.

Site Conditions

The property is currently vacant and unimproved. Prior to any development, an approved site plan will be required. All applicable environmental assessments and permitting must be in place before the site plan is approved.

Impact on City Services

The subject property is located in the City's Utility Service Area. The City of Tavares has municipal water and sewer services available to the subject parcel and any new development

on this property must connect to city utilities. The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse impacts on Levels of Service are not implicated.

FINDINGS

This amendment request is considered to be in compliance with the Comprehensive Plan Goals, Objectives and Policies with the following findings:

1. A Moderate Density Residential Future Land Use designation would serve as the most appropriate land use for the subject property in accordance with Future Land Use policy 1-1.1.6.

2. Impacts of the proposed development of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 8)

OPTIONS:

1. Move to transmit Ordinance 2015-02, a Large Scale Future Land Use Amendment to the State Department of Economic Opportunity for consideration.
2. Do not transmit Ordinance 2015-02, a Large Scale Future Land Use Amendment.

PLANNING & ZONING BOARD RECOMMENDATION:

At its January 15 meeting, the Planning & Zoning Board, in its capacity as the Local Planning Agency, voted unanimously to recommend that City Council approves the transmittal of Ordinance 2015-02 to the State Department of Economic Opportunity for consideration.

STAFF RECOMMENDATION:

Move to transmit Ordinance 2015-02 to the State Department of Economic Opportunity.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

This ordinance has been reviewed by the City Attorney and approved for legal sufficiency.

ORDINANCE 2015-02

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 101 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF SLIM HAYWOOD AVENUE, NORTH OF CAMP ROAD AND WEST OF SR-19, FROM SUBURBAN AND SUBURBAN EXPANSION TO MODERATE DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the owner of properties legally described in Exhibit "A" and as further detailed in the Location Map attached hereto, is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2020 to change the designation of said properties from Suburban and Suburban Expansion to Moderate Density Residential; and

WHEREAS, the City of Tavares is concurrently processing a rezoning of these properties from PD (Planned Development) to RMF-3 (Residential Multi-Family); and

WHEREAS, the City of Tavares has advertised as required by law for two public hearings prior to adoption of this ordinance; and

WHEREAS, the City has held such public hearings and the records of the City provide that the owners of the land affected have been notified as required by law; and

WHEREAS, a Moderate Density Residential Future Land Use designation is compatible with surrounding future land use designations; and

WHEREAS, the City of Tavares Planning and Zoning Board, Local Planning Agency, and City Council held duly noticed public hearings providing opportunity for individuals to hear and to comment on issues regarding the adoption of the proposed map amendment; and

WHEREAS, the City Council has reviewed and considered all relevant evidence and information and testimony presented by witnesses, the public, and City staff; and

WHEREAS, the City Council finds this amendment in compliance with Chapter 163, Florida Statutes, and the City of Tavares Comprehensive Plan; and

WHEREAS, adoption of this amendment is in the best interest of the health, safety, and general welfare of the citizens of Tavares;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Tavares, Florida as follows:

Section 1. Future Land Use Amendment

The Comprehensive Plan and Future Land Use Map 2020 of the City of Tavares, Florida, is hereby amended to reflect a re-designation from Suburban and Suburban Expansion to Moderate Density Residential on certain real properties as legally described in Exhibit "A" and as shown on the Location Map attached hereto. All provisions of the Comprehensive Plan shall hereby apply to said property.

Section 2. Severability and Conflicts

The provisions of this ordinance are severable and it is the intention of the City Council of Tavares, Florida, to confer the whole or any part of the powers herein provided. If any court of competent jurisdiction shall hold any of the provisions of this ordinance unconstitutional, the decision of such court shall not impair any remaining provisions of this ordinance.

Section 3. Transmittal

The City Administrator is hereby authorized and directed to transmit the adopted Comprehensive Plan amendments to the Florida Department of Economic Opportunity, the East Central Florida Regional Planning Council, the St. Johns River Water Management District, the Department of Environmental Protection, the Florida Department of Transportation, and any other governmental agency in the state of Florida that has filed a written request with the City Council for a copy of the Comprehensive Plan within 10 working days of the adoption of this Ordinance as specified in the State Land Planning Agency's procedural rules.

Section 4. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective

on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND ADOPTED this _____day of _____, 2015 by the City Council of the City of Tavares, Florida.

_____
Kirby Smith, Mayor
Tavares City Council

First Reading and Transmittal: _____

Second Reading & Final Adoption: _____

ATTEST:

_____
Nancy A. Barnett, City Clerk

Approved as to form:

_____
Robert Q. Williams, City Attorney

EXHIBIT A

PARCEL NO. 2:

FROM THE SOUTHWEST CORNER THE N 1/2 OF GOV. LOT 10, SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, RUN NORTH ALONG THE WEST LINE OF SAID GOV. LOT 10, A DISTANCE OF 455 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH ALONG THE WEST LINE OF SAID GOV. LOT 10 TO A POINT ON THE SOUTH LINE OF BLOCK 28, LANE PARK; THENCE RUN EAST ALONG THE SOUTH LINE OF BLOCKS 28 AND 29, LANE PARK, TO A POINT ON THE CENTER LINE OF ABANDONED RIGHT OF WAY OF ATLANTIC COAST LINE RAILROAD; THENCE RUN SOUTHWESTERLY ALONG SAID CENTERLINE TO A POINT EAST OF POINT OF BEGINNING; THENCE RUN WEST TO THE POINT OF BEGINNING, LESS RIGHT OF WAY FOR PUBLIC ROAD.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF GOVERNMENT LOT 10, SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N.00°01'41"W. ALONG THE WEST LINE OF SAID NORTH 1/2 OF GOVERNMENT LOT 10 A DISTANCE OF 455.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.00°01'41"W. 171.60 FEET; THENCE RUN N.89°47'02"E. 261.44 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2306.26 FEET, A CHORD BEARING OF S.24°31'48"W. AND A CHORD DISTANCE OF 150.16 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 150.19 FEET THROUGH A CENTRAL ANGLE OF 03°43'52" TO THE POINT OF TANGENCY; THENCE RUN S.26°23'44"W. 39.40 FEET; THENCE RUN S.89°47'02"W. A DISTANCE OF 181.50 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

FROM A POINT ON THE RANGE LINE BETWEEN RANGES 25 AND 26 EAST THAT IS 33 FEET NORTH AND 33 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 4, ACCORDING TO THE PLAT OF LANE PARK, RUN WEST

628 FEET; THENCE SOUTH 450 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 107 FEET, MORE OR LESS TO THE SOUTH LINE OF GRIFFIN STREET, ACCORDING TO SAID PLAT, RUN THENCE WEST ALONG SAID SOUTH LINE TO A POINT THAT IS 372.5 FEET EAST OF THE WEST LINE OF SAID LANE PARK; RUN THENCE SOUTH PARALLEL TO SAID WEST LINE TO THE CENTER LINE OF ASTATULA STREET, ACCORDING TO SAID PLAT; RUN THENCE EAST TO THE EAST LINE OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST, THIS BEING HEREBY DESIGNATED AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN SOUTHEASTERLY TO A POINT IN THE CENTER LINE OF APOPKA STREET, ACCORDING TO SAID PLAT, THAT IS 200 FEET WEST OF THE EAST LINE OF SAID SECTION 1; THENCE RUN THENCE EAST 200 FEET TO SAID EAST LINE; RUN THENCE SOUTH ALONG SAID EAST LINE OF SAID SECTION 1 TO THE HEREIN DESIGNATED POINT "A".

PARCEL NO. 4:

FROM A POINT ON THE RANGE LINE BETWEEN RANGES 25 AND 26 EAST THAT IS 33 FEET NORTH AND 33 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 4, ACCORDING TO THE PLAT OF LANE PARK, RUN WEST 628 FEET FOR A POINT OF BEGINNING; RUN THENCE SOUTH 450 FEET; RUN THENCE SOUTH 38°24' EAST 313.93 FEET; RUN THENCE NORTH 696.54 FEET TO THE NORTH LINE OF LANE PARK; RUN THENCE WEST 195 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5:

BEGIN AT A POINT ON THE NORTH LINE OF LANE PARK, ACCORDING TO THE PLAT THEREOF FILED 1 AUGUST, 1886 AND RECORDED IN PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THAT IS NORTH OF THE NORTHWEST CORNER OF BLOCK 3 ACCORDING TO SAID PLAT; RUN THENCE SOUTH TO THE CENTER LINE OF GRIFFIN STREET, ACCORDING TO SAID PLAT; RUN THENCE WEST ALONG SAID CENTER LINE TO THE WEST LINE OF ALABAMA STREET, ACCORDING TO SAID PLAT; RUN THENCE NORTH TO THE NORTH LINE OF SAID LANE PARK, RUN THENCE EAST TO THE POINT OF BEGINNING.

PARCEL NO. 7:

BLOCKS 5, 6, 7, 12, 13, 14, 19, 20, 21, 22, 28, 29, 30, LESS THE RIGHT OF WAY OF COUNTY ROAD NO.3-3442; BEGIN 33 FEET NORTH AND 33 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 4, RUN WEST 433 FEET, SOUTH 693.54 FEET, SOUTH 38°24' EAST TO A POINT IN THE CENTER LINE OF APOPKA STREET, THAT IS 200 FEET WEST OF THE EAST LINE OF SAID SECTION 1, NORTH TO POINT OF BEGINNING; ALL ACCORDING TO THE PLAT OF LANE PARK, FILED JULY 1, 1884, AMONG THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID PROPERTY NOW LYING AND BEING IN LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF TAVARES BY WARRANTY DEED RECORDED AUGUST 14, 2007 IN OFFICIAL RECORDS BOOK 3489, PAGE 771, TOGETHER WITH THAT PORTION BEING DESCRIBED IN PARTIAL RELEASE OF MORTGAGE RECORDED JULY 10, 2007 IN OFFICIAL RECORDS BOOK 3467, PAGE 1749, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL NO. 8:

LOTS 17 TO 24, INCLUSIVE, AND THE EAST 595 FEET OF LOTS 7, 8, 9 AND 10, AS SHOWN ON THE PLAT OF LANDS OF LANE AND JACKSON, RECORDED IN PLAT BOOK 7, PAGE 52, IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST AND SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

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PARCEL NO. 9:

LOT 14, PLAT OF LAND OF LANE AND JACKSON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS THAT PART OF SAID LOT INCLUDED IN THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, RUN SOUTH 792 FEET AND 491 FEET EAST TO POB; FROM SAID POINT, RUN SOUTH 460 FEET, THENCE EAST 661 FEET, THENCE NORTH 460 FEET, THENCE WEST 661 FEET TO POINT OF BEGINNING; AND LESS THAT PART OF SAID LOT 14 DESCRIBED AS FOLLOWS: THE WEST 275 FEET AND THE NORTH 30 FEET OF THE EAST 183 FEET OF THE WEST 458 FEET, LAKE COUNTY, FLORIDA, AND LESS ROAD RIGHT-OF-WAY THEREOF. PART OF SAID LAND NOW KNOWN AS LANE PARK RIDGE PHASE A, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 59, PAGES 52, 53 & 54, IN THE CURRENT PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING:

TRACTS E AND F, AND ALL ROADWAYS DEDICATED FOR PUBLIC USE, LANE PARK RIDGE PHASE A, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 59, PAGES 52, 53 & 54, IN THE CURRENT PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL NO. 10:

LOTS 15 AND 16, PLAT OF LANDS OF LANE AND JACKSON, IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE(S) 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. PART OF SAID LAND NOW KNOWN AS LANE PARK RIDGE PHASE A, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 59, PAGES 52, 53 & 54, IN THE CURRENT PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING: ALL ROADWAYS DEDICATED FOR PUBLIC USE, LANE PARK RIDGE PHASE A, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 59, PAGES 52, 53 & 54, IN THE CURRENT PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION LYING WITHIN THE PLAT OF LANE PARK RIDGE PHASE A, AS RECORDED IN PLAT BOOK 59, PAGES 52-54, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

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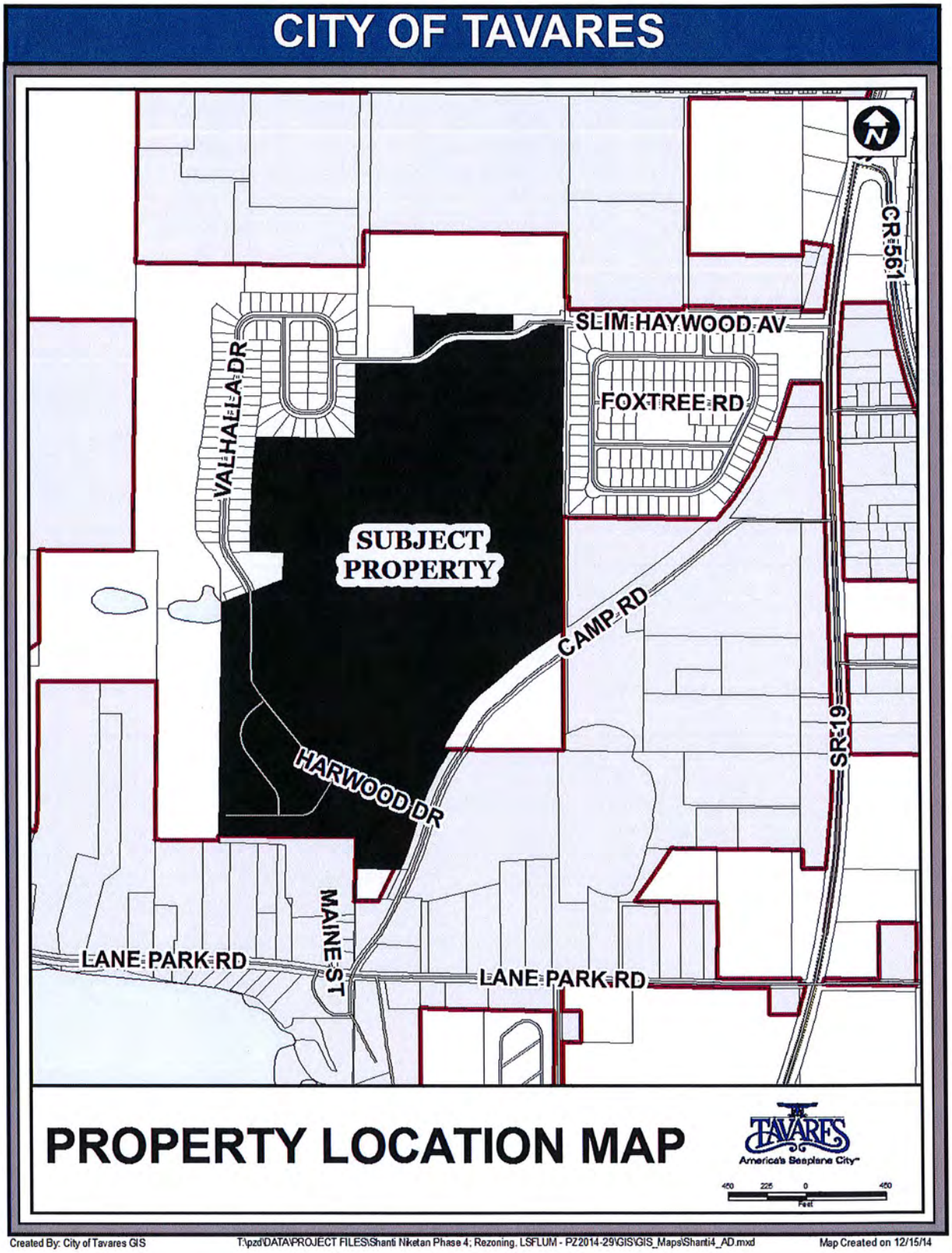
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PROPERTY LOCATION MAP
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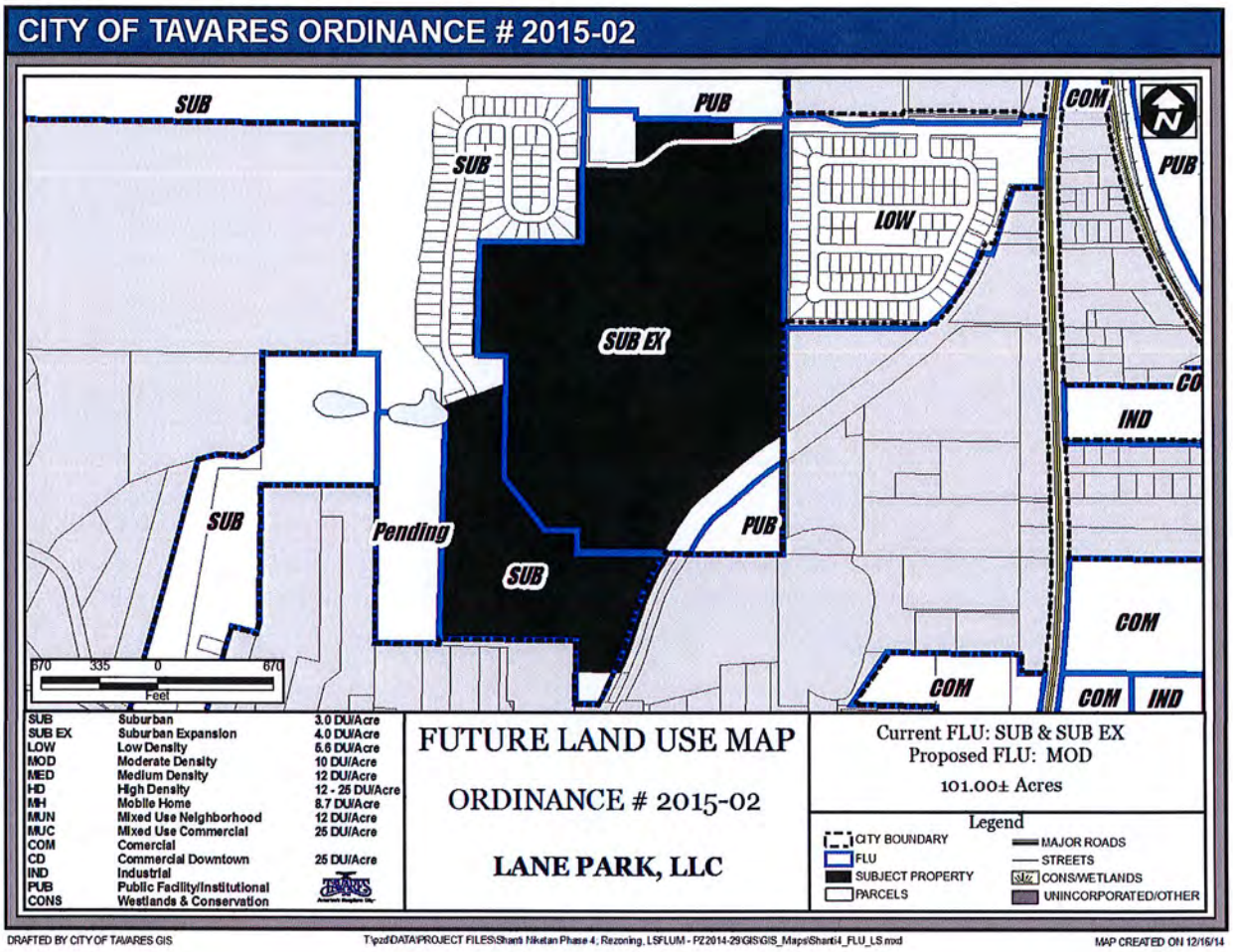
CITY OF TAVARES ORDINANCE # 2015-02
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SUB EX Suburban Expansion 4.0 DU/Acre
LOW Low Density 5.6 DU/Acre
MOD Moderate Density 10 DU/Acre
MED Medium Density 12 DU/Acre
HD High Density 12 - 25 DU/Acre
MH Mobile Home 8.7 DU/Acre
MUN Mixed Use Neighborhood 12 DU/Acre
MUC Mixed Use Commercial 25 DU/Acre
COM Comercial
CD Commercial Downtown 25 DU/Acre
IND Industrial
PUB Public Facility/Institutional
CONS Westlands & Conservation
FUTURE LAND USE MAP
ORDINANCE # 2015-02
LANE PARK, LLC
Current FLU: SUB & SUB EX
Proposed FLU: MOD
101.00± Acres
Legend
CITY BOUNDARY
FLU
SUBJECT PROPERTY
PARCELS
MAJOR ROADS
STREETS
CONS/WETLANDS
UNINCORPORATED/OTHER
DRAFTED BY CITY OF TAVARES GIS
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MAP CREATED ON 12/16/14

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extending southerly towards Camp Road. Utilities and roads will be planned and constructed as needed. All work will be subject to site plan review and the issuance of any applicable permits.
The existing Future Land Use of the property is Suburban and Suburban Expansion. The applicant is concurrently applying for a Future Land Use amendment to Moderate Residential (10 dwelling units per acre). This Future Land Use designation will limit the density to a maximum of 10 dwelling units per acre.
The proposed dwellings will be one story in height and similar in nature to those constructed in previous phases of Shanti Niketan. Landscaped buffers, as required by the City's Land Development Regulations, will limit visibility from adjacent residential subdivisions (Foxborough and Lane Park Ridge Phase A). Commercial Development along SR 19 will compliment and serve the residential growth.
The property was zoned as a Planned Development over 10 years ago and remains vacant and undeveloped. The proposed rezoning will allow Shanti Niketan Developers to continue with their proven marketing of upscale, senior citizen condominiums.

In response to a questions about school enrollment impacts, Chuck Hiott of BESandH Engineering, speaking on behalf of the applicant, informed the board that the development would be age restricted.

Ms. McDonald explained the process of estimating potential school impacts for the purpose of planning for school capacity. She confirmed that the school board would recognize the developments age-restrictions once that restriction is officially recorded.

Mr. Santoro asked about ingress and egress into the development. Mr. Skutt confirmed that the City would review the final site development plans for the optimal ingress and egress along with traffic management.

MOTION

Mr. Stomp made a moved to recommend approval of Ordinance 2015-02. Mr. Thomas seconded the motion. The motion passed 4-0.

CASES HEARD

1) Ordinance 2015-02 – Shanti Niketan - LSFLUM

Jacques Skutt, Community Development Director provided the following staff report;

Ordinance 2015-02 proposes a large scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Numbers 1031982, 1031991, 1263476, 1725437, 1410941, 1343275, 1343291) is approximately 101 acres in size, located south of Slim Haywood Avenue, north of Camp Road and west of SR-19. The property abuts Foxborough Subdivision to the east and Lane Park Ridge (A) to the west. The property is vacant. It is a major portion of an undeveloped Planned Development that was approved by the City of Tavares in 2004. The applicant is proposing to construct a multi-phase senior citizen condominium complex similar to others that he has successfully built and marketed in Tavares. An application to rezone this property to RMF-3 (Residential Multi-Family) is concurrently under consideration. This ordinance would amend the current Future Land Use Designation from Suburban and Suburban Expansion to Moderate Density Residential.

Future Land Use Amendment & Compatibility

Properties abutting this land are designated Low and Suburban Residential on the Future Land Use Map 2020. The proposed Moderate Density Residential designation is compatible as infill between these two subdivisions and is also compatible and complimentary to the growing commercial uses along SR 19.

Site Conditions

The property is currently vacant and unimproved. Prior to any development, an approved site plan will be required. All applicable environmental assessments and permitting must be in place before the site plan is approved.

Impact on City Services

The subject property is located in the City's Utility Service Area. The City of Tavares has municipal water and sewer services available to the subject parcel and any new development on this property must connect to city utilities. The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse impacts on Levels of Service are not implicated.

FINDINGS

This amendment request is considered to be in compliance with the Comprehensive Plan Goals, Objectives and Policies with the following findings:

1. A Moderate Density Residential Future Land Use designation would serve as the most appropriate land use for the subject property in accordance with Future Land Use policy 1-1.1.6.

2. Impacts of the proposed development of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 8)

MOTION

Mr. Thomas made a moved to recommend approval of Ordinance 2015-02. Mr. Root seconded the motion. The motion passed 4-0.

There was no further business and the meeting adjourned at approximately 3:05 p.m.

Respectfully submitted,

_____

Alisha Maraviglia, Senior Planner

Orlando Sentinel

Publication Date: 01/05/2015

Ad Number: 2922296-1
Insertion Number:
Size: 3 x 10.5
Color Type: B&W
Client Name: / PO# Mike Fitzgerald
Advertiser: City of Tavares
Section/Page/Zone: Lake Zone/E002/LAK
Description: ff/Ord. 15-01 & Ord 15-02

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TRAVEL SHOWCASE
JANUARY 12, 2015
11:00 AM – 2:00 PM

LEESBURG COMMUNITY CENTER · 109 E. DIXIE AVE.
VENETIAN GARDENS

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483-HEAR (4327)
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(ACROSS FROM TRACTOR SUPPLY)

THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2015-01 & Ordinance 2015-02 titled as follows:

ORDINANCE 2015-01

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 101 ACRES OF VACANT PROPERTY GENERALLY LOCATED SOUTH OF SLIM HAYWOOD AVENUE, NORTH OF CAMP ROAD AND WEST OF SR-19, FROM PD (PLANNED DEVELOPMENT) TO RMF-3 (RESIDENTIAL MULTI-FAMILY); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2015-02

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 101 ACRES OF VACANT PROPERTY GENERALLY LOCATED SOUTH OF SLIM HAYWOOD AVENUE, NORTH OF CAMP ROAD AND WEST OF SR-19, FROM SUBURBAN AND SUBURBAN EXPANSION TO MODERATE DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2015-01 & Ordinance 2015-02 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on January 15, 2015, at 3 p.m.; and
2. Tavares City Council meeting on February 4, 2015, at 4 p.m.
   (Introduction and First Reading by Title Only – Ord. 15-01, Transmittal Hearing – Ord. 15-02); and
3. Tavares City Council meeting on February 18, 2015, at 4 p.m. (Second Reading – Ord. 15-01 only)
4. Tavares City Council Second Reading for Ord.15-02 will follow completion of State review.

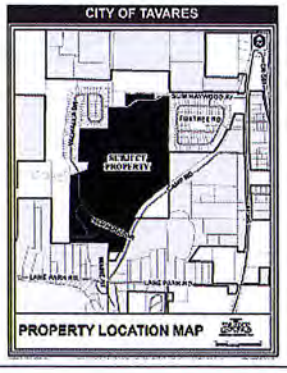
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed Ordinance 2015-01 & Ordinance 2015-02 may be inspected by the public between the hours of 7:30 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

Interested parties may appear at the meetings and, at the Planning & Zoning Board meeting and City Council Second Reading, be heard with respect to the proposed ordinances. It is City Council policy to limit public discussion of proposed ordinances to the Planning & Zoning Board meeting and City Council Second Reading. Any person wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings made.

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 the City Planning Department, City of Tavares, 201 East Main Street, Tavares, Florida 32778, Telephone: (352) 742-6408, at least 2 (two) working days prior to the date of the Public Hearing. If you are hearing or voice impaired, call (352) 742-6433.

Please direct any questions on this proposed ordinance to Jacques Skutt, Community Development Director, at 742-6404



Lake Sentinel

YOUR COMMUNITY IN BRIEF

Income-tax aid program seeks volunteer preparers

By Debbie Manis
Staff Writer

United Way of Lake and Sumter Counties is seeking volunteers to prepare basic income-tax returns for low- to moderate-income residents in the Leesburg and Clermont area for the Volunteer Income Tax Assistance Program.

No experience is required. The Internal Revenue Service provides VITA volunteers with free training to prepare basic income-tax returns.

To register, call Barbara Crewell at 352-787-7530, Ext. 221, or email vita@uwls.org.

Horse-riding club

DreamCatcher Horse Ranch and Rescue Center in Clermont, a nonprofit center that rescues and rehabilitates horses in need, offers a women's horse-riding club from 10 a.m. to noon every Thursday at its facility, 10639 Toad Road. Beginners to experienced riders are welcome.

Activities will include grooming, tacking, riding lessons (English or western) and trail riding. Cost is $30 a session.

Details: 407-702-8332, dchorses1@gmail.com or visit dreamcatcherhorses.com.

Food, movie, car show

Leesburg will have Food Truck-N-Flick Night beginning at 5:30 p.m. Saturday in Towne Square downtown. There also will be a classic cruise-in and car show along Main Street. AJ Fritscher will perform.

Participants also can see a free movie at 8 p.m. on a 24-foot-high outdoor movie screen. The Free Movie Nights film will be "Footloose" starring Kevin Bacon, Lori Singer and John Lithgow.

Families are encouraged to bring a blanket or lawn chairs to watch the movie.

Details: foodtrucknflick.leesburgpartnership.com.

Meetings

■ LIFE, a social-support group for widowed persons, will meet for lunch at 11:30 a.m. Thursday at the Leesburg Community Building, 109 E. Dixie Ave. Luncheon is $10.

The Eustis LIFE will meet at 11:30 a.m. Jan. 21 at Lake Technical College, 2100 Kurt St. Luncheon is $11.

Bill Good, a Florida author, storyteller and musician, will provide entertainment at both events.

To make a reservation or more information, call 352-787-0403.

■ The South Lake County Historical Society will meet at 7 p.m. Jan. 12 in the Train Depot at Clermont's Historic Village, 490 West Ave.

Details: Clermontvillage.org or Dodie King, 352-593-8496.

■ Be Free Lake, formerly the Safe Climate Coalition of Lake County, will have a membership meeting at 4 p.m. Jan. 13 at Leesburg Public Library, 100 E. Main St. There will be a presentation about the results of the 2014 Florida Youth Substance Abuse Survey.

The public is welcome. Details: Debi MacIntyre, 352-408-2009.

■ The Villages Shrine Club will meet Jan. 13 in the Orchid Room of the Hibiscus Recreation Center on Bailey Trail, next to Cane Gardens Country Club. A social begins at 6 p.m. followed by the meeting at 7 p.m. Installation of officers also will be held.

A chicken dinner will be provided by the club. Participants should bring a salad, side dish or dessert to share and a beverage.

Details: Ken Johnson, 352-259-4334.

Comic-Con

The Leesburg Public Library is planning its inaugural Comic-Con, scheduled for June 13 from 10 a.m. to 4 p.m. at the library, 100 E. Main St.

The event will feature guest speakers, a costume contest, giveaways, vendors, artists, a performance by the Ken Spivey Band — a Steampunk Time Lord rock group — and more.

Organizers still need additional artists, authors, publishers, vendors, gamers, cosplayers (short for "costume play"), speakers and bands. Businesses or groups tied in with comics, sci-fi, fantasy or video games, should contact the library.

Volunteers also are needed to help with the event.

For more information, email Julia.hutchins@leesburgflorida.gov or call 352-728-9790.

Adopt-a-Lake calendars

The 2015 Lake County Adopt-a-Lake calendars are available for a $5 donation at the Public Works Department's Water Resource Management Laboratory, 12923 County Landfill Road, Tavares.

Calendars also are available by mail with a check made out to Lake County Board of County Commissioners, Adopt-a-Lake Program, P.O. Box 7800, Tavares, FL 32778. Add $1 for postage if seeking a calendar by mail.

More than 300 photos were submitted of Lake bodies of water for consideration in the full-color calendar. A panel of volunteers rated the shots and picked 35 semifinalists and then the public voted online for their favorite photo. More than 3,000 votes were cast online to select the top 14 pictures featured in the calendar.

Proceeds benefit the volunteer program.

To learn more about the Adopt-a-Lake Program, go to lakecountyfl.gov/adoptlake or call at 352-253-1659.

Orlando Sentinel, 1898 E. Burleigh Blvd., Tavares, FL 32778, 352-742-5932 or dmanis@tribune.com.

THINGS TO DO

Aquatics

MOUNT DORA SWIM TEAM is taking registrations. Fee: $40 per month with practices from 4:30 to 6 p.m., Monday, Tuesday, Thursday, Friday. No Wednesday practices. Location: heated Mount Dora City Pool. Details: Beth Kornowski at 352-516-2731.

LEESBURG AQUATICS for swimmers from age 5 through masters (19 and older) is inviting recreational swimmers looking to develop their swimming skills. Fees: $35-$55 per month and other fees for meets and USA Swimming registration. Year-round and summer recreational programs are available. Details: leesburgaquaticsclub.com, 407-421-8049, or email leesburgaquaticsclub@hotmail.com.

GOLDEN TRIANGLE YMCA is running swim-lesson program for students from 6 months old to adults. Fees: $45 for members for eight sessions, $90 for nonmembers for eight sessions. Details: Contact aquatics director Pam Sanders, psanders@cfymca.org, or call 352-343-1144.

SAFE START program by the Central Florida YMCA teaches youngsters to float, rest, breathe and swim to the wall. It is a six-week program taught five days a week for 10 minutes by Heather Worrell, certified Safe Start instructor. Details: 352-343-1144, Ext. 235, or email heathersafestart@gmail.com.

NTC AQUATICS is for children who are competitive swimmers or would like to learn the basic fundamentals of swimming in a team atmosphere. Ages 5-18. This is a year-round program offering seven different categories/teams based on skill level. Details: Ozzie Quevedo at ozzie.quevedo@orlandohealth.com or 352-241-7144, Ext. 4293.

KIDS SPLASH CAMP (ages 5-14) offers six one-week sessions, 9 a.m.-4 p.m. weekdays. The programs provide specific instruction in swimming, springboard diving and field-group activities. Details: 321-282-2558.

GOLDEN TRIANGLE YMCA Sharks team is a fun way to get in shape and develop swimming skills. Ages: 5-18. Details: 352-343-1144.

GOLDEN TRIANGLE YMCA Masters swim team is a competitive team for adults. Meetings are Saturdays at 9:30 a.m. Details: 352-343-1144.

WATER AEROBICS classes are 12:30 to 1:15 p.m. Mondays, Wednesdays and Fridays at the Leesburg swimming pool in Venetian Gardens on Dozier Circle off Dixie Avenue. Details: Phyllis Rzeminski, 352-343-8305.

Karate

MOUNT DORA PARKS AND RECREATION MARTIAL ARTS program in Uechi-ryu karate is Mondays and Wednesdays: (children) 5-11 years old, 5-5:30 p.m.; (juniors) 12-15 years old, 5:30-6 p.m. Teacher is George E. Mattson, 10th-degree black belt; (adults) 6-7:30 p.m. Teacher is David Berndt, renshi. Also classes in traditional Okinawa weapon training for adults, 7:30-10 p.m. Teacher is Tom Bentley, renshi; and traditional WadoRyu karate for adults on Thursdays 7-10 p.m. Tuition: one program: $50 a month.

PICKLES

How to reach us: Lake County newsroom contacts

COUNTY EDITOR
JERRY FALLSTROM
jfallstrom@orlandosentinel.com
352-742-5916

COMMUNITIES EDITOR
SAL RECCHI
srecchi@orlandosentinel.com
407-420-5493

LAKE NEWS ONLINE
LakeSentinel.com

Delivery issues, wet paper complaints, vacation stops, manager contact:
1-800-359-5353

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: January 21, 2015

AGENDA TAB NO. 6

SUBJECT TITLE: Board Appointments

OBJECTIVE:

The Mayor will present his recommendations to the following Boards and/or Committees for Council ratification.

SUMMARY:

Planning & Zoning Board – One vacancy

Applications received from the following: (Ms. Buigas is not a resident and the ordinance requires that the members be residents of Tavares.)

- Don Lindberg
- Art Swanton
- Lou Buigas – Business owner
- **Roy Stevenson (The mayor plans to nominate Mr. Stevenson to fill this mid-term vacancy through 2016.)**

Fire Pension Board – Resident Appointment - one vacancy

One application received from the following:

Bill Stomp (The Mayor plans to nominate Mr. Stomp to fill this vacancy for the term 2014-2018)

Other Boards/Committees

- Florida League of Cities Legislative Committee – open (either Official or Staff representative) – **The Mayor plans on appointing Councilmember Robert Speaks.**

- Lake County League of Cities – Solid Waste Advisory Committee – **The Mayor plans to nominate Jeff Henderson, Sanitation Supervisor.**
- **MPO - Bicycle/Pedestrian Committee – One application received from the following**

Gena Bennett (The Mayor plans on nominating Ms. Bennett.)

OPTIONS:

1) **Move to ratify the nominations of the Mayor for the Boards identified by Mayor Smith.**
2) **Do not ratify the nominations**

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

None

LEGAL SUFFICIENCY:

Legally sufficient.

America's Seaplane City™

Application for a Board/Committee Appointment
City of Tavares

Please Print: STEVENSON (Last Name) Roy (First) R (Middle Initial)

Telephone: ___(___)_____ Email: ROYSTEVENSONHERE@GMAIL.COM

Cell Phone: (352) 697 3275 Fax: 352 343 9152

Present Address 1600 TAMARAC TRAIL, TAVARES, FLORIDA 32778

Which Board/Committee Appointment are you seeking; **(P&Z and Fire & Police Pension Board members must be a resident of Tavares.)** (Please mark with a check.)

_____ Fire Pension Board

_____ Police Pension Board

_X_ Planning and Zoning Board*

_____ Tavares Library Advisory Board

_____ Bicycle Pedestrian Committee of the Metropolitan Planning Organization – Tavares Representative

_____ Citizens Advisory Committee of the Metropolitan Planning Organization – Tavares Representative

_____Lake Community Action Agency

_____ Lake County Cultural Affairs Council – Tavares Representative

_____ Lake County Library Advisory Board – Tavares Representative

***Planning and Zoning Board Applicants Only - please also complete the Planning & Zoning Board Applicant Questionnaire Attachment and attach to the application.**

Name(s) and Relationship of Relatives Working for the City: NONE

Have You Ever Been Convicted of or Pled Guilty or No Contest to any Felony Offense? Yes __ No X

Education and Training: (Circle Last Level of Education Completed)

Elementary & High School	College or University	Graduate School
1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4	1 2 (3) 4

Are You Employed at Present? (Please Circle) (YES) NO

Name of Last or Present Employer: LAW OFFICES OF BRENT C. MILLER, P.A.

Address: 205 EAST BURLEIGH BOULEVARD, TAVARES, FLORIDA 32778
Number and Address City State Zip

Date Hired: 12/1/12 Position: PARALEGAL

Brief Description of Responsibilities: ANYTHING REQUIRED TO RESOLVE OPEN PLAINTIFF'S CASES

Have You Served on a City of Tavares Board or Committee? NO

If You Answered Yes: When? _____ Where? _____

Professional or Civic Memberships:

1) _____ 2) _____

3) _____ 4) _____

Please Answer the Following (Use Back of Page if Additional Space is Needed)

1) Why would you be a good candidate for this appointment? What experience, knowledge, or special skills do you have that would be helpful to this board?

I BELIEVE THAT MY TRAINING IN THE LAW COMBINED WITH MY EXPERIENCE IN THE WORK FORCE WOULD MAKE ME A CONSCIENTIOUS BOARD MEMBER.

2) What do you think should be the purpose of this board?

TO BALANCE HISTORY AND QUALITY OF LIVING WITH PROGRESS TO MAKE DECISIONS TO BENEFIT ALL OF TAVARES ON A LONG-TERM BASIS.

References: Give Below, the Names of Three Persons Not Related to You, Whom You Have Known at Least One Year.

	Name	Address	Business Years Known
1)	ERIN HEFT	205 E. BURLEIGH BLVD, TAVARES	2
2)	BRENT MILLER	205 E. BURLEIGH BLVD., TAVARES	10
3)	CHRISTINE IOZZI	205 E. BURLEIGH BLVD., TAVARES	2

Next of Kin: MARGARET STEVENSON 2900 POWERLINE RD., HAINES CITY, FL MOTHER
Name Address Relationship

In Case of Emergency, Please Notify:

MARGARET STEVENSON ABOVE 352 697 1691
Name Address Telephone No.

I AUTHORIZE INVESTIGATION OF ALL STATEMENTS CONTAINED IN THIS APPLICATION. I UNDERSTAND THAT MISREPRESENTATION OR OMISSION OF FACTS CALLED FOR IS CAUSE FOR VOIDING THIS APPLICATION.

Applicants Signature [signature] Date 12/29/14

This form is for completion by applicants, and is used to collect information for reporting purposes only.

In keeping with Florida Statutes Chapter 760.80(4) and to help us comply with reporting and legal requirements regarding minority representation on boards, commissions, councils and committees, please answer the questions below.

Roy STEVENSON — 12/29/14

Name — Date of Application

Please select one of the following:

_____ An African American; that is a person having origins in any of the racial groups of the African Diaspora.

_____ A Hispanic American; that is, a person of Spanish or Portuguese culture with origins in Spain, Portugal, Mexico, South America, Central America, or the Caribbean, regardless of race.

_____ An Asian American; that is, a person having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Subcontinent, or the Pacific Islands, including the Hawaiian Islands prior to 1778.

_____ A Native American, that is, a person who has origins in any of the Indian Tribes of North America prior to 1835.

_____ An American woman.

__X__ An American man.

_____ None of the above.

Do you qualify as physically disabled? Yes: _____ No: __X__

Planning and Zoning Board
Applicant Questionnaire Attachment

1) How do you balance property development rights with government development regulations?

I WOULD DO MY BEST TO LOOK TOWARD THE LONG-TERM BENEFITS UNDERSTANDING THE NEED FOR PROGRESS WHILE CONSIDERING THE COST TO HISTORY AND QUALITY OF LIFE.

2) What is your overall philosophy on growth in the City and in Lake County?

I BELIEVE, AS WITH ANY BUSINESS, YOU MUST ATTRACT NEW FOLKS; AND GROWTH DOES THAT. HOWEVER, YOU SHOULD NOT FORGET THE CORE THAT CALLS TAVARES HOME.

America's Seaplane City™

Application for a Board/Committee Appointment
City of Tavares

Please Print: STEVENSON Roy R
Last Name First Middle Initial

Telephone: ( ) Email: ROYSTEVENSONHERE@GMAIL.COM

Cell Phone: (352) 697 3275 Fax: 352 343 9152

Present Address 1600 TAMARAC TRAIL, TAVARES, FLORIDA 32778

Which Board/Committee Appointment are you seeking; **(P&Z and Fire & Police Pension Board members must be a resident of Tavares.)** (Please mark with a check.)

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_____ Police Pension Board

_X_ Planning and Zoning Board*

_____ Tavares Library Advisory Board

_____ Bicycle Pedestrian Committee of the Metropolitan Planning Organization – Tavares Representative

_____ Citizens Advisory Committee of the Metropolitan Planning Organization – Tavares Representative

_____ Lake Community Action Agency

_____ Lake County Cultural Affairs Council – Tavares Representative

_____ Lake County Library Advisory Board – Tavares Representative

***Planning and Zoning Board Applicants Only - please also complete the Planning & Zoning Board Applicant Questionnaire Attachment and attach to the application.**

Name(s) and Relationship of Relatives Working for the City: NONE

Have You Ever Been Convicted of or Pled Guilty or No Contest to any Felony Offense? Yes __ No X

Education and Training: (Circle Last Level of Education Completed)

Elementary & High School	College or University	Graduate School
1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4	1 2 3 4

Are You Employed at Present? (Please Circle) YES NO

Name of Last or Present Employer: LAW OFFICES OF BRENT C. MILLER, P.A.

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Number and Address City State Zip

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Name Address Relationship

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Name	Address	Telephone No.
MARGARET STEVENSON	ABOVE	352 697 1691

I AUTHORIZE INVESTIGATION OF ALL STATEMENTS CONTAINED IN THIS APPLICATION. I UNDERSTAND THAT MISREPRESENTATION OR OMISSION OF FACTS CALLED FOR IS CAUSE FOR VOIDING THIS APPLICATION.

Applicants Signature [signature] Date 12/29/14

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Roy Stevenson — 12/29/14

Name — Date of Application

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_____ An Asian American; that is, a person having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Subcontinent, or the Pacific Islands, including the Hawaiian Islands prior to 1778.

_____ A Native American, that is, a person who has origins in any of the Indian Tribes of North America prior to 1835.

_____ An American woman.

__X__ An American man.

_____ None of the above.

Do you qualify as physically disabled? Yes: _____ No: __X__

Planning and Zoning Board
Applicant Questionnaire Attachment

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America's Seaplane City™

Application for a Board/Committee Appointment
City of Tavares

Please Print: Stomp, William (Bill) S.
Last Name First Middle Initial

Telephone: ~~352-408-2844~~ Email: WCSTOMP@GMAIL.COM

Cell Phone: 352-408-2844 Fax: _____

Present Address _____

Which Board/Committee Appointment are you seeking; **(P&Z and Fire & Police Pension Board members must be a resident of Tavares.)** (Please mark with a check.)

✓ Fire Pension Board

_____ Police Pension Board

_____ Planning and Zoning Board*

_____ Tavares Library Advisory Board

_____ Bicycle Pedestrian Committee of the Metropolitan Planning Organization – Tavares Representative

_____ Citizens Advisory Committee of the Metropolitan Planning Organization – Tavares Representative

_____ Lake Community Action Agency

_____ Lake County Cultural Affairs Council – Tavares Representative

_____ Lake County Library Advisory Board – Tavares Representative

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Have You Ever Been Convicted of or Pled Guilty or No Contest to any Felony Offense? Yes __ No ✓

Education and Training: (Circle Last Level of Education Completed)

Elementary & High School	College or University	Graduate School
1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4	1 2 3 4

Are You Employed at Present? (Please Circle) YES NO

Name of Last or Present Employer: AT&T / LUCENT TECHNOLOGIES

Address: _____
Number and Address City State Zip

Date Hired: 1961 Position: MANAGER

Brief Description of Responsibilities: VARIOUS POSITIONS THROUGHOUT THE YEARS - RETIRING IN 1995

Have You Served on a City of Tavares Board or Committee? YES

If You Answered Yes: When? CURRENTLY Where? P & Z BOARD

Professional or Civic Memberships:

1) _____ 2) _____

3) _____ 4) _____

Please Answer the Following (Use Back of Page if Additional Space is Needed)

1) Why would you be a good candidate for this appointment? What experience, knowledge, or special skills do you have that would be helpful to this board?

2) What do you think should be the purpose of this board?

Fair Treatment of Employees, Accuracy & Fiscal Management of Assets and Transparency to Public

References: Give Below, the Names of Three Persons Not Related to You, Whom You Have Known at Least One Year.

	Name	Address	Business Years Known
1)	Kirby Smith	Tavares	5 yrs
2)	John Barram	600 W. Ianthe Tavares	5 yr
3)	Howard Haynes	3220 Antigua Bay Ln, Tavares	5 yrs

Next of Kin: Carole Stoml — Wife

Name — Address — Relationship

In Case of Emergency, Please Notify:

Name	Address	Telephone No.
Carole Stoml	5892 Bethany Blvd Tavares	352-408-2843

I AUTHORIZE INVESTIGATION OF ALL STATEMENTS CONTAINED IN THIS APPLICATION. I UNDERSTAND THAT MISREPRESENTATION OR OMISSION OF FACTS CALLED FOR IS CAUSE FOR VOIDING THIS APPLICATION.

Applicants Signature _____ Date 1/22/15

This form is for completion by applicants, and is used to collect information for reporting purposes only.

In keeping with Florida Statutes Chapter 760.80(4) and to help us comply with reporting and legal requirements regarding minority representation on boards, commissions, councils and committees, please answer the questions below.

William Stomp — 1/22/15

Name — Date of Application

Please select one of the following:

_____ An African American; that is a person having origins in any of the racial groups of the African Diaspora.

_____ A Hispanic American; that is, a person of Spanish or Portuguese culture with origins in Spain, Portugal, Mexico, South America, Central America, or the Caribbean, regardless of race.

_____ An Asian American; that is, a person having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Subcontinent, or the Pacific Islands, including the Hawaiian Islands prior to 1778.

_____ A Native American, that is, a person who has origins in any of the Indian Tribes of North America prior to 1835.

_____ An American woman.

__✓__ An American man.

_____ None of the above.

Do you qualify as physically disabled? Yes: _____ No: __✓__

Planning and Zoning Board
Applicant Questionnaire Attachment

1) How do you balance property development rights with government development regulations?

DEFINITELY LEAN TOWARD PERSONAL PROPERTY RIGHTS. HOWEVER, THERE IS A NEED FOR REGULATIONS OR RULES/GUIDELINES TO PROVIDE DIRECTION FOR PROPER DEVELOPMENT AND QUALITY DEVELOPMENT. ALSO TO PROTECT RIGHTS OF ADJACENT PROPERTIES

2) What is your overall philosophy on growth in the City and in Lake County?

I SUPPORT GROWTH THAT IS OF A QUALITY NATURE.

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TAVARES

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AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: February 4, 2015

AGENDA TAB NO. 7

SUBJECT TITLE: Mutual Appointment to Fire Pension Board - Correction

OBJECTIVE:

The Mayor will recommend the mutual appointment to the Fire Pension Board.

SUMMARY:

At the January 21, 2015 City Council Meeting, Richard Keith was appointed to the Fire Pension Board in the 5th or "mutual" position that is required to be ministerally approved by Council per Florida Statute. This action is to be taken after the Pension Board Trustee have made their appointment. It was anticipated that their meeting would be taking place before January 21.

The meeting that was scheduled to take place had to be postponed due to lack of a quorum. That meeting has been rescheduled to February 3, 2015 and Chief Keith's appointment is anticipated to be approved. This will be for a four year term until 2018.

Council will need to re-confirm their approval of this position.

OPTIONS:

1) **Move to approve the Mayor's recommendation of the Mutual Fire Pension Board appointment of Richard Keith to 2018 based on the Fire Pension Board meeting approval of February 3, 2015.**

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT: N/A

LEGAL SUFFICIENCY: Legally sufficient

Legally sufficient.

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TAVARES

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AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: February 4, 2015

AGENDA TAB NO. 8

SUBJECT TITLE: Establishment of Police and Fire Management Union Bargaining Team

OBJECTIVE: To establish the City's Police and Fire Union Management Bargaining Team.

SUMMARY: Each year the city's Management Union Bargaining Team negotiates and bargains its labor agreements with the Police and Fire Labor Union Bargaining Teams. Management previously had the City Administrator, Police Chief and Council Member Norman Hope on the Police Union Negotiations team and the City Administrator, Fire Chief and Council Member Robert Wolfe on the Fire Union Negotiations team. Management seeks replacements for Council Member Hope and Wolfe from the current City Council membership.

As a matter of practice there are on average about five meetings that occur during the late spring and early summer months to address bargaining matters. Once an agreement is reached both the Union memberships and the full City Council must vote to ratify the agreements.

OPTIONS:

1. That two Council members volunteer to assist the Union Management Team with Union negotiations.
2. That the item is discussed and tabled to the next meeting.

RECOMMENDATION: That two Council members volunteer to assist the Union Management Team with Union negotiations.

FISCAL IMPACT: No impacts on setting up the team.

LEGAL SUFFICIENCY: This is legally sufficient.

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TAVARES

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AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: February 4, 2015

AGENDA TAB NO. 9
SUBJECT TITLE: Establishment of FY 2016 Broad Budget Priorities

OBJECTIVE: To establish the City Council's broad budget priorities for the City Administrator to use in developing the FY 2016 budget (October 1, 2015 through September 30, 2016).

SUMMARY: It has been the practice of the Council to set the broad budget priorities for the City Administrator to use as guiding principles in developing a budget that is commensurate with the Council's over all budgetary goals.

By way of background, the City operates six (6) governmental operations as follows:

1. General Government (revenues derived by property taxes, other taxes and fees)
2. Utilities - Water, Sewer, Reclaim, Stormwater (Revenues derived by fees – no property taxes)
3. Garbage Collection (revenues derived from fees – no property taxes)
4. Seaplane and Marina Enterprise (revenues derived from sales, rental income, general fund and CRA TIF Fund (Incremental property tax revenues within the CRA District).
5. Pavilion on the Lake. (revenues derived from rental income and general fund)
6. Capital Projects. (revenues are derived from grants, impact fees, special tax revenues like "Infrastructure Sales Tax" and property taxes).

(Note: in addition to the above are debt service costs associated with previously constructed projects)

Attached to this summary are:

Exhibit A: Recent Historical Information regarding the City Budget
Exhibit B: Future Budgetary Information
Exhibit C: Prior Year Council Broad Budget Priorities

STAFF RECOMMENDATION: That Council discusses and then establishes broad budget priorities for the City Administrator to incorporate into the FY 2016 budgets for all funds including a discussion on:

1. Maintaining or not maintaining a similar level of service?
2. Adding or not adding new programs and services?
3. Employee compensation and benefits?
4. The non-property tax supported operations (Utilities and Garbage collection)
5. Capital Projects (Public Safety Complex, Public Works Complex, Streets Paving etc...)

FISCAL IMPACT: Impacts FY 2016 budget and millage rate
LEGAL SUFFICIENCY: This is legally sufficient.

Exhibit A

Recent Historical Information Regarding the City Budget

The economic conditions of the United States and Florida are beyond the control of Tavares. These economic conditions have affected all cities in Lake County. Each city has taken a different approach to dealing with these economic realities. Tavares took an approach of investing in itself by creating America's Seaplane City, developing a Seaplane base, marina, entertainment district, splash park for Children, adding many major events to the down town, developing the Pavilion on the Lake to host conferences, events and weddings, recruiting companies (Sea Rey, Wipaire, Osprey Lodge, the Big House etc...), attracting medical related companies (outpatient surgical centers, medical clinic and medical offices), recruitment of restaurants, retailers, upgrading its antiquated water and sewer systems, adding reclaimed water to its inventory of product and services it offers, investing in rail infrastructure (Dora Canal Bridge, continuous welded tracks to Orlando), paving its down town dirt roads, paver bricking its dirt alleyways, refurbishing its gateway entrance roads (Alfred Street and Caroline street), improving its lakeside road (ruby street sidewalk, fencing, crosswalks, landscaping, parking), adding tourist related venues (train station and seaplane rides) and creating a business friendly environment by removing barriers to the private sector to encourage private investment in Tavares (new hotels, restaurants, retail, mixed use, assisted living, sporting facilities). In addition, the city's Economic Development Department hand holds each and every investor's transactions and their relocations to the city and makes business friendly program recommendations to Council.

The city has reaped the benefits of this approach including an unprecedented number of Grants obtained ($20 million plus in grants) and many new business relocating to and starting up in Tavares. As a result many jobs were and are being created and, tens of millions of private sector dollars have been and continue to be invested in Tavares. All of this economic activity created a significant shifting of the tax burden associated with operating this city from the residents to the business community. **In summary, the economic conditions in Tavares are on the road to recovery in terms of business start-ups, jobs, and prosperity.**

The fruits of this Council's, staff's and citizens labor have not come without challenges. While the City was investing in itself and experiencing economic recovery, it did it amongst the back drop of some very challenging national and state economic realities. In addition to the increasing cost to maintain the same level of service, the city added services (Advanced Life Support, seaplane base, marina, pavilion, train station, special events, rail, reclaimed water, street beatification/irrigating, park improvements, Wooton Park improvements, additional recreational ball fields etc..). This expanded level of service was accomplished with minimal staffing levels.

The positive economic conditions that Tavares is beginning to enjoy today did not materialize without a tremendous amount of hard work by the City Council and all of its employees, civic entrepreneurialship, calculated risks and fiscal challenges.

Exhibit B

Future Budgetary Information

1. **Utilities: Water, Sewer, Reclaim and Storm Water:** The City has conducted a rate study that calls for reasonable budgetary growth to meet demands and rates to increase based on Consumer Price Index (CPI) plus 1% for water, sewer and reclaimed water. Storm water called for a 75 cent increase per month from $7.00 to $7.75 per month.
2. **Garbage Collection:** Council previously addressed adequate future funding for this program by adopting automatic CPI increase annually on the residential side and negotiating a new agreement on the commercial side with its commercial vender. This contract will be up for re-consideration in two years.
3. **Seaplane base and Marina Enterprise:** It is anticipated that revenues from sales will keep up with the increased cost that occur with delivering products and services. The goal of this Enterprise is to work towards self-sufficiency and to have an influential and positive economic impact on the community.
4. **Pavilion On The Lake:** The facility is exceeding expectations with weddings and working towards meeting its goals on the "events", conferences and meetings it holds. The goal is to become self sufficient and have an influential and positive economic impact on the community.
5. **Capital Improvement Projects**: The City Council previously developed and maintains a five year Capital Improvement program. This plan will need to be updated based on what has occurred and what this Council desires the outcome to be for FY 16 and five years out.
6. **Debt Service Costs**: A debt service schedule was provided for the in the current year's budget. The new debt that the City Council has taken out was an internal borrowing between the General Fund and the Utility fund's reserve to purchase the Clerks building and a Special Assessment Note for the Sunset View Project. Other than that, no new debt is projected.
7. **General Fund:** At this early point in time, it is virtually impossible to predict with precision the actual revenue or expenses that will occur for next Fiscal Year 2016 (October 1, 2015 through September 30, 2016) because the city does not know:

    1. How much property values will increase? (The Property Appraiser issues that report in May).
    2. What the State shared revenues will be? (State sets that in June)
    3. What the increased operational cost will be? (fuel, electricity, insurance etc – staff develops those estimates in May)

However, "possible" scenarios for the purpose of starting the discussion on the Council's broad budget priorities based on staff following trends and conducting research could result in the following possible budget scenario:

Revenues:

1. Property Tax revenues increasing slightly due to an increase in property values and new construction.
2. All other revenues increasing over current year due to economic recovery.

Expenses:

1. Operational expense increasing
2. Healthcare cost increasing significantly

EXHIBIT C

CITY OF TAVARES
MINUTES OF REGULAR COUNCIL MEETING
FEBRUARY 19, 2014
CITY COUNCIL CHAMBERS
4:00 p.m

Beginning Page three (3) of minutes for this meeting

Tab 5) Broad Budget Priorities for Fiscal Year 2014-2015

Mr. Drury stated this is the kick off process for the FY 2015 budget planning process. He said after Council has shared their broad budget priorities he will meet with staff and the budget analyst to implement the broad budget priorities through the zero based budgeting initiative.

Mr. Drury reviewed the six areas within the budget: General Government; Utilities Enterprise; Garbage Collection Enterprise; Seaplane and Marina Enterprise; Pavilion on the Lake; Capital Projects and the debt service which funds the current projects. He noted Exhibit A discussed the economic conditions and process taken by Tavares to invest in itself. He noted the economic investment done by the private sector has been an interesting process.

He said every five years the city does a rate analysis. Currently for utilities the City utilizes a CPI plus 1% to fund the natural growth and cost of delivering the services and has an adequate capital replacement program. For garbage collection the city has adopted a CPI. The Seaplane Base and Marina Enterprise has the goal of becoming self sufficient within five years. The Pavilion on the Lake will be opening up in June. Staff will adjust the Capital Improvement program based on Council's priorities.

Mr. Drury invited Council to provide their broad based budget and goals.

Norman Hope

- Maintain the same level of services
- Compensation for the employees in some amount of raise (to be determined by the financial data that comes in)
- Address parking problem for pavilion (possible relocation of public works)

Kirby Smith

- Maintain similar level of service
- Reduce millage rate and increase reserves

Robert Speaks

- Agreed with previous comments
- Funding for streets and roads (long range plan to repair streets)
- Maintain level of service

- Proper compensation for employees with proper benefits (consider other insurance opportunities)
- Maximum revenues and look at debt structure
- Increase in reserves

Vice Mayor Pfister

- Agree with previous comments – question reduction of millage rate but do not want to raise
- Consider other departments' budgets, e.g. library (staff; children's department).
- Compensation for employees

Mayor Wolfe

- Maintain similar level of service
- Public Works facility
- Difficult to cut back the millage but will depend on the property appraiser's data
- Road project department has been put in the budget before but has had to be taken out. He noted there is a list of streets rated by condition and the city has gotten some of them done but it is dependent on the budget

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: February 4, 2015

AGENDA TAB NO: 10

SUBJECT TITLE: Discussion on Request to Waive Deposit for Sunset View/Three Lakes Mobile Home Park Utility Accounts

OBJECTIVE:

To consider waiving water utility deposits for properties within the Sunset View Subdivision/Three Lakes Mobile Home Park Assessment Area.

SUMMARY:

Previously the County residents who reside in the Sunset View/Three Lakes Mobile Home Park residential community requested that the City annex them into the city so that they could obtain city water and city sewer. At the January 21, 2015 City Council Meeting when the Council approved the Assessment Roll for this community some residents requested that Council consider waiving utility deposits for the new water service.

Section 17-56 (E)(3)(a) of the City's Water and Sewer Rate Ordinance, 2009-22, states the following:

> *"Residential. The deposit shall be $175.00."*

On January 20, 2010, The City Council adopted Ordinance No. 2009-36 which provided utility deposit waivers with specific criteria:

> *"The City recognizes that many water, wastewater, and reclaimed customers for service may be prior City of Tavares utility customers in good standing.*
>
> *Therefore any residential customer opening a new account that was a prior residential customer of the city of Tavares for Water, Wastewater or Reclaimed Water services, and whereas all prior accounts were in good standing for the final or most recent twelve (12) months of activity, a waiver for deposit may be granted.*
>
> *An account in "good standing" shall mean an account that has experienced "on-time" payments in the most recent 12 months of activity where no penalty fees have accrued."*

The following should be noted:

- Deposits are held for one year and promptly refunded on the one year anniversary provided the customer has 12 months of on-time payments.
- Experience shows that often utility accounts are closed with a final balance owed to the City; the deposit allows the City to apply the deposit to the final bill.
- Waivers granted to one group of people should apply to all groups who share the same set of circumstances.

Should Council elect to grant deposit waivers for new connections at the Sunset View/Three Lakes Mobile Home Park community, an amendment to the current rate Ordinance, 2009-22 would be required.

OPTIONS:

1. Waive the utility deposits for the Sunset View/Three Lakes Mobile Home Park community who plan to annex into the city in the future (and other similar properties), and request staff to prepare an amendment to the ordinance for Council's review and approval that waives deposits for properties that annex into the city in the future but who desire water and sewer service immediatly.

2. Do not waive deposits for Sunset View/Three Lakes Mobile Home Park Assessed Properties and return said deposits to each account holder after one year of on time payments per current ordinance.

STAFF RECOMMENDATION:

Do not waive deposits for Sunset View/Three Lake Mobile Home Park Assessed Properties and return said deposits to each account holder after one year of on time payments per current ordinance.

FISCAL IMPACT: No fiscal impact at this time.

LEGAL SUFFICIENCY: Legally Sufficient.

AGENDA SUMMARY
TAVARES CITY COUNCIL
FEBRUARY 4, 2015

AGENDA TAB NO. 11
SUBJECT TITLE: Interlocal Service Boundary Agreement -Update

OBJECTIVE:

To update Council on the ISBA negotiations with Lake County

SUMMARY:

City of Tavares staff, with the assistance of Mayor Kirby Smith as Council liaison, has now successfully negotiated service boundaries for this agreement after a series of meetings with Lake County, Leesburg, Mount Dora and Astatula. The attached boundary map represents the anticipated future city boundary. The agreement has been reviewed by staff and will be presented to City Council and the County Commission for consideration and execution within the next month.

The key points of the agreement:

1. Establish the future City Boundaries which will enable Tavares to plan for necessary utility extensions to serve this expansion and growth.

2. Identify which roads the City will ultimately be responsible for maintaining and which roads the County will retain. As this point, the County has agreed to perpetually maintain CR 561, CR 448, CR 448 Extension (between SR 19 and 561) and David Walker Drive. Other County maintained roads within the ISBA area will gradually be transferred to the City once 50% of the road's property frontage is annexed.

3. The County and the City will agree to automatic aid for Fire and Rescue Services defined as the immediate response of emergency personnel closest to the scene, regardless of jurisdiction or location. This will also include County owned properties and buildings within the City of Tavares. On a quarterly basis, the responding calls will be tabulated and if inequitable, compensation will be made.

4. The County and City will agree that they will work together to compare their Land Development Regulations with the goal to eliminate inconsistencies within the ISBA Area.

OPTIONS:

No City Council action required at this time.

LEGAL SUFFICIENCY:

This agenda summary has been reviewed for legal sufficiency.

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AGENDA SUMMARY
TAVARES CITY COUNCIL
FEBRUARY 4, 2015

AGENDA TAB NO. 12

SUBJECT TITLE: City Administrator Report

OBJECTIVE:
To inform Council on city related matters.

SUMMARY: Will be presented at meeting

UPCOMING MEETINGS: (check with Susie Novack for any last minute changes)

- Regular City Council Meeting – February 18, 2015 – 4:00 p.m.
- Code Enforcement Special Magistrate Hearing – February 24, 2015 – 5:30 p.m.
- Library Board – February 18, 2015 - Library Conference Room – 2:00 p.m.
- Planning & Zoning Board – February 19, 2015 – City Council Chambers – 3:00 p.m.
- Lake Sumter MPO – February 25, 2015 – 2 p.m. MPO Board Room, Leesburg
- Lake County League of Cities Luncheon Meeting – February 13, 2015 – 12:00

OTHER EVENTS

African American Heritage Festival – February 7, 2015 – 8 am to 5 pm

Crappie Masters – February 13-14, 2015

Waterman 5K Run – February 22, 2015 – 8 am to 11 am

HydroDrag Nationals – February 28-March 1, 2015

Orange Blossom Marathon – October 1, 2015

March 7, 2015 – Rubber Ducky Races

March 13-14, 2015 – Dragonboat Races

March 20-22, 2015 – Classic Raceboat Regatta

March 26-29, 2015 – Sunnyland Boat Show

April 18, 2015 – Planes, Trains & BBQ

May 2, 2015 – Seaplane Fly In

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TAVARES

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AGENDA SUMMARY
TAVARES CITY COUNCIL
February 4, 2015

AGENDA TAB NO. 13

SUBJECT TITLE: City Councilmembers Report

OBJECTIVE:

To inform Council on city related matters.

SUMMARY:

Council will be offered an opportunity to provide a report at the meeting.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

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