AGENDA
TAVARES CITY COUNCIL

MARCH 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 John Swiney, New Life 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) Minutes of February 4, 2015 and February 18, 2015 Regular Council Meetings

V. PROCLAMATIONS/PRESENTATIONS

Tab 2) Florida Surveyors & Mappers Week March 15-21, 2015 — Mayor Smith

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

VII. READING OF ALL ORDINANCES/RESOLUTIONS

VIII. CONSENT AGENDA

Tab 3) Acceptance of CDBG Grant from Lake County for Alleyway Improvement Program – T.A. Hux Alley — Chris Thompson

Tab 4) CDBG Grant for Tavares Nature Park ADA Restroom — Tammy Rogers

IX. ORDINANCES/RESOLUTIONS

FIRST READING

Tab 5) Ordinance #2015-04 – Rezoning of 20 Acres of Vacant Property Located North of Huffstetler Drive/West of Mt. Homer Road from Planned Development to Residential Multi Family	**Jacques Skutt**

SECOND READING

RESOLUTIONS

Tab 6) Resolution #2015-02 – Special Use to Allow Church in Mixed Use Zoning District – 1410 E. Alfred Street	**Jacques Skutt**

X. GENERAL GOVERNMENT

Tab 7) Approval of FY 2015-2016 TRIM Calendar	**Lori Houghton**
Tab 8) Request to Issue Request for Proposals to Update Fire Assessment	**Lori Houghton**
Tab 9) Wooton Park Project Update	**John Drury**
Tab 10) Authorization to Issue Request for Proposals for Tavares Square Project	**John Drury**
Tab 11) List of Possible Infrastructure Projects to be Funded by Infrastructure Sales Tax	**John Drury**

OLD BUSINESS

XII. NEW BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. 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
FEBRUARY 4, 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
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

Pastor Greg Watts, Liberty Baptist Church, 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 and requested that cell phones be silenced.

III. APPROVAL OF AGENDA

MOTION

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

IV. APPROVAL OF MINUTES

Tab 1) Minutes of January 21, 2015 Regular Council Meeting

Mayor Smith noted the minutes of the January 21, 2015 Regular City Council Meeting were deferred.

V. PROCLAMATIONS/PRESENTATIONS

Tab 2) 2015 MPO Award for Alfred Street/Caroline Street One Way Pair Project

TJ Fish presented an award for the Large Municipality of the Year for the Alfred Street/Caroline Street One Way Pair Project to Mayor Smith, Councilmember Pfister (Council Liaison), Mr. Skutt, DRMP, BESH, and DeWitt, who accepted the award on behalf of the City of Tavares.

Councilmember Pfister said this is the first project she started when elected in 2006. She said that she is hopeful the landscaping and lighting will be included in the next fiscal year budget and thanked everyone for their patience during the project.

Mr. Drury noted that he and the Mayor would be attending an upcoming Board of County Commissioners Meeting to present the Board with a Resolution that was passed during the January 21, 2015 City Council Meeting, thanking the County for their participation in the project. He invited all Councilmembers who wished to attend.

Tab 3) Firefighter of the Year

Chief Keith presented Scott Bowerman as the Tavares Fire Department's 2014 Firefighter of the Year.

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

Attorney Williams advised that there are two quasi-judicial matters before Council Tab 4 (Ordinance 2015-01 Rezoning – First Reading/No Discussion at First Reading), Tab 5 (Ordinance 2015-02 – Transmittal Hearing). 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. There were none.

VII. READING OF ALL ORDINANCES/RESOLUTIONS

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

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 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.

VIII. CONSENT AGENDA

None.

IX. ORDINANCES/RESOLUTIONS

ORDINANCES - FIRST READING

Tab 4) Ordinance 2015-01 – Rezoning – 101 Acres of Vacant Land South of Slim Haywood Avenue, North of Camp Road, West of SR19 – Lane Park LLC, ShantiNiketan

No discussion at First Reading.

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

Mr. Skutt said that this is a transmittal hearing for a Future Land Use Amendment of 101 acres of property located south and west of Slim Haywood and SR 19. This amendment will change the designation of the property from Suburban and Suburban Expansion to Moderate Density Residential. The ShantiNiketan developers would like to purchase this property and build a retirement community similar in style to the project they have successfully completed along David Walker Road. These communities are in the form of attached residential condominiums with a centralized common area for dining and gathering. The residential density will be 10 dwelling units per acre. The property is also concurrently in the process of a rezoning to RMF-3/Residential Multi-Family and which will go before Council for second reading on February 18, 2015. Mr. Skutt said the City's Concurrency Management System will ensure that the adopted Levels of Service (LOS) are not degraded by this amendment and it is staff's opinion that the growing commercial entrance along SR19 and especially at the intersection of Slim Haywood would compliment and support an increase in allowable residential density on this property. The

Planning & Zoning Board in its capacity as the Local Planning Agency voted unanimously to recommend approval for transmittal of Ordinance 2015-02 to the State Department of Economic Opportunity for consideration. Staff recommends approval.

Mayor Smith asked for comments and questions from Council.

Mayor Smith invited Vance Jochim to speak. Mr. Yokem welcomed this ShantiNiketan's Phase to the community.

MOTION

Robert Speaks moved for approval of Ordinance 2015-02, seconded by Bob Grenier. The motion carried unanimously 5-0.

ORDINANCES - SECOND READING

None.

RESOLUTIONS

None.

XI. GENERAL GOVERNMENT

Tab 6) Board Appointments

Mayor Smith made the following board appointments:

- Planning & Zoning Board – Roy Stevenson
- Fire Pension Board – Bill Stomp
- Florida League of Cities - Robert Speaks
- League of Cities Solid Waste Advisory - Jeff Henderson
- MPO Bicycle Pedestrian – Gina Bennett

MOTION

Lori Pfister moved for approval of the Mayor's appointments to the Boards, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 7) Correction re: Mutual Position Appointment to Fire Pension Board

Mayor Smith appointed Richard Keith to the Mutual Position Appointment to the Fire Pension Board.

MOTION

Lori Pfister moved for approval of Richard Keith to the Fire Pension Board, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 8) Council Representation in Police & Fire Union Bargaining Sessions

Mr. Drury noted each year the City's Management Union Bargaining Team negotiates and bargains its labor agreements with the Police and Fire Labor Bargaining Teams. Mr. Drury said the city is seeking Council replacements. He said there are approximately 5 bargaining meetings before an agreement is brought back to Council and the Union members for approval.

Vice Mayor Grenier volunteered for the Fire Union Negotiation Bargaining Team.

Councilmember Speaks volunteered for the Police Union Negotiations Bargaining Team.

Tab 9) Council Budget Priorities & Goals for Fiscal Year 2016 Budgeting Process

Mr. Drury said he will begin the budget process at the end of the month and asked for Council to provide broad/high level budget goals for the next fiscal year October 1, 2015 to September 30, 2016. He said that he will incorporate the broad budget goals into the discussions with the management team and develop a line item detailed budget. The budget will be brought back before Council for review and discussion at public meetings that are held throughout the budgeting process.

The following were broad budget goals identified by each Councilmember:

Councilmember Pfister

- Alfred Street Landscaping
- More funding for Library Expansion

Vice Mayor Grenier (he said he would provide ideas and thoughts throughout the next few months)

- Old 441 Corridor from Mt. Dora Gateway Improvements
- New Phase of Tavares (Lane Park Side of Tavares) well planned with a balance between conservation green space and commercial businesses like Publix

Councilmember Speaks

- Implement and Fund for Street and Road Improvements/Repair 5 Year Plan
- Maintain Level of Service for Utilities and Services
- Budget Numbers for Clerk of Court Recording Building – Line items to maintain until it is sold.
- Stay on top of income, expenses, and debt service coverage.

Councilmember Johnson

- Compensation for Employees
- Maintain same Level of Service
- Continue growth downtown for Small Businesses

Mayor Smith

- Do what we can to reduce millage rate while keeping same level of service – making marina and pavilion self sufficient and returning monies back into the General Fund
- Increase Economic Development Impact – New Economic Development Director – someone who can continue to grow the city so that we can continue to have our small town feel but enjoy some of the niceties of larger cities

Mr. Drury thanked Council. Mayor Smith thanked the Department Directors.

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

Mayor Smith said that during the January 21, 2015 City Council Meeting a request was made by a citizen regarding waiving the deposits for the Sunset View/Three Lakes Utility accounts.

Ms. Houghton said the current rate Ordinance (Ordinance 2009-22) states that residential deposits shall be $175.00. On January 20, 2010 Council adopted Ordinance 2009-36 which provides utility deposit waivers with specific waiver criteria for existing customers in good standing. Should Council elect to grant deposit waivers for new connections at Sunset View/Three Lakes Mobile Home Park community, an amendment to the current rate Ordinance 2009-22 would be required. Staff does not recommend waiving the deposits and to return said deposits to each account holder after one year of on-time payments per the current ordinance.

Mayor Smith asked for comments from Council.

MOTION

Robert Speaks moved to approve Option 2 of the staff recommendation [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], seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 11) Update on Interlocal Services Boundary Agreement (ISBA)

Mr. Drury said the Interlocal Service Boundary Agreement (ISBA) is being negotiated with Lake County, Mount Dora, Leesburg, Astatula, Eustis, and Tavares which will define the city's future incorporated area for the next 20-50 years. He said Mayor Smith and the City Attorney have attended the meetings and negotiated a good boundary. A map has been developed to identify the future ISBA. Leesburg, Mount Dora, Eustis, and Astatula have agreed to the boundary line. He said all of the cities are in concert and Lake County will craft an ISBA agreement. Once the agreement is adopted by the County then it will come before Council for approval.

Mr. Drury said the agreement includes that Lake County will reimburse the city for fire responses for the first time in the city's history.

Mayor Smith asked for comments and questions from Council. There were none.

XII. OLD BUSINESS

None.

XIII. NEW BUSINESS

Mayor Smith said that he has received citizen concerns of parking issues on Main Street regarding county employees parking on the streets instead of the parking garage. Mr. Smith said he would like Council to allow staff to look into some of the options to assist the business owners Monday through Friday.

Councilmember Pfister said that the only day she sees a problem is on Tuesday during the Board of County Commission meetings. She noted that a two hour limit would not be feasible for handicapped persons, persons who work in their offices throughout the day, or residents that live on the street.

Mr. Drury said the City has written letters to the constitutional officers to let their employees and public know that there is a brand new parking garage and it is the preferred place to park. He said that staff will come back with ideas such as pocket parking lots as well as send an annual letter from the Mayor to the County Commission asking to remind their employees that on Tuesdays the City of Tavares and business community would appreciate if everyone would park in the garage.

Councilmember Speaks said Eustis and Mount Dora have similar problems as Tavares. He said part of the problem has been that the merchants park in front of their own shops. He noted there will be additional parking available in the rear of the Clerk's building.

Vice Mayor Grenier noted his support to try to come up with additional parking options.

Attorney Williams said the County Manager and County Attorney offices have tried to get the employees to park in the parking garage. He noted County employees park at his business location in lieu of the parking garage.

XIV. AUDIENCE TO BE HEARD

Betty Burleigh, N. New Hampshire Avenue, said that in 1978 Mike Coven, 28, qualified for Tavares City Council. He was a member of the Lions Club. Mr. Coven won the election and is the 3rd generation of Coven Construction.

Brian Albee, HOA Board, Lakeside of Tavares, Bayshore Circle, said he is new to the community by 5 years and thanked the City Council for their forward thinking for all of the activities in Wooton Park. He said that during an HOA meeting, concern was raised regarding homes that have been purchased by investment companies which have become rental units in the subdivision. He said one of the homes has squatters which is creating a hazard for the neighbors of the community. He said the residents have called the Police and Code Enforcement and wanted to bring it to Council to get some assistance from the City.

Councilmember Smith asked him to give him his phone number and he can speak with him about this further.

Chief Lubins said one house has been a particular problem in the neighborhood and has an active code case. He said that he will find out where the city is in the code enforcement process and will report back. He said there is extra patrol in the area and one particular house is consistently causing an issue and the Police Department is fully aware of the concerns and issues.

Mayor Smith noted that it takes a little time to get through the code enforcement process.

Brenda Smith, Smith Avenue, said she worked for the Tavares City Attorney who later became the County Attorney. She said that they were working on the boundaries of the City at that time and thanked the Mayor for all of his hard work.

Timothy Watts, Bayshore Circle, said he lives next to a home with squatters. He noted his frustration with the squatters, altercations with residents, a fence that has a hole in it allowing access to/from a commercial area, lack of police patrols and responses. He said that he will be meeting with Mr. Drury regarding the issues.

Mayor Smith said he believes the meeting with Mr. Drury and Chief Lubins will be very fruitful and invited him come back and give a report as requested. Mr. Watts said he would like extra patrol in the neighborhood.

Vance Jochim discussed world events.

Vice Mayor Grenier asked Attorney Williams to explain the laws regarding squatters. Attorney Williams reviewed issues regarding "squatters," including the length of time it takes to resolve problems through the court system.

Mr. Drury said that due process requires a court of law ant it takes time. He said that it is the city's job to contain the collateral damage and to follow due process.

XV. REPORTS

Tab 14) City Administrator

Mr. Drury noted event season is kicking off this weekend with the African American Heritage Festival followed by the fishing tournaments. He said a list of events has been provided.

City Clerk

Human Resources

Public Works

Utilities

Public Communications

Police Chief

Fire Chief

Community Services Director

Ms. Rogers said this Friday evening at the Tavares High School gymnasium the city sponsors a cultural event for the community. David Willis, the African American Community Choir, and the Center for Contemporary Dance will be performing.

Ms. Rogers said the Father Daughter dance will be held at the Pavilion on Thursday evening. She said that this is the first year one of the citizens who is in her 50's purchased tickets for she and her 80 year old father.

Ms. Rogers said the tennis courts resurfacing contract is in negotiations and the courts will be closed for repair. She said the Ingraham Park restrooms are fully up and running.

Finance Director

Community Services

City Attorney

Tab 15) City Council

Councilmember Pfister

Councilmember Pfister asked everyone to keep Pat and Gene Johnson in their prayers.

Vice Mayor Grenier

Vice Mayor Grenier asked everyone to keep his father in their prayers.

Vice Mayor Grenier noted that he recently took a working walk through the city with Mr. Drury and stated how pleasant and walkable the community is. He noted that Maude Street was named after Maude Wakeland, wife of Gilford Wakeland; three generations of Wakelands lived in the Woodlea House for over 100 years. He said Ruby Street was named for Ruby Prevatt whose father worked for Lake Region Packing Association for 45 years and was once the Mayor of Tavares. Mr. Grenier said that he believes Ms. Prevatt is living in Leesburg and is in her 90's.

Councilmember Speaks

Councilmember Johnson

Councilmember Johnson said she is excited about the upcoming events. She was honored to participate in the Crappy Tournament.

Mayor Smith

Mayor Smith said that he and the City Administrator and he will be traveling to Tallahassee for Lake County Days February 17, 2015.

Adjournment

There was no further business and Mayor Smith adjourned the meeting at 5:17 p.m.

Respectfully submitted,

Susie Novack

Susie Novack, MMC
Deputy City Clerk

CITY OF TAVARES
MINUTES OF REGULAR COUNCIL MEETING
FEBRUARY 18, 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
Nancy Barnett, City Clerk
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

Tom Cavanaugh, First Baptist Church of Mt. Dora, gave the invocation and led the Pledge of Allegiance.

II. CALL TO ORDER

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

Mayor Smith noted the hearing devices available at the entrance table and requested that cell phones be silenced. He asked those who wished to speak to Council to fill out the form provided at the door.

III. APPROVAL OF AGENDA

MOTION

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

IV. APPROVAL OF MINUTES

Tab 1) Minutes of January 21, 2015 Regular Council Meeting

Robert Speaks moved for approval of the minutes of the January 21, 2015 Regular City Council Meeting, seconded by Bob Grenier. The motion was approved unanimously 5-0.

V. PROCLAMATIONS/PRESENTATIONS

Tab 2) Officer of the Year

Chief Lubins presented a plaque to Officer Jared Blessing for being the 2014 Officer of the Year. Chief Lubins discussed Officer Blessing's experience prior to coming to Tavares, his duties at the city, and commendations received from citizens. Councilmember Pfister related her positive impression of Officer Blessing from her time at the Police Academy.

Tab 3) Rotary International Day – March 13, 2015

Mayor Smith read a proclamation designating March 13, 2015 as Rotary International Day and recognizing the Annual Dragonboat Festival in Tavares and the Sister City relationship with Taipei, Taiwan. He presented the proclamation to Mr. Chuck Hiott of the Rotary Club and Mr. Paul Lao, past Rotary Board member. Mr. Hiott thanked the City for its support of the Rotary Club and the Dragonboat Festival. Mr. Drury noted it was very significant that the International President [Gary C. K. Huang] would be attending the Dragonboat Festival this year in Tavares.

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

Attorney Williams advised that there was one quasi-judicial item Tab 6 – Ordinance #2015-01 – (Rezoning for ShantiNiketan Phase 4) on second reading. He swore in those who wished to give testimony. He then asked Council if they wished to disclose any ex parte discussions on this matter. There were no disclosures made by Council.

VII. READING OF ALL ORDINANCES/RESOLUTIONS

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

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.

RESOLUTION #2015-03

A RESOLUTION ACCEPTING AND ENDORSING THE "CALOOSAHATCHEE WATERSHED – REGIONAL WATER MANAGEMENT ISSUES" REPORT DATED NOVEMBER 18, 2014, WHICH SETS FORTH SHORT TERM AND LONG TERM STRATEGIC PLANNING GOALS TO ADDRESS WATER STORAGE AND TREATMENT WITHIN THE KISSIMMEE, LAKE OKEECHOBEE AND CALOOSAHATCHEE WATERSHEDS; AND PROVIDING AN EFFECTIVE DATE.

VIII. CONSENT AGENDA

Mayor Smith asked if anyone in the audience objected to the items on the Consent Agenda.

MOTION

Robert Speaks moved for approval of the Consent Agenda as presented [Tab 5 – Use of Police Forfeiture Funds and Tab 5 – Approval of Agreement for Air Boss Services & Air Show for Planes, Trains & BBQ Event], seconded by Bob Grenier. The motion carried unanimously 5-0.

IX. ORDINANCES/RESOLUTIONS

ORDINANCES - SECOND READING

Tab 4) Ordinance 2015-01 – Rezoning – 101 Acres of Vacant Land South of Slim Haywood Avenue, North of Camp Road, West of SR19 – Lane Park LLC, ShantiNiketan

Mr. Skutt made the following report on this item:

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.

He noted the Planning & Zoning Board voted to recommend approval. Councilmember Speaks asked if all neighboring property owners had been notified and were there any negative responses. Mr. Skutt confirmed the notification process and that no negative comments had been received. Mayor Smith asked the anticipated time frame of completion from the north to the south. Mr. Skutt said the developer had estimated 10 years.

MOTION

Robert Speaks moved for the approval of Ordinance #2015-01 as presented (Option 1), seconded by Lori Pfister. The motion carried unanimously 5-0.

RESOLUTIONS

Tab 7) Resolution #2015-03 – Approval of Watershed Plan

Mr. Hayes stated this resolution endorses the Caloosahatchee Watershed Regional Water management plan and associated white paper. Council authorized the City to appoint a staff member to belong to the Energy, Environment and Natural Resources Legislative policy committee of the Florida League of Cities. This resolution and water paper developed from the work of the committee and is an opportunity to demonstrate the progress that is being made region by region. He said the report identifies some potential new approaches and strategies that could impact the water quality for the entire state.

MOTION

Robert Speaks moved for approval of Resolution #2015-03, seconded by Lisa Johnson. The motion carried unanimously 5-0.

XI. GENERAL GOVERNMENT

Tab 8) Request to Purchase Vacant Lot next to the City Water Treatment Plant

Mr. Hayes stated that the City budgeted $40,000 to purchase this property for two new wells that will replace the two antiquated wells from the 1950's that are located at the Public Works complex. The vacant property is next to the water plant. The two new wells will have a larger capacity to feed the city's water system. In addition, the old wells will be abandoned and the Public Works property will be in a better position to be redeveloped in the future. Installing the

wells on this property will only require a modification of the City's Consumptive Use Permit. The property was last purchased for $85,000 in 2006 and is now assessed at $19,750. The owners hold a mortgage of approximately $51,000.

The staff recommendation is to approve the sales agreement in a not to exceed amount of $51,000 plus closing costs utilizing the $40,000 budgeted in this year's budget along with $11,000 from Utility Reserves.

Councilmember Speaks asked if there are any other liens on this property. Attorney Williams said the title work has not been done but the city is only agreeing to pay the amount that is due on the existing first mortgage. Any other encumbrances would be the seller's responsibility.

Mayor Smith asked about the property to the west that is already owned by the City. Mr. Hayes said the property under consideration will still be needed for the piping. Mayor Smith asked if the utility easement could be used instead. Mr. Hayes explained that the goal is to keep the wells away from the existing treatment plant because of the chemicals and petroleum fluids on site and explained that it would be more cost effective to put the lines through the proposed property rather than the existing easement.

MOTION

Lori Pfister moved for approval of the Purchase and Sales Agreement as recommended by staff, seconded by Bob Grenier. The motion carried unanimously 4-1 as follows:

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

XII. OLD BUSINESS

Councilmember Johnson asked for an update on the downtown parking report requested by the Mayor.

Mr. Drury said that Mr. Skutt and Ms. Maraviglia are doing an inventory of all of the downtown parking. They are looking at various options for the city with the goal of bringing that information back to the next council meeting for Council's review.

Councilmember Pfister asked if contact had been made again with the County to request that their staff use the parking garage. Mr. Drury said he had discussed with the Mayor sending out this letter two or three times a year instead of just once a year. He said it seems that when the letter goes out from the mayor to all of the constitutional officers, the parking issue improves for about two or three months. He said the officers do send emails to their employees to request them to use the parking garage.

Councilmember Speaks added the letter needs to go to the County Manager as well.

XIII. NEW BUSINESS

None.

XIV. AUDIENCE TO BE HEARD

Betty Burleigh stated that in the headlines of the Tavares Citizen on this date in 1955 was the deadline for filing for two council seats at 4 p.m. She quoted from the newspaper: *"So far only two have filed. Paul Reed is seeking a third term and L.L. 'Babe' Coven is seeking a first term. Election day is March 8. Also on the ballot will be a question as to whether the voters are in favor of the town financing by means of a bond to issue a community building."*

XV. REPORTS

Tab 14) City Administrator

Mr. Drury asked for a moment of silence in recognition of the passing of Susan Goldfuss on February 13th who was the Executive Administrative Assistant to T.J. Fish at the MPO.

Mr. Drury reminded those present of the events coming up listed on his report.

Utilities

Mr. Hayes announced that the Royal Harbor pump station is on line. Councilmember Speaks noted this issue [pressure problem] had been worked on since 2000.

Community Services Director

Ms. Rogers announced that next Thursday will be another open house for the Pavilion (February 26). Mayor Smith asked Ms. Ross to send an invitation to the Property Appraiser.

Tab 15) City Council

Councilmember Pfister

Vice Mayor Grenier

Vice Mayor Grenier noted he had recently purchased a new car and the salesman is getting married at the Pavilion in three months. He noted that Major St. Clair Abrams had stated that Rockingham and New Hampshire Avenue were given those names at the suggestion of Mr. Frank Jones (one of the original investors in Tavares) who stated he would invest in the city if those names were selected. He said Major St. Clair Abrams complained that *"it is well known that he went back on me and did not do a thing but to put up the building now known as a hotel."*

Vice Mayor Grenier added this is the 270th birthday of Italian physicist Alessandro Volta who invented the battery in 1799.

Councilmember Speaks

Councilmember Speaks stated he had attended the League of Cities luncheon last week and from that meeting wished to remind Council of the following: the Florida League of Cities Ethics Training is on March 13th at noon at Lake Receptions; on April 10, discussion will be held at the luncheon meeting on the Penny Sales Tax update; and May 6 is the Lake County Community Service Awards.

Councilmember Johnson

Councilmember Johnson thanked Ms. Rogers and her team for the Father-Daughter dance. In addition she said she was honored to attend the Crappie Festival and had enjoyed participating in the festival. She said she got 4th place in the media contest.

Mayor Smith

Mayor Smith said that in addition to the 270th birthday of Volta, in 1930 Clyde Tombaugh discovered Pluto which was classified at that time as a planet. [Now it is considered to be a "dwarf plant."] He said today is National Battery Day.

Adjournment

There was no further business and Mayor Smith adjourned the meeting at 4:43 p.m.

Respectfully submitted,

Nancy A. Barnett

Nancy A. Barnett, MMC
City Clerk

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TAVARES

America's Seaplane City™

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

AGENDA TAB NO. 2

SUBJECT TITLE: Proclamation for Florida Surveyors and Mappers Week

OBJECTIVE:

The Mayor will read a proclamation designating March 15-21, 2015 as Florida Surveyors & Mappers Week.

SUMMARY:

Chuck Hoitt from BESH has requested the Mayor issue a proclamation for Florida Surveyors & Mappers Week in conjunction with National Surveyors Week.

OPTIONS:

NA

STAFF RECOMMENDATION:

NA

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

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PROCLAMATION

WHEREAS, surveyors and mappers are counted among the founding leaders of our country and were instrumental in the formation of the layout of property boundaries in the United States which have provided our citizens the enjoyment of property ownership; and

WHEREAS, George Washington, Thomas Jefferson and other former Presidents of the United States, served their fellow colonists as surveyors; and

WHEREAS, the citizens of Florida recognize the valuable contributions of the surveying and mapping profession to history, development, and quality of life in Florida and the United States of America and make important decisions based on the knowledge and expertise of licensed surveyors and mappers; and

WHEREAS, the surveying and mapping profession requires special education, training, the knowledge of mathematics, the related physical and applied sciences, and requirements of law for evidence; and

WHEREAS, surveyors and mappers are uniquely qualified and licensed to determine and describe land and water boundaries for the management of natural resources and protection of private and public property rights; and

WHEREAS, the continual advancements in instrumentation have required the surveyor and mapper not only to be able to understand and implement the methods of the past, but also to learn and employ modern technology in finding solutions to meet the challenges of the future.

NOW, THEREFORE, BE IT RESOLVED that in conjunction with National Surveyors Week, the City of Tavares does hereby proclaim the week of March 15-21, 2015, as

FLORIDA SURVEYORS & MAPPERS WEEK

and, recognize the many contributions and the ongoing dedication of surveyors and mappers to the citizens of Tavares.

PASSED AND DULY ADOPTED on this 4th day of March, 2015

_____

Mayor Kirby Smith
City of Tavares

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

AGENDA TAB NO. 3
SUBJECT TITLE: Acceptance of Community Development Block Grant Partnership Agreement

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OBJECTIVE:
Request approval to accept the FY 2014-2015 Community Development Block Grant (CDBG) Partnership Agreement, in an amount not to exceed $75,000, to be used for the Tavares Alleyway and Sidewalk Improvement Project and to authorize the City Administrator to enter into all applicable contracts.

SUMMARY:
On March 25, 2014, the City of Tavares submitted a Request for Proposal to the Lake County Department of Community Services for CDBG Funding. The submitted project focused on the brick paving of one (1) block of the unimproved T.A. Hux Alleyway (between Caroline Street and Ianathe Street) with any remaining funds to be used for sidewalk improvements located within the parameters of this grant. On June 26, 2014, the Lake County Department of Community Services, Housing Division, provided a letter of notification awarding a Community Improvement grant to the City of Tavares. The agreement was officially approved by the Lake County Board of County Commissioners on February 24, 2014.

The City of Tavares started an alleyway improvement program in 2007, brick paving additional alleys as funding became available. At the time of application, 9 ½ blocks of alleyways had been brick paved at a combined cost of $243,594.

The T.A. Hux Alley was selected for this non-matching CDBG funding for several reasons: it is located within the low/moderate income requirements of the grant, it has been designed as part of the Alfred Street One Way Pairing Project, the south end brick apron is already constructed and based on prior construction costs, funding will be adequate.

OPTIONS:

Option #1: Accept the FY 2014-2015 Community Development Block Grant (CDBG) Partnership Agreement, in an amount not to exceed $75,000, to be used for the Tavares Alleyway and Sidewalk Improvement Project and to authorize the City Administrator to enter into all applicable contracts.

Option #2: Do not accept the FY 2014-2015 Community Development Block Grant (CDBG) Partnership Agreement

STAFF RECOMMENDATION:

Option #1: Accept the FY 2014-2015 Community Development Block Grant (CDBG) Partnership Agreement, in an amount not to exceed $75,000, to be used for the Tavares Alleyway and Sidewalk Improvement Project and to authorize the City Administrator to enter into all applicable contracts.

FISCAL IMPACT: Non-matching funding, No impact
LEGAL SUFFICIENCY: Legally sufficient

CDBG FY2014-15

TAVARES ALLEYWAY AND SIDEWALK IMPROVEMENT PROJECT – 1 BLOCK

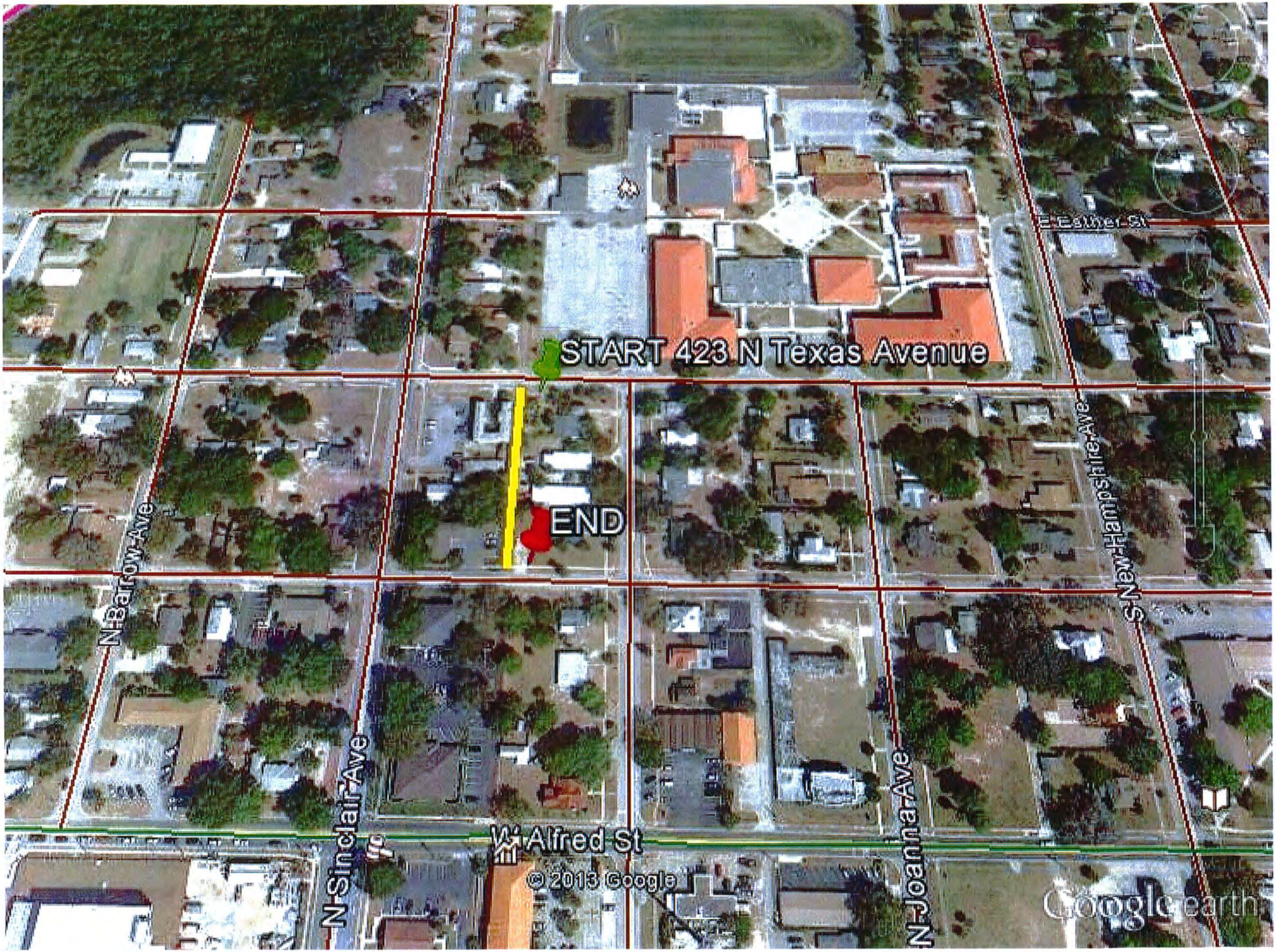
T.A. HUX ALLEYWAY #9

Between Sinclair Avenue and Texas Avenue

Starting from back of 423 N Texas Avenue heading South from Ianthe Street 1 block

Ending at Caroline Street

Condition of Alleyway before improvements


START 423 N Texas Avenue
END
E Esther St
N Barrow Ave
N Sinclair Ave
W Alfred St
N Joanna Ave
S New Hampshire Ave
© 2013 Google
Google earth

COMMUNITY DEVELOPMENT BLOCK GRANT

PARTNERSHIP AGREEMENT

BETWEEN

LAKE COUNTY

AND

CITY OF TAVARES

FOR

CDBG 2014-2015 TAVARES ALLEYWAY AND SIDEWALK IMPROVEMENT PROJECT

TABLE OF CONTENTS

Article I	Project Description	Pg. 3
Article II	Disbursements	Pg. 4
Article III	Reporting	Pg. 4
Article IV	Agreement Period and Termination	Pg. 4
Article V	Indemnification	Pg. 5
Article VI	Procedures for Invoicing and Payment	Pg. 6
Article VII	Implementation and Timetable	Pg. 6
Article VIII	Notices	Pg. 7
Article IX	Modification	Pg. 7
Article X	Assurances	Pg. 7
Article XI	Financial Responsibility	Pg. 9
Article XII	Evaluation and Monitoring	Pg. 9
Article XIII	Uniform Administrative Requirements	Pg. 10
Article XIV	Conflict of Interest	Pg. 11
Article XV	Other Requirements	Pg. 11
Article XVI	General Provisions	Pg. 11
Article XVII	Insurance and Bond	Pg. 12
Appendix A	Scope of Services	Appendix A, Page 1
	Implementation Schedule	Appendix A, Page 2
Appendix B	Budget	Appendix B, Page 1
Appendix C	Reimbursement Request for CDBG funds	Appendix C, Page 1
	Vendor/Invoice Form	Appendix C, Page 2
Appendix D	Monthly Status Report	Appendix D, Page 1
Appendix E	Monitoring Instrument	Appendix E, Page 1

PARTNERSHIP AGREEMENT
BETWEEN LAKE COUNTY AND CITY OF TAVARES

This Agreement is made and entered this _____ day of January, 2015 by and between Lake County, a Political Subdivision of the State of Florida hereafter referred to as "COUNTY", and ***Tavares,*** a political subdivision of the State of Florida, hereafter referred to as "MUNICIPALITY

WITNESSETH:

WHEREAS, the COUNTY has been awarded a Community Development Block Grant (CDBG) from the Department of Housing and Urban Development (HUD) which provides for the development, establishment, and administration of projects to benefit low and moderate income families, aid in elimination of slums or blight, or meet an urgent community development need according to CFR 570 HUD Regulations; and

WHEREAS, said Grant allows the COUNTY to develop partnerships with other governmental agencies and non-profit corporations to administer and implement projects that are eligible for CDBG funding; and

WHEREAS, the MUNICIPALITY has entered into an Urban County Cooperation Agreement with the County, whereby the County shares its annual CDBG entitlement with the MUNICIPALITY because the MUNICIPALITY's low and moderate income population was used to qualify the County for the entitlement; and

WHEREAS, the MUNICIPALITY wishes to use its share of the FY 2014-15 CDBG entitlement to *Alleyway and Sidewalk Improvement Project*; and

WHEREAS, the MUNICIPALITY has agreed to implement the above activity and to be reimbursed for the services in an amount not to exceed $ 75,000; and

WHEREAS, the COUNTY has initially determined that the proposed activity will benefit low and moderate income persons;

NOW THEREFORE in consideration of the mutual premises and covenants, the parties agree as follows:

ARTICLE I
PROJECT DESCRIPTION

1.1 The MUNICIPALITY agrees to implement this activity as described in detail in **Appendix A**, Scope of Services.

ARTICLE II
DISBURSEMENTS

2.1 The COUNTY agrees to reimburse the MUNICIPALITY a maximum amount not to exceed $75,000 from FY2014-15 Community Development Block Grant (CDBG) funds, as outlined in **Appendix B**, Budget.

ARTICLE III
REPORTING

3.1 The MUNICIPALITY shall provide the COUNTY with a monthly report of all activities including a narrative summary of progress and financial statement on expenditures during the report period. Reports may be submitted on the report form attached to this Agreement, **Appendix D**. Reports are due on the tenth working day of each month, unless on an otherwise agreed upon schedule, and shall begin on the effective date of this agreement and continue until all information concerning the project has been received by the COUNTY for close-out.

3.2 The MUNICIPALITY shall provide the Lake County Department of Community Services with additional program information as needed.

ARTICLE IV
AGREEMENT PERIOD AND TERMINATION

4.1 This Agreement shall take effect on **January 31, 2015,** and shall terminate on **September 30, 2015** unless canceled sooner.

4.2 Suspension and termination for convenience:

a. If the MUNICIPALITY should materially fail to comply with any term of the award, suspension or termination may occur in accordance with 24 CFR 85.43 and in accordance with 24 CFR 85.44. In the event that funds should fail to be or cease to be provided to the COUNTY then the COUNTY may terminate this Agreement immediately.

b. Termination for Convenience: Except as provided above awards may be terminated in whole or in part only as follows:

1. By the County with the consent of the MUNICIPALITY in which case the two parties shall agree upon the termination condition including the effective date and in case of partial termination the portion to be terminated; or

2. By the MUNICIPALITY upon written notification to the COUNTY setting forth the reasons for such termination, the effective date, and in case of partial termination, the portion to be terminated. However, if, in the case of a partial termination, the COUNTY determines that the remaining portion of the award will not accomplish the purposes for which the award was made, the COUNTY may terminate the award in its entirety.

4.3 The COUNTY may issue a Stop Order to the MUNICIPALITY which will halt all work on the project in the event that the work is not being done according to Federal guidelines and regulations, the assurances contained herein, or the provisions of this Agreement.

4.4 The MUNICIPALITY may not terminate its obligations under Paragraph 11.7-11.9 (Program Income) and may not terminate an Assignment of Proceeds and Grant of Lien without written consent of the COUNTY.

4.5. Hearings Appeals: In taking an enforcement action the COUNTY will provide the MUNICIPALITY an opportunity for such hearing appeal or other administrative proceeding to which the COUNTY or MUNICIPALITY is entitled to under any statute or regulation applicable to the action involved.

4.6 Effects of Suspension and Termination: Costs resulting from obligations incurred by the MUNICIPALITY clearing a suspension after termination of an award are not allowable unless the awarding agency expressly authorizes them in the nature of suspension or termination or subsequently. Other MUNICIPALITY costs during suspension or after termination which are necessary and not reasonably avoidable are allowable if:

a. The costs result from obligations which were properly incurred by the MUNICIPALITY before the effective date of suspension or termination are not in anticipation of it and in case of termination are no cancellable; and

b. The costs would be allowable if the award was not suspended or expired normally at the end of the funding period in which the termination takes effect.

4.7 Relationship to Debarment and Suspension: The enforcement remedies identified in this section including suspension and termination do not preclude the grantee or subrecipient from being subject to "Debarment".

ARTICLE V
INDEMNIFICATION

5.1 The COUNTY and the MUNICIPALITY, in accordance with Section 768.28, Florida Statutes, agree to be fully responsible for their negligent acts or omissions or intentional tortuous acts which result in claims or suits against the other party, and agrees to be liable for any damages proximately caused by said acts or omissions. Nothing herein is intended to serve as a waiver of sovereign immunity by any Subrecipient to which sovereign immunity applies. Nothing herein shall be construed as consent by a state agency or subdivision of the State of Florida to be sued by third parties in any matter arising out of any contract. The MUNICIPALITY agrees that it is an independent contractor of the COUNTY and not an agent or employee.

ARTICLE VI
PROCEDURES FOR INVOICING AND PAYMENT

6.1 All purchasing for consumable, capital equipment, and services shall be made by credit card, purchase order or by a written contract

a. The COUNTY agrees to make payment and reimburse all budgeted costs as specified in **Appendix B** available under Federal, State, and County guidelines.

b. Requests by the MUNICIPALITY for payment shall be accompanied by proper documentation and shall be submitted to the COUNTY for approval no later than thirty (30) days after the last date covered by the request.

c. The COUNTY agrees that it shall pay the MUNICIPALITY within thirty (30) calendar days after proper presentation of invoices and reports approved by the MUNICIPALITY and COUNTY.

d. For purposes of this section, copies of invoices, receipts, or other evidence of indebtedness shall be considered proper documentation. Invoices shall not be honored if received by the COUNTY later than thirty (30) days after expiration date of this Agreement.

e. The COUNTY may withhold payment of reimbursement requests if monthly reports are not current.

6.2 Upon receiving the invoices, reports and other materials, the COUNTY shall review such bid awards, contracts, reports and invoices to determine whether the items invoiced have been completed and that the invoiced items are proper for payment.

6.3 Upon determination by the COUNTY that the services or material invoiced have been received or completed, the COUNTY shall authorize payment to the MUNICIPALITY in the amount it determines to be payable.

6.4 If applicable, a request to subcontract work or services hereunder shall be submitted in writing and shall be subject to each provision of this Agreement and any contract shall be in accordance with County, State, and Federal guidelines and regulations. A list of all subcontractors shall be provided to the Department of Community Services. This in no way relieves the MUNICIPALITY from any other requirements of this Agreement. Reimbursement requests shall include certification such as the certification shown in **Appendix C**, Page 2 in the absence of canceled checks for verification. None of the work or services, including but not limited to, consultant services covered by this Agreement, shall be subcontracted or reimbursed without the prior notice to the COUNTY.

ARTICLE VII
IMPLEMENTATION AND TIMETABLE

7.1 The parties expressly ratify the activities relating to this agreement and adopt the terms and conditions of this agreement for all such activities beginning January 31, 2015. Expenses incurred during this period will be considered eligible for reimbursement.

7.2 The MUNICIPALITY agrees to implement project(s) and comply with the Scope of Services and timetable set forth in **Appendix A**.

ARTICLE VIII
NOTICES

8.1 The MUNICIPALITY and the COUNTY agree that all notices required by this Agreement shall be in writing and delivered by U.S. Mail, electronic mail, by messenger or personally delivered to the office of the duly authorized representative of the MUNICIPALITY or COUNTY as specified herein.

COUNTY:
Cheryl Howell, Housing Manager
Lake County Dept. of Comm. Services
P.O. Box 7800
323 N Sinclair Avenue
Tavares, FL 32778-7800

MUNICIPALITY:
Chris Thompson
Public Works Director
City of Tavares
PO Box 1068
Tavares, FL 32778

ARTICLE IX
MODIFICATION

9.1 Any program modification requested by the MUNICIPALITY must be requested at least ninety (90) days prior to the end of the term of this Agreement. No modification to this Agreement shall be binding on either party unless in writing and signed by both parties.

9.2 In the event that the Board of County Commissioners approves any modification, amendment, or alteration to the funding allocation, the MUNICIPALITY shall be notified in writing and such notification shall constitute an official amendment.

9.3 The COUNTY may, at its discretion and upon provision of proper notice to the MUNICIPALITY, amend this Agreement to conform with changes in Federal, State, and/or County guidelines, regulations, directives, and objectives. Such amendments shall be incorporated by written amendment as a part of this Agreement.

ARTICLE X
ASSURANCES

10.1 MUNICIPALITY agrees that it will comply with the following assurances:

a. If applicable, the MUNICIPALITY shall inform affected persons of the benefits, policies, and procedures provided for under HUD regulations.

b. The MUNICIPALITY agrees further that it shall be bound by the standard terms and conditions used in the Grant Agreement between HUD and the COUNTY and such other rules, regulations or requirements as HUD may reasonably impose in addition to the aforementioned assurances at or subsequent to the execution of this Agreement by the parties hereto.

c. In accordance with the Drug Free Workplace Act of 1988, the MUNICIPALITY certifies that it has a policy designed to ensure that the MUNICIPALITY's

workplace is free from the illegal use, possession, or distribution of drugs or alcohol.

d. In compliance with Paragraph (2)(a) of Section 287.133, Florida Statutes, a "person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids or leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list."

10.2 The MUNICIPALITY certifies that, to the best of its knowledge and belief that:

a. No federally appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

b. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and It will require that the language of this Paragraph 8.12 be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, United States Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

ARTICLE XI
FINANCIAL RESPONSIBILITY

11.1 The MUNICIPALITY gives the COUNTY, HUD, and the Inspector General, through any authorized representative, access to and the right to examine all records, books, papers, or documents relating to the project.

11.2 The MUNICIPALITY agrees to maintain books, records and documents in accordance with accounting procedures and practices which sufficiently and properly reflect all expenditures of funds provided under this Agreement.

11.3 The MUNICIPALITY further agrees to provide for audit purposes (upon request) all files, records and documents pertaining to related activities and clientele demographic data contained in this Agreement.

11.4 Any funds expended in violation of this Agreement shall be refunded in full from non-Federal resources.

11.5 Funding authorization through a Community Development Block Grant shall be used only for eligible activities specifically outlined in this Agreement. In the event material progress is not evidenced nor commenced within the time limitations of this Agreement, as determined by the COUNTY, the COUNTY may terminate this contract.

11.6 All funds not expended as a result of the aforementioned deficiency of significant material progress or returned as a result of expiration and subsequent termination of the original funding Agreement shall be used by the COUNTY at its discretion for reallocation to other eligible CDBG activities.

11.7 Program income (defined at 24 CFR 570.500) derived from the project, if any, shall be retained by the MUNICIPALITY to be used to recoup costs incidental to generation of the income, such as expendable supplies and labor costs.

11.8 If the MUNICIPALITY executes an Assignment of Proceeds and Grant of Lien to the COUNTY specifying the terms of reversion of proceeds from possible future sale of real property, it is incorporated by reference and made a part of this contract.

11.9 The COUNTY shall have the right to audit and monitor any program income as a result of a Community Development Block Grant activity.

ARTICLE XII
EVALUATION AND MONITORING

12.1 The MUNICIPALITY agrees that the COUNTY may carry out periodic monitoring and evaluation activities as determined necessary by the COUNTY. This Agreement is dependent upon satisfactory monitoring and evaluation of activities and other performance measures, including, but not limited to the terms of this Agreement, comparisons of planned versus actual progress relating to project scheduling, budget, and output measures. The MUNICIPALITY agrees to furnish upon request to the COUNTY or its designees, and make copies and/or transcriptions of such records and information as is determined necessary by the COUNTY. The MUNICIPALITY shall

submit, upon the request of the COUNTY, information and status reports required by the COUNTY or HUD on forms approved by the COUNTY.

12.2 A sample monitoring instrument attached as **Appendix E** contains the minimum monitoring measures to be used by the COUNTY. Other measures may also be utilized.

ARTICLE XIII
UNIFORM ADMINISTRATIVE REQUIREMENTS

13.1 Governmental subrecipients and the County shall comply with the 24 CFR Part 85 "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments":

a. Section 85.3, "Definitions";
b. Section 85.6, "Exceptions";
c. Section 85.12, "Special grant or subgrant conditions for 'high-risks' grantees";
d. Section 85.20, "Standards for financial management systems", except paragraph (a);
e. Section 85.21, "Payment", except as modified by State Statute 570.513;
f. Section 85.22, "Allowable costs";
g. Section 85.26, "Non-federal audits";
h. Section 85.32, "Equipment", except in all cases in which the equipment is sold, the proceeds shall be Program Income;
I. Section 85.33, "Supplies";
j. Section 85.34, "Copyrights";
k. Section 85.35, "Subawards to debarred and suspended parties";
l. Section 85.36, "Procurement", except paragraph (a);
m. Section 85.37, "Subgrants";
n. Section 85.40, "Monitoring and reporting program performance", except paragraph (b) - (d) and (f);
o. Section 85.41, "Financial reporting", except paragraphs (a), (b), and (e);
p. Section 85.42, "Retention and access requirements for records";
q. Section 85.43, "Enforcement";
r. Section 85.44, "Termination for convenience";
s. Section 85.51, "Later disallowances and adjustments"; and
t. Section 85.52, "Collection of amounts due".

The COUNTY and governmental subrecipients shall also comply with the provisions of OMB Circular A-133 - Audits of State and Local Governments Non-Profit Organizations; and OMB Circular A-87 - Cost Principles for State and Local Governments.

ARTICLE XIV
CONFLICT OF INTEREST

14.1 In the procurement of services by the MUNICIPALITY, the Conflict of Interest provision in 24 CFR 85.36 shall be adhered to as applicable.

ARTICLE XV
OTHER REQUIREMENTS

15.1 The COUNTY and the MUNICIPALITY agree to comply with all applicable Federal, State, and County laws ordinances, codes and regulations. Any conflict or inconsistency between the above Federal, State or County guidelines and regulations and this Agreement shall be resolved in favor of the more restrictive. More specifically, the COUNTY and the MUNICIPALITY agree to carry out each activity in compliance with all applicable Federal laws and regulations as described below:

- Public Law 88.352 - Title VI of the Civil Rights Act of 1964
- Public Law 90.284 - Title VIII of the Civil Rights Act of 1988
- Executive Order 11063 as amended by Executive Order 12259
- Section 109 of the Act
- Labor Standards
- National Flood Insurance Program
- Relocation and Acquisition
- Employment and Contracting Opportunities;
- Executive Order 11246 (41 CFR Chapter 60)
- Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 17010)
- Lead-Based Paint
- Use of Debarred, Suspended or Ineligible Contractors
- Displacement
- Conditions for Religious Organizations
- Non-Discrimination Base on Handicap
- Section 504 of the Rehabilitation Act of 1973
- Architectural Barriers Act of 1963
- Environmental Protection Agency Regulations.

15.2 The MUNICIPALITY will conform with the rules and regulations set forth under Section 3 of the Housing and Urban Development Act of 1968, (12 USC 1701u), as amended. If the MUNICIPALITY solicits or requests an invitation for bids, every effort feasible will be made to contact minority-owned and women-owned business enterprises for a response to the solicitation or invitation for bidders.

15.3 Neither the MUNICIPALITY's program nor the funds provided therefore, nor the personnel employed in the administration of the program shall be in any way or to any extent engaged in the conduct of political activities in contravention of the Hatch Act, Chapter 15 of Title 5, United States Code

ARTICLE XVI
GENERAL PROVISIONS

16.1 The COUNTY and the MUNICIPALITY agree to abide by the provision of Chapter 112.3135, Florida Statutes, pertaining to nepotism in their performance under this Agreement The COUNTY and the MUNICIPALITY also agree to abide by Chapter 119, Florida Statutes, Public Records and its successors.

16.2 This document incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein and that the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

16.3 This document shall be executed in three (3) counterparts, each of which shall be deemed to be an original.

16.4 Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and the contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party the contract shall forthwith be physically amended to make such insertion or correction.

ARTICLE XVII
INSURANCE AND BOND

17.1 The MUNICIPALITY shall maintain, at all times, the following minimum levels of Insurance and; shall, without in any way altering their liability, obtain, pay for and maintain insurance for the coverages and amounts of coverage not less than those set forth below.

a. Worker's Compensation -- in compliance with State and Federal laws.
b. Comprehensive Automobile Liability -- $1,000,000.00 combined single limit of liability for bodily injuries, death and property damage resulting from any one occurrence, including all owned, hired, and non-owned vehicles.
c. Comprehensive General Liability -- $1,000,000.00 combined single limit of liability for bodily injuries, death, and property damage, and personal injury resulting from any one occurrence, including the following coverages:
   I. Premises and Operations; and
   II. Broad Form Commercial General Liability Endorsement to include blanket contractual liability (specifically covering, but not limited to, the contractual obligations assumed by the firm); Personal Injury (with employment and contractual exclusions deleted); and Broad Form Property Damages coverages.

17.2 The MUNICIPALITY shall provide to the COUNTY original Certificates of Insurance satisfactory to the County to evidence such coverage before any work commences.

17.3 The MUNICIPALITY shall name the COUNTY as an additional insured on all policies related to the project, excluding worker's compensation and professional liability.

17.4 All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.

17.5 The MUNICIPALITY's self-insured retention or deductible per line of coverage shall not exceed $25,000 without the permission of the COUNTY. Such certificates of insurance provide that there shall be no termination, non-renewal modification or expiration of such coverage without forty-five (45) calendar days prior written notice to the COUNTY. In the event of any failure by the MUNICIPALITY to comply with the provisions; the COUNTY may, at its option, on notice to the MUNICIPALITY suspend the project for cause until there is full compliance. Alternatively, the COUNTY may purchase such insurance at the MUNICIPALITY's expense, provided that the COUNTY shall have no obligation to do so and if the COUNTY shall do so, the MUNICIPALITY shall not be relieved of or excused from the obligation to obtain and maintain such insurance amounts and coverages.

17.6 The MUNICIPALITY herein attests and certifies to the COUNTY that during the term, of this agreement, the MUNICIPALITY shall have all insurance coverages and limits as set forth by the agreement.

17.7 The undersigned person signing as an officer on behalf of the MUNICIPALITY, a party to this Agreement, hereby severally warrants and represents that said person has authority to enter into this Agreement on behalf of said MUNICIPALITY and to bind the same to this Agreement, and, further that said MUNICIPALITY has authority to enter into this Agreement and that there are no restrictions or prohibitions contained in any article of incorporation or bylaw against entering into this Agreement.

IN WITNESS WHEREOF the parties hereto duly execute this Agreement as of the day and year first written above.

LAKE COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

_____
Jimmy Conner, Chairman

DATE: _____

ATTEST

_____
Neil Kelly, Clerk of the Board
of County Commissioners of Lake County Florida

Approved as to form and legality

_____
Sanford A. Minkoff
County Attorney

MUNICIPALITY

_____
Signature and Title
Date: _____

Attest:

_____
City Clerk

Approved as to Form and Legality:

_____
City Attorney

APPENDIX A
SCOPE OF SERVICES

1. The MUNICIPALITY intends to use **its FY 2014-15** Community Development Block Grant (CDBG) funds to ***(Construct and Improve Sidewalk and Alleyway, ADA)*** More specifically, the improvements include:
   - Please see Appendix A-1 for Improvements

2. The MUNICIPALITY will oversee implementation of the project with assistance from the County as follows:

   - Construct Tavares alleyway and sidewalk improvement project 1 block between Sinclair Avenue and Texas Avenue starting from back of 423 N Texas Avenue heading South from Ianthe Street 1 block ending at Caroline Street.

   It shall be the responsibility of the MUNICIPALITY to ensure that all contracted services shall be procured in such a manner as to encourage free and open competition following statutory procurement practices, and, in all contracts for outside labor, to include compliance with federal labor standards, where applicable, and with other federal requirements. The County will assist the MUNICIPALITY to ensure that these requirements are met.

2. Implementation of the project shall proceed according to the Schedule on Appendix A, Page 2.

Implementation Schedule

Task	Start	Contract Month												End
		mm/ yy	mm/ yy	mm/ yy	mm/ yy	mm/ yy	mm/ yy	mm/ yy	mm/ yy	mm/ yy	mm/ yy	mm/ yy	mm/ yy	

3. The MUNICIPALITY shall comply with the following other requirements:

   - Prior to rehabilitation/construction, Department of Community Services-CDBG Division staff will review and approve specifications and cost allocations.

   - The MUNICIPALITY shall include in all advertising and/or promotion a statement that whole or partial funding of the project is supplied by Lake County Community Development Block Grant Funds, or wording to that effect.

   - The MUNICIPALITY shall maintain documentation that ensures eligibility and compliance with a National Objective of the CDBG program.

   - The Scope of Service may not be changed or modified without prior written approval by the COUNTY.

APPENDIX B
BUDGET

The MUNICIPALITY shall adhere to the following budget in carrying out this Agreement. LINE ITEMS MAY NOT BE ADDED to the Budget during the term of this Agreement.

Category	Line Item	CDBG Funds	Other Funding	Total
Salaries & benefits (service delivery or labor costs only)	Alley survey/design		$2,000	
	Alley apron construction		$2,000	
	Utility/slip-lining relocations/labor & material		$5,000	
Materials & equipment				
	T.A. Hux Alleyway construction w/pervious Brick paver design	$60,000		$60,000
	Sidewalk replace	$7,200		$7,200
	Oversight/Design/Permit	$3,000		$3,000
	3 ADA Compliant ramps	$4,500		$4,500
	CDBG required sign	300		300
Consultants & professional services				
Other expenses				
	Totals	$75,000	$9,000	$84,000

The MUNICIPALITY may request **PRIOR** approval for Budget line item shifts, except that such line item shifts involving personnel shall not result in an increase in the rate of such salaries. Requests for line item shifts shall be granted by the Lake County Housing Services Division (HSD) as it deems reasonable and necessary for the performance of Services and shall not be deemed approved unless given **IN WRITING** by HSD.

APPENDIX C

REIMBURSEMENT REQUEST FOR CDBG FUNDS

PROJECT NAME: ***CDBG 2014-15 Tavares Alleyway and Sidewalk Improvement***
Urban County Partner: ***Tavares***

PAYROLL (Must have authorized timesheets and payroll information): $_____

INVOICES (Attach all relevant invoices and copies of disbursed checks): $_____

EQUIPMENT (Office, etc., along with procurement information): $_____

OTHER CONTRACTS (Provide copies of contracts using CDBG funds): $_____

REIMBURSEMENT REQUEST TOTAL: $_____

_____ _____
Authorized Signature Date

==========

For CDBG Use Only

ACCCOUNT NUMBER ***(####)***

SUBJECT TO PROGRAM INCOME? YES_____ NO_____

_____REVIEWED BY CDBG STAFF
SIGNATURE / DATE

_____APPROVED CDBG DIRECTOR
SIGNATURE / DATE

_____APPROVED HOUSING DIRECTOR
SIGNATURE / DATE

NOTES: _____

_____

VENDOR/INVOICE FORM

Account Number ***(####)***
Project Title **CDBG *2014-15 Tavares Alleyway and Sidewalk Improvement***
To: Lake County Department of Community Services

From: ***Tavares***

Paid Invoices (Period Covered) from _____ To _____

List Each Invoice #	Check Number	Vendor Names	Project Total on Invoice
		TOTAL	

IN-KIND CONTRIBUTIONS [report if applicable]: Contributions used in completion of project using other than CDBG funds [e.g., labor, materials, financial contributions, etc.]

ITEM(S) OR SERVICE(S)	**VALUE**

I certify that to the best of my knowledge the data reported in this reimbursement request is accurate.

_____/_____
Signature and Title Date

SPECIAL NOTE: ALL Invoices and Checks listed above must be attached (as well as any Bidding Information and Contracts).

ALL COPIES MUST BE LEGIBLE AND REPRODUCIBLE.

APPENDIX D
CONSTRUCTION MONTHLY STATUS REPORT

[Goals and accomplishments reported must be measurable and specific to activities outlined in the Scope of Services.]

Urban County Partner: ***Tavares***

PROJECT: ***CDBG 2014-15- Tavares Alleyway and Sidewalk Improvement***

ACCOUNT NUMBER: ***(#####)***

REPORT PERIOD _____ THROUGH _____

Activity	Estimated Start Date	Actual Start Date	Estimated Completion Date	Actual Completion Date

Attach narrative documentation for all activities, if applicable.

PROJECT GOALS FOR NEXT REPORTING PERIOD:

_____

_____

_____

_____

Signature: _____ Date: _____

APPENDIX E
Sample Monitoring Instrument

Sample Monitoring Instrument for Public Facilities

Construction activities	Yes	No	N/A
Is there a copy of the contract for professional services?			
Are there copies of all plans and specifications?			
Is there a copy of the Davis Bacon Wage Determination?			
Is there verification of the bid opening?			
Is there documentation of the pre-construction conference?			
Are all monthly reports current?			
Have any requests for Budget changes been properly documented/filed?			
Have all invoices submitted contained the required documentation/backup?			
Are partial payment requests verified by site inspections?			
Are "Change Orders" properly documented and processed?			
Have all payroll requests been verified/adjusted properly?			
Is there a final inspection report preceding final payment?			
Have any/all liens against the contractor been released?			

Proposed Budget and Cost Estimate

Category	Line Item	CDBG Funds	Other Funding	Total
Salaries & benefits (service delivery or labor costs only)	Alley survey/design		$2,000	
	Alley apron construction		$2,000	
	Utility/slip-lining relocations/labor & material		$5,000	
Materials & equipment				
	T.A. Hux Alleyway construction w/pervious Brick paver design	$60,000		$60,000
	Sidewalk replace	$7,200		$7,200
	Oversight/Design/Permit	$3,000		$3,000
	3 ADA Compliant ramps	$4,500		$4,500
	CDBG required sign	300		300
Consultants & professional services				
Other expenses				
	Totals	$75,000	$9,000	$84,000

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TAVARES

America's Seaplane City™

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

AGENDA TAB NO. 4

SUBJECT TITLE: Council approval for the city to apply for the Community Development Block Grant 2015-2016 cycle to use for the construction of ADA Restrooms at Tavares Nature Park.

OBJECTIVE:

To seek approval from Council for staff to apply for the 2015-2016 CDBG funds to be used towards the construction of ADA Restrooms at the Tavares Nature Park.

SUMMARY:

The Community Development Block Grant (CDBG) is a competitive funding program through Lake County that provides grants for Urban County Partners that represent low to moderate income constituents in a particular geographic area. Over the past several years, CDBG funds have been used to construct public restrooms and improve other amenities at City parks such as Summerall Park, Aesop's Park and Ingraham Park. Grant applications for this 2015-2016 cycle are due to the CDBG offices by March 31, 2015.

OPTIONS:

1) Approve staff to apply for the Community Development Block Grant (CDBG) to use towards the construction of ADA Restrooms at the Tavares Nature Park.
2) Do not approve staff to apply for the Community Development Block Grant (CDBG) to use towards the construction of ADA Restrooms at the Tavares Nature Park.

STAFF RECOMMENDATION:

Staff recommends council approve the recommendation to apply for the Community Development Block Grant (CDBG) to use towards the construction of ADA Restrooms at the Tavares Nature Park.

FISCAL IMPACT: 100% grant of up to $75,000 with no match required. It is anticipated that city funds will be budgeted for additional construction expenses.

LEGAL SUFFICIENCY: Meets legal sufficiency

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
MARCH 4, 2015

AGENDA TAB NO. 5 **First Reading**
SUBJECT TITLE: **Ordinance 2015-04**
Cagan (additional property from Waterman Center) rezoning

OBJECTIVE:
To consider the rezoning of approximately 20 acres of property located north of Huffstetler Drive and west of Mt. Homer Road from a Planned Development zoning to an RMF-3 (Residential Multi-Family) zoning.

SUMMARY:
The subject property is located north of Huffstetler Drive and west of Mt. Homer Road. The property is approximately 20 acres in size and is owned by Waterman Center LLC. Jeffery Cagan is submitting this rezoning application with the owner's authorization. The applicant desires to purchase and rezone this property to RMF-3 (Residential Multi-Family). The subject property is adjacent to 22 acres of land that was recently rezoned to the same designation by Mr. Cagan. This zoning allows multi-family uses including apartment buildings. The existing Future Land Use designation of Medium Density Residential will limit the number of apartment units to an average of 12 dwelling units per acre. The property is presently vacant.

The applicant is proposing to construct a two storey high apartment complex. Attached is an architectural rendering submitted with the previous rezoning.

Prior to the issuance of any Building Permits for this project, a site plan demonstrating compliance with all applicable regulations will be required.

OPTIONS:

No Council action required at First Reading.

PLANNING &ZONING BOARD RECOMMENDATION:

At the February 19 meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2015-04.

STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2015-04.

FISCAL IMPACT:
N/A

LEGAL SUFFICIENCY:

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

ORDINANCE 2015-04

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 20 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF HUFFSTETLER DRIVE AND WEST OF MT. HOMER ROAD FROM A PLANNED DEVELOPMENT ZONING TO AN RMF-3 (RESIDENTIAL MULTI-FAMILY) ZONING; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property described in Exhibit "A" attached hereto, is part of a mixed use Commercial Planned Development approved in 1994 under Ordinance 94-20; and

WHEREAS, this Commercial Planned Development was not constructed and no Development Orders were issued by the City of Tavares that would permit construction of any of the components of this Commercial Planned Development; and

WHEREAS, the property governed by the regulations established under Ordinance 94-20 has subsequently been subdivided and is no longer under unified control and ownership; and

WHEREAS, the owner of property described in Exhibit "A" is requesting that the Commercial Planned Development and associated governing regulations that currently applies to this property be extinguished and that this subject property be rezoned to RMF-3 (Residential Multi-Family); and

WHEREAS, an RMF-3 zoning is compatible with the current Future Land Use Map 2020 designation of Medium Density; and

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

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

Section 1. Rezoning

That said property, as legally defined in Exhibit "A", attached hereto and made a part herewith, is rezoned from Commercial 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:

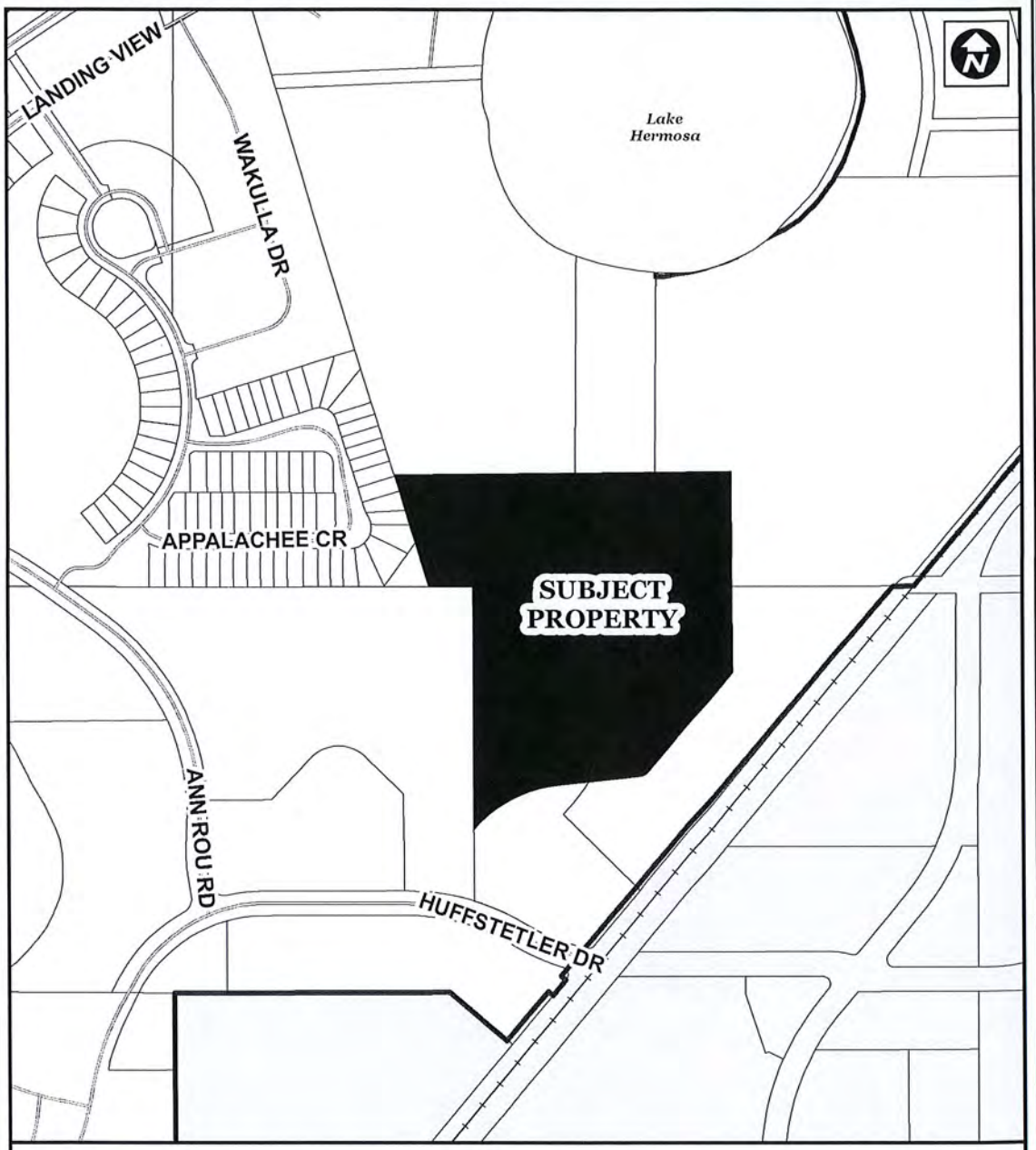
_____
Robert Q. Williams, City Attorney

Exhibit "A"

A parcel of land lying in Sections 15 and 22, Township 19 South, Range 26 East, Lake County, Florida, bein a portion of lands shown in the plat of Webb and Riddle's Subdivision, as recorded in Plat Book 3, Page 18, and the lands shown on the Map of Land of George W. Bowen at Mount Homer Subdivision, as recorded in Plat Book 2, Page 29 of the Public Records of Lake County, Florida, being more particularly described as follows:

Commence at a 6X6 concrete monument for the Northwest corner of Section 22; thence along the North line of said Section 22 (also being the South line of said Section 15) the following two courses: S62°46'08"E for 0.73 feet; thence S89°31'17"E for 846.18 feet to the Southeast corner of Tract F of Etowah Phase 1, as recorded in Plat Book 60, Page 45, of the Public Records of Lake County, Florida, also being a point on the West line of Lot C, as shown in the Plat of Webb and Riddle's Subdivision, as recorded in Plat Book 3, Page 18, of the Public Records of Lake County, Florida, for a Point of Beginning; thence N16°40'09"W, along said East line of Tract F and West line of Lot C, a distance of 384.63 feet; thence N90°00'00"E, a distance of 1108.34 feet; thence S00°00'00"E, a distance of 657.02 feet; thence S40°41'11"W, a distance of 424.25 feet to a point of curvature concave Northwesterly and having a radius of 50.00 feet and a chord bearing of S62°37'41"W; thence Southwesterly along the arc of said curve 38.30feet, through a central angle of 43°53'00" to a point of tangency; thence S84°34'11"W, a distance of 273.11 feet to a point of curvature concave Southeasterly and having a radius of 421.00 feet; thence Southwesterly along the arc of said curve 321.09 feet, through a central angle of 43°41'55"; thence run North 00°28'43"E, a distance of 795.73 feet to a point of the aforementioned North line of said Section 22 also being the South line of said Section 15; thence N89°31'17"W, along North line of said Section 22 and South line of said Section 15, a distance of 144.50 feet to the Point of Beginning.

CITY OF TAVARES



PROPERTY LOCATION MAP

TAVARES
America's Seaplane City

260 130 0 260
Feet

Created By: City of Tavares GIS T:\pzd\DATA\PROJECT FILES\Cagan Apartment Complex (2); Rezoning - PZ2015-04\GIS\GIS_Maps\Cagan(2)_AD.mxd Map Created on 1/23/15

1

CITY OF TAVARES

PROPERTY LOCATION MAP

TAVARES
America's Seaplane City

260 130 0 260
Feet

Created By: City of Tavares GIS

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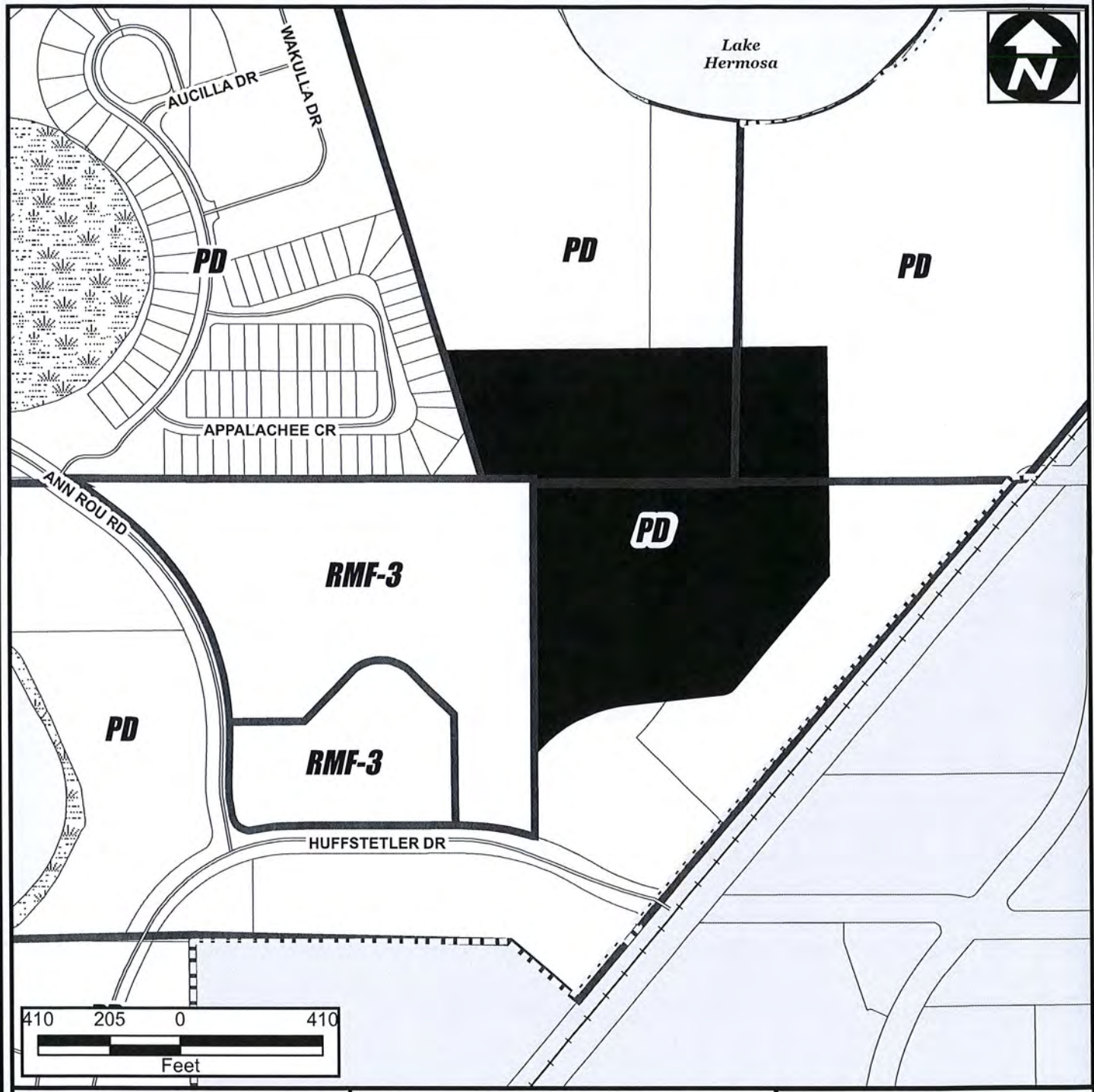
Map Created on 1/23/15

CITY OF TAVARES ORDINANCE # 2015-04



RSF-A Residential Single Family
RSF-1 Residential Single Family
RMF-2 Residential Multi-Family
RMF-3 Residential Multi-Family
RMH-S Residential Manufactured Home Sub.
RMH-P Residential Manufactured Home Park
PD Planned Development District
MU Mixed Use District
C-1 General Commercial
C-2 Highway Commercial
CD Commercial Downtown District
I Industrial District
PFD Public Facilities District

ZONING MAP

ORDINANCE # 2015-04

Cagan Apartments

Current Zoning: PD
Proposed Zoning: RMF-3
20.0 ± Acres

Legend

CITY BOUNDARY
ZONING
SUBJECT PROPERTY
UNINCORPORATED
MAJOR ROADS
STREETS
PARCELS
CONS/WETLANDS

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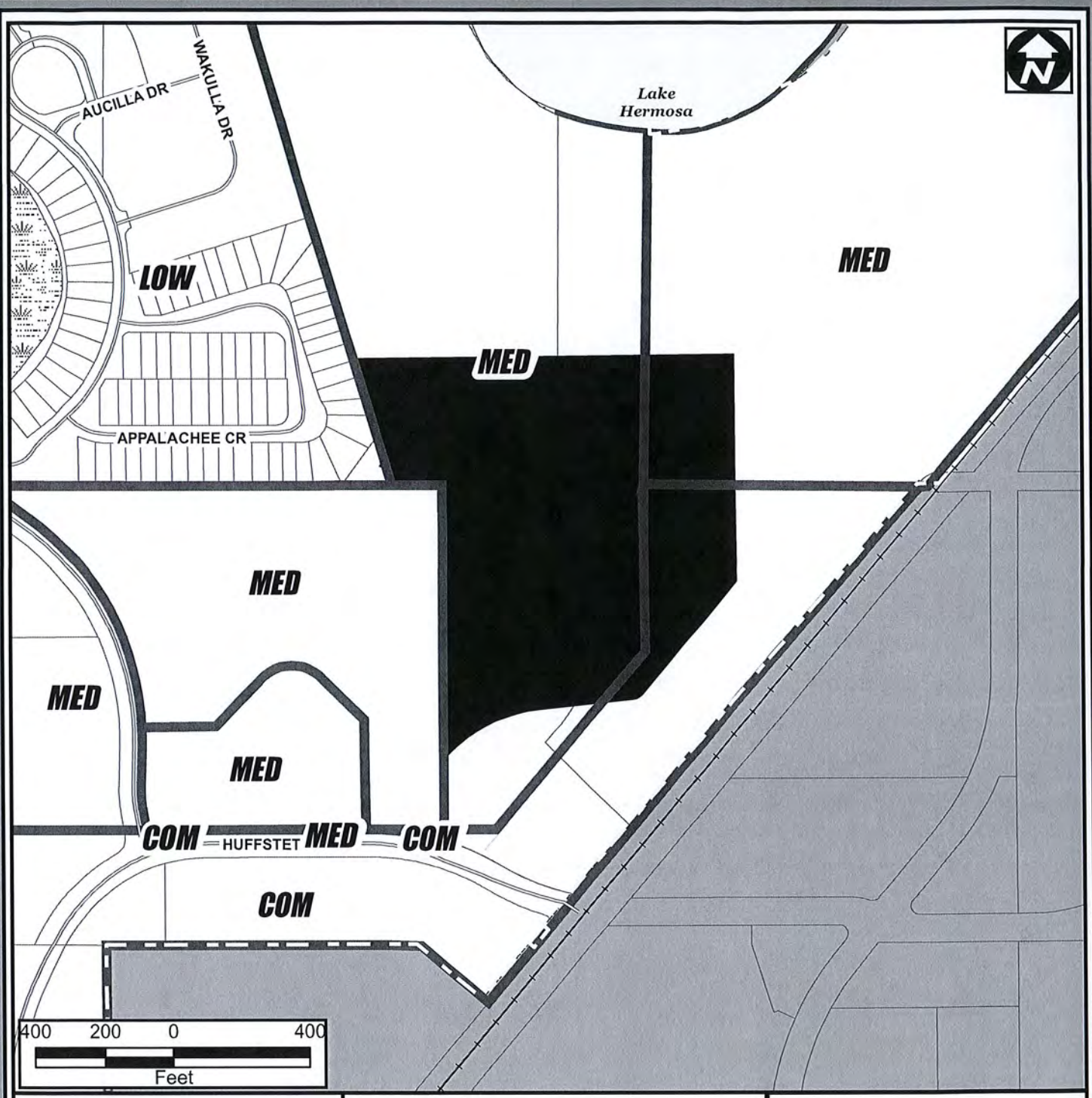
CITY OF TAVARES



SUB	Suburban	3.0 DU/Acre
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	

TAVARES

FUTURE LAND USE MAP

Cagan Apartments

Current FLU: MED

20.0 ± Acres

Legend

- CITY BOUNDARY
- FLU
- SUBJECT PROPERTY
- UNINCORPORATED
- MAJOR ROADS
- STREETS
- CONS/WETLANDS
- PARCELS

DRAFTED BY: CITY OF TAVARES GIS T:\pzd\DATA\PROJECT FILES\Cagan Apartment Complex (2); Rezoning - PZ2015-04\GIS\GIS_Maps\Cagan(2)_FLU_PT.mxd MAP CREATED ON 1/23/15

SIDE ELEVATION

REAR ELEVATION

FRONT ELEVATION

UM Building Type I

TAVARES APARTM

ilitecture.com ■ 745 Orienta Avenue, Suite 1121, Altamonte Springs, FL 32701 ■ P(407) 830-1400, F(407) 830-4143

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Artist's rendering only. Drawing may not reflect true character of finished building. All landscaping is for illustrative purposes only and does not suggest actual landscaping

Ad Number: 3028757-1
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/E003/LAK
Description: ff/Resolution 2015-15-04

Orlando Sentinel
Publication Date: 02/09/2015

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RETIREMENT

Learn the rules of your 401(k) plan

Kiplinger's Consumer News Service

Because the 401(k) is such a sweet tax shelter, there are all sorts of regulations controlling how money goes in and comes out.

Knowing as much as you can about the plan you are in – or the plan of a company you may be considering – is crucial.

Here's a roundup of the rules:

Eligibility. Although companies can require you to wait for up to one year to join, most don't.

Employee contributions. In 2015, most employees can contribute up to $18,000 to their 401(k) plan, 403(b) plan, federal Thrift Savings Plan or most 457 plans. Some highly compensated workers who earn $120,000 or more may not be able to contribute the full amount if not enough lower-paid employees participate in the retirement plan. And there's a catch-up provision in case you're nearing retirement and haven't accumulated a large enough nest egg. Those 50 and older can shovel in an extra $6,000. Even highly compensated employees whose contributions are restricted can make catch-up contributions if their plan allows it.

Matching contributions. These are made at the discretion of the company. Total employee and employer contributions are limited to the lesser of 100% of salary or $53,000 in 2015, plus catch-up contributions for workers 50 and older. A typical employer match is 50 cents or $1 for every $1 the employee contributes, up to the first 6% of pay.

There is no rule of thumb for when the match is applied. It may be every pay period, every quarter or even on the last day of the year. Knowing when your company makes its matching contributions could be a factor if you are thinking about switching jobs. You don't want to leave just before the match is made.

Vesting. Your own contributions are immediately "vested," meaning they are yours to keep if you leave the company. Company contributions can vest immediately or over a period as long as six years.

Loans. Allowed by most plans (see Borrowing From a 401(k) Can Lead to Trouble).

Early withdrawal. No withdrawals (except hardship withdrawals) are allowed before age 59 ½ while you are employed. If you leave the company before age 55, withdrawals are taxed and generally hit with a 10% penalty, unless they're rolled over into an IRA or another employer's 401(k).

Hardship withdrawal. A plan may allow early withdrawal of your contributions if you face financial hardship and can show you have no other source for cash. Such withdrawals are taxed and penalized if you're under 59 ½.

Cashing out. Upon leaving the company, you can transfer your balance tax-free to an IRA. Distributions not rolled over are taxed as ordinary income, in your top tax bracket (except to the extent you made after-tax contributions). Employers now are required to roll over 401(k) balances between $1,000 and $5,000 into an IRA for you. Accounts with less than $1,000 will be automatically cashed out -- and fall subject to taxes and penalties. Departing employees with accounts worth more than $5,000 will have the option of leaving their money in their former employer's 401(k) plan.

Company stock. Special rules may make it beneficial to withdraw company stock rather than rolling it into an IRA. The stock is taxed at its value when it went into the plan; appreciation -- both inside the plan and after withdrawal -- will be taxed as capital gains when you sell the stock.

Mandatory withdrawals. You must begin to draw down your 401(k) by April 1 of the year after you turn 70 ½ or when you retire, whichever is later.

Locked out of a new employer's plan? Do a little payroll deducting on your own, saving the money in a taxable account until the doors of the 401(k) open. Then double up your contributions for a while, using the money you set aside to make up for the shortfall in your paycheck.

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 2015-04 titled as follows:

ORDINANCE 2015-04

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 20 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF HUFFSTETLER DRIVE AND WEST OF MT. HOMER ROAD FROM A PLANNED DEVELOPMENT ZONING TO AN RMF-3 (RESIDENTIAL MULTI-FAMILY) ZONING; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2015-04 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on February 19, 2015, at 3 p.m.; and
2. Tavares City Council meeting on March 4, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on March 18, 2015, at 4 p.m. (Second Reading)

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

Proposed Ordinance 2015-04 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 persons wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings is 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 Skult, Community Development Director, at 742-6404.

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Yes, you read that right...
Clinically proven to outperform normal hearing.
• 21 million transistors
• 300 million instructions per second
• Expanded resolution to 12Hz
• e2e wireless 3.0

PUBLIC ANNOUNCEMENT CLINICAL STUDY TO BEGIN

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CLINICAL TRIAL TO BEGIN
Participants needed to try this revolutionary new hearing aid FREE as a part of a clinical study. Your feedback on this advanced technology is needed.

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Other Digital Hearing Special

elia
Introductory Special
Was $995
NOW $396
while supplies last

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DURING THIS EVENT

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www.lakemedicalhearing.com

Alan Boone, HAS, BC-HIS
President & Wife Linda

EUSTIS
483-HEAR
(4327)
2755 S. Bay St. Suite F
(Across from Tractor Supply Company)
CLERMONT
243-HEAR
(4327)
221 N. US Hwy 27, Suite H
(Across from the Citrus Tower)

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CITY OF TAVARES
PLANNING AND ZONING BOARD MEETING
TAVARES COUNCIL CHAMBERS
February 19, 2015

BOARD MEMBERS PRESENT

Gary Santoro, Chairman - Absence
Richard Root , Vice Chairman
Morris Osborn
Norb Thomas
Howard Haynes
Bill Stomp
Roy Stevenson

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 JANUARY 15, 2015

The minutes were approved with a change to the attendance to reflect that Mr. Osborne was absent for the January meeting.

CASES HEARD

1) Ordinance 2015-04 – Cagan - Rezoning

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

The subject property is located north of Huffstetler Drive and west of Mt. Homer Road. The property is approximately 20 acres in size and is owned by Waterman Center LLC. Jeffery Cagan is submitting this rezoning application with the owner's authorization. The applicant desires to purchase and rezone this property to RMF-3 (Residential Multi-Family). The subject property is adjacent to 22 acres of land that was recently rezoned to the same designation by

Mr. Cagan. This zoning allows multi-family uses including apartment buildings. The existing Future Land Use designation of Medium Density Residential will limit the number of apartment units to an average of 12 dwelling units per acre. The property is presently vacant.

Prior to the issuance of any Building Permits for this project, a site plan demonstrating compliance with all applicable regulations will be required.

Mr. Wicks addressed the board to communicate that this new property will be incorporated into the larger multi-family project which was brought before the board last month. He said signalization

Mrs. Hartlong of an address on Appalachee Circle asked the board if the commitment to build a 2 story building can be changed. Mr. Skutt confirmed that the development is not reserved to second story building.

Mrs. McDonald asked if the property owner would be available to meet with the school board. Mr. Wicks affirmed that the property owner would reach out to the school board to schedule such a meeting.

MOTION
Mr. Stomp made a moved to recommend approval of Ordinance 2015-04. Mr. Thomas seconded the motion. The motion passed 6-0.

2) Resolution – 2015-02 – New Leaf Christian Ministries Special Use

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

An application for a Special Use Permit has been received from New Leaf Christian Ministries to operate a church at 1410 E. Alfred Street. This property is located on the south side of Alfred Street. The property is within the Mixed Use Zoning District and a church is allowed only with the issuance of a Special Use Permit from City Council.

This proposed use is compatible with the area which is generally commercial in nature. The church does not and has no intention of expanding to host a school or daycare service as is sometimes associated with church uses. The proposed site can accommodate 17 parking spaces. The church's administration has communicated that it has a 50 person average attendance and the site's available parking adequately accommodates this number.

Mr. Ardito addressed the board to let them know he is a church elder and available to address any questions the board might have. He also communicated that he owns property on Alfred Street and a large passenger van which is available to shuttle additional members should the need arise.

MOTION
Mr. Osborne made a moved to recommend approval of Resolution 2015-02. Mr. Thomas seconded the motion. The motion passed 6-0.

There was no further business and the meeting adjourned at approximately 3:18 p.m.

Respectfully submitted,

AGENDA SUMMARY
TAVARES CITY COUNCIL
MARCH 4, 2015

AGENDA TAB NO. 6

SUBJECT TITLE: **Resolution 2015-02**
Special Use Permit for Church use-1410 E. Alfred Street

OBJECTIVE

To consider a petition for a Special Use Permit for a church use at 1410 E. Alfred Street.

SUMMARY:

An application for a Special Use Permit has been received from New Leaf Christian Ministries to operate a church at 1410 E. Alfred Street. This property is located on the south side of Alfred Street. The property is within the Mixed Use Zoning District and a church is allowed only with the issuance of a Special Use Permit from City Council.

This proposed use is compatible with the area which is generally commercial in nature. The church does not and has no intention of expanding to host a school or daycare service as is sometimes associated with church uses. The site has 17 parking spaces. The church's administration has communicated that it has a 50 person average attendance and the site's available parking adequately accommodates this number.

OPTIONS:

1. That City Council moves to approve Resolution 2015-02.
2. That City Council denies the proposed Special Use Permit for a church use at 1410 E. Alfred Street.

PLANNING & ZONING BOARD RECOMMENDATION:

At the February 19th meeting, the Planning & Zoning Board voted unanimously to recommend that City Council moves to approve Resolution 2015-02.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve Resolution 2015-02.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

RESOLUTION 2015-02

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, APPROVING A SPECIAL USE PERMIT TO ALLOW A CHURCH IN THE MIXED USE ZONING DISTRICT FOR PROPERTY ADDRESSED AS 1410 E. ALFRED STREET; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of property addressed as 1410 E. Alfred Street (alternate key parcel 1377030) desires this property to be utilized as a church; and

WHEREAS, this property is zoned Mixed Use under the City of Tavares Land Development Regulations; and

WHEREAS, a church in the Mixed Use District requires City Council to approve a Special Use Permit for this use under the city's Land Development Regulations; and

WHEREAS, City Council may add conditions, limitations or requirements to the approval of a Special Use Permit; and

WHEREAS, the City Council has determined a church is an appropriate use at this location subject to the conditions contained within this Resolution of Approval, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA AS FOLLOWS:

That property addressed as 1410 E. Alfred Street, (alternate key parcel 1377030) is granted a Special Use Permit for a church subject to compliance with all regulations applicable to this use.

THIS RESOLUTION will become effective upon approval by the Tavares City Council.

PASSED AND RESOLVED this _____ day of _____ 2015, by the Tavares City Council.

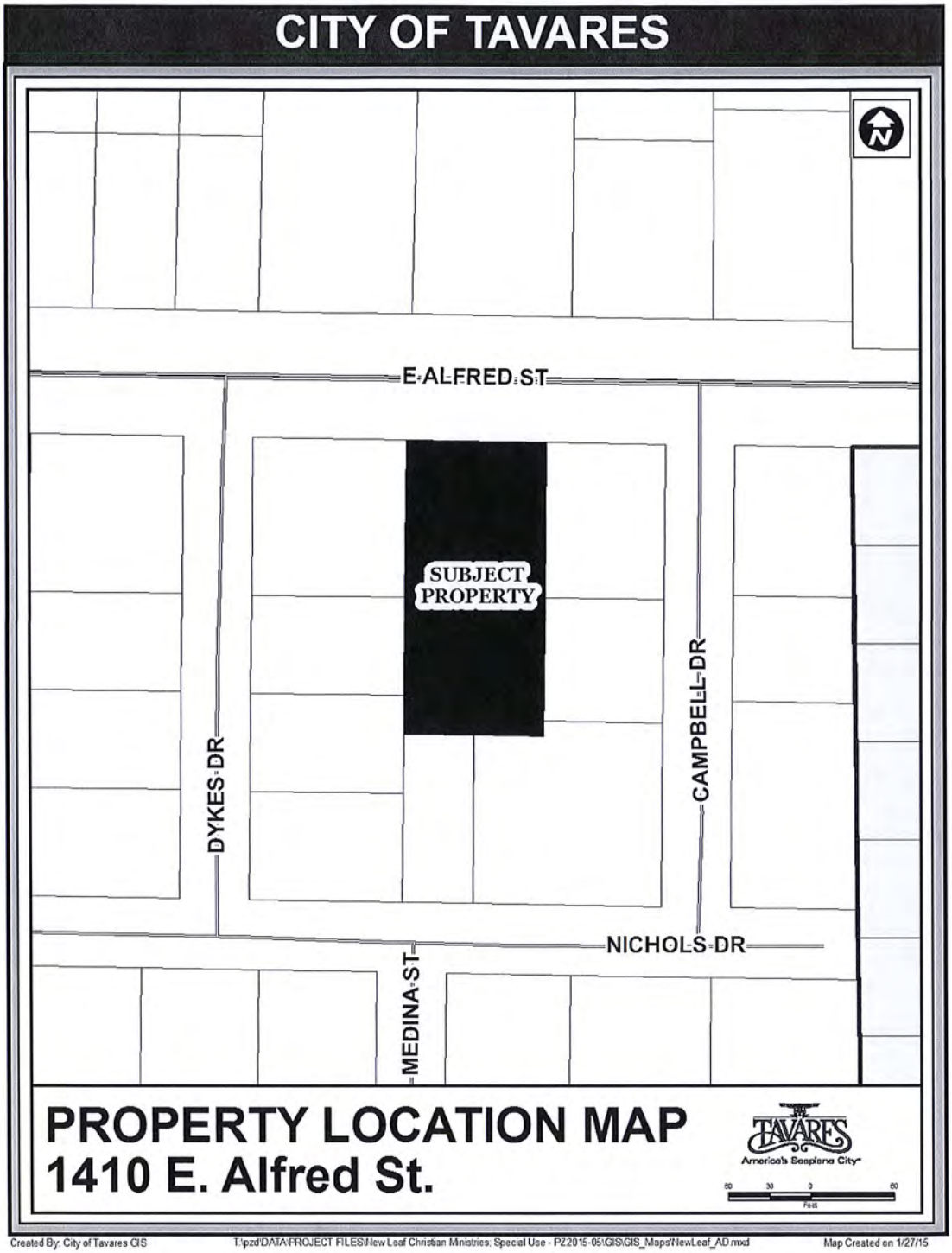
_____
Kirby Smith, Mayor
Tavares City Council

ATTEST:

_____
Nancy A. Barnett, City Clerk

Approved as to form:

_____
Robert Q. Williams, City Attorney


CITY OF TAVARES
E ALFRED ST
SUBJECT PROPERTY
DYKES DR
CAMPBELL DR
NICHOLS DR
MEDINA ST
PROPERTY LOCATION MAP
1410 E. Alfred St.
TAVARES
America's Seaplane City
60 30 0 60
Feet
Created By: City of Tavares GIS
T:\pzd\DATA\PROJECT FILES\New Leaf Christian Ministries; Special Use - PZ2015-05\GIS\GIS_Maps\NewLeaf_AD.mxd
Map Created on 1/27/15

1

CITY OF TAVARES

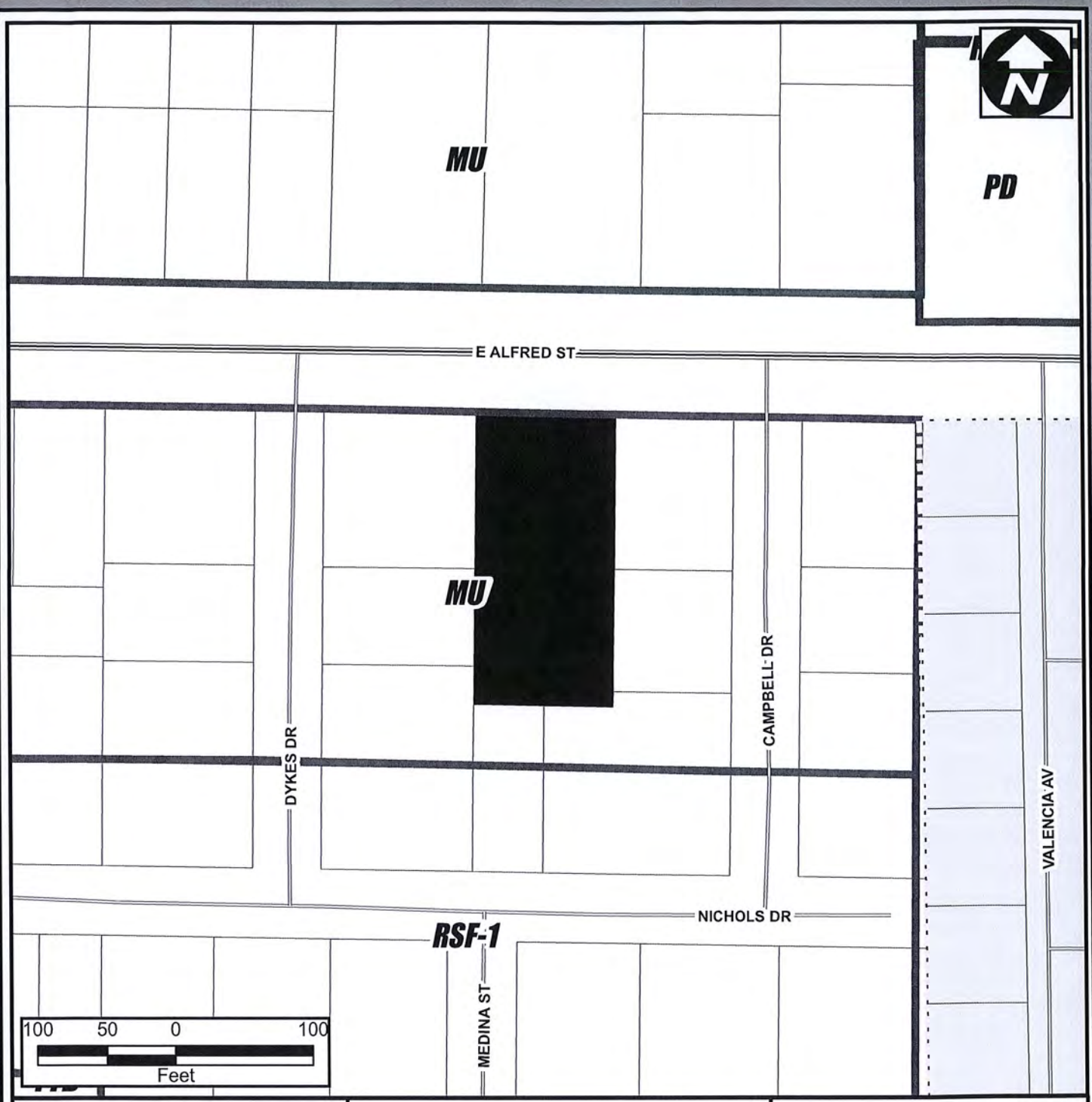
PROPERTY LOCATION MAP
1410 E. Alfred St.

TAVARES
America's Seaplane City

50 25 0 50
Feet

Created By: City of Tavares GIS T:\pzd\DATA\PROJECT FILES\New Leaf Christian Ministries; Special Use - PZ2015-05\GIS\GIS_Maps\NewLeaf_AD.mxd Map Created on 1/27/15

CITY OF TAVARES RESOLUTION # 2015-02



RSF-A Residential Single Family
RSF-1 Residential Single Family
RMF-2 Residential Multi-Family
RMF-3 Residential Multi-Family
RMH-S Residential Manufactured Home Sub.
RMH-P Residential Manufactured Home Park
PD Planned Development District
MU Mixed Use District
C-1 General Commercial
C-2 Highway Commercial
CD Commercial Downtown District
I Industrial District
PFD Public Facilities District

TAVARES FL America's Seaplane City

ZONING MAP

RESOLUTION # 2015-02

1410 E. Alfred St.

Current Zoning: MU

0.49 ± Acres

Legend

CITY BOUNDARY
ZONING
SUBJECT PROPERTY
UNINCORPORATED
MAJOR ROADS
STREETS
PARCELS
CONS/WETLANDS

DRAFTED BY: CITY OF TAVARES GIS T:\pzd\DATA\PROJECT FILES\New Leaf Christian Ministries; Special Use - PZ2015-05\GIS\GIS_Maps\NewLeaf_ZONE_PT.mxd MAP CREATED ON 1/27/15

Orlando Sentinel

Publication Date: 02/09/2015

Ad Number: 3028750-1
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/E004/LAK
Description: ff/Resolution 2015-15-02

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.

BOAS

Continued from Page E1

But you don't have to spend money to participate. Words alone can make a difference. You can say something nice to the cashier at the grocery or compliment the waiter who is bringing you a meal. You can write a note and leave it in a library book or send a thank you card to someone who has helped in you the past.

One of my favorite ways to combine the two holidays is to buy a traditional Valentine's Day gift, a bouquet of flowers, but instead of taking it home, give the roses away, one rose at a time to residents at a nursing home. The smiles you receive in exchange for each unexpected act of kindness will more than compensate for the money spent on the floral arrangement.

The surprising thing about random acts of kindness is that by giving gifts of love to others, you are giving a gift to yourself as well.

"Kindness is contagious," says the website, www.randomactsofkindness.org. "Acts of kindness have a positive three-way effect: There's the positive effect on the recipient and the positive effect on you — you might find yourself experiencing the positive emotion of the 'helper's high.' But perhaps the biggest effect of all will be on a passer-by who just happens to witness the act."

With so many advertisers these days urging us to celebrate Valentine's Day by giving gifts of jewelry, candy, flowers or fancy meals out, it's easy to forget the real meaning of the holiday.

Whether you celebrate Valentine's Day, Random Acts of Kindness Week, an amalgam of the two or nothing at all, the main thing to remember is that love matters. And what matters even more is the ability to share that love with others.

NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS AND NOTICE OF PUBLIC HEARING

The City Council of Clermont, Florida (the "Council"), hereby provides notice, pursuant to Section 197.3632(3) (a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem assessments for more than one year to be levied within the area encompassed by the City boundaries, for the cost of providing capital improvements and/or essential services including, but not limited to, fire rescue services and facilities. The Council will consider the adoption of a resolution electing to use the uniform method of collecting such assessments as authorized by Section 197.3632, Florida Statutes, at a public hearing to be held at 6:30 p.m. on February 24, 2015, at the City Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed form of resolution are on file at the office of the City Clerk, City Hall, 685 West Montrose Street, Clermont, Florida. All interested persons are invited to attend. In the event any person decides to appeal any decision by the Council with respect to any matter relating to the consideration of the resolution at the referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990 and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in such public hearing should contact the City Clerk's Office at (407) 957-7300 at least forty-eight (48) hours prior to the date of the public hearing.

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 Resolution 2015-02 titled as follows:

RESOLUTION 2015-02

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, APPROVING A SPECIAL USE PERMIT TO ALLOW A CHURCH IN THE MIXED USE ZONING DISTRICT FOR PROPERTY ADDRESSED AS 1410 E ALFRED STREET; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

Proposed Resolution 2015-02 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on February 19, 2015, at 3 p.m.; and
2. Tavares City Council meeting on March 4, 2015, at 4 p.m.

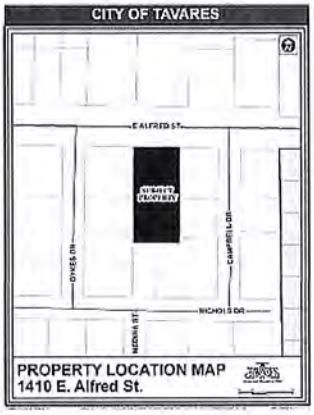
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed Resolution 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 be heard with respect to the proposed resolution. Any persons wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings is 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.



NOTICE OF PUBLIC HEARING FOR REZONING

Dear Property Owner:

The proposed Ordinance will be considered at the following public meetings:

Groveland LPA meeting on February 19th, 2015, at 6:30 p.m.
Groveland City Council meeting on February 19th, 2015, at 7:00 p.m.; and
Groveland City Council meeting on March 2nd, 2015, at 7:00 p.m.

The meetings will be held at the Puryear Building, 243 S. Lake Ave., Groveland, Florida

ORDINANCE 2015-02-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING THE ZONING FROM LAKE COUNTY RURAL TO CITY OF GROVELAND R-3, FOR THE HEREAFTER DESCRIBED LANDS CONSISTING OF 1.33 +/- ACRES WITHIN THE CITY OF GROVELAND, FLORIDA, OWNED BY JAMES DUQUETTE; PROVIDING FOR DIRECTIONS TO THE CITY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinance (which includes the legal description of the site) may be inspected by the public during normal working hours at City Hall. For further information call (352) 429-2141, x 238.

Interested parties may appear at the meetings and be heard with respect to the proposed Ordinance. Unless made at the hearing on the case, all oral and written communications concerning the case, between the City Council on the one hand, and the applicant or the public on the other hand, are prohibited by Florida Law.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Groveland Land Development Regulations are available for inspection at the City Hall, during normal working hours. Persons with disabilities needing assistance to participate in any of these proceedings should contact Teresa Begley, City Clerk at (352) 429-2141 at least 48 hours before the date of the scheduled hearing.

Annexation of Alt Key number – 2836644

NOTICE OF PUBLIC HEARING FOR COMPREHENSIVE PLAN AMENDMENT

Dear Property Owner:

The proposed Ordinance will be considered at the following public meetings:

Groveland LPA meeting on February 19th, 2015, at 6:30 p.m.
Groveland City Council meeting on February 19th, 2015, at 7:00 p.m.; and
Groveland City Council meeting on March 2nd, 2015, at 7:00 p.m.

The meetings will be held at the Puryear Building, 243 S. Lake Ave., Groveland, Florida

ORDINANCE 2015-02-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF GROVELAND'S COMPREHENSIVE PLAN PURSUANT TO 163.3187(1), FLORIDA STATUTES, BY AMENDING THE COMPREHENSIVE LAND-USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TO CITY OF GROVELAND MEDIUM DENSITY RESIDENTIAL ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN: REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY.

The proposed Ordinance (which includes the legal description of the site) may be inspected by the public during normal working hours at City Hall. For further information call (352) 429-2141, x 238.

Interested parties may appear at the meetings and be heard with respect to the proposed Ordinance. Unless made at the hearing on the case, all oral and written communications concerning the case, between the City Council on the one hand, and the applicant or the public on the other hand, are prohibited by Florida Law.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Groveland Land Development Regulations are available for inspection at the City Hall, during normal working hours. Persons with disabilities needing assistance to participate in any of these proceedings should contact Teresa Begley, City Clerk at (352) 429-2141 at least 48 hours before the date of the scheduled hearing.

Annexation of Alt Key number – 2836644

Mr. Cagan. This zoning allows multi-family uses including apartment buildings. The existing Future Land Use designation of Medium Density Residential will limit the number of apartment units to an average of 12 dwelling units per acre. The property is presently vacant.

Prior to the issuance of any Building Permits for this project, a site plan demonstrating compliance with all applicable regulations will be required.

Mr. Wicks addressed the board to communicate that this new property will be incorporated into the larger multi-family project which was brought before the board last month. He said signalization

Mrs. Hartlong of an address on Appalachee Circle asked the board if the commitment to build a 2 story building can be changed. Mr. Skutt confirmed that the development is not reserved to second story building.

Mrs. McDonald asked if the property owner would be available to meet with the school board. Mr. Wicks affirmed that the property owner would reach out to the school board to schedule such a meeting.

MOTION
Mr. Stomp made a moved to recommend approval of Ordinance 2015-04. Mr. Thomas seconded the motion. The motion passed 6-0.

2) Resolution – 2015-02 – New Leaf Christian Ministries Special Use

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

An application for a Special Use Permit has been received from New Leaf Christian Ministries to operate a church at 1410 E. Alfred Street. This property is located on the south side of Alfred Street. The property is within the Mixed Use Zoning District and a church is allowed only with the issuance of a Special Use Permit from City Council.

This proposed use is compatible with the area which is generally commercial in nature. The church does not and has no intention of expanding to host a school or daycare service as is sometimes associated with church uses. The proposed site can accommodate 17 parking spaces. The church's administration has communicated that it has a 50 person average attendance and the site's available parking adequately accommodates this number.

Mr. Ardito addressed the board to let them know he is a church elder and available to address any questions the board might have. He also communicated that he owns property on Alfred Street and a large passenger van which is available to shuttle additional members should the need arise.

MOTION
Mr. Osborne made a moved to recommend approval of Resolution 2015-02. Mr. Thomas seconded the motion. The motion passed 6-0.

There was no further business and the meeting adjourned at approximately 3:18 p.m.

Respectfully submitted,

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

*

AGENDA TAB NO. 7
SUBJECT TITLE: FY 2015 – 2016 Budget Workshop and TRIM Calendar

OBJECTIVE:

To approve budget workshop calendar for the City Council for the 2015/2016 Operating Budget and TRIM (Truth in Millage) Requirements.

SUMMARY:

Attached is the proposed comprehensive calendar for the 2015-2016 TRIM and Budget process including the Fire Assessment roll update. The calendar includes presentation of the General Fund Budget at a Regular City Council meeting, presentation of the Enterprise Funds at a Regular City Council Meeting, and setting of the Tentative Maximum Millage Rate at a regular City Council Meeting, and to update the Fire Assessment Roll. In addition budget workshops will be included with Regular August City Council Meetings. Finally, the calendar includes two Public Hearings for adoption of the budget and millage rate (September).

Truth in Millage statues require that the first public hearing for the budget and millage rate (Tentative Budget Hearing) be held no less than 65 days after the first day of TRIM, July 1st, which is the date that the City receives the Certification of Taxable Value from the Property Appraiser for determining the 2015 (FY2016) millage rate calculations.

For the FY2016 Budget Calendar, the Regular City Council Meeting of September 2, 2015, does not meet TRIM Calendar Requirements, thus the City Budget Calendar recommends the first City Council Meeting and the First Public Hearing for the FY2016 Budget be held on **Thursday September 3, 2015**.

It is recommended that the Second Public Hearing for the Budget coincide with the regularly scheduled Council Meeting of September 16, 2015 as this date meets the requirements of TRIM.

1. July 1, 2015 – Budget Workshop with Regular City Council Meeting to present the Draft FY2016 Budget and the draft Maximum Tentative Millage Rate

2. July 15, 2015 – Budget Workshop with Regular City Council Meeting to present the Draft FY2016 Enterprise and Special Fund Budgets and to set the Maximum Tentative Millage Rate.

   *The millage rate may be decreased throughout the budget process, but it **cannot** be increased above the rate submitted to the property appraiser on July 31, 2015 (Due: August 3, 2015).*

3. August 5, 2015 – City Council Budget Workshop (same date as regular Council Meeting)

4. August 19, 2015 – City Council Budget Workshop (same date as regular Council Meeting)

5. September 3, 2015 (Thursday) – First Public Hearing to adopt Tentative Budget and Tentative Millage Rate for 2015-2016 Budget.

6. September 16, 2015 – Final Public Hearing to adopt 2015-2016 Budget and Millage Rate.

Regular Council Meetings for September 2015 are September 2, 2015 and September 16, 2015. If approved those meetings would be September 3, 2015 and September 16, 2015.

OPTIONS:

1. Move to approve the Fiscal Year 2016 TRIM Calendar as submitted which meets the requirements of TRIM and to move the Regular Council Meeting from September 2 to September 3, 2015.

2. Move for further discussion of the Proposed FY 2016 Proposed TRIM Calendar.

STAFF RECOMMENDATION:

Move to approve the Fiscal Year 2016 TRIM Calendar as submitted which meets the requirements of TRIM and to move the Regular City Council Meeting from September 2 to September 3, 2015.

FISCAL IMPACT: N/A

LEGAL SUFFICIENCY: A copy of this Calendar has been provided to the City Attorney.

CITY OF TAVARES

TRIM COMPLIANCE CALENDAR
DRAFT SCHEDULE
For Fiscal Year 2016 Proposed Budget

February 4, 2015	Council sets Broad Budget Goals
March 16, 2015	Budget Handbooks distributed to departments
March 16, 2015	Budget Module opened for departments; Sungard H.T.E. Training
April 3, 2015	Performance Measurement Training
April 10, 2015	Department Budget Entry closed
April 27, 2015- May 8, 2015	City Administrator Department Budget Workshops
May 28, 2015	CIP forms due from Departments
May 29, 2015	Receive Property Appraiser "Best Estimate" of taxable values for FY2016 (2015 Tax Year)
June 12, 2015	Deliver electronic budget and printed budget binder to City Council (Flexible to 6-13-2015)
June 17, 2015	Draft Budget Presentation to City Council (**GENERAL FUND**– Other funds to be presented at the July 1st Council Meeting)
June 22, 2015- June 26, 2015	Individual Budget Meetings with Council Members with Preliminary Budget Summary
July 1, 2015	Receive Certified DR 420 (Taxable Value) from Lake County Property Appraiser
July 1, 2015	Draft Budget Presentation to City Council and FY 2016 (**UTILITY FUNDS & SPECIAL FUNDS**) Discuss **GENERAL FUND**
July 15, 2015	Draft Budget Presentation (**CIP**) to City Council and Discuss FY 2016 **UTILITY FUNDS & SPECIAL FUNDS, AND** **City Council Budget Workshop to set Maximum Millage Rate for DR-420 Submittal.** The proposed millage rate may be lowered after submitting the DR-420, but it may not be increased. **This workshop only sets a Maximum Tentative Millage rate.**

July 31, 2015	**Return completed DR 420 to Lake County Property Appraiser. FIRM DATE (No later than August 4, 2015 (Trim Date is Aug 1st, a Saturday)**
August 5, 2015	City Council Budget Workshop - 4:00 PM (City Council Meeting)
August 19, 2015	City Council Budget Workshop – 4:00 PM (City Council Meeting)
September 3, 2015	**First public hearing to adopt tentative millage rate and Tentative Budget – 5:05 PM and Approve Tentative Fire Assessment roll for FY 2016**. Hearing must be within 65 days of First Day of TRIM (July 1, 2015), and cannot be less than 10 days after mailing of TRIM Notice by the Property Appraiser.
September 9, 2015	Send Information to Newspaper for September 16, 2015 Final Budget Hearing Advertisement
September 13, 2015	**Advertise in Newspaper for the Final Hearing to adopt Millage Rate and Final budget. SUNDAY Advertisement.** (ADVERTISEMENT MUST BE AT LEAST 2 DAYS BEFORE SECOND PUBLIC HEARING, BUT NOT MORE THAN 5 DAYS PRIOR.)
September 15, 2015	Save entire page(s) from advertisement from newspaper – 2 copies.
September 15, 2015	Contact newspaper for Receipt of Certification of Publication for TRIM package.
September 16, 2015	**Hold second public hearing to adopt Millage rate and Final Budget and Final Adoption for FY2016 Fire Assessment Roll– 5:05 P.M. (Must be adopted in this order)**
September 18, 2015	Hand deliver resolution adopting budget, and resolution adopting millage rate. **(MUST BE DELIVERED WITHIN 3 DAYS OF ADOPTION). FRIDAY**
October 1, 2015	Forward certification to the State of Florida Department of Revenue, Property Tax Administration Program. Mail complete TRIM PACKAGE even if Lake County has not provided a completed DR-422 (TRIM package must go to the State within 30 days of Budget adoption.)

Municipal Budget Hearings are prohibited by state statutes from being held on the same dates that County and School Board Hearings will be held.

1. 2016 School Board Hearing Dates: July 27, 2015 & September 8, 2015 (LC School Board Calendar)
2. 2016 Lake County Budget Hearing Dates: September 8, 2015 & September 22, 2015

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

AGENDA TAB NO. 8

SUBJECT TITLE: Authorization to issue a Request for Proposals for a Fire Assessment Fee Study Update

OBJECTIVE:

For Council to authorize staff to go out for Request for Proposals to provide a Fire Assessment Fee Study, providing an updated Assessable Budget and review/and or update of current tiered rates for Fire Suppression Services.

SUMMARY:

In April 2009, a comprehensive Fire Assessment Study was completed by Government Services Group (GSG) which provided the original framework for the Fire Assessment.

On May 16, 2012, the City Council approved a Specialized Update to the Assessment Study which provided the current three year assessable budget and tiered rate structure.

On June 20, 2012, the City Council adopted Ordinance No. 2012-14 which provided for the Implementation of the Fire Assessment, which established the Fire Assessment framework, providing for a collection methodology, a collection process methodology, definitions, and statutory authority.

The updated Study, completed in October 2012, is based on the service level in place as of April 2009, and provided for an assessable budget of three years. Since that date the Service Levels for the Fire Department have changed to include Advanced Life Support, and costs for Fire Suppression have also changed. In addition the service area has experienced changes. These issues require the City to review the current cost data, assessable budget, and service parameters for the Fire Assessment.

The RFP will call for the following items to be included in Proposals for the Study:

- Identify full costs of service and revenue requirements
- Provide a 5 year assessable budget
- Utilize the current apportionment methodology
- Develop updated preliminary assessment roll database
- Calculate a preliminary proforma schedule of rates

- Prepare and present an assessment memorandum/study.
- Assist with legal documents as required
- Assist Create final assessment roll
- Advise City regarding utility bill correlation

This Study is needed for the upcoming FY2016 Budget, thus staff anticipates bringing back to Council for award in April.

Government Services Group (GSG) completed the Study currently in place thus the staff could negotiate with GSG for the Fire Assessment Study.

OPTIONS:

1. Authorize staff to issue a Request for Proposals for a Fire Assessment Study update.

2. Request staff to negotiate with Government Services Group (who prepared the current Fire Assessment Study) for the Fire Assessment Study.

STAFF RECOMMENDATION:

That Council Moves to Authorize staff to issue a Request for Proposals for a Fire Assessment Study update.

FISCAL IMPACT: There is no fiscal impact in going out for proposals other than the advertising cost to solicit for proposals.

LEGAL SUFFICIENCY: YES

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

AGENDA TAB NO. 9

SUBJECT TITLE: Wooton Park Project Update

OBJECTIVE:

To update City Council on the status of the Wooton Park Project and decide a course of action for its construction.

SUMMARY:

The Wooton Park Project is at 90% final design, has received DEP permits, and is ready to be bid out for construction. The construction has two parts that have different funding sources:

1. Base Project (City Funded)
    a. Boat Ramp Parking Lot, Entrance Road from Sin Clair Ave, New Boat Ramp, Shoreline Cleaning (done), Open Green Space Area, Amenities (Benches, Fishing Pier, Pavilion)

2. Tav-Lee Trail Extension (FDOT Grant Funded)
    a. Trail Construction from Sand Bar to Sinclair and then to Main St., Park Lighting, Boat Ramp area Restroom/Storage Building, Utilities, Landscaping

Part 1, the Base Project, is funded through the City bond and a Lake County Tourism Development Capital Projects grant. **The total funds available for Part 1 are $ 509,236.76 City Funds and $ 248,000 County TDC grant for a total of $757,236.76 for part one.**

Part 2, the Tav-Lee Trail Extension and restrooms, are funded with a $700,000 grant from the State in their FY2017 budget which begins July 1, 2016. Staff has been working with FDOT to advance the grant for the Trail to their next State FY2015 budget, about six months from now, starting July 1, 2015. This advancement of funds has been requested but not approved as of yet. Once approved the entire project would go out to bids in August of this year (2015).

In January 2015 staff was informed by FDOT that the State is now requiring a fully signalized and gated railroad crossing where the Tav-Lee Trail crosses the

rail line in Wooton Park. The estimated cost of this is around $450,000, an expense not included or funded in the Wooton Park Project. Staff has requested another grant from the State in the amount of $450,000 to cover that cost and we are hopeful to receive notice of that by May.

There is one outstanding issue that staff needs direction from Council on:

1. If the City holds off on bidding the project until the FDOT $700,000 grant becomes available and the State $450,000 grant is awarded, then, the project can be awarded to a single contractor to complete both phases at the same time. This single project, single contractor approach allows for cost savings (mobilization) and lends to a more fluid construction project.

OR

2. The City could split the project into two parts by doing part one now (Base Project) and part 2 later once all grants are in. This would mean two separate bids, using two separate contractors.

OPTIONS:

1. Move forward now and split the Wooton Park Project into two (2) parts.
2. Keep the Wooton Park Project as one project and wait until the grants arrive this spring.

STAFF RECOMMENDATION:

Move to keep the Wooton Park Project as one project and wait until the grants arrive this spring.

FISCAL IMPACT: Project is budgeted but awaits grant funding.

LEGAL SUFFICIENCY: Yes

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

AGENDA TAB NO. 10

SUBJECT TITLE: Authorization to issue a Request for Proposals for the Tavares Square Project

OBJECTIVE:

For Council to authorize staff to go out for Request for Proposals for the Tavares Square project.

SUMMARY: Over the past Six (6) years the City of Tavares has been implementing various components of the adopted Downtown Redevelopment Master Plan. One component of the plan calls for the construction of the Tavares Square, an Urban Plaza or compact Town Center. The plan identifies the need for a ***"mixed use urban pedestrian oriented plaza: Retail. Residential, Office, Cultural Center, Recreation, Entertainment, Public Amenities"*** (Page 102 and Page 111 3-F of the Master Plan) that serves as a community plaza and connects Main Street to the waterfront. Staff will use the Master Plan content as a guide for proposers to work from in developing their creative proposal.

The Master plan identifies The Lake County Clerks Records property located across from the City Hall, at the intersection of Rockingham Avenue and Main Street, as the location for the Tavares Square (*See Master Plan's Artist Rendering of the Tavares Square: Attachment A-1 and A-2:)*. The City of Tavares will own the property in four (4) months as it is purchasing the property from the County. The Clerk is relocating to the Government Campus at the west end of Main Street.

The City is in a position to accomplish two goals:

1. Recoup some of the costs of purchasing the Lake County Clerks Records property by re-selling it to an investor/developer who would develop the Tavares Square.
2. Implement the Citizens Downtown Redevelopment Master Plan by developing the Tavares Square project.

Staff is requesting authorization to issue a Request for Proposals (RFP) for the development of the Tavares Square. Down Town "Squares", "Plazas" or "Town Centers" come in many different forms, shapes, sizes, themes and architecture. Some are tall, some not so tall. Some come with theaters and some without.

Some with lots of open public space and not so much. (*See various samples from other communities in and around Florida: Attachment B).*

The city is in a position to go out for proposal from the private sector to solicit their creative perspective designs, themes, sizes and ideas for the Tavares Square. Once proposals are received, staff would present them to Council's for Council's further consideration and review.

OPTIONS:

1. Authorize staff to issue a Request for Proposals for the Tavares Square.

2. Do not authorize staff to issue a Request for Proposals for the Tavares Square.

STAFF RECOMMENDATION:

That Council moves to authorize staff to go out for Request for Proposals for the Tavares Square.

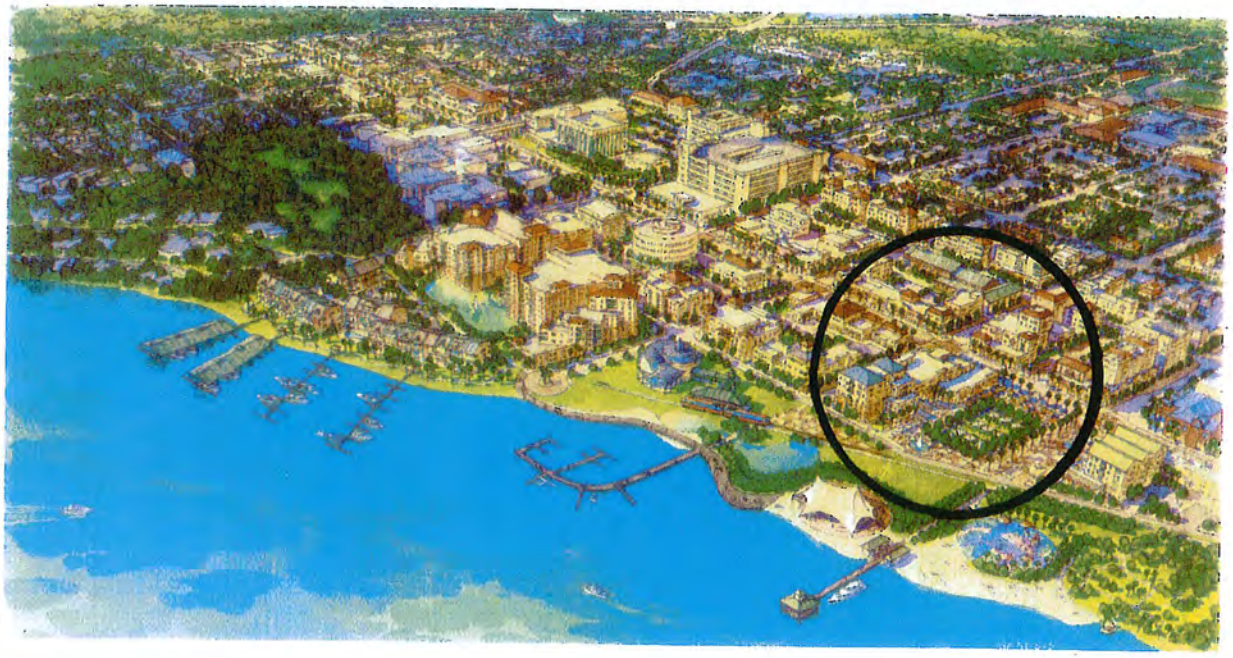
FISCAL IMPACT: There is no fiscal impact in going out for proposals other then the advertising cost to solicit for proposals.

LEGAL SUFFICIENCY: YES

Exhibit A (1)

IBI GROUP

DOWNTOWN TAVARES REDEVELOPMENT MASTER PLAN



Submitted to City of Tavares, Florida

by IBI Group

August, 2008

Exhibit A (2)

Chapter 9

Economic Development

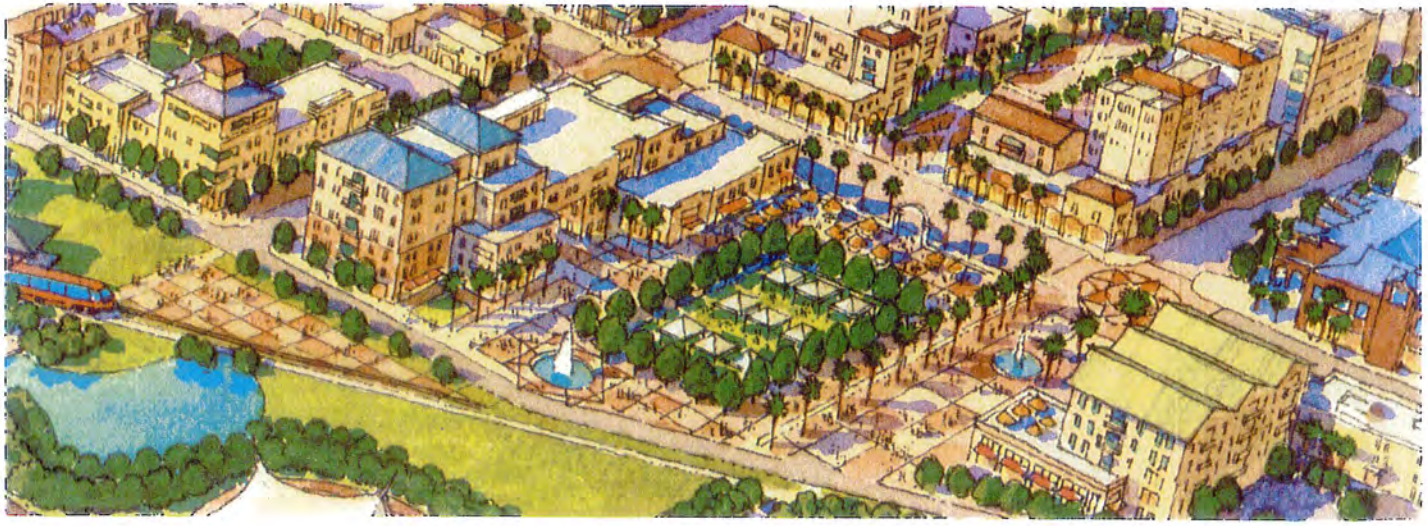
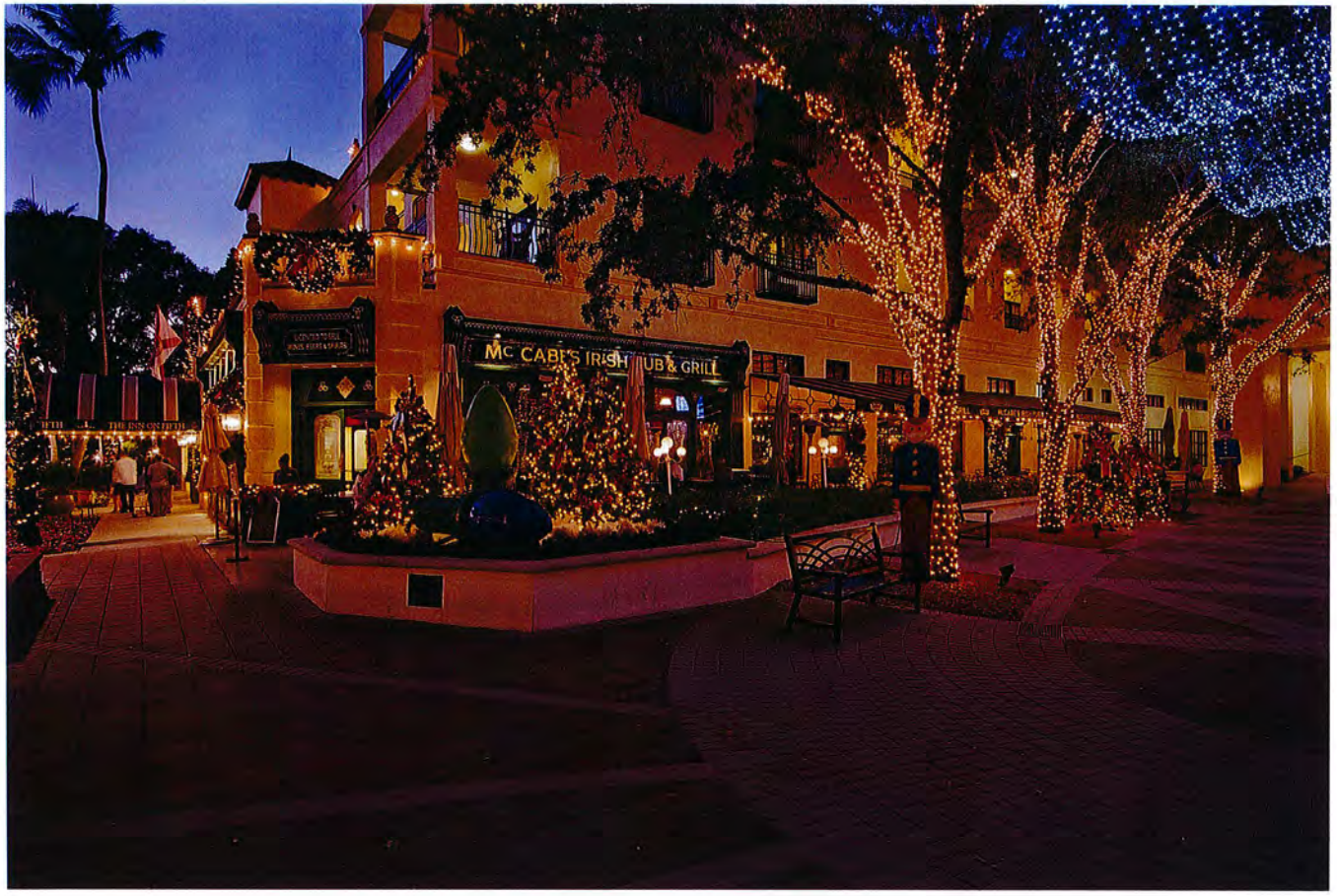


EXHIBIT B

Commercial Plaza with water feature

Commercial Plaza With Theater

Commercial Plaza With Theater, Restaurant and Hotel



Commercial Plaza with vehicular traffic

Down Town Plaza with Theater

Commercial Plaza on one City Block

Plaza with Movie Theater

Five Story Plaza With Fountain

Small Florida Town Center

Florida Historic Old Town Plaza

Compact Multi-Story Plaza

Busy Plaza with Water Feature

Tavares Square

?

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

AGENDA TAB NO. 11

SUBJECT TITLE: List of Possible Infrastructure Projects To be Funded By Infrastructure Sales Tax.

OBJECTIVE:

For Council to provide the Lake County League Of Cities a list of possible projects that may be funded in the future by infrastructure sales tax.

SUMMARY:

Lake County League Of Cities has requested a listing of possible projects that may be funded by infrastructure sales tax in the future. Below is a list for Council's consideration:

Public Safety Complex (Council Previously voted to fund this with sales tax)
Public Works Complex
Re-Paving of Streets
Gateway Signs
Other Eligible Projects

OPTIONS:

1. Discuss list and either add to it or redact it.

2. Do not develop a list at this time.

STAFF RECOMMENDATION:

That Council discusses the list and either adds to it or redact it.

FISCAL IMPACT: There is no fiscal impact on providing the list.

LEGAL SUFFICIENCY: All projects listed are eligible for Infrastructure sales tax funding.

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TAVARES

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AGENDA SUMMARY
TAVARES CITY COUNCIL
MARCH 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 – March 18, 2015 – 4:00 p.m.
- Code Enforcement Special Magistrate Hearing – March 24, 2015
- Library Board – March 18, 2015 - Library Conference Room – 2:00 p.m.
- Planning & Zoning Board – March 19, 2015 – City Council Chambers – 3:00 p.m.
- Lake Sumter MPO – March 25, 2015 – 2 p.m. MPO Board Room, Leesburg
- Lake County League of Cities Luncheon Meeting – March 13, 2015 – 12:00

OTHER EVENTS

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
March 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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