

**AGENDA
TAVARES CITY COUNCIL**

**APRIL 15, 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 form 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 agenda 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

Greg Watts, Liberty Baptist Church

II. CALL TO ORDER

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES

Tab 1) Minutes of April 1, 2015 Regular Council Meeting

V. PROCLAMATIONS/PRESENTATIONS

Tab 2) Stamp Out Hunger Food Drive **Mayor Smith**

Tab 3) Motorcycle Awareness Month May **Mayor Smith**

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

VII. READING OF ALL ORDINANCES/RESOLUTIONS

VIII. CONSENT AGENDA

Tab 4) Appointment to Lake Community Action Agency **Mayor Smith**

Tab 5) Appointment to Lake County Arts & Cultural Alliance **Mayor Smith**

IX. ORDINANCES/RESOLUTIONS

FIRST READING

SECOND READING

Tab 6) Ordinance #2015-05 – Rezoning of 38 Acres from RMF-3 to RMF-2 at the Southwest Intersection of Dead River Road & Captain Haynes Road – City Initiated Jacques Skutt

Tab 7) Ordinance #2015-08 – Interlocal Services Boundary Agreement With Lake County Jacques Skutt

RESOLUTIONS

X. ADOPTION HEARING – LARGE SCALE FUTURE LAND USE AMENDMENT

Tab 8) Ordinance #2015-02 – Large Scale Future Land Use Amendment Phase 4 – Shanti Niketan (Lane Park Ridge) Jacques Skutt

XI. GENERAL GOVERNMENT

Tab 9) Parking Garage Incentive Program John Drury
Tab 10) Update to Event Policy to Add Pavilion on the Lake Joyce Ross
Tab 11) Consideration of Permitting Chickens in City Limits Jacques Skutt
Tab 12) Expand Public Use of Pavilion Tammy Rogers

XII. OLD BUSINESS

XIII. NEW BUSINESS

XIV. AUDIENCE TO BE HEARD

XV. REPORTS

Tab 13) City Administrator John Drury

Tab 14) 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.

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CITY OF TAVARES
MINUTES OF REGULAR COUNCIL MEETING
APRIL 1, 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

Lori Houghton, Acting City Administrator/Finance Director
Robert Q. Williams, City Attorney
Nancy Barnett, City Clerk
Chris Thompson, Public Works Director
Lori Tucker, Human Resources Director
Bob Tweedie, Economic Development 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. CALL TO ORDER

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

II. INVOCATION AND PLEDGE OF ALLEGIANCE

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

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

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

3
4 **IV. APPROVAL OF MINUTES**

5
6 **Tab 1) Minutes of March 18, 2015 Regular Council Meeting**

7
8 **MOTION**

9
10 Robert Speaks moved for approval of the minutes of March 18, 2015 as submitted, seconded by
11 Bob Grenier. The motion was approved unanimously 5-0.

12
13 **V. PROCLAMATIONS/PRESENTATIONS**

14
15 None

16
17 **VI. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EX PARTE CONTACTS**

18
19 **VII. READING OF ALL ORDINANCES/RESOLUTIONS**

20
21 Ms. Barnett read the following ordinances/resolutions by title only:

22
23 **ORDINANCE 2015-05**

24
25 **AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING**
26 **APPROXIMATELY 38.6 ACRES OF PROPERTY GENERALLY LOCATED AT THE**
27 **SOUTHWEST INTERSECTION OF DEAD RIVER ROAD AND CAPTAIN HAYNES**
28 **ROAD FROM AN RMF-3 (RESIDENTIAL MULTI-FAMILY) AND RMH-S**
29 **(MANUFACTURED HOME SUBDIVISION) ZONING TO AN RMF-2 (RESIDENTIAL**
30 **MULTI-FAMILY) ZONING; SUBJECT TO THE RULES, REGULATIONS AND**
31 **OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING**
32 **FOR AN EFFECTIVE DATE.**

33
34 **ORDINANCE 2015-08**

35
36 **AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, ADOPTING AN**
37 **INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) BETWEEN THE CITY**
38 **OF TAVARES, LEESBURG, MOUNT DORA, ASTATULA AND LAKE COUNTY;**
39 **REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY;**
40 **SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY**
41 **THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.**

42
43
44 **ORDINANCE 2015-03**
45
46

1 due to an unanticipated occurrence such as a fire when the Fire Department connects their
2 hoses. It is a state mandate for public health issues.

3
4 Mayor Smith questioned the proposed pricing noting it could be out of date and suggested that
5 the resolution should state the price will fluctuate with the product. Attorney Williams
6 recommended staying with a fixed fee.

7
8 **MOTION**

9
10 **Lori Pfister moved to approve Option #1, to amend Section 17.56 (3) of the Land**
11 **Development Regulations to increase the cross connection fees as indicated in the**
12 **ordinance, seconded by Robert Speaks. The motion carried unanimously 5-0.**

13
14 **Tab 5) Resolution #2015-04 – Joint Planning Agreement with FDOT for Acceptance of**
15 **Grant for Airport Master Plan and Contract with AVCON, Inc. for Planning Services**

16
17 Ms. Farrell advised the resolution is for a grant with FDOT to develop an airport master plan for
18 the Seaplane Base. The grant is for planning purposes only in the amount of \$75,000 with no
19 match requirement. She discussed the Florida Aviation System Plan (FASP) which was created
20 by FDOT, the FAA, and Florida's public airports. Only publicly owned airports can be part of the
21 FASP. The FASP identifies the airports in Florida that are contributing in a meaningful way to
22 their district and statewide aviation. Ms. Farrell said the CFASSP (Continuing Florida Aviation
23 System Planning Process) Steering Committee is supportive and the FDOT office in Orlando is
24 supportive of the City becoming part of the FASP.

25
26 The master plan will be based on input from the users, citizens, staff, and City Council. In addition
27 it will allow the city to become part of the FASP which will make the city eligible for state funds.
28 The other opportunity provided by this planning project is to set a standard in aviation for
29 seaplane bases which has never been done.

30
31 Ms. Farrell said the city has been working with FDOT and the MPO regarding funding. Staff
32 negotiated a Scope of Work with AVCON who is included in the city's library of engineers for
33 continuing engineering services. FDOT reviewed their scope of work and has issued the Joint
34 Planning Agreement based on their acceptance of AVCON's proposal.

35
36 **MOTION**

37
38 **Bob Grenier moved to approve Option #1 – Approve of Resolution #2015-04 Authoring the**
39 **City Administrator to sign a Joint Participation Agreement with FDOT and the contract**
40 **with AVCON in the amount of \$75,000 for planning services for the Tavares Seaplane Base**
41 **and authorize a budget amendment reflecting this project, costs, and associated revenue.**
42 **The motion was seconded by Lori Pfister. The motion carried unanimously 5-0.**

43
44 **Tab 6) Resolution #2015-05 – Approval of Amendment One to the Joint Planning**
45 **Agreement with FDOT for Construction of Sidewalk on State Road 19**

46

1 Mr. Thompson said this resolution will amend the JPA for additional funding for construction costs
2 for the State Road 19 sidewalk project from \$118,174 to \$147,305. When the bids came in the
3 lowest bid was over by \$29,131. FDOT has approved the increased construction costs.

4
5 **MOTION**

6
7 **Lori Pfister moved to approve Option #1, Resolution #2015-05 authorizing the Acting City**
8 **Administrator to execute Supplemental Amendment One to the Joint Participation**
9 **Agreement with FDOT for the construction of a sidewalk on the west side of SR 19**
10 **between Slim Haywood Avenue and Lane Park Road/Lane Park Cutoff Road for a revised**
11 **amount of \$147,305.00. The motion was seconded by Robert Speaks. The motion carried**
12 **unanimously 5-0.**

13
14 **XI. GENERAL GOVERNMENT**

15
16 **Tab 7) Revision of the Lake County Library System Policy LCC-63**

17
18 Ms. Rogers stated this is a recommendation by Lake County regarding the procedure for the
19 distribution of the fire impact fees which has also been reviewed and approved by the library
20 directors.

21
22 Mayor Smith noted in the accompanying email it stated that the policy has to pass Fire Union
23 regulations and he asked the status. Ms. Barnett stated she believed the approval by the Lake
24 County Fire Union may be in process and that the Library System requested that the cities
25 approve the policy before they take it to the Fire Union.

26
27 **MOTION**

28
29 **Lori Pfister moved to approve Option #1 – approve amendment to LCC-63 regarding the**
30 **process of distribution of funds from the Library Fee Trust Fund, seconded by Bob**
31 **Grenier. The motion carried unanimously 5-0.**

32
33 **Tab 8) Alleyway Name Change Request**

34
35 Ms. Houghton stated the request is to approve the swap of the alleyway names “Bennye Kinsler”
36 (Alleyway #13) with “Clara Adams” (Alleyway #12). She noted Council had approved a map of
37 alleyway names which has been provided along with a report from the Historical Society on the
38 names. Property owner Pamela Barber is converting a house to a law office on the corner of
39 Carline and Barrow Avenue next to Alleyway #13. The president of the Historical Society has
40 reviewed the request with Betty Burleigh and advises that the Historical Society has no objections
41 to the request. The requested alleyway for Bennye Kinsler is closer to the high school where Mr.
42 Kinsler was a school teacher, principal, and youth basketball coach. The requested alleyway for
43 Clara Adams is the first alleyway approaching the downtown and Clara Adams was the first
44 recorded seaplane passenger in March of 2014, so the swap is considered appropriate. Mr.
45 Thompson noted neither alleyway sign has been installed as yet.

46
47 **MOTION**

1
2 **Lori Pfister moved to approve Option #1 – approve the request to swap the alleyway**
3 **names Bennye Kinsler with Clara Adams, seconded by Bob Grenier. The motion carried**
4 **unanimously 5-0.**

5
6 **Tab 9) Request to Add Vision Statement to all City Business Cards**

7
8 Vice Mayor Grenier said when he makes speeches on the history of Tavares he gets questions
9 on how the city's vision came to be and he felt it would be a good idea to put the statement
10 "Tavares, America's Seaplane City – Building on a Historic Foundation" on his business cards

11
12 Councilmember Pfister said she liked the Vice Mayor's suggestion but she would prefer to have it
13 on the front of the card.

14
15 **MOTION**

16
17 **Lori Pfister moved to accept Vice Mayor's suggestion for the excerpt of the Vision**
18 **Statement [Tavares, America's Seaplane City – Building on a Historic Foundation] and put**
19 **it on the front of the card, seconded by Bob Grenier. The motion carried unanimously 5-0.**

20
21 **Tab 10) Downtown Parking Garage Update**

22
23 Mr. Skutt said at the last meeting Council directed staff to hold a public workshop to receive
24 recommendations on future parking needs. He said staff is in the process of organizing that
25 meeting and will be personally contacting all of the business owners downtown and will work with
26 the Chamber of Commerce. The meeting will also be advertised. The meeting should be held
27 either the 3rd of 4th week in April.

28
29 Councilmember Johnson suggested, rather than expending staff time, that Council consider doing
30 a six month trial with two hour limited parking Monday through Friday. Anyone that lives on Main
31 Street or anyone who has a disabled employee would be able to get a free parking pass per
32 registered vehicle by showing the city verification of that employee's status. It would have rolling
33 enforcement and be complaint driven. This could then be revisited in six months.

34
35 Councilmember Pfister said she thought the signs will cost more than the employees' time. Mayor
36 Smith said the discussion was on an update on the parking and in two weeks the public meeting
37 will be held with a recommendation coming back to Council in May. Councilmember Speaks
38 agreed. Councilmember Pfister asked if the City has re-addressed the County and asked them to
39 send letters stating it is mandatory for their employees to park in the parking garage. Mayor Smith
40 said the city is still communicating with the County on this issue.

41
42 **Tab 11) Request to Obtain Appraisal on Property Adjacent to Public Safety Complex**
43 **property at US 441 and SR 19**

44
45 Attorney Williams said this property is known as the "Quonset Hut" property. The City has been
46 interested in acquiring the parcel in order to complete the master plan of the Public Safety
47 Complex. The property is owned by Jesse Sparks, a retired attorney. Mr. Sparks recently

1 contacted Mr. Williams and has indicated an interest in selling. He believes that the city's tax
2 value offer made initially was too low. The next step is to do an RFP for an appraisal and then get
3 the property under contract.
4

5 **MOTION**

6
7 **Robert Speaks moved for the approval for staff to put out an RFP for an appraisal on the**
8 **property, seconded by Bob Grenier. The motion carried unanimously 5-0.**
9

10 **XII. OLD BUSINESS**

11 **XIII. NEW BUSINESS**

12 **XIV. AUDIENCE TO BE HEARD**

13
14 **Historical Report:**

15
16
17
18 Betty Burleigh stated there is a hero in the room. She read from the City Council 1995 minutes,
19 as follows: "In a public presentation the Council commended an officer in the Police Department
20 for his handling of a recent disturbance at Fred Stover Field. The office was advised that there
21 were teenagers with a pistol at the field. The officer arrived and approached the three juveniles
22 and ordered them to place their hands on a fence. A third teen turned to the officer with what
23 appeared to be a large semi automatic pistol. Rather than risk the safety of bystanders by
24 drawing his gun, the officer jeopardized his own life by grabbing the subject's gun and wrestling it
25 to the ground. Only after the scene was secure was the gun to be determined to be an air pistol, a
26 replica of a Colt 45. Officer Stoney Lubins received a framed commendation and two rounds of
27 applause from those present at the meeting."
28

29 Chief Lubins then received another round of applause.
30

31 **XV. REPORTS**

32
33 **Tab 14) Acting City Administrator**

34
35 Ms. Houghton noted the list of upcoming meetings and events.
36

37 **Economic Development**

38
39 Mr. Tweedie commended Lauren Farrell for an excellent job in working to obtain the FDOT grant
40 for the airport master plan. He said he he looked forward to working with Ms. Farrell and the
41 consultants in developing the master plan. In addition he stated Sunnyland Antique Boat festival
42 was this past weekend and the organizers stated it was their best participation ever in the history
43 of the event. He thanked all of the staff for their assistance.
44

45 **Public Works Director**
46

1 Mr. Thompson said Public Works Week is celebrated annually and this year the city staff will be
2 the first Public Works Expo on May 16th from 9:00 to 11:00 a.m in Wooton Park. There will be
3 displays from the city departments with equipment and information.
4

5 **Community Services Director**

6
7 Mr. Skutt showed slides of the newly installed way finding signs on St. Clair Abrams and Sinclair
8 Streets adding that two others are being installed on US 441 and on State Road 19 at the Dora
9 Canal bridge.

10
11 **Tab 15) City Council**

12
13 **Councilmember Pfister**

14
15 Councilmember Pfister thanked every department head and their staff for a good job at the
16 Antique Boat festival. She noted that her granddaughter Jade was in the audience and attending
17 her first council meeting.

18
19 She reported she has had some complaints about snipe signs again and asked that it be
20 addressed. She said she had been asked by former Mayor Robert Wolfe to say that today in
21 1700 English pranksters started what is now called "April Fools Day."
22

23 **Vice Mayor Grenier**

24
25 Vice Mayor Grenier reported on the history of Burleigh Blvd (US Hwy 441). Annie and Edward
26 Burleigh first settled in Orange County and then bought seven lots in Tavares and proceeded to
27 become leading citizens. Mr. Burleigh served as the postmaster, the mayor and served on the
28 Town Council and owned businesses. Annie Burleigh was also very involved when her husband
29 became ill and served as the postmaster as well. There was also a legend about Mrs. Burleigh
30 saving the Lake Abstract records during a fire.
31

32 **Councilmember Speaks**

33
34 Councilmember Speaks wished everyone a happy Easter season.
35

36 **Councilmember Johnson**

37
38 Councilmember Johnson said the last two weekends have been amazing and she has had
39 people coming into her business complimenting the city and the organizers of the events.
40

41 Councilmember Johnson also mentioned the recent pavilion event (the Business expo) and
42 thanked staff.
43

44 She commended both the fire and police chiefs and their handling of an accident recently.
45

46 **Mayor Smith**

47

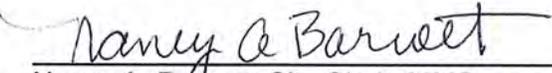
1 Mayor Smith said he and Mr. Tweedie had attended the boat show and had met a gentleman
2 named Ed Fairchild who invited him to have a ride on his boat. He then distributed copies of the
3 poster from the event to the City Council and staff.
4

5 Mayor Smith said on this date in 1778 a New Orleans businessman named Oliver Pollock created
6 the dollar sign. He added that in 1889 the first dishwashing machine was marketed.
7

8 **Adjournment**
9

10 There was no further business and Mayor Smith adjourned the meeting at 4:58 p.m.
11

12 Respectfully submitted,
13

14 
15 _____
16 Nancy A. Barnett, City Clerk, MMC

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**AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 15, 2015**

AGENDA TAB NO. 2

**SUBJECT TITLE: Proclamation for Stamp Out Hunger National Food Drive -
May 9**

OBJECTIVE:

The Mayor will read a proclamation designating May 9th as Stamp Out Hunger National Food Drive Day.

SUMMARY:

The Central Florida Letter Carriers have requested the City to issue a proclamation designating May 9th as Stamp Out Hunger Food Drive. Residents are asked to leave nonperishable food items by their mail box to be picked up by the letter carriers for delivery to local food banks.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Legally sufficient.



“STAMP OUT HUNGER” NATIONAL FOOD DRIVE DAY

May 9, 2015

WHEREAS: *Every year on the second Saturday in May, letter carriers across the country collect non-perishable food as part of the nation's largest one-day food drive, distributing the donations to local food banks; and*

WHEREAS: *The Letter Carriers' Stamp Out Hunger National Food Drive is just one example of how letter carriers work to make a difference in the lives of those they serve. Since the pilot drive was held in 1991, more than a billion pounds of food have been collected; and*

WHEREAS: *We would like to recognize all letter carriers for their hard work and their commitment to their communities. All of the food collected in our community stays in our community and we support carriers' efforts to help those in need in our community.*

NOW, THEREFORE, the City Council of the City of Tavares does proclaim Saturday, May 9, 2015 as “Stamp Out Hunger National Food Drive Day” in the City of Tavares, and encourages the citizens of our community to support the food drive by placing non-perishable food items in or near your mailbox on food drive day. Your letter carrier will pick it up while delivering the mail—and together, we can all help to feed our hungry.

Mayor Kirby Smith



CENTRAL FLORIDA LETTER CARRIERS NALC BRANCH 1091

February 24, 2015

Mayor Kirby Smith
201 E. Main Street
Tavares, FL 32778

Dear Mayor Smith,

Currently NALC branches across the country as well as our local Central Florida Branch 1091 are preparing for the 23rd anniversary of our "Stamp Out Hunger" Food Drive to be held Saturday, May 9th, 2015. This event is the nation's largest one-day effort to combat hunger.

The effort of letter carriers represented by the National Association of Letter Carriers (NALC), with the help of rural letter carriers, other postal employees and numerous other volunteers has resulted in delivery of **more than 1.3 billion pounds** of donations to community food banks and pantries over the past 22 years. Locally, Florida collected 14 million pounds, and the Central Florida Letter Carriers of NALC Branch 1091 collected over 1,000,000 pounds of food last year.

The U.S. Postal Service, Feeding America and United Way are major supporters again in 2015, cosponsoring the printing of more than 120 million postcards carriers will deliver the week prior to the drive. Other national sponsors include the National Rural Letter Carriers Association, Valpak Direct Marketing Systems, Feeding America, United Way and the AFL-CIO. In addition to countless local sponsors, Publix Supermarkets is a national sponsor, donating 21 million grocery bags in all of the Southeastern United States. These grocery bags will be imprinted with the food drive logo for delivery throughout the states of Florida, Georgia and South Carolina.

All citizens need do is place a bag or can of non-perishable food next to their mailbox prior to their letter carrier's arrival on Saturday, May 9th. The carrier will do the rest. The food with volunteer help is taken back to the postal station, sorted, and then delivered to local food banks or pantries. There it is available for needy families.

An estimated 49 million people face hunger every day in America, including 16 million children and 5 million senior citizens. This drive is just one way people can help those right in their own city or town who need help.

Our hope is that you would consider proclaiming May 9th, 2015 as NALC "Stamp Out Hunger" National Food Drive Day for the City of Tavares to help us publicize this event and promote donations. Please call me, via the contact information listed below, if you'd like to use this proclamation for a photo opportunity with local food bank agencies for the newspaper or if I may answer any further questions you may have. Thanking you in advance for your consideration and efforts to this cause.

Sincerely,

Johnnie Palacios

Johnnie Palacios
NALC Branch 1091 Food Drive Coordinator
(407) 808-6999 or
Ameritino@hotmail.com
3817 Becontree Place Oviedo Florida 32765

P.O. Box 585889 Orlando, FL 32858-5889

Phone: 407-298-1091 • Fax: 407-298-4170 • Email: nalc1091@cfl.rr.com



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**AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 15, 2015**

AGENDA TAB NO. 3

**SUBJECT TITLE: Proclamation for Motorcycle Safety Awareness Month –
May 2015**

OBJECTIVE:

The Mayor will read a proclamation designating the month of May as Motorcycle Safety Awareness Month.

SUMMARY:

The American Bikers Aimed toward Education (A.B.A.T.E. of Lake County) has requested that the City issue a proclamation in support of Motorcycle Safety Awareness Month aimed at addressing safety awareness of vehicle and motorcycles as they share the road in the State of Florida.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Legally sufficient.



America's Seaplane City™

PROCLAMATION

WHEREAS, Florida's mild climate and scenic roadways make motorcycle riding an enjoyable experience throughout the year; and

WHEREAS, Florida's growing population makes motorcycle safety an important issue for all drivers; and

WHEREAS, May 2015 is being commemorated as Motorcycle Safety Awareness Month; and

WHEREAS, the motorcycle is an important form of transportation for commuting, touring, and recreation; and

WHEREAS, more than a million drivers in Florida have a motorcycle endorsement on their driver license; and

WHEREAS, motorcycles can easily be hidden in traffic; therefore, it is important for motorists to search the traffic around them and always expect to see motorcycles; and

WHEREAS, to prevent injuries and deaths on Florida's roadways, motorcyclists and motorists must be vigilant in their efforts to share the road and ensure the safety of everyone.

NOW, THEREFORE, BE IT RESOLVED that the City of Tavares does hereby proclaim the month of May 2015 as

MOTORCYCLE SAFETY AWARENESS MONTH

And encourages all motorists to Share the Road with motorcycles.

PASSED AND DULY ADOPTED on this 15th day of April, 2015

Mayor Kirby Smith
City of Tavares

Nancy Barnett

From: Mickey Meyer "Pilgrim" [pilgrimhc72@yahoo.com]
Sent: Tuesday, April 07, 2015 11:25 AM
To: Nancy Barnett
Subject: Proclamation
Attachments: Florida motorcycle awareness proclamation2014.jpg

Hey Nancy, I'm Mickey Meyer, safety director for A.B.A.T.E. of Lake County, (American Bikers Aimed Toward Education), and I'd like to request that the city of Tavares issue a proclamation that May is Motorcycle Awareness Month. I'd be happy to receive such proclamation at my home address, Mickey Meyer, 1809 county road 428, Lake Panasoffkee, Fl. 33538, or have it presented at a council meeting, whichever is most convenient. I've attached a similar proclamation as issued by our governor last year as an example. Thank you so much.

Yours truly,

Mickey Meyer
352-793-3600
Safety Director, A.B.A.T.E. of Lake County

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**AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 15, 2015**

AGENDA TAB NO. 4

SUBJECT TITLE: Appointment to Lake Community Action Agency

OBJECTIVE:

The Mayor will make a recommendation for a citizen appointment to the Lake Community Action Agency.

SUMMARY:

According to the by-laws of the Lake Community Action Agency a public official who is appointed by City Council may select a representative to serve in his/her place or absence.

Mr. Art Swanton has indicated his interested in being appointed to this position. Mr. Swanton had submitted his application when this appointment was advertised previously.

OPTIONS:

- 1) Move to approve the Mayor's recommendation of Art Swanton to the Lake Community Action Agency.
- 2) Do not approve the Mayor's recommendation

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Legally sufficient

MEMORANDUM

DATE: March 30, 2015
TO: Nancy Barnett, City Clerk
FROM: Mayor Kirby Smith



RE: Appointment to Lake Community Action Agency

I wish to appoint Art Swanton as my representative to the Lake Community Action Agency. Please include on the Consent Agenda for April 15, 2015 Council meeting.

c: John Drury, City Administrator

**AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 15, 2015**

AGENDA TAB NO. 5

SUBJECT TITLE: Appointment to the Lake County Arts & Cultural Alliance

OBJECTIVE:

The Mayor will recommend the appointment of Lou Buigas to the Lake County Arts & Cultural Alliance.

SUMMARY:

The Lake County Arts & Cultural Alliance meets quarterly and advises the Board of County Commissioners on matters relating to arts and cultural affairs within the County. It is composed of seven members and includes one member each from the cities of Clermont, Eustis, Leesburg, Minneola, Mt. Dora, and Tavares. In addition there is one member who represents the smaller cities on a rotating basis: Astatula, Fruitland Park, Groveland, Howey-in-the-Hills, Lady Lake, Mascotte, Montverde, and Umatilla.

The position was advertised on April 5. Lou Buigas has indicated her interest in being appointed to this position.

OPTIONS:

- 1) Move to approve the appointment of Lou Buigas to the Lake County Arts & Cultural Alliance for a two year term beginning August 1, 2015
- 2) Do not approve the Mayor's recommendation.

STAFF RECOMMENDATION:

n/a

FISCAL IMPACT:

n/a

LEGAL SUFFICIENCY:

Legally sufficient.

MEMORANDUM

DATE: April 9, 2015

TO: Nancy Barnett, City Clerk

FROM: Mayor Kirby Smith

RE: Appointment to Lake County Arts & Cultural Alliance

I wish to appoint Lou Buigas as the City's representative to the Lake County Arts & Cultural Alliance. Please include on the Consent Agenda for the April 15, 2015 Council meeting.



c: John Drury, City Administrator



LAKE COUNTY
FLORIDA

March 2, 2015

Mr. John Drury, City Administrator
City of Tavares
Post Office Box 1068
Tavares, FL 32778-1068

RE: **Lake County Arts and Cultural Alliance**

Dear Mr. Drury:

Lake County Ordinance 2007-21, effective May 24, 2007, created the Lake County Arts and Cultural Alliance (copy enclosed). The Alliance makes decisions regarding cultural and arts activities within Lake County.

The Alliance is composed of a total of seven (7) members and includes one (1) member each from the municipalities of Clermont, Eustis, Leesburg, Minneola, Mount Dora, and Tavares. In addition, there is one (1) member who represents the following smaller municipalities on a rotating basis: Astatula, Fruitland Park, Groveland, Howey-in-the Hills, Lady Lake, Mascotte, Montverde, and Umatilla.

All individuals acting as a representative of a municipality shall be selected by the governing body of that municipality. The Board of County Commissioners appoints members to the Alliance as recommended by the municipality.

Ms. Debbie Stivender was reappointed to the Arts and Cultural Alliance as the representative of the City of Tavares on July 30, 2013 to serve a term ending July 31, 2015.

At this time, we would greatly appreciate your selection of an individual to represent your municipality for a two (2) year term beginning August 1, 2015. **Please provide us with the name, home address, home phone, business phone, FAX number, and email address of your selection within 60 days of this notification as outlined in Section 2-90.37.(b) Membership.**

Thank you in advance for your assistance.

Sincerely,

Jimmy Conner
Chairman

/gew

cc: Kathy Pagan

BOARD OF COUNTY COMMISSIONERS' OFFICE
P.O. BOX 7800 ♦ 315 W. MAIN ST. ♦ SUITE 316 ♦ TAVARES, FL 32778-7800 ♦ P 352.343.9850 ♦ F 352.343.9495
Board of County Commissioners ♦ www.lakecountyfl.gov

Nancy Barnett

From: Lou Buigas | B-Green Construction & Management Services [loubuigas@aol.com]
Sent: Thursday, April 09, 2015 2:27 PM
To: Nancy Barnett
Subject: Lake County Cultural Affairs Council

Good Afternoon, Nancy.

I would like to be considered for the appointment to the Lake County Cultural Affairs Council. Please let me know if any additional information is needed.

Also please update my address to : 119 N. Joanna Ave, Tavares, Fl 32778 (this is my new address as of 4/7/2015
my mailing address is : 206 West Main Street, Tavares, Fl 32778
Cell:352-205-5992

Thank you ,

Lou Buigas
B-Green Construction & Management Services
352.205.5992 | CBC 1256151

**AGENDA SUMMARY
TAVARES CITY COUNCIL
APRIL 15, 2015**

AGENDA TAB NO. 6

SECOND READING

**SUBJECT TITLE: Ordinance 2015-05
Fox Run Inc-Rezoning to RMF-2 (City Initiated)**

OBJECTIVE:

To consider the rezoning of approximately 38.6 acres of property located on the southwest corner of Dead River Road and Captain Haynes Road from RMF-3 (Residential Multi-Family) and RMH-S (Manufactured Home Subdivision) to RMF-2 (Residential Multi-Family).

SUMMARY:

The subject property is located on the southwest corner of Dead River Road and Captain Haynes Road. It is approximately 38.6 acres in size and is owned by Fox Run Inc (Harold Holland). For at least the last ten years, this land has been used by the Fox Run Mobile Home Subdivision for the storage of boats and trailers. The land is comprised of three parcels. The two northerly acres were purchased by Mr. Holland in 1987 and the southerly parcel, which is almost entirely wetlands, was purchased in 1995. Records indicate that the Future Land Use of all of these lands is Low Density Residential although a mapping error from a now expired JPA with Lake County in 2001 incorrectly showed the southernmost parcel to be Public Facilities. Annexation and zoning ordinances affecting these lands designated the two northerly parcels as Residential Multi-Family (RMF-3) and the southerly parcel as RMH-S (Manufactured Home Subdivision), although due to the mapping error from 2001, the southerly parcel is incorrectly shown as Public Facility on our zoning maps. Further, a revision of our city's Land Development Regulations in 2005 made the RMF-3 and RMH-S zonings incompatible with the Low Density Residential Future Land Use in our Comprehensive Plan. As the zoning presently stands, no development could legally take place on this property.

To correct these errors and to make the zoning of these properties consistent with the established Future Land Use designation, city staff, with permission from Mr. Holland (see attached), has initiated this rezoning to an RMF-2 zone. This zoning would allow either single family, duplex or townhome uses with a maximum density of 5.6 acres. This use is compatible with surrounding property uses and the established Future Land Use. Any development of this property must be done in conformance with the city's Land Development Regulations and any other applicable laws or regulations.

OPTIONS:

1. That City Council moves to approve Ordinance 2015-05.
2. That City Council denies the proposed rezoning.

PLANNING & ZONING BOARD RECOMMENDATION:

At the March 19th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2015-05.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve Ordinance 2015-05.

FISCAL IMPACT: N/A

LEGAL SUFFICIENCY:

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

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ORDINANCE 2015-05

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 38.6 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST INTERSECTION OF DEAD RIVER ROAD AND CAPTAIN HAYNES ROAD FROM AN RMF-3 (RESIDENTIAL MULTI-FAMILY) AND RMH-S (MANUFACTURED HOME SUBDIVISION) ZONING TO AN RMF-2 (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 vacant property described in Exhibit "A" attached hereto, owned by Fox Run Inc, consists of three parcels of land; and

WHEREAS, the two northerly parcels were zoned through Ordinance 97-03 to an RMF-3 (Residential Multi-Family) zoning by the present owner; and

WHEREAS, the southerly parcel was annexed and zoned through Ordinance 97-18 to an RMH-S (Manufactured Home Subdivision) zoning by the present owner; and

WHEREAS, the Future Land Use designation of these properties in our Comprehensive Plan is Low Density Residential; and

WHEREAS, revisions to the City's Land Development Regulations adopted in 2005 to the RMF-3 zoning category and a mapping error to the City's 2001 Comprehensive Plan resulted in the zoning of these three parcels to be inconsistent and in conflict with the Future Land Use designation of Low Density; and

WHEREAS, both the City and the property owner desires that the zoning of these lands be in conformity with the Future Land Use Designation to enable future development of this property; and

WHEREAS, an RMF-2 zoning is compatible with a Low Density Residential Future Land Use Designation; now therefore

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

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Section 1. Rezoning

That said property, as legally defined in Exhibit "A", attached hereto and made a part herewith, is rezoned from RMF-3 (Residential Multi-Family 12-25 dwelling units per acre) to RMF-2 (Residential Multi-Family 12 dwelling units per acre), 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

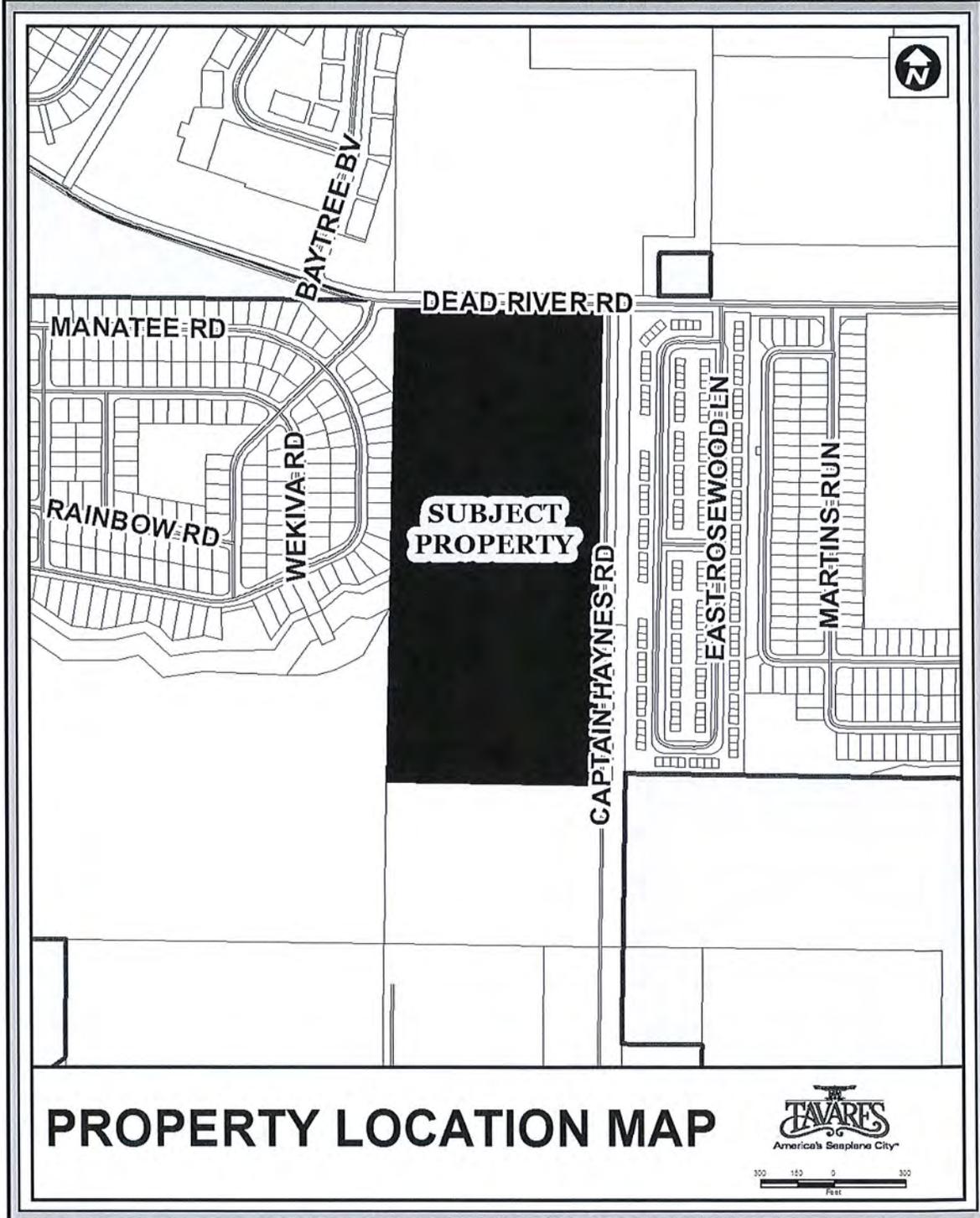
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Exhibit "A"

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5
The West 3/4 of the Northwest 1/4 of the Northwest 1/4 of Section 31,
Township 19 South, Range 26 East, Lake County, Florida.
LESS the East 50 feet thereof, and also LESS right of way of Dead River
Road No. 3-4140.

**The West 3/4 of North 1/2 of Southwest 1/4 of Northwest 1/4 in Section 31,
Township 19 South, Range 26 East, LESS the East 50 feet.**

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**ALSO: An Easement for ingress and egress as granted in O. R. Book 311,
Page 877 over and across the East 50 feet of the West 3/4 of the North 1/2 of
the Southwest 1/4 of the Northwest 1/4 of Section 31, Township 19 South,
Range 26 East; and also an Easement for ingress and egress as granted in O.
R. Book 896, Page 2039 over and across the East 15 feet of the West 3/4 of
the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 19 South,
Range 26 East; all lying and being in Lake County, Florida.**

CITY OF TAVARES



PROPERTY LOCATION MAP

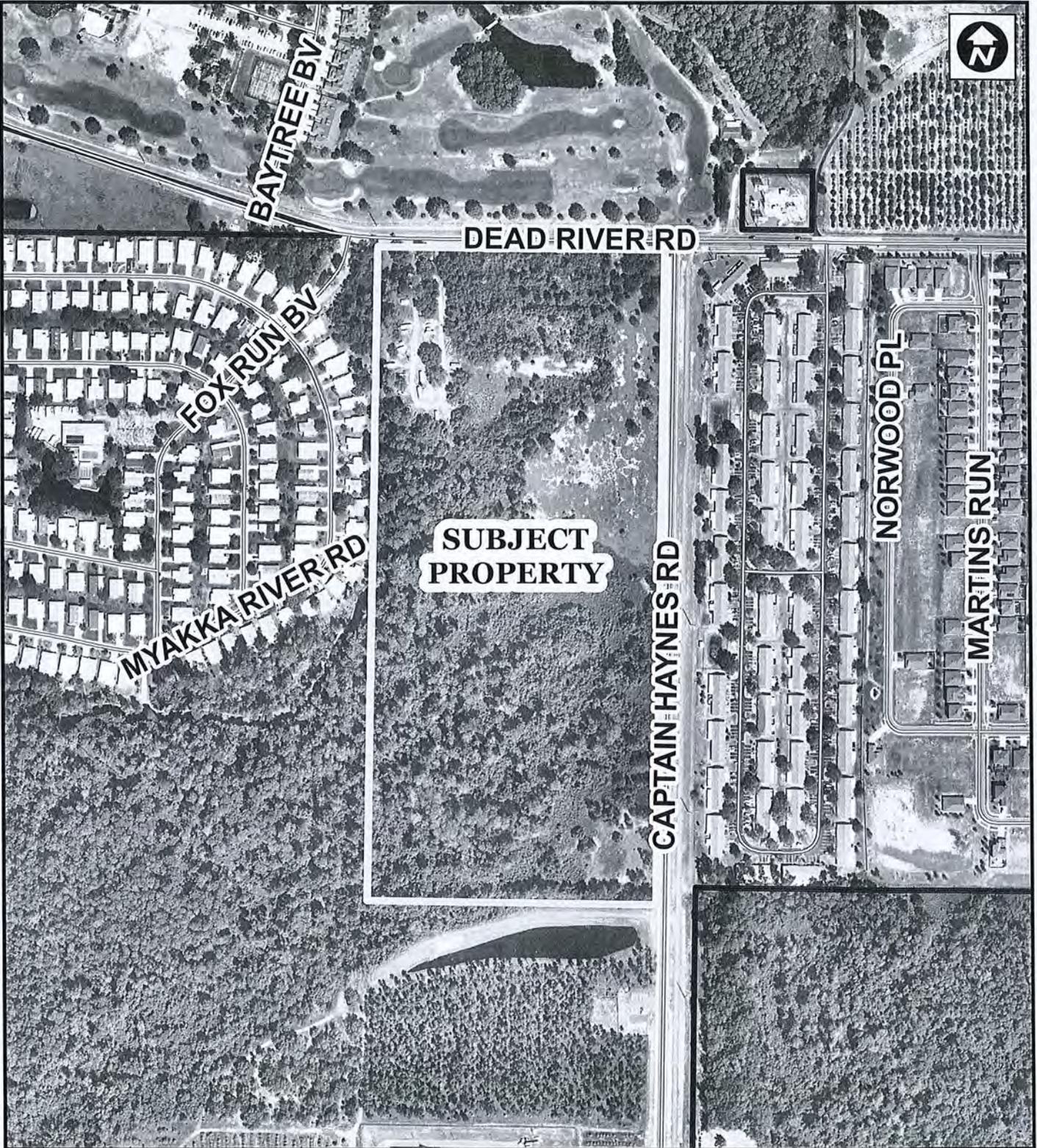
Created By: City of Tavares GIS

T:\p\DATA\PROJECT FILES\Holland Property - Rezoning - P22015-07\GIS\GIS_Maps\Holland_AD.mxd

Map Created on 2/17/15

1

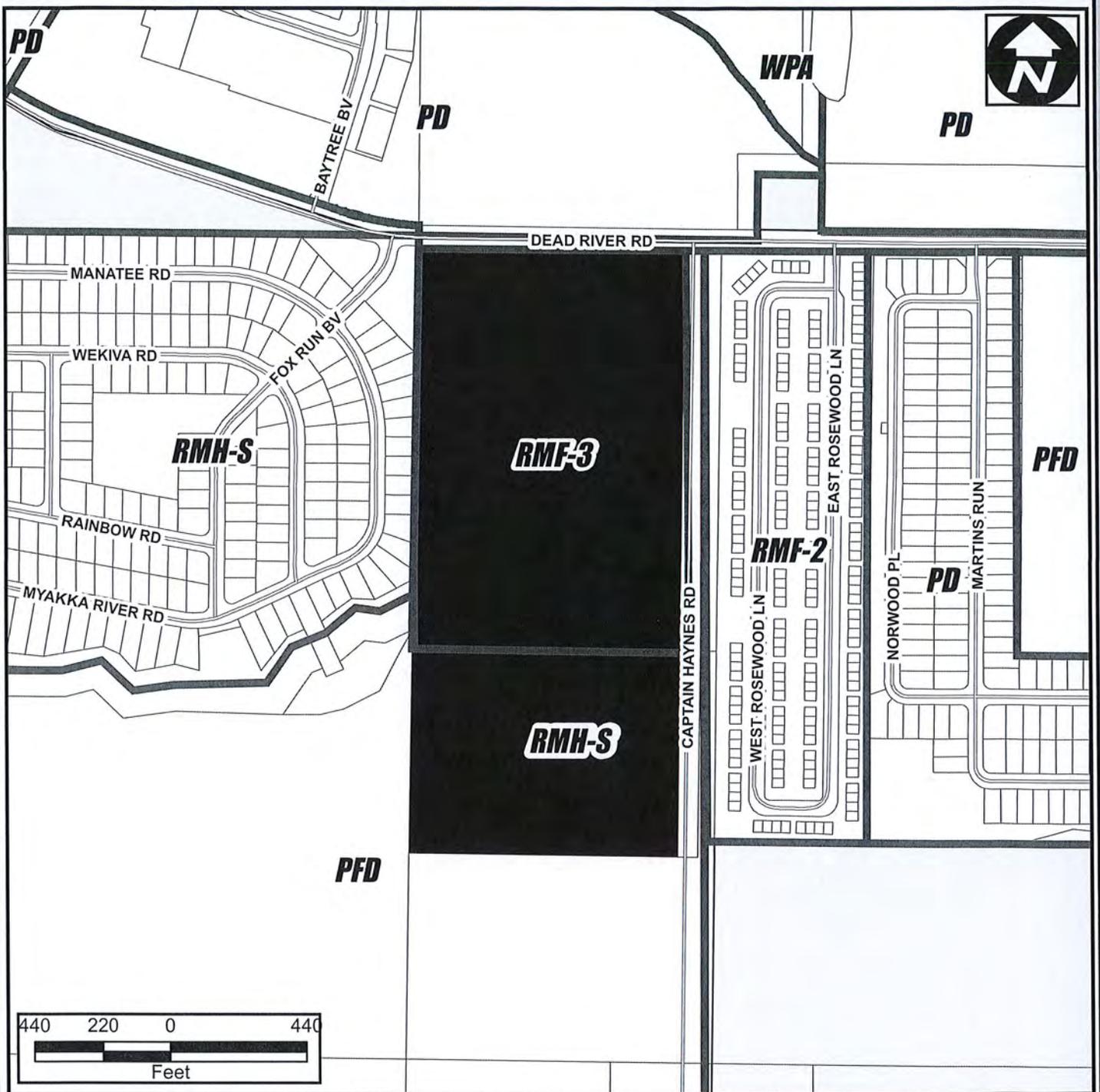
CITY OF TAVARES



PROPERTY LOCATION MAP



CITY OF TAVARES ORDINANCE # 2015-05



- 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 # 2015-05

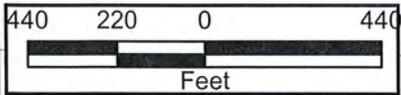
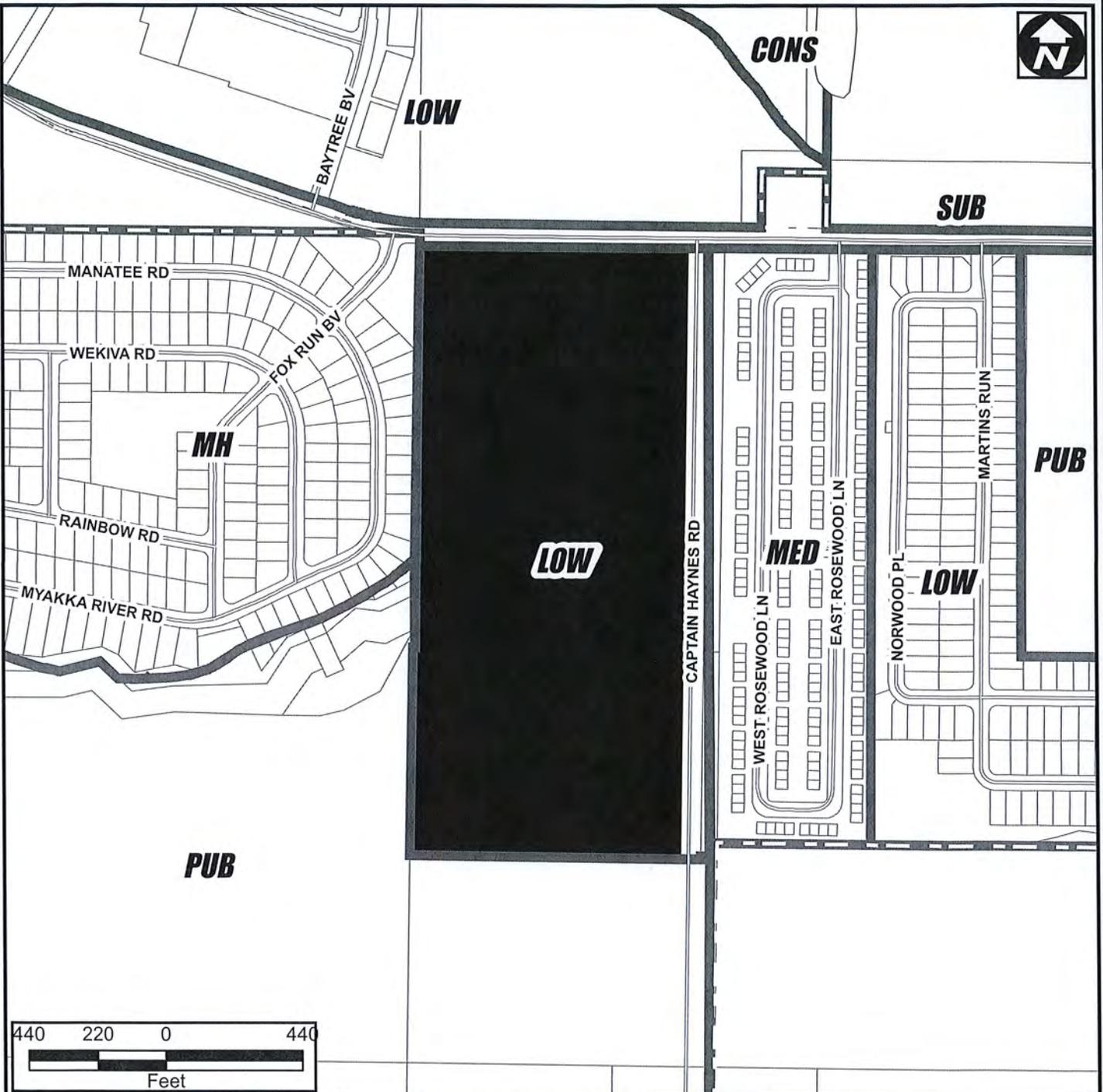
Fox Run, Inc.

Current: RMF-3, RMH-S
Proposed: RMF-2

38.6 ± Acres

- #### Legend
- CITY BOUNDARY
 - MAJOR ROADS
 - ZONING
 - STREETS
 - SUBJECT PROPERTY
 - PARCELS
 - UNINCORPORATED
 - CONSWETLANDS

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	Commercial	
CD	Commercial Downtown	25 DU/Acre
IND	Industrial	
PUB	Public Facility/Institutional	
CONS	Westlands & Conservation	



FUTURE LAND USE MAP

Fox Run, Inc.

Current FLU: LOW

38.6 ± Acres

Legend

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

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.

Ad Number: 3105145-1
 Insertion Number: 3 x 10.5
 Size: B&W
 Color Type:
 Client Name: City of Tavares
 Advertiser: Lake Zone/E002/LAK
 Section/Page/Zone: ff/ORD 2015-15-05
 Description:

GLOBUS COSMOS MONOGRAMS AVALON TRAVEL SHOW

Monday, March 9 at 2PM
 Leesburg Community Building
 109 E. Dixie Avenue

Come and hear what's new with the Globus Family of Brands, and meet one of their European Tour Directors, Anthony Micallef, who specializes in the Alpine countries, and Central and Eastern Europe.

Plus... the latest promotions of Globus, Cosmos, Monograms and Avalon Waterways, including one you won't want to miss

\$299 airfare on select Avalon river cruises!
 Book by April 7, 2015

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1120 S. Bay Street • Eustis, FL 32726
 352-357-7311
 travel@landseair.com • Landseair.com

Independent Contractors
 Needed to deliver newspapers
 In Leesburg, Fruitland Park
 and Tavares
 Great Opportunity
 To be your own Boss!

For information Email:
 leeanfaulkner@centurylink.net
 or call: 352-216-1006

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 2015-05 titled as follows:

ORDINANCE 2015-05

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 38.6 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST INTERSECTION OF DEAD RIVER ROAD AND CAPTAIN HAYNES ROAD FROM AN RMF-3 (RESIDENTIAL MULTI-FAMILY) AND RMH-5 (MANUFACTURED HOME SUBDIVISION) ZONING TO AN RMF-2 (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 2015-05 will be considered at the following public meetings:
1. Tavares Planning & Zoning Board meeting on March 19, 2015, at 3 p.m.; and
 2. Tavares City Council meeting on April 1, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
 3. Tavares City Council meeting on April 15, 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 2015-05 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 ordinance. 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 Skutt, Community Development Director, at 742-6404.



YOUR COMMUNITY IN BRIEF

Leesburg library hosts Lifelong Learning Series

BY DEBBIE MANIS
 Staff Writer

Leesburg Public Library, 100 E. Main St., will present the following Lifelong Learning Series, which are free and open to the public. Registration isn't required.

"The Basics of Canine Nutrition" is 6 p.m. today. This class will cover the requirements for a balanced diet, grains versus grain-free foods, allergies, reading dog-food labels and more. Karen Egert, the owner of Karen's Canine Kitchen Inc. in Leesburg, will teach the program.

An Internet safety presentation is 11 a.m. March 16. Topics will include social media, finding trustworthy sites and keeping your information private. The program will be led by librarian Sandy Hutchins.

The Florida Small Business Development Center at the University of Central Florida will give a presentation on the fundamentals of starting a small business at 1 p.m. March 18. Topics will include business plans, legal forms and licensing requirements.

Ze' Carter will give a demonstration and sampling on West Indian cooking at 11 a.m. March 31.

For more information, call 352-728-9750 or email librarian@leesburgflorida.gov.

Food Truck Rally

The next Eustis Food Truck Rally will take place from 5 to 8 p.m. Tuesday in downtown.

The public is invited. Details: 352-357-3434 or communications@eustischamber.org.

Free educational programs

The University of Florida Lake County Extension Office will present the following free programs.

■ "Organize Your Important

Papers" is 10:30 a.m. to noon Wednesday at the extension office, 1951 Woodlee Road, Tavares. Learn how to get organized, what papers you should keep and for how long, securely store information and how to replace missing documents. Registration is required by visiting cagseasonal.eventbrite.com.

■ "Closing Your Seasonal Home" is 10:30 a.m. to noon March 19 at Cagan Crossings Community Library, 16729 Cagan Oaks, Clermont. The program will provide information on preventing damage by heat, humidity, mold, storms and other potential problems. Participants will learn about what precautions they can take inside and out to return to a safe, mold-free home. Registration is required by visiting cagseasonal.eventbrite.com.

For information or to register by phone, call 352-343-4101, Ext. 2719 or 2721.

Shred-a-thon

The Lady Lake Police Department is hosting the third annual "Scan Jam/Shred-a-thon" from 10 a.m. to 2 p.m. Saturday in the parking lot of Target, 716 N. U.S. Highway 27-44, The Villages.

Residents can shred no-longer-needed personal documents and papers that could give thieves information to steal identities or commit credit-card fraud. Shred up to three file boxes or bags of material for free.

Local law enforcement will provide information on identity theft, current scams and wanted persons.

Dog classes

■ The Central Florida Obedience Dog Club will start its novice obedience class today, and the tricks class will start March 16 at the 448 Community Club Building, 16024 County Road 448, Tavares. Details and registration forms: 352-742-4442.

■ The K9 Training Academy will start a six-week Basic One Obedience class at 9:30 a.m. beginning Saturday in front of Pet Lodge & Spa, 10837 N. U.S. Highway 441, Leesburg. The class will meet Saturdays. Cost is \$99. Advance registration is required. Details and registration forms: 352-343-4697.

Seed balls

B.B. Brown's Gardens in Clermont is offering a "Make Your Own Seed Balls" class from 2 to 4 p.m. Sunday at the gardens, 11490 Monte Vista Road.

Seed balls are made by combining seeds in a mixture of clay and compost and then the balls can be dropped (or thrown) into empty patches of ground. Native Americans used this technique to keep birds from eating their corn seed.

Melinda Joy Miller will provide step-by-step instructions.

Cost is \$10 for adults and \$3 for children 12 and younger. Members of the Florida Scrub-Jay Trail will receive a 10 percent discount.

Advance registration is suggested by emailing info@bbbgardens.com or calling 352-429-5566.

Community yard sale

The Lady Lake Historical Society will have a community yard sale from 8 a.m. to 1 p.m. March 21 in Log Cabin Park, 107 S. Old Dixie Highway. In case of rain, the event will be April 11.

A 10-by-10-foot rental space is \$15 or \$20 with a table to sell items. To rent a space, call 352-259-4359.

Proceeds will go toward operating the society's historical museum.

Orlando Sentinel, 1898 E. Burlingame Blvd., Tavares, FL 32778, 352-742-5933 or dmanis@tribune.com.

LAKE THINGS TO DO

Archery

JOSEPH STEED'S ARCHERY offers beginning, intermediate and advanced archery classes Saturdays and Sundays at 8 a.m. in Montverde. Ages: 9-90. All experience levels welcome. Details: Joseph Steed, 407-913-4140 or josephstee@archery.com.

Fishing

SOUTH LAKE BASS ANGLERS Fishing Club is seeking new members. Boaters and non-boaters welcome. The club meets once a month and fishes the third Saturday of every month. Details: southlakebassanglers.com or call Al Smith, 352-395-6381.

LAKE COUNTY BASS TRACKERS has its monthly tournament on the second Saturday of each month on the waters of Central Florida. We meet and draw on the first Wednesday of the month at Umatilla City Hall. Boaters and non-boaters are invited to join and fish with us. Dues: \$20 a year. Details: Go to bit.ly/RVtmrj or call Marty, 305-301-8734.

TRI-COUNTY FLY FISHERS CLUB meets the third Wednesday of the month in Wildwood Community Center, 6500 County Road 139 (Pow-

ell Road), 5:30 to 8 p.m. Fly-tying, fly-casting and rod-building are taught by qualified instructors. Local fishing opportunities are discussed. Saltwater- and freshwater-fishing excursions are planned each month. Details: Tom Green, 321-229-2924, or email capintom@yahoo.com.

Fitness

EUSTIS RECREATION is offering four Jazzercise dance-fitness classes. Classes at the American Legion, 101 S. Bay St., Eustis. Days: Mondays, Tuesdays and Thursdays 5:30-6:30 p.m., Saturdays 8:15-9:15 a.m. Details: Stacy Mathis, 386-624-2033.

EUSTIS RECREATION is offering a Jazzercise Lite class on Saturdays at 9:45 a.m. Fee: \$5 per class. This is a less strenuous aerobic dance class. Meets at the American Legion building (101 S. Bay St., Eustis). Instructor: Stacy Mathis. Details: Stacy, 386-624-2033.

GOLDEN TRIANGLE YMCA is offering a fitness assessment that will include a measure of total body composition, BMI, lean mass, fat weight, strength endurance and stamina. Accurate goal weight is projected, based on lean mass, by a certified

personal trainer. YMCA members only; fee-based. Details: 352-343-8444.

MCLIN FITNESS CENTER in Mount Dora offers Zumba, Pilates, yoga, boot camp and a full-service, state-of-the-art fitness facility to the public. Please call 352-735-6522 after 5 p.m. Monday-Friday for more information.

GITTER FITTER, an aerobic dance and toning class using toning sticks, is being offered at The Church at Whistling Pines, 1638 Whistling Pines Road, Umatilla. Classes are at 5:30 to 6:30 p.m. Tuesdays and Thursdays. Each class is \$3. A free-weights class also is offered before Gitter Fitter, at 5 p.m. Bring weights and a mat. Details: 352-779-6558.

Gymnastics

GOLDEN TRIANGLE YMCA tumbling class for ages 2-5. Classes are Wednesday and Friday from 11 a.m.-noon. Members and nonmembers welcome. Class teaches youngsters body control. Details: 352-343-8444.

Submit information by fax at 352-742-5938 or by emailing jwilliams@tribune.com or sports@orlandosentinel.com.

PICKLES



How to reach us: Lake County newsroom contacts

COUNTY EDITOR
 JERRY FALLSTROM
jfallstrom@orlandosentinel.com

COMMUNITIES EDITOR
 SAL RECCHI
srecchi@orlandosentinel.com

CITY OF TAVARES
PLANNING AND ZONING BOARD MEETING
TAVARES COUNCIL CHAMBERS
MARCH 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
Alisha Maraviglia, Senior Planner

CALL TO ORDER

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

SWEARING IN OF THOSE GIVING TESTIMONY

The oath was given to staff and members of the audience.

APPROVAL OF MINUTES OF FEBRUARY 19, 2015

The minutes were approved.

CASES HEARD

1) Ordinance 2015-05 Fox Run Inc-Rezoning to RMF-2

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

The subject property is located on the southwest corner of Dead River Road and Captain Haynes Road. It is approximately 38.6 acres in size and is owned by Fox Run Inc (Harold Holland). For at least the last ten years, this land has been used by the Fox Run Mobile Home Subdivision for the storage of boats and trailers. The land is comprised of three parcels. The two northerly parcels were purchased by Mr. Holland in 1987 and the southerly parcel, which is almost entirely wetlands, was purchased in 1995. Records indicate that the Future Land Use of all of these lands is Low Density Residential although a mapping error from a now expired JPA with Lake County in 2001 incorrectly showed the southernmost parcel to be Public Facilities. Zoning ordinances affecting these lands show that the two northerly parcels are Residential Multi-Family (RMF-3) and the southerly parcel is RMH-S (Manufactured Home Subdivision), although due to the

1 mapping error from 2001, the southerly parcel is incorrectly shown as Public Facility on our zoning maps.
2 Further, a revision of our city's Land Development Regulations in 2005 made the RMF-3 and RMH-S
3 zonings incompatible with the Low Density Residential Future Land Use in our Comprehensive Plan.
4

5 To correct these errors and to make the zoning of these properties consistent with the established Future
6 Land Use designation, city staff, with permission from Mr. Holland (see attached), has initiated this rezoning
7 to an RMF-2 zone. This zoning would allow either single family, duplex or townhome uses with a maximum
8 density of 5.6 acres. This use is compatible with surrounding property uses and the established Future Land
9 Use. Any development of this property must be done in conformance with the city's Land Development
10 Regulations and any other applicable laws or regulations.

11
12 **MOTION**

13 Mr. (Name Here) made a moved to recommend approval of Ordinance 2015-05. Mr. (Name) seconded
14 the motion. The motion passed 6-0.
15

16
17 There was no further business and the meeting adjourned at approximately 3:18 p.m.
18

19 Respectfully submitted,
20

21 _____
22 Alisha Maraviglia, Senior Planner

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**AGENDA SUMMARY
TAVARES CITY COUNCIL
APRIL 15, 2015**

AGENDA TAB NO. 7

SECOND READING

SUBJECT TITLE: Ordinance 2015-08- Interlocal Service Boundary Agreement between the City of Tavares and Lake County.

OBJECTIVE:

To consider an ordinance adopting an Interlocal Service Boundary Agreement (ISBA) between the City of Tavares, Lake County and the participating cities of Leesburg, Mount Dora and the Town of Astatula.

SUMMARY:

City of Tavares' staff, with the assistance of Mayor Kirby Smith as Council liaison, has now successfully negotiated an ISBA with Lake County and with those municipalities requesting to participate. The agreement must be adopted by ordinance and is simultaneously being presented in April to governing Councils and Commissions for consideration and execution. Lake County Commission will hold their Public Hearing for adoption on April 21st.

The key points of the agreement:

1. Establish the future City Boundaries which will enable Tavares to plan for necessary utility extensions to serve this expansion and growth.
2. Identify which roads the City will ultimately be responsible for maintaining and which roads the County will retain. As this point, the County has agreed to perpetually maintain CR 561, CR 448, CR 448 Extension (between SR 19 and 561) and David Walker Drive. Other County maintained roads within the ISBA area will gradually be transferred to the City once 50% of the road's property frontage is annexed.
3. The County and the City will agree to automatic aid for Fire and Rescue Services defined as the immediate response of emergency personnel closest to the scene, regardless of jurisdiction or location. This will also include County owned properties and buildings within the City of Tavares. On a quarterly basis, the responding calls will be tabulated and if inequitable, compensation will be made.
4. The County and City will agree that they will work together to compare their Land Development Regulations with the goal to eliminate inconsistencies within the ISBA Area.

OPTIONS:

1. That City Council moves to approve Ordinance 2015-08.
2. That City Council denies the proposed Interlocal Service Boundary Agreement.

STAFF RECOMMENDATION:

Staff recommends that City Council approves Ordinance 2015-08.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

This agenda summary has been reviewed for legal sufficiency.

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Section 3. 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 4. 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

**INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN
The City of Tavares and Lake County, Florida**

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March 12, 2015

1 2. **INTERLOCAL SERVICE AGREEMENT BOUNDARY.** The map attached hereto as Exhibit
2 A, incorporated herein by reference, outlines the Interlocal Service Boundary Area and as shown on such
3 map the boundary areas for TAVARES as well as unincorporated areas.
4

5 3. **ANNEXATIONS.** The following agreement shall govern any annexations that occur within the
6 Interlocal Service Agreement Boundary as displayed on Exhibit A:
7

8 a. **ANNEXATION OF PROPERTIES.**
9

10 i. **Part I Chapter 171, Florida Statutes.** TAVARES shall be entitled to annex any
11 property in a manner which is consistent with Part I, Chapter 171, *Florida Statutes*.
12

13 ii. **Enclaves.** Pursuant to §171.046, *Florida Statutes*, COUNTY hereby consents to the
14 annexation of any enclave or the creation of any enclave which is the result of an
15 annexation, so long as TAVARES agrees to provide services to such enclave, and
16 TAVARES holds a public hearing prior to such annexation where the owners of all
17 properties within the enclave are given written, first class mail notice, and an
18 opportunity to comment publicly at such meeting.
19

20 iii. **Annexation of Properties Which Do Not Meet Part I, Chapter 171, Florida**
21 **Statutes; Specific Properties.** COUNTY hereby consents to the annexation by
22 TAVARES of any non-contiguous real property in the unincorporated area within the
23 Interlocal Service Boundary Area as depicted in "Exhibit A" provided the consent
24 requirements in Part II of Chapter 171 are satisfied and that subject properties are
25

- 26 1. presently served by TAVARES or other public central water and/or sewer utility; or
- 27 2. where subject property owner/developer has entered into a concurrent Water and
28 Sewer Utility Agreement at the time of annexation to extend utility infrastructure to
29 the subject property, and provided further the TAVARES shall not approve any
30 development, or issue a final development order in such annexed area unless central
31 water and wastewater shall serve the development.
32

33 b. TAVARES shall not annex any areas not contained within the TAVARES ISBA without the
34 approval of the COUNTY.
35

36 c. **ANNEXATION OF RIGHT OF WAY.** COUNTY agrees that it will not oppose the
37 annexation of right of way located in the Interlocal Service Boundary Agreement area of
38 TAVARES, so long as at least one side of the road will be bounded by property located
39 within TAVARES after the annexation, or which meets any of the other annexation
40 requirements of this Agreement. TAVARES agrees that at the time that it annexes any
41 property which abuts a roadway, that, to the extent possible, it will also annex the adjacent
42 road right of way to avoid the creation of roadway enclaves. Annexing the right of way
43 pursuant to this sub-paragraph does not require TAVARES to accept maintenance
44 responsibility for such road.
45

46 d. **MAINTENANCE OF ROW.** From the Effective Date of this agreement, upon annexation
47 of a sum greater than fifty percent (50%) of the existing frontage of properties abutting any
48 subject road right-of-way, other than a State of Florida operated and maintained right-of-way,
49 located between two nearest collector streets (or streets with a higher classification)
50 intersecting right-of-ways (i.e. cross streets) or COUNTY four-lane or greater roadway,

1 TAVARES shall assume maintenance responsibility for such road right-of-way segment and
2 associated drainage facilities not terminating at any right-of-way centerline, but between and
3 extending to and including the above mentioned local cross street intersections, or as may be
4 mutually designated. All such transfers of maintenance responsibility related to an
5 annexation shall include the entire width of the right-of-way adjacent to annexed properties.
6 However, nothing in this agreement shall require TAVARES to assume maintenance for any
7 roadway and associated drainage facilities that does not meet City standards other than right
8 of way width, nor shall TAVARES have any responsibility to widen any such road.
9 TAVARES shall not be required to assume maintenance for the following roadways unless a
10 separate agreement is approved by TAVARES and COUNTY. Such roads are as follows:

- 11 1. CR 561
- 12 2. CR 448
- 13 3. CR 448 extension (from SR19 to CR 561)
- 14 4. David Walker Drive

15
16
17 **4. DEVELOPMENT APPLICATIONS, LAND DEVELOPMENT REGULATIONS,**
18 **COMPREHENSIVE PLAN PROVISIONS.**

19 Persons owning or developing land within the
20 Interlocal Service Boundary Area will be faced with difficulty determining which local jurisdiction
21 has control over permitting decisions. This difficulty will be exacerbated in areas where one
22 jurisdiction may have permitting authority, but another jurisdiction may be providing utilities. In
23 order to minimize such difficulties, TAVARES and the COUNTY agree as follows:

- 24 a. **Development Applications.** For any application for development which is received by
25 COUNTY for land within the TAVARES ISBA, designated area on **Exhibit A**, or any
26 application for development received by TAVARES for land within TAVARES limits
27 and within five hundred feet (500') of land that is located in the unincorporated area,
28 TAVARES or COUNTY, as the case may be, will immediately provide a copy of the
29 development application to the other. TAVARES and COUNTY shall work together to
30 minimize any conflicts in regulations and to make the permitting process as efficient as
31 can be. TAVARES and COUNTY shall work together to encourage all new development
32 in the unincorporated area of the ISBA to utilize central utilities when it is financially and
33 technologically feasible.
- 34 b. **Land Development Regulations.** TAVARES and the COUNTY shall work together to
35 compare their respective Land Development Regulations, and where there are
36 inconsistent regulations; work towards eliminating such inconsistency, to the extent
37 possible. When regulations are inconsistent, TAVARES and the COUNTY shall strive to
38 jointly amend the regulations with a goal to eliminate unnecessary conflict. TAVARES
39 and the COUNTY recognize there may be regulations that a party cannot amend for
40 purposes of consistency due to factors beyond the party's control, for example,
41 consumptive use permit requirements. It is estimated that this process shall take up to
42 thirty-six (36) months, at which time elected representatives from TAVARES and the
43 COUNTY shall meet to review the progress that has been made.

1 c. **Comprehensive Plans.** TAVARES and the COUNTY acknowledge that TAVARES'
2 Comprehensive Plans will have to be updated as annexations occur, and that the
3 COUNTY Comprehensive Plan may need to be amended to accommodate future growth
4 plans of TAVARES within their designated areas. TAVARES and the COUNTY agree
5 to work together to jointly plan the designated areas to avoid incompatibility between
6 uses in TAVARES and COUNTY.
7

8 5. **SOLID WASTE.** The COUNTY agrees that any contract that it enters for the collection of waste
9 will be able to be utilized by TAVARES at their option, and will coordinate and communicate with
10 TAVARES on solid waste disposal opportunities which may exist after 2014.
11

12 6. **FIRE HYDRANTS.** TAVARES agrees that any time a potable water line is extended into or
13 through unincorporated areas, that fire hydrants or hydrant stub outs will be installed at recommended
14 distances, based on TAVARES' standards and approval, for fire hydrant spacing at COUNTY's
15 election and expense. TAVARES agrees that COUNTY shall have the right to have fire hydrants
16 installed on any City water line located in the unincorporated area at COUNTY expense and as
17 approved by TAVARES. TAVARES agrees that the COUNTY Fire Department shall have the right
18 to use any City fire hydrant for official fire purposes, at no cost; COUNTY shall, however, notify
19 TAVARES anytime such a hydrant is used along with an estimate of how much water was used.
20 Notification shall be in writing to the City Administrator and provided within seven (7) calendar days
21 of the COUNTY's use.
22

23 7. **SHARING OF EQUIPMENT AND RESOURCES.** TAVARES and the COUNTY each own and
24 operate equipment and resources that might be of use to the other. The goal of this paragraph is to
25 minimize duplication of resources by allowing one party to this agreement to utilize the resources of
26 another party in an effort to avoid duplication. TAVARES and the COUNTY agree to allow the other
27 party to utilize resources and equipment owned by the other so long as such equipment and resource
28 is available and so long as the using party pays all costs involved with such use. It is recognized that
29 in order to utilize some types of equipment, staffing from the donating agency will also be required,
30 and in such a case, the agency using such resource or equipment shall also be responsible to pay any
31 staff costs.
32

33 8. **E 911 SYSTEM; COUNTY ADDRESSING SYSTEM.** COUNTY maintains the E 911 addressing
34 system. Such system is in use in the unincorporated area of Lake County and in some municipal
35 areas. Due to cost and harm to citizens, it is not feasible to readdress existing addresses which are not
36 in compliance with the COUNTY numbering system. However, universal use of the COUNTY
37 addressing system will enhance emergency response for all citizens of Lake County. TAVARES and
38 the COUNTY agree that any new address issued by TAVARES or COUNTY (including any
39 readdressing that may occur) will be issued in accordance with the County E 911 addressing system
40 and rules. TAVARES agrees that from the Effective Date of this agreement, all new addresses issued
41 to their residents, shall meet the COUNTY's addressing standards. TAVARES shall utilize the
42 process set forth in Exhibit B, attached hereto and incorporated herein by reference.
43

1 9. **FIRE AND RESCUE SERVICES.**

- 2
- 3 a. COUNTY and TAVARES agree to automatically respond to assist the other for all types
- 4 of emergencies including fire, medical emergencies, rescue, hazardous material,
- 5 extrication, and natural and accidental disasters within the ISBA area, as well as in
- 6 adjacent areas pursuant to Section (d) below. The provisions of this agreement do not
- 7 apply to non-emergency calls, as defined in vii. below.
- 8
- 9 i. The parties agree to provide such assistance on an automatic aid basis utilizing
- 10 the available units nearest to the incident.
- 11
- 12 ii. This agreement is not intended and shall not be construed to in any way deprive
- 13 COUNTY or TAVARES of any jurisdictional powers that such entity may have,
- 14 nor is it the intention of the parties to combine their individual departments into a
- 15 single department or district providing the services encompassed by this
- 16 agreement.
- 17
- 18 iii. For purpose of this agreement, automatic aid shall be defined as the immediate
- 19 response of emergency personnel closest to the scene, regardless of whether such
- 20 personnel are from the jurisdiction where the incident is located. The automatic
- 21 aid shall be based on a predefined process agreed to pursuant to vii. below that
- 22 results in the immediate response of emergency personnel to the scene of an
- 23 emergency. COUNTY and TAVARES shall mutually agree on the level of
- 24 response that different types of incidents will require, and units will be
- 25 dispatched accordingly. All units of COUNTY and TAVARES shall be available
- 26 to be dispatched, unless involved in another call, if such response is required
- 27 based on the necessary level of response that is required.
- 28
- 29 iv. During the term of this agreement, COUNTY and TAVARES agree that they
- 30 will continue to utilize Lake Emergency Medical Services, Inc. (hereinafter
- 31 "LEMS") (or any successor entity approved both by COUNTY and TAVARES)
- 32 for dispatching of fire and emergency medical services.
- 33
- 34 v. During the term of this agreement, COUNTY and TAVARES agree that they
- 35 will install and maintain Automatic Vehicular Locator Systems (hereinafter
- 36 "AVL") on all emergency response vehicles in their fleets that are located in or
- 37 near the ISBA area; such Automatic Vehicular Locator Systems shall be
- 38 compatible with computer and radio systems maintained by LEMS. COUNTY
- 39 agrees to utilize County Fire Impact Fees for the initial purchase of an AVL for
- 40 any TAVARES response vehicle that does not currently have one; TAVARES
- 41 will be responsible to purchase such units for vehicles placed in service after the
- 42 effective date. TAVARES and COUNTY will be responsible for maintenance
- 43 and operating charges for AVL's on their own vehicles.
- 44
- 45 vi. While providing automatic response, an entity that is responding outside its
- 46 jurisdiction shall be subject to the orders and directions of the officer in charge of
- 47 the operations. If an officer for the jurisdiction in which the incident is located is

1 not available at the scene, the highest-ranking officer from the responding party
2 will control the scene until its termination or an officer from the jurisdiction in
3 which the incident has occurred arrives and scene control is properly transferred.
4 COUNTY and TAVARES shall utilize National Fire Protection Standards and
5 National Incident Management System (NIMS) standards to ensure that the
6 Incident Command System, the Personnel Accountability System and other
7 standards are adhered to.
8

9 vii. The Chiefs of the fire departments and the Executive Director of LEMS or their
10 designees, will meet and draft, and may thereafter revise, a written plan for the
11 procedures and operations necessary to effectively implement this agreement.
12 The written plan shall include a definition of non-emergency calls and shall
13 include the process described in iii., above. Should a disagreement arise between
14 such Chiefs and/or Executive Director, the matter shall be referred to the
15 Managers for COUNTY and TAVARES for resolution. Any dispute or
16 disagreement that cannot be resolved at this level shall be resolved utilizing the
17 dispute resolution process of this ISBA Agreement.
18

19 viii. Nothing in this agreement shall prohibit COUNTY or TAVARES from sending
20 additional resources to an incident located within their respective jurisdiction,
21 even if such resources are not required by the plan for procedures and operations
22 approved by the fire chiefs of COUNTY and TAVARES.
23

24 ix. COUNTY and TAVARES agree that they will not locate or establish a new fire
25 station that is located in the jurisdiction of the other or close a fire station within
26 the ISBA area without the written permission of the other party
27

28 x. Nothing in this agreement shall affect any other mutual aid agreements that are or
29 may be in existence between COUNTY and TAVARES or any other
30 governmental unit for areas not included within this agreement.
31

32 b. It is the intent of this agreement to allocate the costs of an agency responding to an event
33 in the other's jurisdiction through a method whereby compensation is set based upon the
34 type of call. At the end of each quarter, the number of calls that COUNTY and
35 TAVARES respond to in the other's jurisdiction shall be reviewed, calculated and
36 compensation shall be paid as follows:
37

38 i. At the end of each quarter, calls responded to in the other agency's jurisdiction
39 shall be determined, utilizing call data maintained by the dispatch agency. Only
40 calls where the dispatcher dispatched a unit based on the predefined process
41 described above shall be counted. As indicated earlier, COUNTY or TAVARES
42 have the right to send units to a call without being dispatched; however, in such a
43 case, such call shall not be calculated for purposes of compensation. For
44 purposes of this provision, "self-dispatched" calls shall be defined, based on
45 dispatch records, as calls wherein the dispatcher did not call the unit to the scene.
46

1
2 ii. Determination of compensable calls. The following rules shall be used to
3 determine how to determine the number of compensable calls:

- 4 1. For purposes of medical calls, each vehicle that is dispatched shall be
5 considered a separate call.
6 2. For purposes of fire calls, each call for service to an incident shall be
7 considered one call, regardless of the number of vehicles that are
8 dispatched.
9 3. Calls that are dispatched for non-emergency purposes shall not be
10 counted as a response by COUNTY or TAVARES for purposes of this
11 agreement and neither agency shall be required to respond to such non-
12 emergency call, although they may respond if they wish.
13 4. Calls that are self-dispatched meaning responses that are to an incident
14 where the dispatcher did not call that unit shall not be counted as a
15 response for purposes of this agreement.
16 5. Calls that are dispatched due to an automobile accident shall be counted
17 as a medical call incident.
18 6. Additional rules and compensation amounts regarding specific types of
19 calls may be applied if approved in writing by the City Administrator of
20 TAVARES and County Manager of COUNTY.
21

22 iii. At the end of each quarter, the number of calls for the prior quarter shall be
23 reviewed to determine if either COUNTY or TAVARES responded to more calls
24 outside their jurisdiction than were responded to inside their jurisdiction. For this
25 purpose, separate calculations shall be made for emergency medical response and
26 fire response. A call which is made by the dispatcher, but subsequently cancelled
27 shall be calculated as half (½) of a call. For each category of calls, the number of
28 calls that one party responded to that exceeds the number of calls the other party
29 responded to shall be the “net number of calls”. Only the net number of calls
30 shall be compensable. By way of illustration, in a quarter if TAVARES were to
31 answer fifty (50) calls in COUNTY’s jurisdiction, and COUNTY were to answer
32 forty-five (45) calls in TAVARES’ jurisdiction, the net five (5) calls would be
33 compensable from COUNTY to TAVARES.
34

35 iv. Net calls shall be compensated in the following amounts:

- 36
37 1. Medical Call: \$100 per call.
38 2. Fire Call: \$500 per call.
39

40 c. General Provisions relating to Fire and Medical Services Response:

41
42 i. Neither COUNTY nor TAVARES shall assume any liability for the acts,
43 omissions, or negligence of the other. Each shall be solely responsible for their
44 own negligence and the negligence of their employees and agents. Nothing in
45 this agreement is intended to act as a waiver of sovereign immunity.
46

47 ii. Effective date and Redetermination of reimbursement.

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1. The effective date for the automatic aid portion of this agreement shall be July 1, 2015 and this agreement shall continue in force and effect unless the Interlocal Service Boundary Agreement is modified or terminated as provided in other parts of this agreement.
 2. The compensation amounts in (b)(ii) above are estimates that have been agreed to by COUNTY and TAVARES. It is also possible that during the term of this agreement costs may change. Within ninety (90) days after June 30, 2018, and every three (3) years thereafter on the same date, should either party believe that such amounts shall be adjusted, they shall notify the other in writing. Upon such notification, COUNTY and TAVARES shall meet to renegotiate such rates. Should a disagreement arise which cannot be resolved, the matter shall be referred to the Managers for COUNTY and TAVARES for resolution. Any dispute or disagreement that cannot be resolved at this level shall be resolved utilizing the dispute resolution process of this ISBA Agreement.
- d. Response to COUNTY Owned Facilities located in the City of TAVARES. COUNTY maintains a large number of facilities within the City of TAVARES, particularly in the downtown area, including the County Jail and Lake County Courthouse. In order to avoid the citizens of TAVARES from shouldering the entire cost of emergency response to these facilities, when the City Fire Department is dispatched to a COUNTY owned facility located within the city limits, such call shall be treated as if it were in the unincorporated area and be eligible for reimbursement on the same basis as other emergency calls. For purposes of this paragraph, COUNTY right of way shall not be considered as a COUNTY Facility, and this paragraph does not apply to automobile accidents. The compensation required by this paragraph shall be in lieu of any current or future special assessment for fire or emergency purposes imposed by TAVARES on COUNTY owned facilities.
- e. Additional Parties: There are other governmental units that provide fire and emergency medical response in areas adjacent to the TAVARES ISBA area. These include Leesburg, Mt. Dora, and Eustis. It is possible that agreements between COUNTY and one or more of those entities may be negotiated and entered into. In such a case, it may be of benefit to TAVARES and COUNTY to incorporate those additional areas into this agreement by amendment in order to provide a seamless emergency response system. The parties agree that such an amendment may be made only if agreed to in writing by TAVARES and COUNTY.
- f. In making the determination of amounts due under this agreement, data from LEMS's dispatch shall be used as the basis to determine the number of calls which are to be counted as interagency calls. Within thirty (30) days after the end of each quarter, LEMS will prepare a report and send it to TAVARES and COUNTY. TAVARES and COUNTY shall have fifteen (15) days to review such report, and to object. Should either party object to the report or the data contained therein, the COUNTY Manager and City Manager shall meet within fifteen (15) days to attempt to resolve such objection. Should

1 the managers be unable to resolve such objection, payment shall be made for the portion
2 of the report that is not in dispute, and the parties shall select a Certified Professional
3 Accounting Firm which shall conduct a review and render a decision on the dispute. The
4 decision of the Certified Public Accounting Firm shall be final and binding on all parties
5 to this agreement. The costs of the Certified Accounting Firm shall be borne equally by
6 COUNTY and TAVARES.
7

8 g. Any payments that are due to another party to this agreement shall be made within
9 twenty-five (25) days after the delivery of the report described in Section (e) above,
10 unless an objection is filed. In such a case, the undisputed portions of the report shall be
11 paid and the balance shall be due within fifteen (15) days after resolution of the dispute.
12

13 10. **JOINDER.** Joinder in this agreement by Astatula, Mt. Dora and Leesburg is only for the
14 purpose of approving the boundary of the Tavares ISBA, and to authorize a possible future
15 automatic aid agreement that is region wide, as provided herein. Astatula, Mt. Dora and
16 Leesburg agree neither shall be permitted to annex any area in the Tavares ISBA. Nothing herein
17 shall preclude Tavares from entering into separate interlocal service boundary agreements with
18 Astatula, Mt. Dora and Leesburg governing issues between them not dealt with in this
19 Agreement.

20 11. **TERM OF AGREEMENT.** The Initial Term of this Agreement shall be twenty (20) years
21 from the effective date of this Agreement. This Agreement shall be effective upon final adoption
22 of an Ordinance adopting this Agreement enacted by TAVARES and COUNTY. The Effective
23 Date shall be the date of final adoption by the last party.

24 12. **RENEWAL OF AGREEMENT.** Pursuant to Chapter 171.203(12), *Florida Statutes*, the
25 Parties shall initiate negotiations for the renewal or extension of this Agreement beyond the
26 twenty (20) year term no later than eighteen months prior to the termination of the Initial Term.

27 13. **PERIODIC REVIEW.** Pursuant to Chapter 171.203(12), *Florida Statutes*, (2009) this
28 Agreement shall be periodically reviewed by the Parties every five (5) years for a maximum term
29 of twenty (20) years. Should the parties decide to renegotiate, renegotiations must begin at least
30 eighteen (18) months prior to the termination date.

31 14. **TERMINATION OF AGREEMENT.** This Agreement may not be terminated by any Party
32 without cause, prior to its expiration, unless an amendment to the Agreement is approved by all
33 Parties in writing.

34 15. **DISPUTE RESOLUTION.** In the event of any dispute related to this Agreement, the Parties
35 agree to resolve the dispute consistent with the conflict resolution procedures established in
36 Chapter 164, *Florida Statutes*. If there is a failure to resolve the conflict, no later than 30 days
37 following the conclusion of the procedures established in chapter 164, a party may file an action
38 in circuit court.

39 16. **NOTICE.** All notices, consents, approvals, waivers, and elections that any Party requests or
40 gives under this Agreement must be in writing and shall be given only by hand delivery for which
41 a receipt is obtained, or certified mail, prepaid with confirmation of delivery requested. Notices
42 shall be delivered or mailed to the addresses and parties set forth below or as any Party may
43 otherwise designate in writing.
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City of Tavares: City Administrator
Post Office Box 1068
Tavares, Florida 32778

cc: City Attorney
Post Office Box 1068
Tavares, Florida 32778

Lake County: County Manager
P. O. Box 7800
Tavares, Florida 32778

cc: County Attorney
P.O. Box 7800
Tavares, Florida 32778

City of Leesburg: City Manager
Post Office Box 490630
Leesburg, Florida 34749

cc: City Attorney
Post Office Box 490630
Leesburg, Florida 34749

City of Mt. Dora: City Manager
510 North Baker Street
Mt. Dora, Florida 32757

cc: City Attorney
510 North Baker Street
Mt. Dora, Florida 32757

Town of Astatula: Town of Astatula
Post Office Box 609
Astatula, Florida 34705-0609

cc: Town Attorney
Post Office Box 609
Astatula, Florida 34705-0609

17. **SOLE BENEFIT.** This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this Agreement, either expressed or implied, is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the Parties any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all the provisions, representations, covenants, and conditions herein contained shall insure to the sole benefit of and shall be binding upon the Parties, and their respective representatives, successors and assigns.

- 1 18. **AUTHORITY.** The Parties each represent and warrant to the other its respective
2 authority to enter into this Agreement, acknowledge the validity and enforceability of this
3 Agreement. The Parties hereby represent, warrant and covenant this Agreement constitutes a
4 legal, valid and binding contract enforceable by the Parties in accordance with its terms and
5 conditions, and that the enforceability is not subject to any impairment by the applicability of any
6 public policy or police powers.
7
- 8 19. **ENTIRE AGREEMENT.** This Agreement constitutes the entire understanding of the
9 Parties with respect to the subject matters addressed herein, and all prior agreements,
10 understandings, representations and statements, oral or written, are superseded by this
11 Agreement.
12
- 13 20. **GOVERNING LAW, VENUE AND JURISDICTION.** The laws of the State of Florida
14 shall govern this Agreement, and venue shall be in Lake County, Florida. Jurisdiction shall only
15 be in the Circuit Court of Lake County, Florida.
16
- 17 21. **SEVERABILITY.** If any portion of this Agreement is declared invalid or unenforceable,
18 then to the extent it is possible to do so without destroying the overall intent and effect of this
19 Agreement, the portion deemed invalid or unenforceable shall be severed here from and the
20 remainder of this Agreement shall continue in full force and effect as if it were enacted without
21 including the portion found to be invalid or unenforceable.
22
- 23 22. **AMENDMENT OF COMPREHENSIVE PLANS.** Consistent with §171.203(9), *Florida*
24 *Statutes*, the Parties shall no later than 6 months from the Effective Date make a good faith effort
25 to amend their respective intergovernmental coordination elements of their comprehensive plan
26 as described in §163.3177(6)(h)(1), *Florida Statutes*, to establish consistency and compliance
27 with this Agreement as well as to address areas of economic development, which may include
28 employment centers, industrial, commercial, and multi-family uses. Consistent with
29 §171.203(11), *Florida Statutes*, and within the time frame established above, TAVARES shall
30 make a good faith effort to adopt a municipal service area as an amendment to its comprehensive
31 plan to address future possible municipal annexation.
32
- 33 23. **COMPLIANCE WITH CHAPTER 171, PART II, FLORIDA STATUTES.** The parties agree
34 that this Agreement meets the requirements of Chapter 171, Part II, Florida Statutes (2012).
35
- 36 24. **ADOPTION BY MUNICIPALITY.** Pursuant to §171.203(14), *Florida Statutes*, TAVARES
37 shall adopt this Agreement by ordinance in accordance with §166.041, *Florida Statutes*.
38
- 39 25. **ADOPTION BY COUNTY.** Pursuant to §171.203(14), *Florida Statutes*, COUNTY shall
40 adopt this Agreement by ordinance in accordance with §125.66, *Florida Statutes*.
41
- 42 26. **RECORDING.** Pursuant to F.S. 163.01(11), this Agreement shall be recorded with the Clerk of
43 the Circuit Court of Lake County, Florida, within thirty (30) days of final execution.
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Interlocal Service Boundary Agreement Between the City of Tavares and Lake County.

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

Jimmy Conner, Chairman

This _____ day of _____, 2015.

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

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Interlocal Service Boundary Agreement Between the City of Tavares and Lake County.

CITY OF TAVARES, FLORIDA

Kirby Smith, Mayor

This ____ day of _____, 2015.

ATTEST:

Nancy A. Barnett, City Clerk

Approved as to form and legality:

Robert Q. Williams, City Attorney

Public Hearing Notices

CITY OF TAVARES

NOTICE IS HEREBY GIVEN that the Tavares City Council will consider Ordinance 2015-08, Second Reading, on April 15, 2015 at 4:00 p.m. Tavares City Hall, 201 E. Main Street, Tavares, FL 32778.

ORDINANCE 2015-08

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, ADOPTING AN INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) BETWEEN THE CITY OF TAVARES, LEESBURG, MOUNT DORA, ASTATULA AND LAKE COUNTY; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

The Ordinance may be inspected by the public at the Office of the City Clerk, at the Tavares City Hall, 201 E. Main Street, Tavares, Florida, between the hours of 8 a.m. and 5 p.m. on business days. All interested parties may appear at the meeting and be heard or submit their comments prior to the meeting.

LAK315429

4/5/15

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**AGENDA SUMMARY
TAVARES CITY COUNCIL
APRIL 15, 2015**

AGENDA TAB NO. 8

ADOPTION HEARING

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

OBJECTIVE:

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

SUMMARY:

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

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

Future Land Use Amendment & Compatibility

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

Site Conditions

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

Impact on City Services

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

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

FINDINGS

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

1. A Moderate Density Residential Future Land Use designation would serve as the most appropriate land use for the subject property in accordance with Future Land Use policy 1-1.1.6.
2. Impacts of the proposed development of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 8)

The Florida Department of Economic Opportunity has completed its review of this proposed comprehensive plan amendment and identified no comment related to important state resources and facilities that will be adversely impacted by the adoption of this amendment. The City of Tavares may now adopt this amendment.

OPTIONS:

1. That City Council moves to adopt Ordinance 2015-02.
2. That City Council denies the proposed Large Scale Future Land Use amendment.

PLANNING & ZONING BOARD RECOMMENDATION:

At its January 15 meeting, the Planning & Zoning Board, in its capacity as the Local Planning Agency, voted unanimously to recommend that City Council approval of Ordinance 2015-02.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to adopt Ordinance 2015-02.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

March 13, 2015

The Honorable Kirby Smith
Mayor, City of Tavares
201 East Main Street
Tavares, Florida 32778

Dear Mayor Smith:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for Tavares (Amendment No. 15-1ESR), which was received on February 12, 2015. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department of Economic Opportunity's authorized scope of review that will be adversely impacted by the amendment if adopted.

The City is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the City. If other reviewing agencies provide comments, we recommend the City consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Roger Wilburn, at (850) 8463, or by email at roger.wilburn@deo.myflorida.com.

Sincerely,

Ana Richmond, Chief
Bureau of Community Planning

AR/rw

Enclosure: Procedures for Adoption

cc: Mr. Jacques Skutt, Director, Community Development, City of Tavares
Mr. Hugh W. Harling, Jr., P.E., Executive Director, East Central Florida Regional Planning Council



FLORIDA DEPARTMENT OF STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

Ms. Alisha Maraviglia
City of Tavares Community Development
Post Office Box 1068
Tavares, Florida 32778-1068

March 16, 2015

Re: DHR Project File No. 2015-1212
Historic Preservation Review of the City of Tavares 15-1ESR Comprehensive Plan
Amendment

Dear Ms. Maraviglia:

According to this agency's responsibilities under Section 163.3184(3)(b) *Florida Statutes*, we reviewed the above document to determine if proposed amendments may adversely impact significant historic resources.

A review of the information in the Florida Master Site File indicates that the area in question has not undergone a systematic cultural resources assessment survey. Therefore, we are unable to determine whether the proposed amendment may adversely impact significant resources at this time.

In the event that plans to develop this property are submitted to this office for review, we may request that this tract be subjected to a cultural resource assessment survey to locate and evaluate archaeological and historical resources. Should significant resources be encountered, measures must be taken to protect and preserve them, or if this is not feasible, data recovery should be conducted to mitigate adverse effects.

If you have any questions, please contact Deena Woodward, Community Assistance Consultant, by email at Deena.Woodward@dos.myflorida.com, or by telephone at 850.245.6333 or 800.847.7278.

Sincerely

Robert F. Bendus, Director
Division of Historical Resources
& State Historic Preservation Officer





St. Johns River

Water Management District

Hans G. Tanzler III, Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at floridaswater.com.

February 27, 2015

Alisha Maraviglia
City of Tavares
P.O. Box 1068
201 E. Main Street
Tavares, FL 32778

Re: City of Tavares Proposed Comprehensive Plan Amendment #15-1ESR

Dear Ms. Maraviglia:

St. Johns River Water Management District (District) staff have reviewed the above-referenced proposed comprehensive plan amendment. District staff review, as outlined in *Florida Statutes*, focused on flood protection and floodplain management, wetlands and other surface waters, and regional water supply as they relate to important state resources and facilities that will be adversely impacted by the amendment if adopted. District staff have no comments on the proposed amendment because no adverse impacts to important state resources and facilities were identified. However, technical assistance related to surface water is provided below.

Technical assistance

According to District maps, the property subject to the proposed amendment is located within the District's Ocklawaha River Hydrologic Basin. Please note that any environmental resource permit (ERP) application for the property must meet the District's additional surface water management basin criteria in Rule 40C-41, *Florida Administrative Code*, as well as the basic ERP criteria in other rules.

If you have any questions or need additional information or assistance, please contact me at (386) 312-2369 or sfitzgib@sjrwmd.com.

Sincerely,

Steve Fitzgibbons, AICP, Intergovernmental Planner
Office of Communications and Intergovernmental Affairs

cc: James Stansbury, Florida Department of Economic Opportunity
Andrew Landis, East Central Florida Regional Planning Council

GOVERNING BOARD

John A. Miklos, CHAIRMAN
ORLANDO

Fred N. Roberts Jr., VICE CHAIRMAN
OCALA

Chuck Drake, SECRETARY
ORLANDO

Carla Yetter, TREASURER
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Douglas Burnett
ST. AUGUSTINE

Lad Daniels
JACKSONVILLE

Maryam H. Ghyabi
ORMOND BEACH

George W. Robbins
JACKSONVILLE

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ORDINANCE 2015-02

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

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

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

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

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

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

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

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

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

3
4 **WHEREAS**, adoption of this amendment is in the best interest of the health, safety, and
5 general welfare of the citizens of Tavares;

6
7 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Tavares,
8 Florida as follows:

9
10 **Section 1. Future Land Use Amendment**

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

16
17 **Section 2. Severability and Conflicts**

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

22
23 **Section 3. Transmittal**

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

31
32 **Section 4. Effective Date**

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

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

7
8
9 **PASSED AND ADOPTED** this _____ day of _____, 2015 by the City Council of
10 the City of Tavares, Florida.

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14 _____
15 Kirby Smith, Mayor
16 Tavares City Council
17

18
19 First Reading and Transmittal: _____
20

21 Second Reading & Final Adoption: _____
22

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24 ATTEST:

25
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27 _____
28 Nancy A. Barnett, City Clerk
29

30 Approved as to form:
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34 _____
35 Robert Q. Williams, City Attorney
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EXHIBIT A

PARCEL NO. 2:

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

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

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

PARCEL NO. 3:

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

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

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PARCEL NO. 4:

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

PARCEL NO. 5:

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

PARCEL NO. 7:

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

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

PARCEL NO. 8:

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

PARCEL NO. 9:

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

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

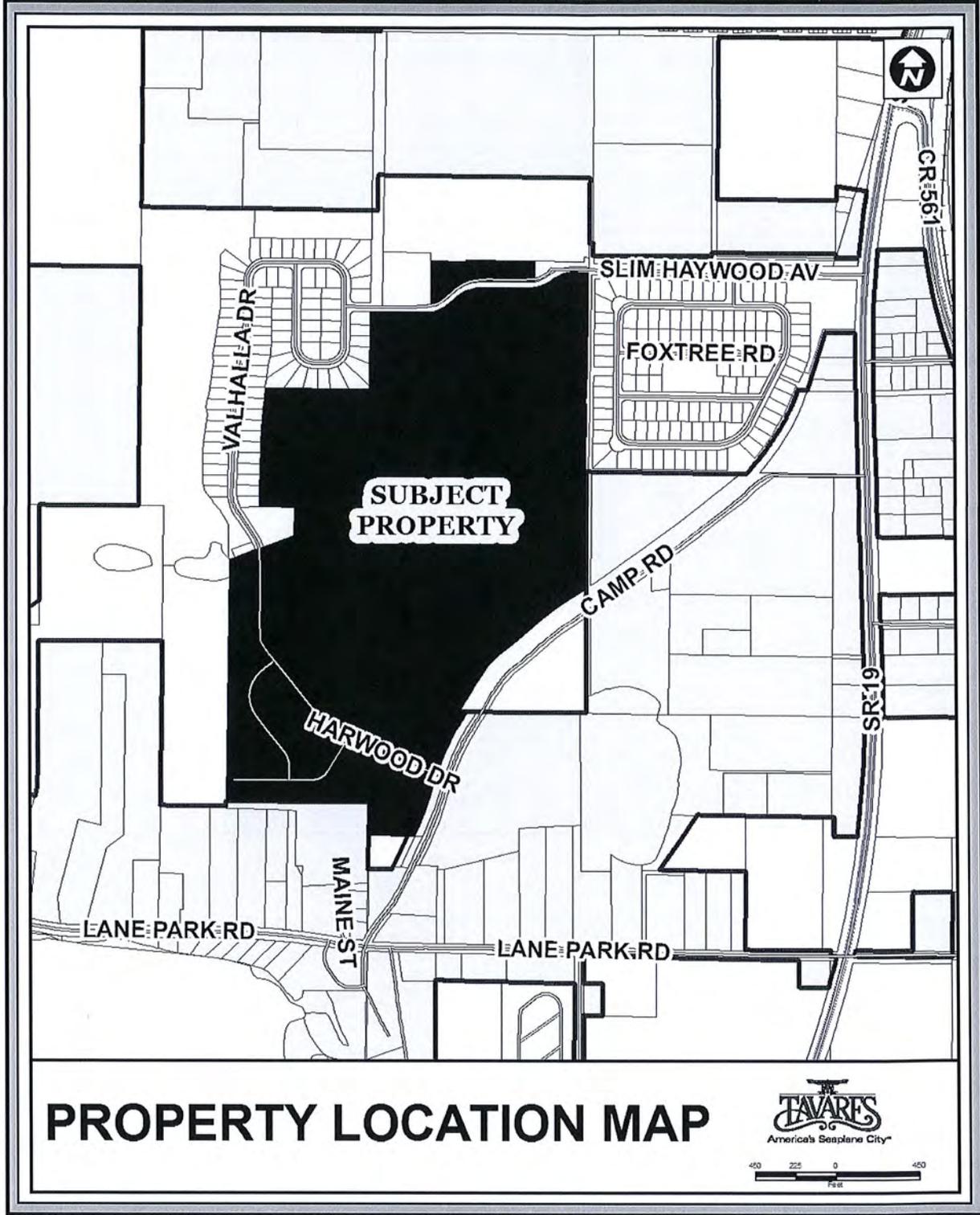
PARCEL NO. 10:

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

LESS AND EXCEPT:

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

CITY OF TAVARES

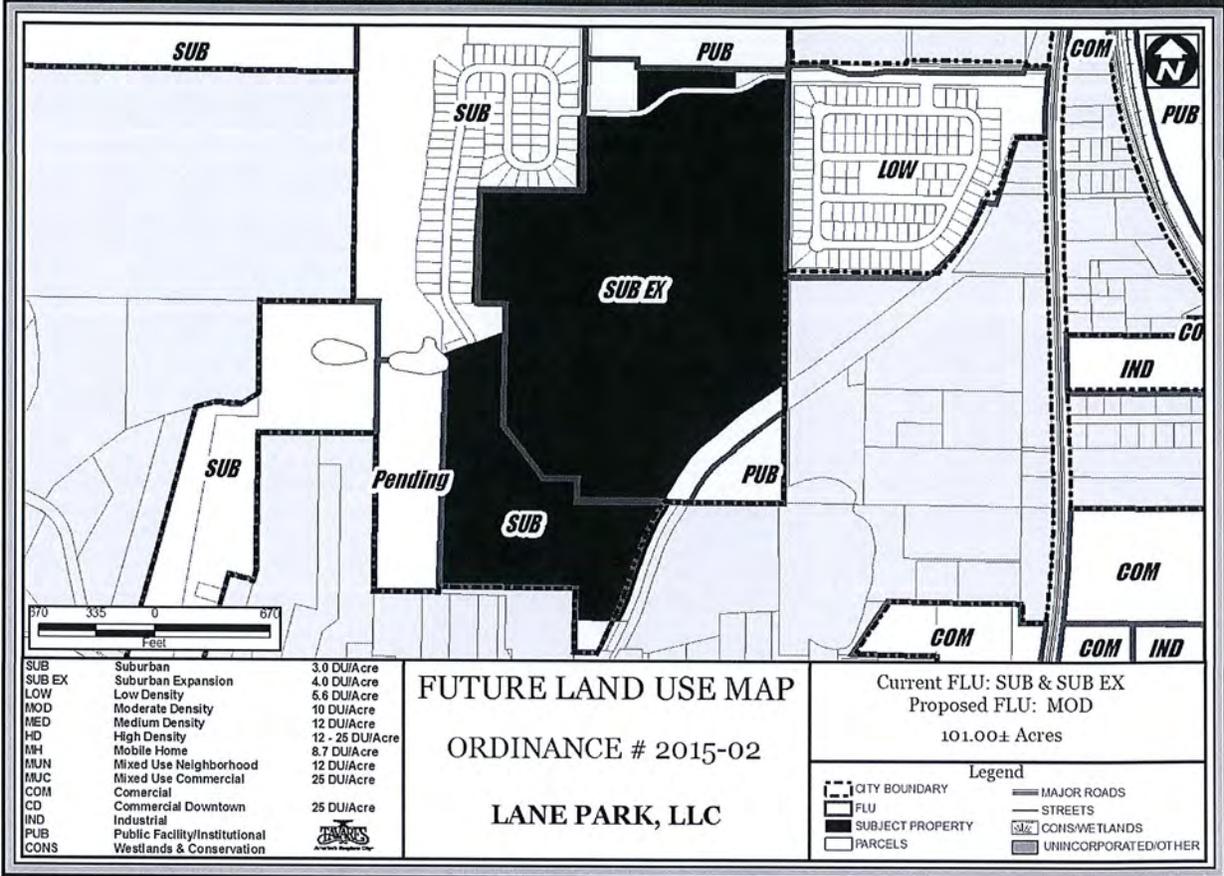


Created By: City of Tavares GIS

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Map Created on 12/15/14

CITY OF TAVARES ORDINANCE # 2015-02



DRAFTED BY CITY OF TAVARES GIS

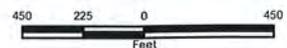
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MAP CREATED ON 12/16/14

CITY OF TAVARES



PROPERTY LOCATION MAP



RETIREMENT

Do calculations to determine how much to invest in annuity

By KIMBERLY LANKFORD
Kiplinger's Personal Finance

Question: I'm 72 and I have a very small pension. I'd like to buy an immediate annuity to supplement my income. How do I figure out how much I should invest in the annuity?

Answer: A good way to calculate how much to invest is to add up your regular expenses in retirement, subtract any guaranteed sources of income, such as Social Security and your pension, and buy an immediate annuity that provides enough income to fill in the gaps.

With an immediate annuity, you give an insurance company a lump sum and it promises to pay you a set amount of money every month or year for the rest of your life, starting right away. It can be a good way to convert some of your savings into income you can't outlive, especially if you don't have enough money coming in from a pension or Social Security to cover your bills in retirement.

When you do the calculations, consider all your expenses and sources of income in retirement. For example, if your housing, food, car, insurance and other regular expenses add up to \$3,000 per month and you get \$1,900 per month in pension and Social Security income plus \$300 in rent (after expenses) from an income property, consider getting an immediate annuity that

provides \$800 per month in lifetime income.

A 72-year-old man invests \$120,000 in an immediate annuity that pays out only as long as he lives, he'll get about \$810 in monthly income. If you'd like the income to continue for as long as you and a 72-year-old spouse live, you'll need to invest about \$160,000. The older you are when you invest in the immediate annuity, the higher your annual payouts will be.

You can run the numbers for your situation at www.immediateannuities.com. The stability of immediate annuities is both a blessing and a curse. You know exactly how much you'll get every year for the rest of your life - no matter what happens to the market or interest rates in the future. But payouts for annuities purchased now are based on today's low interest rates.

Also, because your payouts never change, their buying power shrinks over time because of inflation (some insurers offer immediate annuities with inflation-adjusted payouts, but they start with much lower payouts in the beginning).

You don't want to tie up too much of your retirement savings in an immediate annuity. Most retirees need to continue to invest some money in stocks to earn higher returns that keep up with inflation. And once you've handed over your lump sum for an immediate annuity, you can't tap it, even in an emergency.

VOLUNTEER OPPORTUNITIES

Volunteers are needed by **Wesley Hills and Sumter Counties**. If you are interested in volunteering for any of the services listed below, telephone numbers and contact names are noted.

New Vision for Independence Inc., a nonprofit that provides assistance and training for blind and visually impaired people in Lake and Sumter counties, is seeking volunteers to help with data entry, phone calls and other projects at its Leesburg office 3 to 6 hours a week. Prospective volunteers should complete an application by visiting newvisionfl.org. Details: Terry Tabone, 352-435-5040 or info@newvisionfl.org.

Florida Highway Patrol Auxiliary is seeking volunteer auxiliary troopers, who help officers as an extra set of eyes and ears on the road. Work security details at community events and participate in vehicle equipment and license checkpoints. Volunteers go through extensive training and certification process. Details: fnpa.info or troop-4.org.

Modernism Museum Mount Dora, 145 E. Fourth Ave., is seeking volunteers to serve as docents and to work the reception desk. Details: 352-385-0024.

Mount Dora Area Chamber of Commerce needs volunteers to staff the visitor center from 9 a.m. to 1 p.m. and 1 to 5 p.m. once a week. Details: Patty Wightman, 352-383-2165.

Minneola Schoolhouse Library is seeking volunteers for the following positions: Craft inventors, who will be responsible for planning and implementing a craft for preschool story time at 10:30 a.m. every Tuesday. Circulation specialists for two hours in the late afternoon or early evening each week. Training will be provided. Photographer/Facebook guru to maintain the Friends of the Library's Facebook page by attending library events and taking photos. Details: 352-432-3921.

The **Leesburg Humane Society Inc.** needs volunteers to help with animals at the shelter, 41250 Emerald Island Road, Leesburg. Hours and days are flexible. Must be 18 or older and have transportation. Details: 352-669-3392 or leesburghumanesociety@gmail.com.

Take Stock in Children in Lake and Sumter counties, needs mentors to work with high-school students in its scholarship program. The school-based mentoring program requires volunteers to meet with a student a minimum of three times per month during the school year. Details: Sonia Williams, 352-787-6576.

Deliver the Difference/Kids Against Hunger, nonprofit organization, needs volunteers to deliver food!

are needed at 9 a.m. **Wesley Hills and Sumter Counties** to sort and package the Kidspack backpacks. Details: deliveredifference.org or 352-343-6700.

Guide Dog Foundation for the Blind Inc., a nonprofit organization that provides guide dogs for free to blind people, is seeking volunteers to raise and care for a 7-week-old puppy until it is a year old, when it returns to the foundation for formal training. No previous dog experience is required. Training will be provided. Veterinary expenses are fully covered. Details: 1-866-282-8046 or guidedog.org.

South Lake Historical Society need volunteer tour guides for the Townsend and Kern Houses, Train Depot and World War II museum at the Historic Village in Clermont from 1 to 4 p.m. once a month on either a Saturday or Sunday. Training is provided. Details: Dottie King at

407-314-7382. **Dreamcatcher Horse Ranch**, a nonprofit rescue center in Clermont needs volunteers to assist with daily care of the rescued horses - feeding, cleaning stalls, grooming and more. Details: 407-702-8332 or dchorses@clmrr.com.

Clermont Health and Rehabilitation Center, a nonprofit skilled nursing facility, needs volunteers to visit and read to residents and help with games and activities. Details: Activity Department, 352-394-2188. **Barbara Morse Bookstore**, Lady Lake, needs volunteers to share their talents and to visit and read to residents. Details: Wendy Schings, 352-430-0017. **Barbara Morse Bookstore** in the Leesburg Public Library, 100 E. Main St., needs volunteers. Stop by the library to fill out a volunteer form or call 352-352-7228-9790, Ext. 3580.

THE ARTS IN LAKE

Living Legends series will feature key founder

By DEBBIE MANIS
Staff Writer

The Eustis Historical Museum will present Living Legends of Lake County series featuring Deborah Carpenter, one of the founders of the Bay Street Players, at 8 p.m. Tuesday at the State Theatre, 109 N. Bay St. in downtown Eustis.

The Bay Street Players got their start during a weekly bridge game with Deborah and Dale Carpenter, Lou Tally and Charlene Smith. While playing bridge, they talked about opening a community theater. The State Theatre, which was an old movie house and had been empty for nearly a year, was for rent. The foursome checked out the theater, and in the summer of 1975, the group performed its first production, the musical "Hello, Dolly!"

Carpenter also started the Bay Street Players' Young People's Theatre more than 35 years ago. The series is presented before a live audience, which helps to contribute to the storytelling atmosphere and encourages the guest to share stories. Timothy Totten, president of the Eustis Historical Museum, is the series' host.

Presentations typically last an hour and are video-recorded for museum archive purposes.

"Our honorees are the kind of people who make history at any age and, most often, are still actively contributing to their community, even later in life when most people have retired," said Totten.

Complimentary light refreshments will be provided.

Tickets are \$10 and available at the box office or online at baystreetplayers.org or by calling 352-352-7777. Business members of the Eustis Historical Museum and library members are admitted free to the series.

Authors at the libraries

Historical fiction author Cherry King will discuss how she researched her novel, "Hurricane Hill Road," at 2 p.m. Wednesday at Leesburg Public Library, 100 E. Main St.

The story begins in the early 1940s when a young Tuskegee Airman, Jim, who secretly was training at a Tennessee air base, bails out of his damaged plane and is discovered by a young woman, Margaret. Though he was badly injured, he couldn't receive medical care at the local hospital because he was a black serviceman. Margaret, whose husband is away at war, insists

on taking in the airman and helping him recover.

Despite the dangers of such a relationship, they fall in love. Jim's life is threatened and he is whisked away by the Army. Four years later, Margaret receives a surprising phone call, ushering her to a time long forgotten.

The free program is open to the public. No registration is required. Details: 352-728-9790.

Lou Berney, the author of "Gutshot Straight" and "Whiplash River" will introduce his latest novel, "The Long and Far-away Game" at 6:30 p.m. April 7 at WT. Bland Public Library, 1995 N. Donnelly St. and at 2 p.m. April 8 at Leesburg Public Library.

Berney's crime novel is a tale of two unsolved cold cases and the survivors left behind to conduct the harrowing mystery that has defined their lives during the past 25 years. In August 1986, six employees of a movie theater in Oklahoma City were brutally murdered during an armed robbery. A month later, a teenage girl vanished from the Oklahoma State Fair. The survivors finally discover the truth.

The free programs are sponsored in part by HarperCollins Publishers, the Lake County Library System, the Leesburg Friends of the Library and the Mount Dora Library Association.

Craft festival

The Villages 19th annual craft festival is 10 a.m. to 5 p.m. Saturday and Sunday at Brownwood Paddock Square, 2705 W. Torch Lake Drive off County Road 44, near Wildwood in Sumter County.

About 150 artists will display their works including folk art, pottery, personalized gifts, handmade clothing, handbags and accessories, handmade cards, leather, mosaic, wood, plaster craft and stained glass.

Admission is free. Details: artfestival.com.

'Romeo and Juliet' ballet

Opera @ the Library will present a special spring ballet showing of "Romeo and Juliet" based on the William Shakespeare story featuring the famous score by Sergei Prokofiev at 1:45 p.m. April 6 in Room 108B at Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont.

The program is free and open to the public. Light refreshments will be served. Details: Dennis Smolarek, 352-536-2275.

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 2015-02 titled as follows:

ORDINANCE 2015-02

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

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

1. Tavares City Council meeting on April 15, 2015, at 4 p.m. (Adoption Hearing)

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

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

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. 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 an 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.



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Orlando Sentinel

Publication Date: 03/30/2015

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.

Client Name: / PO# Mike Fitzgerald
Advertiser: City of Tavares
Section/Page/Zone: Lake Zone/E005/LAK
Description: ff/ORD 2015-15-02

Ad Number: 3152706-1
Insertion Number: 3 x 10.5
Size: B&W
Color Type:

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

14
15 In response to a questions about school enrollment impacts, Chuck Hiott of BESandH Engineering,
16 speaking on behalf of the applicant, informed the board that the development would be age restricted.

17
18 Ms. McDonald explained the process of estimating potential school impacts for the purpose of planning
19 for school capacity. She confirmed that the school board would recognize the developments age-
20 restrictions once that restriction is officially recorded.

21
22 Mr. Santoro asked about ingress and egress into the development. Mr. Skutt confirmed that the City
23 would review the final site development plans for the optimal ingress and egress along with traffic
24 management.

25 26 **MOTION**

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

29 30 31 **CASES HEARD**

32 33 1) Ordinance 2015-02 – Shanti Niketan - LSFLUM

34
35 Jacques Skutt, Community Development Director provided the following staff report;

36
37 Ordinance 2015-02 proposes a large scale amendment to the Future Land Use Map 2020 of the
38 Comprehensive Plan.

39
40 The subject property (Parcel Alternate Key Numbers 1031982, 1031991, 1263476,
41 1725437, 1410941, 1343275, 1343291) is approximately 101 acres in size, located south of Slim
42 Haywood Avenue, north of Camp Road and west of SR-19. The property abuts Foxborough
43 Subdivision to the east and Lane Park Ridge (A) to the west. The property is vacant. It is a major
44 portion of an undeveloped Planned Development that was approved by the City of Tavares in 2004.
45 The applicant is proposing to construct a multi-phase senior citizen condominium complex similar to
46 others that he has successfully built and marketed in Tavares. An application to rezone this property to
47 RMF-3 (Residential Multi-Family) is concurrently under consideration. This ordinance would amend the
48 current Future Land Use Designation from Suburban and Suburban Expansion to Moderate Density
49 Residential.

50
51 Future Land Use Amendment & Compatibility
52

1 Properties abutting this land are designated Low and Suburban Residential on the Future Land Use Map
2 2020. The proposed Moderate Density Residential designation is compatible as infill between these two
3 subdivisions and is also compatible and complimentary to the growing commercial uses along SR 19.
4

5 **Site Conditions**

6 The property is currently vacant and unimproved. Prior to any development, an approved site plan will
7 be required. All applicable environmental assessments and permitting must be in place before the site
8 plan is approved.
9

10 **Impact on City Services**

11 The subject property is located in the City's Utility Service Area. The City of Tavares has municipal
12 water and sewer services available to the subject parcel and any new development on this property
13 must connect to city utilities. The City's Concurrency Management System will ensure that Levels of
14 Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities.
15 Adverse impacts on Levels of Service are not implicated.
16

17 **FINDINGS**

18 This amendment request is considered to be in compliance with the Comprehensive Plan Goals,
19 Objectives and Policies with the following findings:
20

- 21 1. A Moderate Density Residential Future Land Use designation would serve as the most
22 appropriate land use for the subject property in accordance with Future Land Use policy 1-
23 1.1.6.
24
- 25 2. Impacts of the proposed development of the subject property shall be monitored through the
26 City's Concurrency Management System. (Comp Plan, Chapter 8)
27

28 **MOTION**

29 Mr. Thomas made a moved to recommend approval of Ordinance 2015-02. Mr. Root seconded the
30 motion. The motion passed 4-0.
31

32 There was no further business and the meeting adjourned at approximately 3:05 p.m.
33

34 Respectfully submitted,
35

36 _____
37 Alisha Maraviglia, Senior Planner
38
39

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**AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 15, 2015**

AGENDA TAB NO. 9

SUBJECT TITLE: Parking Garage Use Incentive Program

OBJECTIVE: To obtain Council direction on developing an annual Parking Garage Use Incentive Program.

SUMMARY: At the beginning of every year Mayors from the City of Tavares write each Constitutional Officer a letter requesting that they direct their employees to use the Parking Garage instead of public parking spaces on city streets. Most of these employees comply with the request, however, it is believed that a few do not and will from time to time park along city streets the entire day in public parking spaces instead of the County Public Parking Garage.

In the City's continued efforts to get 100% compliance by all governmental employees who work at the County Government Campus at the west end of main street to utilize the Public Parking Garage, the Mayor this year challenged employees of the Constitutional Officers to develop a Parking Garage Use Incentive Program. The city did receive one suggested program from an employee of the Sheriff's Office, and where it falls short on how the winners would be selected, it does provide a framework to consider and build upon.

An opportunity is provided to Council to "brain storm" on developing such a program and provide direction as to whether or not the City would be interested in programming some dollars for the reward program or rather solicit donations from the down town businesses. For example, once the city develops a program to identify "winners" one option would be that the city could budget say, \$600 per year, and provide 12 Fifty (\$50) gift certificates to a restaurant (issuing one per month) to a vehicle owner who consistently parks in the Garage. The target of the program is to create "a buzz" among all of the employees that work for the Judges, County Commission, Property Appraiser, Tax Collector, Supervisor of Elections, Clerk of The Courts, Sheriff, Public Defenders Office, Prosecutors Office and visitor to these organizations that if they park in the garage they may be rewarded with a free dinner. The other option is to solicit businesses in the community to contribute something of value for this program or do both.

OPTIONS:

1. Discuss the program and set a course for it.
2. Do not develop a reward program.

STAFF RECOMMENDATION:

Discuss and develop a Parking Garage Use Incentive Program.

FISCAL IMPACT: The CRA TIF fund could support a \$600 Parking Garage Use Incentive Program

**AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 15, 2015**

AGENDA TAB NO. 10

SUBJECT TITLE: City Event Policy - Revised to include Tavares Pavilion on the Lake

OBJECTIVE: To update the current City Event Policy to include public events scheduled at the new Tavares Pavilion on the Lake.

SUMMARY: In January 2014 the City Council approved a City Event Policy that provided guidelines for defining events taking place on City property and determining levels of City support for same.

In October 2014 the new Tavares Pavilion on the Lake was opened. Recently, the facility was leased for its first public event and it was determined that the City Event Policy should be revised to address this situation.

New language is being proposed that will provide guidelines for City support when the Tavares Pavilion is being leased for an event that will be open to the general public.

Proposed language to be added to the existing "City Event Policy":

Tavares Pavilion on the Lake - Rentals for Public Events

Due to its special function as a public facility, the City hereby establishes a special category of support for organizations that lease the Tavares Pavilion for an event that is open to the general public.

If the leasee wishes to make a request to the City for promotional assistance, the process is as follows:

Upon execution of a rental contract and payment of deposit, the renting organization shall supply the Pavilion Manager with the following information:

- Name of Event; Date of Event*
- Activities available for the public; Admission fee, if any*
- Contact information for questions by the public*

No later than 30 days prior to the event, all event details must be finalized and provided to the Pavilion Manager, including a poster, or advertising copy (digital or hard copy), if applicable. The Pavilion Manager will forward all event information to the Tavares Public Communications Department which will post the event to the City's website calendar and Facebook page.

A special event permit is not required for events taking place at the Tavares Pavilion unless the event calls for street closures, or special support from Tavares Police, Fire, or Public Works Departments.

OPTIONS:

1. Approve the revised City Event Policy
2. Do not approve the revised City Event Policy

STAFF RECOMMENDATION:

Approve the revised City Event Policy

FISCAL IMPACT:

No additional monetary costs.

Funding Source:

LEGAL SUFFICIENCY:

TITLE: CITY EVENT POLICY

POLICY #: 16

EFFECTIVE DATE: JANUARY 15, 2014

SUPERSEDES: AUGUST 15, 2012

PAGE 1 OF 3

AUTHORIZED BY:

JOHN H. DRURY, CITY ADMINISTRATOR

REVIEWED FOR LEGAL SUFFICIENCY:

ROBERT Q. WILLIAMS, CITY ATTORNEY

Approved by City Council on January 15, 2014

PURPOSE:

The purpose of this policy is to provide guidelines for defining events, creating categories, determining levels of City support and charging appropriate fees.

POLICY

Special Event Categories

In an effort to clarify, for the public and the staff, the level of City support for the many events held within the City limits each year, events or activities are classified under four general categories: 1) City Organized Event; 2) Full City Support; 3) Limited City Support; and 4) No City Support.

When determining City involvement in an event and level of support, all events shall be evaluated using the following criteria:

- Does the event support the City's Vision Statement, as attached?
- Does the event support the City's mission to be recognized as the waterfront capital of Lake County?
- Does the event have a positive economic impact to the downtown or to the City as a whole?
- Does the event push beyond the city's threshold goals of keeping public infrastructure and recreational facilities open to the general public as often as possible.

Event categories and the level of City support they receive are defined as follows based on the above referenced review criteria:

1. City Organized Event (Meets all of the criteria):
 - City is the sole “owner” of the event, manages it, organizes it and promotes it.
 - The activities are themed and are signature events
 - Multiple City departments are involved in the planning and execution of tasks relating to event
 - Examples: Fourth of July; Planes, Trains & BBQ; Christmas Parade

2. Full City Supported Event (Meets all of the criteria):
 - City is a major sponsor of event, but it is organized and managed by outside promoter
 - City may provide funding in addition to in-kind services (police, fire, first aid station, other) at no charge.
 - City provides barricades, port-a-lets and trash cans at no charge to organizer
 - City provides Incident Action Plan
 - Multiple City departments are involved in the planning and execution of task related to City provided items.
 - City logo is prominent on marketing materials and at the venue
 - City will include the event on its yearly “Event Calendar”
 - City will coordinate and assist if needed with the marketing of the event with the event promoter
 - Examples: African/American Festival; Dragon Boat Festival

3. Limited City Supported Event (Meets some of the criteria):
 - City provides barricades, port-a-lets and trash cans.No funding is provided by the City
 - Any City event support staff (police, fire, other) needed for the event is charged at 25% the established approved rate schedule.
 - City is recognized on promotional materials as donating 75% of the support services
 - City logo may be used by promoter if agreed upon by the City. City will promote the event utilizing social media, only
 - Example: No Duck Left Behind, Howl O Fest

4. Non-City Supported Event (Does not meet the criteria):
 - Event promoter or organizer simply “rents” or reserves a City facility for the established rate.
 - Organizer is charged for Police, Fire, First Aide, barricades, port-a-lets, trash cans and any other costs incurred and services requested by and of the City at the established rate.
 - City will not promote the event in any way
 - City logo cannot be used by organizer
 - Examples: Car Shows; 5K Runs

Public Infrastructure and Recreational Facilities Threshold Goals:

1. City CRA: Pursuant to the attached map of the downtown events area the following goals are hereby established and waivers of the goals require City Council approval.
 - a) Wooton Park Wonderland: Open 100% of the time to the General public.
 - b) Splash Park: Open May, June, July, August and September
 - c) Special Events Pad Area: Open 60% of the time to the General Public
 - d) Seaplane Base Area: Open 90% of the time to the General Flying Public**

- e) Boat Launching Ramp next to Sinclair Ave: Open 90% of the time to the General boating public.
- f) Open Recreational, Events and Festivals area: Open 75% of the time to the General Public***.
- g) Streets, open to the public 90% of the time.

** Must be able to park seaplane at a dock or beach or ramp and obtain fuel to be considered open.

*** If area is being used for event purposes but not closed off to the general public then it is open.

- 2. Outside City CRA: Goals are hereby established and waivers of the goals require City Council approval except for routine maintenance
 - a) Streets, open to the public 100% of the time.
 - b) Parks, boat ramps and other public infrastructure open 95% of the time.

PROCEDURE:

An organization, group, promoter, or citizen wishing to hold an event on City property should file an event application form with the City for forty-five days in advance of the event date. The designated staff person shall make a recommendation to the City Administrator as to the appropriate support level based on the event's support of the brand, mission, economic impact and affect on managing the threshold goals of keeping infrastructure and recreational facilities open to the general public as often as possible.

Any event where anticipated attendance is expected to exceed 300 people per day or calls for street closures requires a special event permit.

Established events are classified as follows:

Event	City Organized	Full City Support	Limited City Support	No City Support
Planes, Trains & BBQ	x			
Fourth of July	x			
Christmas Light Up	x			
Seaplane Fly-In	x			
Bassmaster/Fishing Tournaments		x		
African/American Festival		x		
Dragon Boat Festival		x		
Hydro Jet Ski		x		
Classic Race Boat Association		x		
Sunnyland Classic Boat Association		x		
Rifles, Rails & History		x		
Howl-O-Fest		x		
No Duck Left Behind			x	
March of Dimes			x	
Car Shows				x
Routine fundraisers, 5K Runs etc.				x

Tavares Pavilion on the Lake - Rentals for Public Events

Due to its special function as a public facility, the City hereby establishes a special category of support for organizations that lease the Tavares Pavilion for an event that is open to the general public.

If the leasee wishes to make a request to the City for promotional assistance, the process is as follows:

Upon execution of a rental contract and payment of deposit, the renting organization shall supply the Pavilion Manager with the following information:

- Name of Event; Date of Event
- Activities available for the public; Admission fee, if any
- Contact information for questions by the public

No later than 30 days prior to the event, all event details must be finalized and provided to the Pavilion Manager, including a poster, or advertising copy (digital or hard copy), if applicable. The Pavilion Manager will forward all event information to the Tavares Public Communications Department which will post the event to the City's website calendar and Facebook page.

A special event permit is not required for events taking place at the Tavares Pavilion unless the event calls for street closures, or special support from Tavares Police, Fire, or Public Works Departments.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
APRIL 15, 2015**

AGENDA TAB NO. 11

**SUBJECT TITLE: Proposed Amendment to Land Development Regulations
Keeping of Chickens in Residential Zonings**

OBJECTIVE:

To receive Council's direction regarding an amendment to the City's Codes that would allow a limited amount of properly contained chickens in residential zonings.

SUMMARY:

The city has received requests to amend the Land Development Regulations to permit a limited amount of properly contained chickens (no roosters) for personal use in residential zonings. The present regulations do not allow any live chickens within the city. Lake County adopted an ordinance in 2013 that does allow a limited amount of personal chickens.

Lake County Regulation:

Backyard Chickens.

General Requirements: Chickens, other than roosters, shall be allowed for personal use as an accessory use within the Estate Residential (R-2), Medium Residential (R-3), Medium Suburban Residential (R-4), Urban Residential (R-6), Mixed Residential (R-7), and Mixed Home Residential (RM) Districts.

A. Any person keeping, harboring, raising or maintaining chickens as an accessory to an occupied dwelling unit shall be subject to the following restrictions:

- 1. No more than five (5) chickens may be kept;*
- 2. Slaughtering of chickens is prohibited;*
- 3. Chickens must be secured within the chicken coop or fenced enclosure at all times;*
- 4. All feed and other items associated with the keeping of chickens that are likely to attract or to become infested with rodents or other pests shall be kept in a rodent and pest-proof container;*
- 5. No manure shall be allowed to accumulate on the floor of the coop or ground. A fly-tight bin for storage of manure shall be utilized; the size shall be sufficient to contain all accumulations of manure. The fly-tight bin shall be kept at least twenty (20) feet away from all property; and*
- 6. Composting of chicken manure shall be allowed in an enclosed bin. The composting bin shall be kept at least twenty (20) feet away from all property lines.*

B. Chicken coop or fenced enclosure used to house chickens. Any chicken coop or fenced enclosure used to house chickens shall:

- 1. Not be located in the front or side yards; and*
- 2. Be set back a minimum of twenty (20) feet from all property lines.*

Staff is seeking Council's direction on this matter.

OPTIONS

1. That City Council directs staff to draft a proposed code amendment regarding the keeping of chickens in residential zonings.
2. That City Council directs staff not to draft a proposed amending ordinance for the keeping of chickens thus keeping the existing regulations intact.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to direct staff to draft a proposed code amendment that would allow the limited keeping of chickens in residential zonings.

FISCAL IMPACT

N/A

LEGAL REVIEW

This agenda summary has been approved for legal sufficiency.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 15, 2015**

AGENDA TAB NO. 12

**SUBJECT TITLE: Expanded Use of Pavilion by Tavares Non- Profit
Agencies and City Facilitated Events**

OBJECTIVE:

To consider the approval of an Administrative Policy to make the use of the Tavares Pavilion on the Lake conference room available to Tavares non-profit agencies at a discounted rate of 50% and to permit the use of the Pavilion for City facilitated events.

SUMMARY:

- 1) Staff proposes to make the use of the Tavares Pavilion on the Lake conference room available to non-profit organizations located in the City of Tavares at a discounted rate (50%) on Tuesdays between the hours of 10:00 am and 2:00 p.m. subject to making a reservation and the room's availability. Non-profit agencies seeking a discounted rate must show proof of non-profit status (501C3) at the time of signing the contract with the Pavilion Manager.
- 2) Staff also proposes that The Pavilion on the Lake may serve as the host site for city facilitated events subject to availability at reduced cost. Examples include: The annual Tavares Father Daughter Dance, Tavares Library meet the authors week event, Tavares Citizens Public Safety awareness day.....

OPTIONS:

- 1) Approve a policy that makes the use of the Tavares Pavilion on the Lake conference room available to non-profit organizations located in the City of Tavares at a discounted rate (50%) on Tuesdays between the hours of 10:00 am and 2:00 p.m. and permit the use of the Pavilion on the Lake for city facilitated events.
- 2) Do not approve policy.

STAFF RECOMMENDATION: That Council moves to approve a policy that makes the use of the Tavares Pavilion on the Lake conference room available to non-profit organizations located in the City of Tavares at a discounted rate (50%)

on Tuesdays between the hours of 10:00 am and 2:00 p.m. and permit the use of the Pavilion on the Lake for city facilitated events at a reduced cost.

FISCAL IMPACT: De minimus as it would be rented when not reserved by full paying customers.

LEGAL SUFFICIENCY:

Legally sufficient.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
April 15, 2015**

AGENDA TAB NO. 13

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 – May 6, 2015 – 4:00 p.m.
- Code Enforcement Special Magistrate Hearing – May 26, 2015
- Library Board – May 20, 2015 - Library Conference Room – 2:00 p.m.
- Planning & Zoning Board – April 16, 2015 – City Council Chambers – 3:00 p.m.
- Lake Sumter MPO – April 22, 2015 – 2 p.m. MPO Board Room, Leesburg
- Lake County League of Cities Luncheon Meeting – May 8, 2015 – 12:00

EVENTS

- April 18, 2015 – Planes, Trains & BBQ
- May 2, 2015 – Seaplane Fly In
- May 9, 2015 – March of Dimes Walk
- May 16 – Public Works Expo – Wootton Park – time TBA
- September 5-6- HydroCross Round 1
- September 25-27 – Rifles, Rails & History
- October 24, 2015 – Monster Splash
- October 23-24, 2015 – Howl-o-Fest
- October 31 – November 1 2015 – HydroDrags World Championships

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**AGENDA SUMMARY
TAVARES CITY COUNCIL
April 15, 2015**

AGENDA TAB NO. 14

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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