AGENDA
TAVARES CITY COUNCIL

JUNE 3, 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 agendized item titled "Audience to be Heard" for matters not on the Agenda. For further information contact the City Clerk at (352) 742-6209 or nbarnett@tavares.org)

I. INVOCATION & PLEDGE OF ALLEGIANCE

Chaplain Carlos Colon, Fire Department

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 May 20, 2015 Regular Council Meeting - Deferred

V. PROCLAMATIONS/PRESENTATIONS

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

VII. READING OF ALL ORDINANCES/RESOLUTIONS

VIII. CONSENT AGENDA

IX. ORDINANCES/RESOLUTIONS

FIRST READING

SECOND READING

Tab 2) Ordinance #2015-11 – Amendment to Land Development Regulations RE: Impact Fee Waivers for Large Commercial Seaplane Enterprises — **Jacques Skutt**

RESOLUTIONS

Tab 3) Resolution #2015-07 – Variance for Apartment over Garage At 939 Dora Avenue — **Jacques Skutt**

Tab 4) Resolution #2015-08 – Variance for Setback of 44 Feet from Edge for Construction of Sunroom at 1320 Lake Dora Drive — **Jacques Skutt**

Tab 5) Resolution #2015-09 – Dedication of Conservation Easement And Access Easement to St. Johns Water Authority for Squibb Park Property & Property at US 441 adjacent to Squibb Park off Dead River Road — **Brad Hayes**

X. GENERAL GOVERNMENT

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

XI. OLD BUSINESS

XII. NEW BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. REPORTS

Tab 7) City Administrator Reports — **Attorney Bob Williams**

Tab 8) Council Reports — **City Councilmembers**

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

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

The Language of Local Government
Definition of Terms

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

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

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

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

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

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

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

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

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

contiguous – Sharing a common boundary.

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

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

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

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

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

ex parte communications – Direct or indirect communication on the substance of a pending matter without the knowledge, presence, or consent of all parties involved in the matter.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
JUNE 3, 2015

AGENDA TAB NO. 2 **SECOND READING**
SUBJECT TITLE: Ordinance 2015-11
Amendment to Economic Incentives in LDRs
Impact Fee Waiver for Large Commercial Seaplane Enterprises

OBJECTIVE:

To amend the City's Land Development Regulations pertaining to economic development and to clarify that impact fee waivers, deferrals or reductions would only be considered for large seaplane commercial enterprises.

SUMMARY:

In 2011, City Council adopted Ordinance 2011-05 that added a new "Community Economic Development Initiatives" chapter to the city's Land Development Regulations.
This new chapter provided for a number of economic incentives to attract new development to the city. One of these incentives was the waiver of impact fees. The city successfully pioneered and utilized this incentive by waiving impact fees for several years and by incrementally reinstating these fees to full cost. A residual, general and non-specific statement remains in the regulation that authorizes City Council to waive impact fees on a case by case basis.

When the city first implemented the Community Economic Development Initiatives Program, Tavares was actively competing with other cities for a large, seaplane manufacturer that desired to relocate their manufacturing operation from California to Florida. The general, case by case waiver was inserted into the regulation to specifically incentivize this company and others that might follow.

Although ultimately this seaplane manufacturer decided not to relocate, Tavares, as "America's Seaplane City" would realize unsurpassed economic benefits and recognition if a large commercial seaplane enterprise were to locate in our city. To target and specify the general impact fee waiver incentive, this proposed ordinance specifies that this incentive is applicable to a large seaplane commercial enterprise that is subject to Capital Charges (Impact Fees) in excess of 25 ERUs or which employs 25 or more full time employees.

OPTIONS:

1. That City Council moves to approve Ordinance 2015-11.
2. That City Council denies the proposed amending ordinance.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve Ordinance 2015-11

FISCAL IMPACT: N/A

LEGAL SUFFICIENCY:

This ordinance has been approved for legal sufficiency.

ORDINANCE 2015-11

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING CHAPTER 23 , DIVISION 3, SECTION 23-14, IMPACT FEE WAIVERS; PROVIDING THAT CITY IMPACT FEE WAIVERS MAY BE GRANTED AS AN ECONOMIC DEVELOPMENT INCENTIVE ONLY FOR LARGE COMMERCIAL SEAPLANE ENTERPRISES; DEFINING "LARGE SEAPLANE COMMERCIAL ENTERPRISES"; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Tavares' Land Development Regulations, Chapter 23, Division 3, Section 23-14 presently allows City Council to waive or defer city impact fees from time to time as an economic development incentive, but does not provide any standards for when impact fee waivers will be granted; and

WHEREAS, the City of Tavares desires to specify the industries and conditions that City Council deems appropriate for the waiver or deferral of impact fees; and

WHEREAS, the City of Tavares is branded "America's Seaplane City"; and

WHEREAS, ***large commercial seaplane enterprises*** would uniquely support the city's brand; and

WHEREAS, a large commercial seaplane enterprise would economically benefit the city and positively propel the city's brand as "America's Seaplane City" and

WHEREAS, the City of Tavares has determined these changes are appropriate and in the best interest of the community; therefore;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA:

Section 1. Text Amendment to the Land Development Regulations

That the City of Tavares Land Development Regulations be hereby amended as follows:

DIVISION 3
IMPACT FEE WAIVERS

Sec. 23-14. Impact Fee Waivers.

~~All impact fees that would normally be due under the terms of Chapter 6 of the City of Tavares Code of Ordinances and under the terms of Section 17-39 of the City's Land Development Regulations shall be waived for building permits issued from January 1, 2010 through June 30, 2013.~~

~~After January 1, 2013, City Council, as an economic development incentive, may from time to time authorize the waiver, deferral or reduction of impact fees due under the terms of Chapter 6 of the City of Tavares Code of Ordinances and under the terms of Section 17-39 of the City's Land Development Regulations.~~

City Council, as an economic development incentive, may from time to time authorize the waiver, deferral or reduction of city impact fees due under the terms of Chapter 6 of the City of Tavares Code of Ordinances and under the terms of Section 17.39 of the City's Land Development Regulations for the development of a large seaplane commercial enterprise . For purposes of this Ordinance, a "large seaplane commercial enterprise" shall mean:

(a) a commercial or industrial enterprise engaged in the sale, manufacture, production, assembly, marketing or passenger service of or for seaplanes, or their components, which either:

(i) is subject to Capital Charges (Impact Fees) in excess of 25 ERUs as defined under Section 17-36 of the Land Development Regulations, or which

(ii) employs twenty-five (25) or more full time employees at its Tavares location as part of its commercial enterprise.

Section 2. Severability and Conflicts

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

Section 3. Effective Date

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

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

_____
Kirby Smith, Mayor
Tavares City Council

First Reading: _____

Second Reading: _____

ATTEST:

_____
Nancy A. Barnett, City Clerk

Approved as to form:

_____
Robert Q. Williams, City Attorney

Orlando Sentinel/Lake Sentinel
Sunday, May 24, 2015 Edition
Ordinance 2015-11

Miscellaneous Legals

CITY OF TAVARES

NOTICE IS HEREBY GIVEN that the Tavares City Council will consider Ordinance 2015-11, Second Reading, on June 3, 2015 at 4:00 p.m. Tavares City Hall, 201 E. Main Street, Tavares, FL 32778.

ORDINANCE 2015-11

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING CHAPTER 23 , DIVISION 3, SECTION 23-14, IMPACT FEE WAIVERS; PROVIDING THAT CITY IMPACT FEE WAIVERS MAY BE GRANTED AS AN ECONOMIC DEVELOPMENT INCENTIVE ONLY FOR LARGE COMMERCIAL SEAPLANE ENTERPRISES; DEFINING "LARGE SEAPLANE COMMERCIAL ENTERPRISES"; PROVIDING FOR SEVERABILITY; PROVIDING 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.

LAK3279710 5/24/15

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
JUNE 3, 2015

AGENDA TAB NO. 3
SUBJECT TITLE: Resolution 2015-07
Variance to Allow a Single Family Use to Extend Over an Existing Detached Garage (In-Law Suite) -939 Dora Avenue

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OBJECTIVE

To consider a variance to the City's Land Development Regulations that would allow for the interpretation of a single family use to include an in-law suite over an existing detached garage.

SUMMARY:

An application for a variance to the City's Land Development Regulations has been received from Richard Fetter to allow for the conversion of a loft over an existing, detached garage to an in-law suite at 939 Dora Avenue.

The garage was constructed in 2008. It is located in the rear yard of the property, abutting the CSX Rail Line. The garage has external stairs leading to an upstairs storage loft and deck area. The applicant proposes to add a dormer to the upstairs area and to convert this floor space into a dwelling suite to be occupied by immediate family members during the winter months. The property is zoned RSF-1, Residential Single Family and a "Guest Apartment" is not a permitted use.

Accessory, detached dwelling suites, regardless of whether they are occupied by immediate family members, may have at one time been classified by staff as "Guest Apartments". "Guest Apartments" are a permitted use in the RSF-2, Residential Multi-Family zoning but not in an RSF-1 zoning. This strict interpretation of a single family use may have been taken by staff primarily to avoid the need to distinguish between identifying "family" vs. "guests or tenants".

The applicant proposes an expansion of a single family use. A detached dwelling suite, occupied by immediate family, is considered by staff to still be a single family use. By applying the city's variance process to staff's usual definition of a "guest apartment", neighboring property owners, the Planning & Zoning Board and City Council will have an opportunity to opine whether this use is appropriate.

The proposed in-law suite is in the rear yard, abutting a rail line and is over an existing structure. It does not appear to visually or practically impact adjoining properties. There is an existing two car driveway that leads to a two car garage. Accessory dwelling suites for aging family members are an affordable option to traditional assisted living facilities and nursing homes. Most municipalities, planners, state and federal agencies or organizations involved with elder care advocate these where feasible. Provided no reasonable objections are received from abutting neighbors, staff is supportive of this variance. Should the city receive further applications of this nature, a clarifying amendment to our Land Development Regulations should be considered.

OPTIONS:

1. That City Council moves to approve Resolution 2015-07
2. That City Council denies the proposed variance.

PLANNING & ZONING BOARD RECOMMENDATION:

At the May 21 meeting, the Planning & Zoning Board suggested that the proposed Resolution be amended by adding the condition that:

"Under no circumstances shall the dwelling suite be rented out or occupied by a third party or unrelated person".

This amendment was made and the Board voted unanimously to recommend approval.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve Resolution 2015-07.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

RESOLUTION 2015-07

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, GRANTING A VARIANCE TO THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS BY ALLOWING A SINGLE FAMILY USE TO EXTEND OVER AN EXISTING DETACHED GARAGE (IN-LAW SUITE) FOR PROPERTY LOCATED AT 939 DORA AVENUE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Richard Fetter is the owner of property addressed as 939 Dora Avenue and legally defined as:

> That part of Lots 20 and 21, Section N, and the Southwesterly 1/2 of vacated unnamed street in TAVARES HEIGHTS, according to the plat thereof as recorded in Plat Book 5, Page 27, Public Records of Lake County, Florida, described as follows: Begin at the most Easterly corner of said Lot 21, run thence South 39°27'00" West along the most Southerly line of said Lots 20 and 21 a distance of 62.49 feet, thence North 50°33'56" West a distance of 148.78 feet to a point on the most Southerly right of way line of the old A.C.L. Railroad, according to the said recorded plat of Tavares Heights; thence North 38°59'38" East along said most Southerly right of way line of the A.C.L. Railroad a distance of 87.52 feet to the centerline of a vacated unnamed street lying Easterly of and adjoining said Lot 21; thence South 50°33'07" East along said centerline of a vacated unnamed street a distance of 149.47 feet to a point on the most Northerly right of way line of Dora Avenue, as it exists this 4th day of March, 2005; thence South 39°27'00" West along said most Northerly right of way line of Dora Avenue a distance of 25.00 feet to the point of beginning and point of terminus.

and

WHEREAS, the principal structure is located on property zoned Residential Single Family (RSF-1); and

WHEREAS, a single family use is a permitted use in the RSF-1 zoning district; and

WHEREAS, a self-contained dwelling suite that is attached to the main dwelling and that is occupied by a family member would comply with the land use regulations for this zoning district; and

WHEREAS, the property owner desires to remodel the upstairs loft of an existing detached garage into a self-contained dwelling suite for a family member; and

WHEREAS, a detached self-contained dwelling suite as described has been considered a guest apartment under the Land Development Regulations regardless of the occupants' family status; and

WHEREAS, a variance to this interpretation specifically allowing a self-contained detached suite to be occupied only by family members could clarify and permit this use; and

WHEREAS, the variance process requires that neighboring property owners are notified and given an opportunity to express approval or objection to this application; and

WHEREAS, the City Council has determined through public hearings that the requested variance is in harmony with existing site conditions and will not be detrimental to the surrounding property owners; therefore,

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

The applicant is hereby granted a variance to allow for the following specified development standards:

1. The loft area of the existing detached garage located in the rear of 939 Dora Avenue may be remodeled into a self-contained detached dwelling suite.
2. The dwelling suite may only be occupied by a person or persons that are immediate family to the occupants of the primary dwelling unit and that under no circumstances shall the dwelling suite be rented out or occupied by a third party unrelated person.
3. The renovation must comply with Florida Building Code Standards and all applicable permits must be obtained prior to construction.

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

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

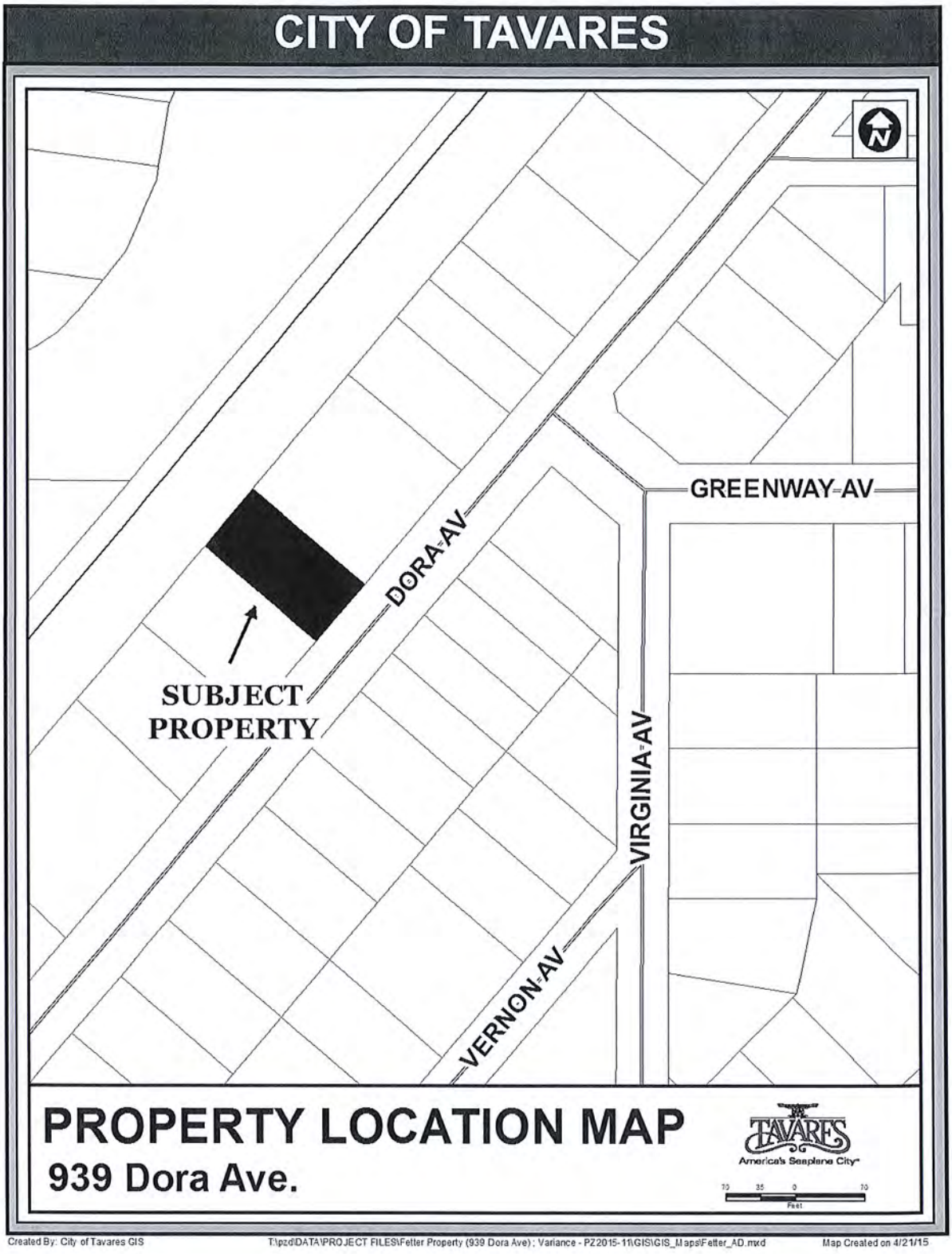
_____
Kirby Smith, Mayor
Tavares City Council

ATTEST

_____
Nancy A. Barnett, City Clerk

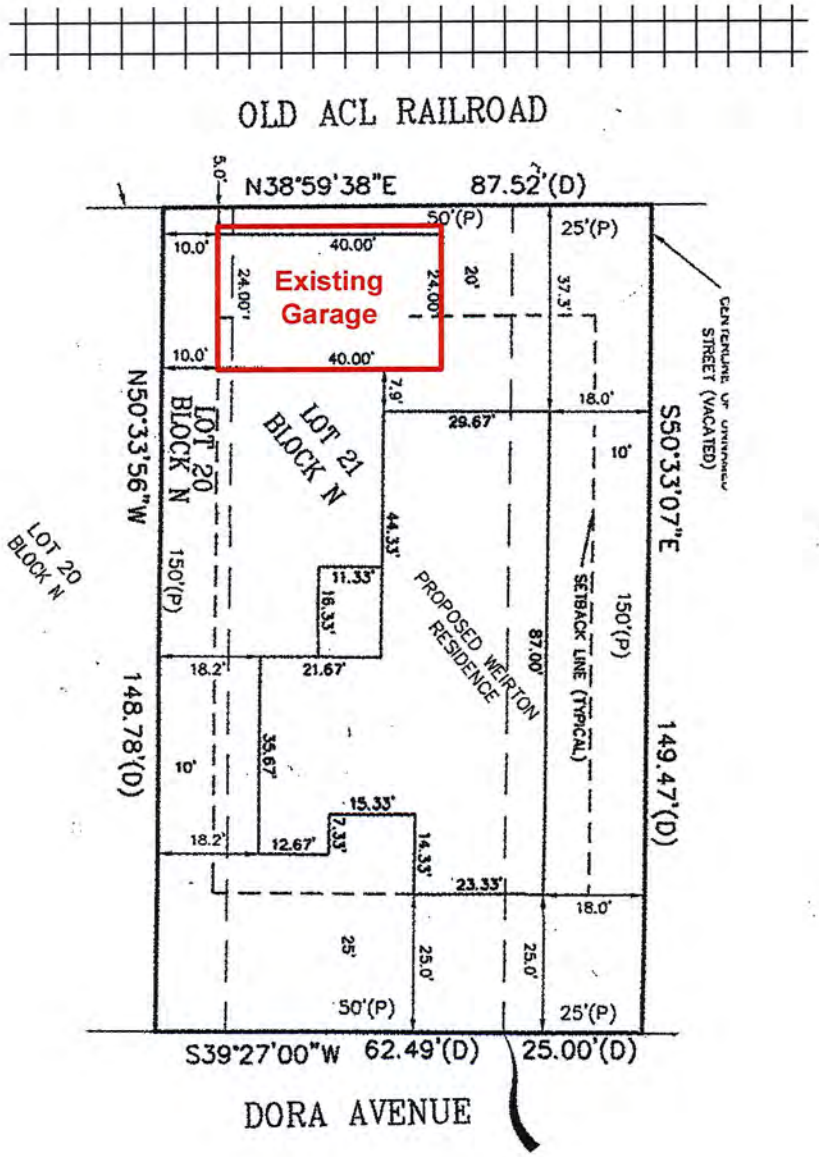
Approved as to form and legality:

_____
Robert Q. Williams, City Attorney

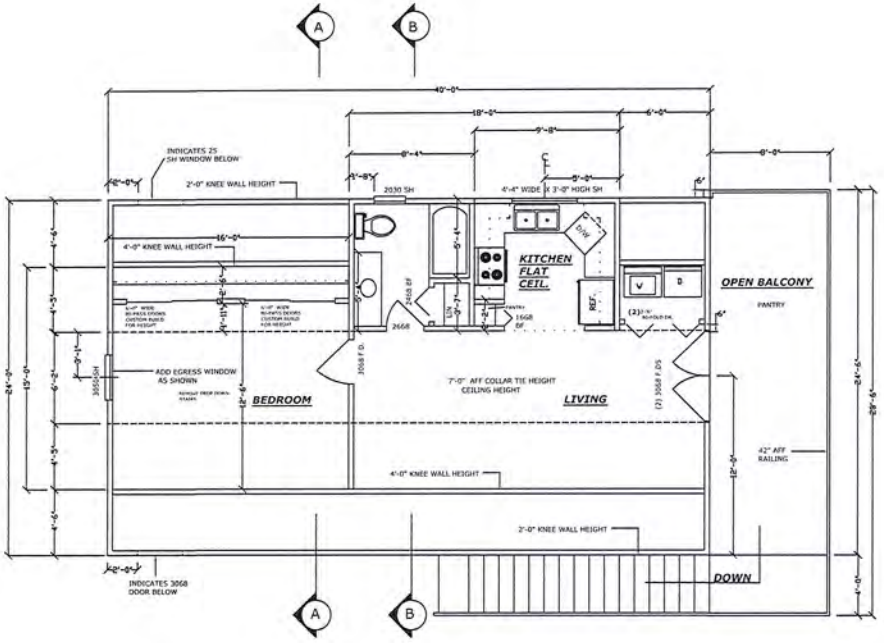

CITY OF TAVARES
GREENWAY AV
DORA AV
SUBJECT PROPERTY
VIRGINIA AV
VERNON AV
PROPERTY LOCATION MAP
939 Dora Ave.
TAVARES
America's Seaplane City
Feet
Created By: City of Tavares GIS
T:\pzd\DATA\PROJECT FILES\Fetter Property (939 Dora Ave) ; Variance - PZ2015-11\GIS\GIS_Maps\Fetter_AD.mxd
Map Created on 4/21/15

1

SITE PLAN



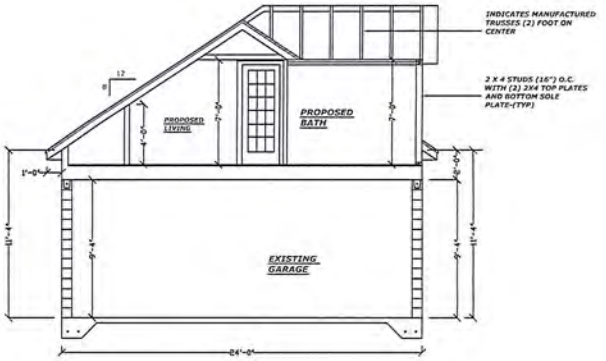
TAVARES
America's Seaplane City™



REMODELED FLOOR PLAN
AT GARAGE APARTMENT (2ND LEVEL)

SCALE 1/4" =1'-0"

AREA
GARAGE APARTMENT = 710 SQ. FT.



SECTION B

SCALE 1/4" =1'-0"

NOTE:
CONTRACTOR AND OR OWNER IS TO VERIFY THAT ALL EXISTING DIMENSIONS ARE CORRECT AND THAT ALL PROPOSED CONSTUCTION IS BUILDABLE AS ACCORDING TO THESE PLANS. IF ANY PROBLEMS ARE FOUND, THE CONTRACTOR OR OWNER, IS TO NOTIFY CALLAHAN HOME PLAN DESIGNS FOR DRAWING CORRECTION (BEFORE) ANY CONSTRUCTION IS STARTED.
SCALE AND DIMENSION ARE APPROXIMATE ONLY.
THIS NOTE APPLIES TO ALL DRAWINGS WITHIN THIS SET OF PLANS.

PLAN # 2014-(

REMODELL FOR GARAGE APARTMENT AS REQURED FOR RICHARD AND LINDA FETTER LOCATED AT
601 LAKE DORA DRIVE,
TAVARES FLORIDA 32778
PHONE 1-407-929-3737

CALLAHAN HOME PLAN DESIGNS
352-483-6155

CITY OF TAVARES

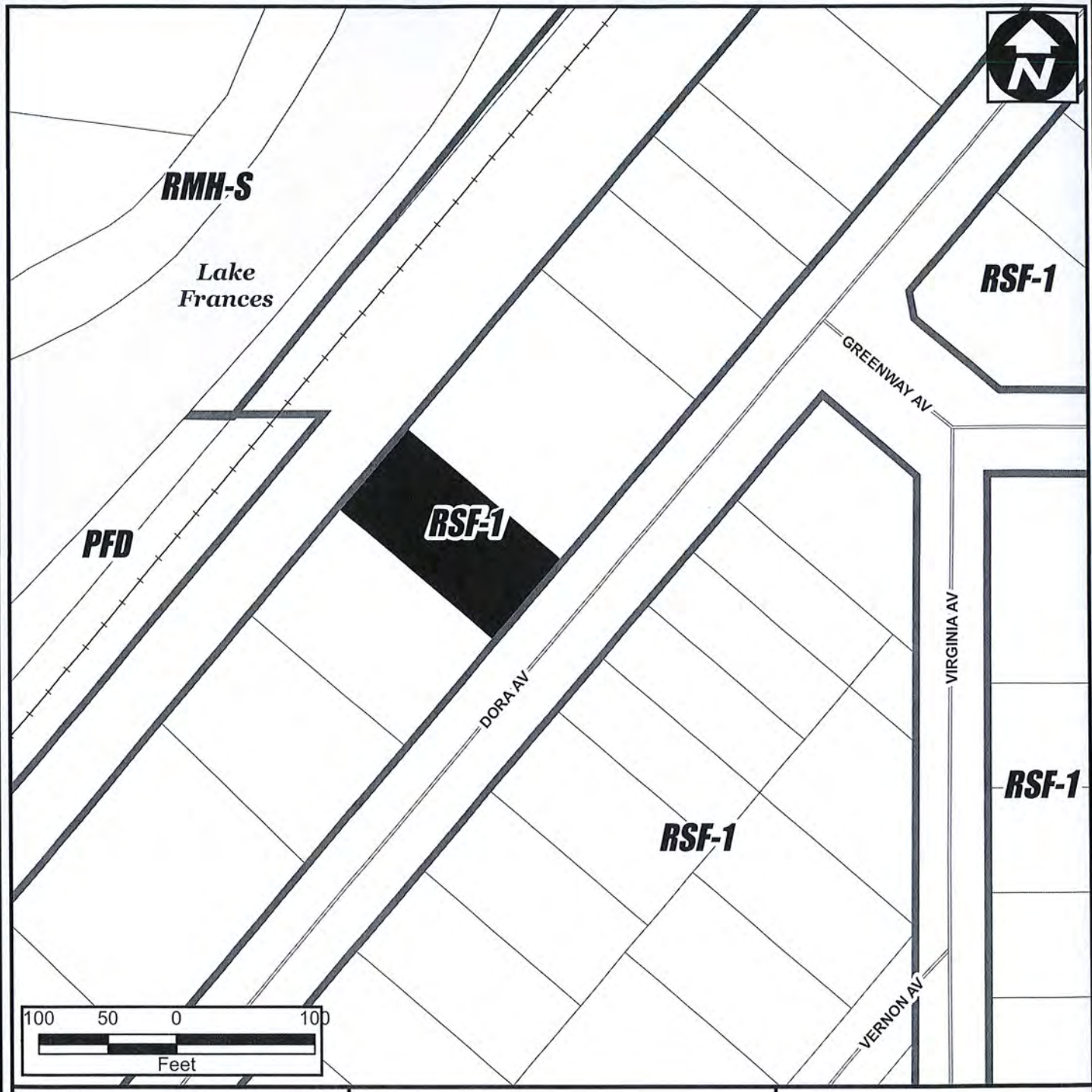
PROPERTY LOCATION MAP

939 Dora Ave.

TAVARES
America's Seaplane City

30 15 0 30
Feet

CITY OF TAVARES RESOLUTION # 2015-07



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

TAVARES America's Selective City

ZONING MAP

RESOLUTION # 2015-07

939 Dora Ave.

Current Zoning: RSF-1

.026 ± Acres

Legend

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

Orlando Sentinel

Publication Date: 05/11/2015

Ad Number: 3263675-1
Insertion Number:
Size: 3 x 10.5
Color Type: B&W

Client Name: / PO# Mike Fitzgerald
Advertiser: City of Tavares
Section/Page/Zone: Lake Zone/E002/LAK
Description: ff/Resolution-15-07

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.

THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Resolution 2015-07 titled as follows:

RESOLUTION 2015-07

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, GRANTING A VARIANCE TO THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS BY ALLOWING A SINGLE FAMILY USE TO EXTEND OVER AN EXISTING DETACHED GARAGE (IN-LAW SUITE) FOR PROPERTY LOCATED AT 939 DORA AVENUE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

Proposed Resolution 2015-07 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on May 21, 2015, at 3 p.m.; and
2. Tavares City Council meeting on June 3, 2015, at 4 p.m.

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

Proposed Resolution 2015-07 may be inspected by the public between the hours of 7:30 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

Interested parties may appear at the meetings and be heard with respect to the proposed resolution. Any persons wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings is made.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Planning Department: City of Tavares, 201 East Main Street, Tavares, Florida 32778, Telephone: (352) 742-6408, at least 2 (two) working days prior to the date of the Public Hearing; if you are hearing or voice impaired, call (352) 742-6433.

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

THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Resolution 2015-08 titled as follows:

RESOLUTION 2015-08

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, GRANTING A VARIANCE TO THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS, MINIMUM REAR YARD SETBACK FOR A RESIDENTIAL SINGLE FAMILY (RSF-A) ZONING FOR PROPERTY LOCATED AT 1320 LAKE DORA DRIVE, TAVARES, FL; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

Proposed Resolution 2015-08 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on May 21, 2015, at 3 p.m.; and
2. Tavares City Council meeting on June 3, 2015, at 4 p.m.

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

Proposed Resolution 2015-08 may be inspected by the public between the hours of 7:30 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

Interested parties may appear at the meetings and be heard with respect to the proposed resolution. Any persons wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings is made.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Planning Department: City of Tavares, 201 East Main Street, Tavares, Florida 32778, Telephone: (352) 742-6408, at least 2 (two) working days prior to the date of the Public Hearing; if you are hearing or voice impaired, call (352) 742-6433.

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

YOUR COMMUNITY IN BRIEF

Water Safety Day events planned around Lake County

By Debbie Manis
Staff Writer

Lake County Public Safety agencies and participating various public and private partners will host the fourth annual Water Safety Day at six locations from 10 a.m. to 2 p.m. Saturday.

All events will include mock drowning rescues, cardiopulmonary-resuscitation demonstrations, a water safety movie, life safety device education, swimming lessons, safety vendors, exhibits and more.

There also will be open swimming and registration for swimming lessons.

Each day in the United States, 10 people die from drowning, and two of these are children younger than 14, according to the U.S. Centers for Disease Control and Prevention.

Water Safety Day events, which are free, will be at the following locations:

- Gardenia Park,201 W. Berckman St., Fruitland Park. Details: 352-360-6554.
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Orlando Sentinel, 1898 E. Burleigh Blvd., Tavares, FL 32778, 352-742-5932 or dmanis@tribune.com.

RETIREMENT

Women need to get the most from their investment portfolio

By Sandra Block
Kiplinger's Personal Finance

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If you're a woman, you'll need more for living expenses and health care, particularly in your later years. You can estimate your own life expectancy with the help of online calculators such as the one at Livingto100.com. If the calculator estimates you'll live to 95, you may want to work longer and hold off on claiming Social Security benefits. For each year you delay between full retirement age and age 70, you'll get an increase in benefits. Another strategy is to buy an annuity that will provide monthly payments until you die.

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Finally, learn more about investing so you can get the most from your retirement portfolio. Women tend to be less confident than men when it comes to investing, but a little bit of knowledge goes a long way.

Mutual funds are the easiest and most cost-effective way to build a portfolio. If you're confused by the choices in your 401(k) plan or IRA, consider a target fund, which will automatically shift your savings into more conservative investments as you approach and enter retirement. Another option is to use low-cost index funds to build a balanced portfolio. If you'd rather invest in actively managed funds, check out the Kiplinger 25, our favorite no-load mutual funds.

PICKLES

How to reach us: Lake County newsroom contacts

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COMMUNITIES EDITOR
SAL RECCHI
srecchi@orlandosentinel.com

CITY OF TAVARES
PLANNING AND ZONING BOARD MEETING
TAVARES COUNCIL CHAMBERS
MAY 21, 2015

BOARD MEMBERS PRESENT

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

LAKE COUNTY SCHOOL BOARD

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

STAFF MEMBERS PRESENT

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

CALL TO ORDER

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

APPROVAL OF MINUTES OF APRIL 16, 2015

The minutes were approved.

SWEARING IN OF THOSE GIVING TESTIMONY

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

CASES HEARD

1) Resolution 2015-07 – Variance to allow an in-law suite – 939 Dora Avenue

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

An application for a variance to the City's Land Development Regulations has been received from Richard Fetter to allow for the conversion of a loft over an existing, detached garage to an in-law suite at 939 Dora Avenue.

The garage was constructed in 2008. It is located in the rear yard of the property, abutting the CSX Rail Line. The garage has external stairs leading to an upstairs storage loft and deck area. The applicant proposes to add a dormer to the upstairs area and to convert this floor space into a dwelling suite to be occupied by immediate family members during the winter months. The property is zoned RSF-1, Residential Single Family and a "Guest Apartment" is not a permitted use.

Accessory, detached dwelling suites, regardless of whether they are occupied by immediate family members, have been classified by staff as "Guest Apartments". "Guest Apartments" are a permitted use in the RSF-2, Residential Multi-Family zoning but not in an RSF-1 zoning. This strict interpretation of a single family use has been taken by staff primarily to avoid the need to distinguish between identifying "family" vs. "guests or tenants".

The applicant proposes an expansion of a single family use. A detached dwelling suite, occupied by immediate family, is considered by staff to still be a single family use. By applying the city's variance process to staff's usual definition of a "guest apartment", neighboring property owners, the Planning & Zoning Board and City Council will have an opportunity to opine whether this use is appropriate.

The proposed in-law suite is in the rear yard, abutting a rail line and is over an existing structure. It does not appear to visually or practically impact adjoining properties. Accessory dwelling suites for aging family members are an affordable option to traditional assisted living facilities and nursing homes. Most municipalities, planners, state and federal agencies or organizations involved with elder care advocate these where feasible. Provided no reasonable objections are received from abutting neighbors, staff is supportive of this variance.

Ms. Sandy Dykeman of 818 Dora Avenue asked the board if the property was zoned single family residential. Mr. Skutt confirmed and explained that the applicant intended to use the property as a residence for a member of the family.

There was discussion among the board and the board's attorney regarding familial relations versus rental use.

In response to a question posed by Boardmember Stevenson, there was discussion related to the parking and traffic along Dora Avenue.

MOTION

Mr. Haynes made a motion to recommend approval of Resolution 2015-07 provided that the residential unit shall not be used as a rental to a third party or unrelated party. Mr. Stevenson seconded the motion. The motion passed 5-0.

1) **Resolution 2015-08 – Variance – Reduced rear yard setback – 1320 Lake Dora Dr.**

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

This is a variance application from Berry C. Ward for a reduction of the required minimum rear yard setback of 50 feet to a natural body of water (Lake Dora) for property located at 1320 Lake Dora Drive. The owner of the property wishes to demolish the existing rear porch and construct a new porch addition to the rear of the home with a rear yard setback of 44 feet. The property at 1320 Lake Dora Dr. is a legal non-conforming, undersized lot for the RSF-A zoning district.

Many homes on this section of Lake Dora Dr. appear to project into the required rear yard setbacks. Several lots are legal non-conforming sized lots and all lots back onto Lake Dora. Since the proposed encroachment is consistent with pre-existing reduced setbacks for the area, staff is recommending approval of this variance. There are no recorded utility easements in the rear yard or side yard of the property.

AGENDA SUMMARY
TAVARES CITY COUNCIL
JUNE 3, 2015

AGENDA TAB NO. 4
SUBJECT TITLE: Resolution 2015-08
Variance-Reduced Rear Yard Setbacks
1320 Lake Dora Dr., Tavares, FL

OBJECTIVE:

To consider a variance for reduced rear yard setbacks for 1320 Lake Dora Dr.

SUMMARY:

This is a variance application from Berry C. Ward for a reduction of the required minimum rear yard setback of 50 feet to a natural body of water (Lake Dora) for property located at 1320 Lake Dora Drive. The owner of the property wishes to demolish an existing wooden screened room and to replace it with a new aluminum screened room located in the rear of the home. The proposed rear yard setback of the new aluminum screened room will be 44 feet from the rear lot line. The property is a legal non-conforming, undersized lot for the RSF-A zoning district.

Many homes on this section of Lake Dora Dr. appear to project into the required rear yard setbacks. Several lots are legal non-conforming sized lots and all lots back onto Lake Dora. Since the proposed encroachment is consistent with pre-existing reduced setbacks for the area, staff is recommending approval of this variance. There are no recorded utility easements in the rear yard or side yard of the property.

A building permit issued by the City's Building Department will be required for all proposed improvements related to this variance request.

OPTIONS:

1. The City Council moves to approve Resolution 2015-08.
2. The City Council denies the propose variance.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve Resolution 2015-08.

FISCAL IMPACT: N/A.

LEGAL SUFFICIENCY:

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

RESOLUTION 2015-08

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, GRANTING A VARIANCE TO THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS, MINIMUM REAR YARD SETBACK FOR A RESIDENTIAL SINGLE FAMILY (RSF-A) ZONING FOR PROPERTY LOCATED AT 1320 LAKE DORA DRIVE, TAVARES, FL; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Berry C. Ward and Linda C. Ward, husband and wife, are the owners of property addressed 1320 Lake Dora Drive and legally defined as:

THE EAST 75 FEET OF LOT 2, BLOCK 3, ACCORDING TO THE SUPPLEMENTAL PLAT OF ALEXANDER ST. CLAIR-ABRAMS EXTENSION OF TAVARES, GOVERNMENT RESURVEY OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, SHEET NO. 7 (REVISED) APPROVED OCTOBER 25, 1930.

WHEREAS, the subject property is zoned Residential Single Family (RSF-A); and,

WHEREAS, the minimum rear yard setback for a principle structure is 50 feet from a natural body of water; and,

WHEREAS, the property owner desires to demolish an existing screened room and to replace it with a new 483 square foot screened room off the rear of the existing home on said property with a proposed rear yard setback of 44 feet from the rear property line abutting Lake Dora; and,

WHEREAS, the City Council finds the requested variance to be in harmony with existing site conditions and will not be detrimental to the surrounding neighborhood; therefore,

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

The applicant is hereby granted a variance to allow for the following specified development standards:

1. The required rear yard setback from the rear lot line of this property for a 483 square foot addition to the rear of the home is reduced to 44 feet provided the applicant obtains a building permit and complies with applicable Building Code regulations.

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

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

_____
Kirby Smith, Mayor
Tavares City Council

ATTEST

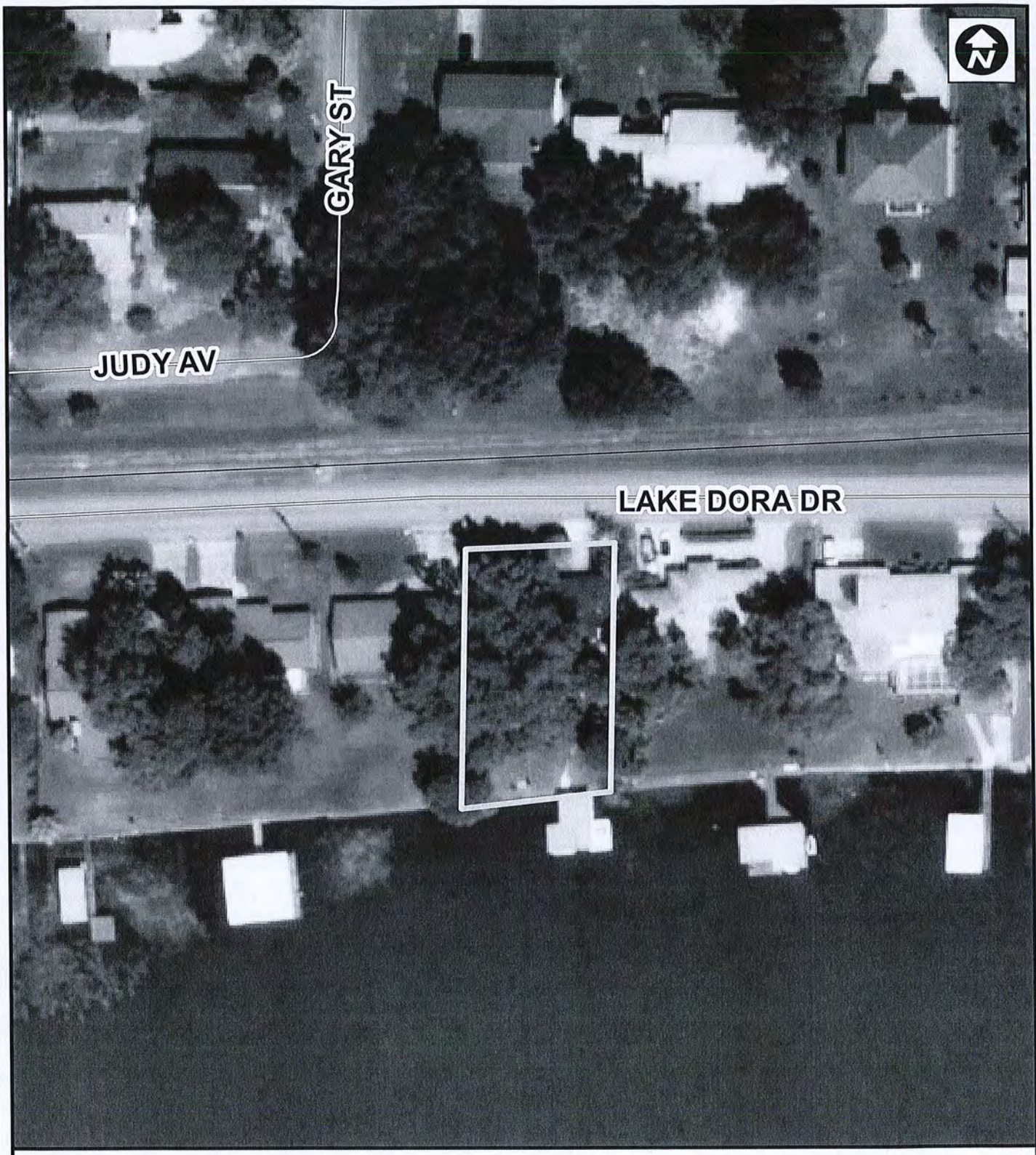
_____
Nancy A. Barnett, City Clerk

Approved as to form and legality:

_____
Robert Q. Williams, City Attorney

LAKE DORA DRIVE
RIGHT OF WAY WIDTH UNKNOWN
24.0' ASPHALT ROADWAY
EDGE OF PAVEMENT
WATER METER
FOUND 4" X 4" CONCRETE MONUMENT NO IDENTIFICATION
N 88°45'45" E 74.85'(m)
DRIVE
FENCE CORNER IS 1.2' E. (OFF) PAVERS CORNER IS 1.0' E. (OFF)
SINGLE STORY RESIDENCE # 1320
WOOD SHED ON WOOD
111.00'(c&m)
MONUMENT
FENCE CORNER IS 2.8' E. (OFF) PAVERS ARE 2.6' E. (OFF)
New Porch Addition
21'
23'
44'
S 02°48'55" W
TO LINE WITNESS
THE EAST 75 FEET OF LOT 2, BLOCK 3
LINE CLOSURE
SEAWALL & EDGE OF WATER PER 10-04-12
WITNESS MONUMENT SET 1/2" IRON ROD & CAP STAMPED LB #7945
FENCE CORNER IS 1.8' N. AND 3.7' E.
SEAWALL END IS 0.5' S. AND 1.5' E.
WOOD DOCK CORNER IS 0.7' S. AND 1.8' E.
LINE EXTENSION
40.2'

CITY OF TAVARES



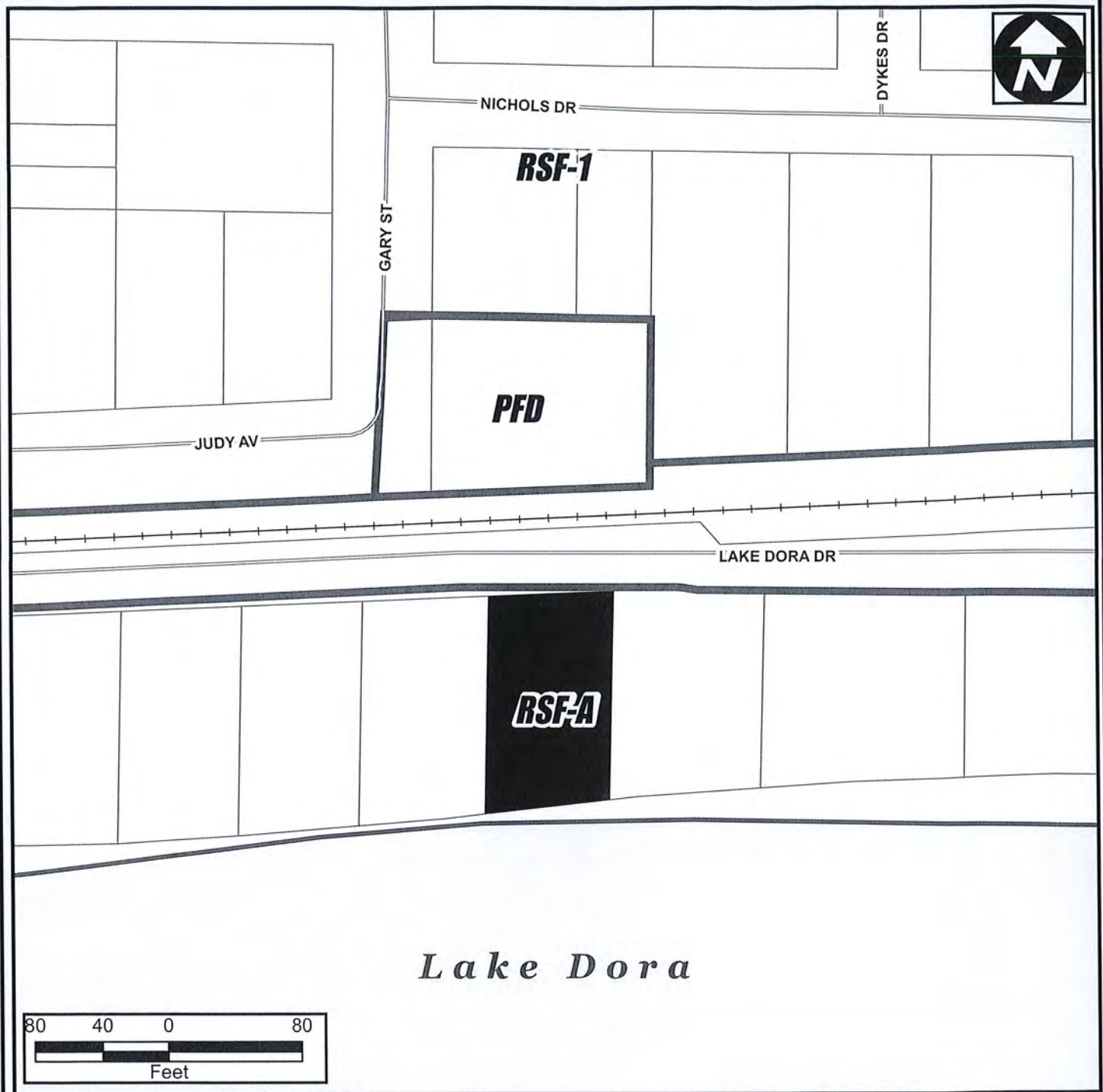
PROPERTY LOCATION MAP

1320 Lake Dora Dr.

TAVARES
America's Seaplane City

40 20 0 40
Feet

CITY OF TAVARES RESOLUTION # 2015-08



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

TAVARES America's Sunshine City

ZONING MAP

RESOLUTION # 2015-08

1320 Lake Dora Dr.

Current Zoning: RSF-A

0.22 ± Acres

Legend

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

Orlando Sentinel

Publication Date: 05/11/2015

Ad Number: 3263668-1
Insertion Number: / PO# Mike Fitzgerald
Size: 3 x 10.5
Color Type: B&W
Client Name: City of Tavares
Advertiser:
Section/Page/Zone: Lake Zone/E002/LAK
Description: ff/Resolution-15-08

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THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Resolution 2015-07 titled as follows:

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A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, GRANTING A VARIANCE TO THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS BY ALLOWING A SINGLE FAMILY USE TO EXTEND OVER AN EXISTING DETACHED GARAGE (IN-LAW SUITE) FOR PROPERTY LOCATED AT 939 DORA AVENUE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

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Interested parties may appear at the meetings and be heard with respect to the proposed resolution. Any persons wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings is made.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Planning Department: City of Tavares, 201 East Main Street, Tavares, Florida 32778, Telephone: (352) 742-6408, at least 2 (two) working days prior to the date of the Public Hearing; if you are hearing or voice impaired, call (352) 742-6433.

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

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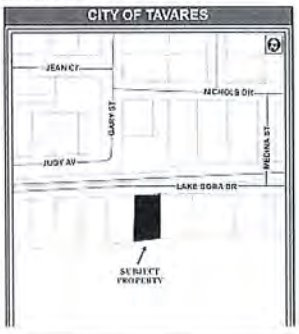

YOUR COMMUNITY IN BRIEF

Water Safety Day events planned around Lake County

By Debbie Manis
Staff Writer

Lake County Public Safety agencies and participating various public and private partners will host the fourth annual Water Safety Day at six locations from 10 a.m. to 2 p.m. Saturday.

All events will include mock drowning rescues, cardiopulmonary-resuscitation demonstrations, a water safety movie, life safety device education, swimming lessons, safety vendors, exhibits and more.

There also will be open swimming and registration for swimming lessons.

Each day in the United States, 10 people die from drowning, and two of these are children younger than 14, according to the U.S. Centers for Disease Control and Prevention.

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PICKLES

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Accessory, detached dwelling suites, regardless of whether they are occupied by immediate family members, have been classified by staff as "Guest Apartments". "Guest Apartments" are a permitted use in the RSF-2, Residential Multi-Family zoning but not in an RSF-1 zoning. This strict interpretation of a single family use has been taken by staff primarily to avoid the need to distinguish between identifying "family" vs. "guests or tenants".

The applicant proposes an expansion of a single family use. A detached dwelling suite, occupied by immediate family, is considered by staff to still be a single family use. By applying the city's variance process to staff's usual definition of a "guest apartment", neighboring property owners, the Planning & Zoning Board and City Council will have an opportunity to opine whether this use is appropriate.

The proposed in-law suite is in the rear yard, abutting a rail line and is over an existing structure. It does not appear to visually or practically impact adjoining properties. Accessory dwelling suites for aging family members are an affordable option to traditional assisted living facilities and nursing homes. Most municipalities, planners, state and federal agencies or organizations involved with elder care advocate these where feasible. Provided no reasonable objections are received from abutting neighbors, staff is supportive of this variance.

Ms. Sandy Dykeman of 818 Dora Avenue asked the board if the property was zoned single family residential. Mr. Skutt confirmed and explained that the applicant intended to use the property as a residence for a member of the family.

There was discussion among the board and the board's attorney regarding familial relations versus rental use.

In response to a question posed by Boardmember Stevenson, there was discussion related to the parking and traffic along Dora Avenue.

MOTION

Mr. Haynes made a motion to recommend approval of Resolution 2015-07 provided that the residential unit shall not be used as a rental to a third party or unrelated party. Mr. Stevenson seconded the motion. The motion passed 5-0.

1) **Resolution 2015-08 – Variance – Reduced rear yard setback – 1320 Lake Dora Dr.**

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

This is a variance application from Berry C. Ward for a reduction of the required minimum rear yard setback of 50 feet to a natural body of water (Lake Dora) for property located at 1320 Lake Dora Drive. The owner of the property wishes to demolish the existing rear porch and construct a new porch addition to the rear of the home with a rear yard setback of 44 feet. The property at 1320 Lake Dora Dr. is a legal non-conforming, undersized lot for the RSF-A zoning district.

Many homes on this section of Lake Dora Dr. appear to project into the required rear yard setbacks. Several lots are legal non-conforming sized lots and all lots back onto Lake Dora. Since the proposed encroachment is consistent with pre-existing reduced setbacks for the area, staff is recommending approval of this variance. There are no recorded utility easements in the rear yard or side yard of the property.

A building permit issued by the City's Building Department will be required for all proposed improvements related to this variance request.

There was discussion regarding the location of a prior porch on the property and its distance to Lake Dora.

MOTION

Mr. Stevenson made a motion to recommend approval of Resolution 2015-08. Mr. Thomas seconded the motion. The motion passed 5-0.

There was no further business and the meeting adjourned at approximately 3:30p.m.

Respectfully submitted,

_____

Alisha Maraviglia, Senior Planner

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
JUNE 3, 2015

AGENDA TAB NO. 5

SUBJECT TITLE: Resolution #2015-09 – Dedication of Conservation and Access Easement to St. Johns Water Management District

OBJECTIVE:

To consider the approval of Resolution 2015-09 dedicating a conservation and access easement to St. Johns Water Management District.

SUMMARY:

The City plans to construct a stormwater pond in the Downtown Community Redevelopment Area to be located behind the Lake County Sheriff's Office on Ruby Street as part of the Downtown Stormwater Rehabilitation project on property owned by Lake County. This use of the property has been approved by St. Johns Water Management District however it will require mitigation by the City through the dedication in perpetuity of a Conservation Easement on city-owned property.

The City intends to grant St. Johns Water Management Dist a Conservation Easement and Access Easement over the properties along the Dead River that were donated to the City by Charlie Squibb and John McLeod. The Squibb parcel has access out to Dead River road with a small parking area. The access easement would allow St. Johns Water Management access to the property, but still allow the City to make future improvements or modifications such as bathrooms, paved parking, gazebos, etc. in the entrance area. See maps attached.

OPTIONS:

1) Move to approve Resolution #2015-09, authorizing the Mayor to execute a Conservation Easement and an Access Easement dedicating properties along Dead River Road to the St. Johns Water Management District.
2) Do not approve Resolution #2015-09

STAFF RECOMMENDATION:

1) Move to approve Resolution #2015-09, authorizing the Mayor to execute a Conservation Easement and an Access Easement dedicating the

properties identified on Exhbit A along Dead River Road to the St. Johns Water Management District.

FISCAL IMPACT:

N/A
]
LEGAL SUFFICIENCY:

Legally sufficient.

RESOLUTION 2015-09

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, AUTHORIZING THE EXECUTION OF A CONSERVATION EASEMENT AND ACCESS EASEMENT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT; SUBJECT TO THE RULES AND REGULATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tavares intends to construct a stormwater pond in the downtown Community Redevelopment Area located behind the Lake County Sheriff's Office on Ruby Street as part of the Downtown Stormwater Rehabilitation Project;

WHEREAS, the property is owned by Lake County and access to the City has been provided through an existing Interlocal Agreement;

WHEREAS, the property contains wetlands which will require mitigation by the City through the dedication in perpetuity of a Conservation Easement to the St. Johns River Water Management District;

WHEREAS, the City wishes to dedicate a Conservation Easement (Exhibit A) comprising 180 acres located near the Woodlea Sports Complex and an Access Easement (Exhibit B) in order to comply with requirements set forth by the St. Johns River Water Management District;

WHEREAS, a State licensed land surveyor has prepared the Conservation Easement and Access Easement and legal descriptions;

NOW, THEREFORE, be it resolved by the City Council of the City of Tavares, Florida as follows:

1. The Mayor of the City of Tavares is authorized to execute a Conservation Easement and an Access Easement to the St. Johns River Water Management District.

This Resolution will become effective upon approval by the Tavares City Council.

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

Kirby Smith, Mayor
Tavares City Council

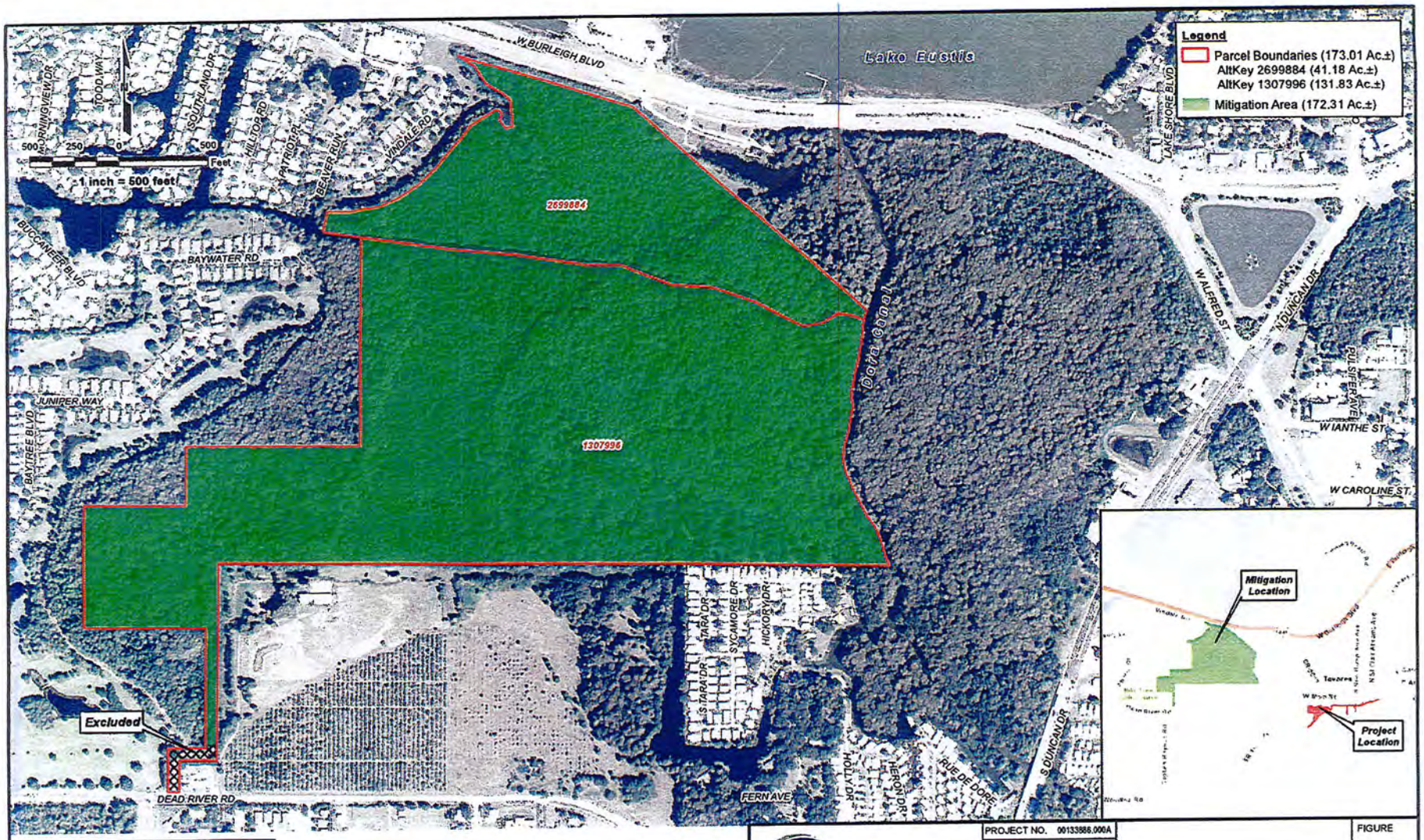
ATTEST

Nancy A. Barnett,
City Clerk

Approved as to form and legality:

Robert Q. Williams,
City Attorney

Exhibit A



Sections 29 & 32, Township 19 South, Range 26 East

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Aerial Source: 2013 Digital Orthophoto, National Agricultural Inventory Project (NAIP) for Lake County, Florida obtained from The USDA Geospatial Data Gateway Website in the form of MrSID Image. Origin: USDA-FSA, Aerial Photography Field Office, Calendar Date: 2013. Source Scale: 1:12,000.
Inset Source: ESRI Basemap.

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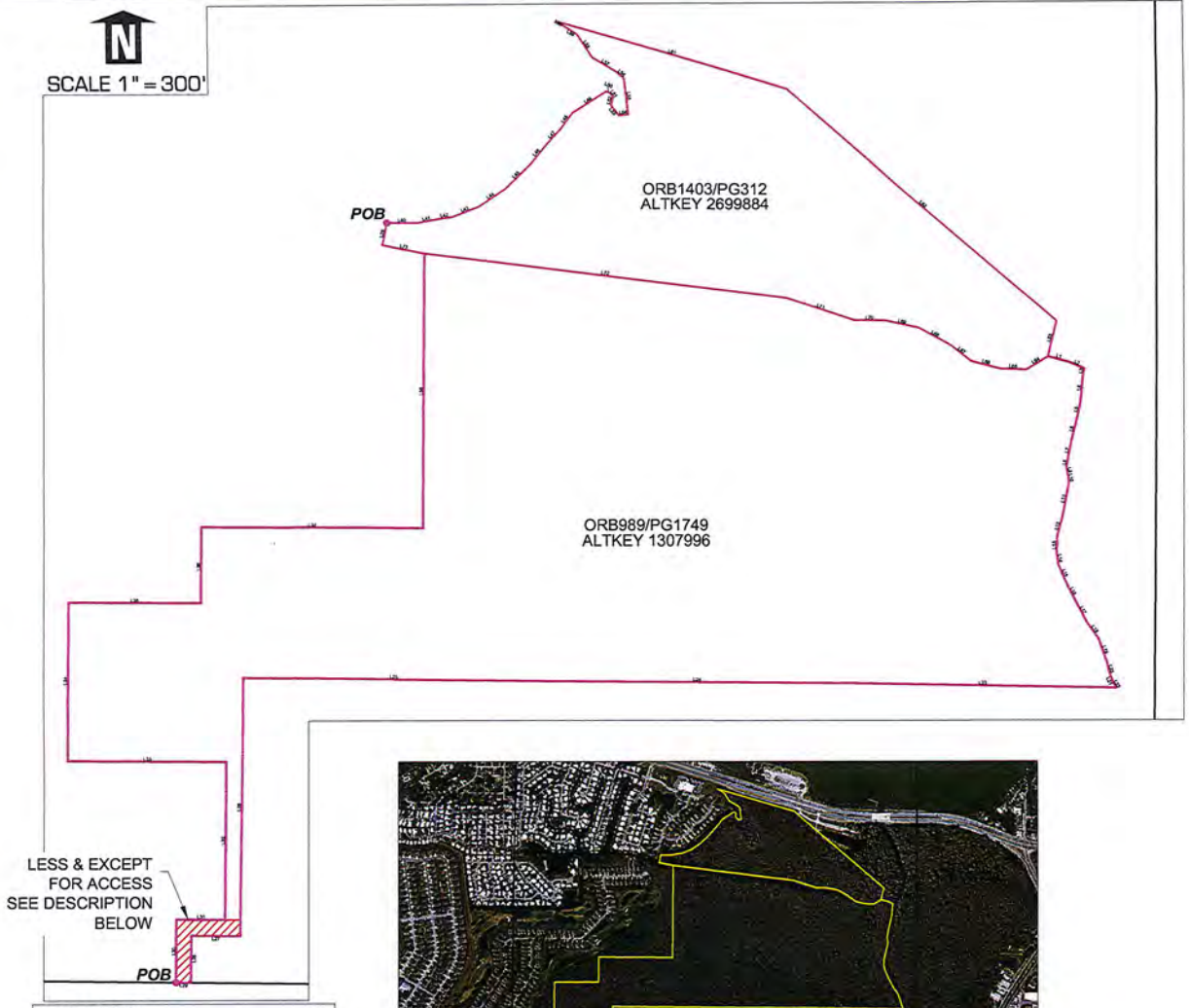
PROJECT NO.	00133886.000A
DRAWN:	5/13/2014
DRAWN BY:	NL
CHECKED BY:	LD
FILE NAME:	14-0508--Tavares ERP-Mitigation Area.mxd

Mitigation Area Map

City of Tavares Stormwater Improvement Project
Environmental Resource Permit
Lake County, Florida

FIGURE
9

LINE TABLE		
LINE	LENGTH	BEARING
L1	89.14	S76°14'06"E
L2	74.87	S67°51'16"E
L3	24.84	S13°55'31"W
L4	121.07	S05°09'48"W
L5	67.75	S11°54'24"W
L6	116.47	S13°08'55"W
L7	71.03	S10°40'01"W
L8	37.45	S08°54'03"W
L9	32.21	S10°49'33"E
L10	33.43	S08°03'23"E
L11	151.80	S11°12'36"W
L12	89.47	S15°01'07"W
L13	69.37	S00°21'07"W
L14	44.06	S07°30'42"E
L15	101.59	S21°55'44"E
L16	76.92	S26°25'16"E
L17	113.93	S26°57'05"E
L18	86.72	S35°39'48"E
L19	109.62	S19°14'46"E
L20	64.37	S14°01'59"E
L21	31.39	S24°29'58"E
L22	21.04	S29°13'53"E
L23	1147.39	N88°59'10"W
L24	1315.01	N89°34'14"W
L25	1301.11	N89°15'20"W
L26	1109.96	S00°42'17"W
L27	210.00	N89°15'01"W
L28	210.00	S00°44'59"W
L29	63.58	N89°15'01"W
L30	276.00	N00°22'18"E
L31	210.00	S89°39'31"E
L32	684.00	N00°22'18"E
L33	684.00	N89°38'06"W
L34	685.00	N00°22'18"E
L35	570.00	S89°38'06"E
L36	330.00	N00°22'18"E
L37	957.25	S89°38'06"E
L38	1194.43	N00°22'18"E
L39	98.78	N11°00'52"E
L40	130.15	S89°59'43"E
L41	83.92	N78°38'27"E
L42	74.51	N81°32'04"E
L43	118.16	N67°38'02"E
L44	139.27	N55°21'50"E
L45	151.58	N46°30'10"E
L46	108.39	N39°25'09"E
L47	94.90	N41°49'31"E
L48	82.05	N36°19'07"E
L49	173.45	N57°41'44"E
L50	18.94	S64°44'36"E
L51	19.46	S37°33'20"E
L52	37.02	S14°44'02"W
L53	56.46	S37°29'47"E
L54	40.40	N82°50'10"E
L55	155.81	N06°22'56"W
L56	42.69	N50°01'54"W
L57	119.77	N58°58'45"W
L58	121.00	N31°56'03"W
L59	77.91	N56°42'34"W
L60	27.27	N57°20'19"W
L61	1030.99	S73°22'45"E
L62	1538.52	S48°58'26"E
L63	158.47	S13°11'45"W
L64	107.40	S59°43'05"W
L65	114.90	N87°49'25"W
L66	126.33	N75°57'00"W
L67	118.00	N53°02'30"W
L68	151.03	N61°05'54"W
L69	148.77	N78°01'34"W
L70	131.66	N89°32'27"W
L71	311.71	N71°45'26"W
L72	1569.57	N82°46'18"W
L73	184.23	N78°45'53"W



LESS & EXCEPT:
From the Southwest corner of Section 30, Township 19 South, Range 26 East, Lake County, Florida, run thence Easterly along the South line of said Section 30 a distance of 1026.73 feet to the POB; thence N0°22'18"E a distance of 276 feet; thence S89°39'31"E a distance of 275.36 feet; thence S0°42'17"W a distance of 67.96 feet; thence N89°15'01"W a distance of 201 feet; thence S0°44'59"W a distance of 210 feet; thence N89°15'01"W a distance of 63.58 feet to the POB.

N AERIAL
SCALE: 1" = 1500'

DONALD A. GRIFFEY
FLORIDA 036799

GRIFFEY ENGINEERING
406 N. CENTER STREET
ELDITS, FLORIDA 32726
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FAX [352] 742-6397

CITY OF TAVARES
DOWNTOWN
STORMWATER

CONSERVATION
EASEMENT
DESCRIPTION SKETCH

Rev.#	Date	Drawn By: D.M.K.
		Checked By: D.A.G.
		Drawing #: WETLAND
		Project #: 12005SWR
Date: 05-12-2015		Scale: AS SHOWN

SHEET 1 OF 2

ALTKEY 1307996

ORB989/PG1749

From the Southwest corner of Section 30, Township 19 South, Range 26 East, Lake County, Florida, run thence Easterly along the South line of said Section 30 a distance of 1026.23 feet to the p.o.b., thence North 0°22'18" East 276 feet, thence South 89°39'31" East 210 feet, thence North 0°22'18" East 684 feet, thence North 89°38'06"W 684 feet, thence North 0°22'18" East 685 feet, thence South 89°38'06" East 570 feet, thence North 0°22'18" East 330 feet, thence South 89°38'06" East 957.25 feet, thence North 0°22'18" East 1194.43 feet more or less to the center line of an unnamed canal, then Southeasterly along the center line of said unnamed canal to a point on a line, which line lies 220 feet Westerly of and parallel with the center line of Dora Canal, thence Southerly along said parallel line to the South line of Government Lot 1 in said Section 30, thence Westerly along the South line of said Government Lot 1 and along the South line of the Northwest 1/4 of the Southeast 1/4 and along the South line of the Northeast 1/4 of the Southwest 1/4 to the Southwest corner of said Northeast 1/4 of Southwest 1/4 of Section 30, thence Southerly along the East line of the Southwest 1/4 of the Southwest 1/4 to a point 210 feet Northerly of the Southeast corner of said Southwest 1/4 of Southwest 1/4, thence run Westerly and parallel with the South line of said Southwest 1/4 of Southwest 1/4 210 feet, thence run South and parallel with the East line of said Southwest 1/4 of Southwest 1/4 210 feet to the South line of said Southwest 1/4 of Southwest 1/4, thence run Westerly along said South line to the p.o.b. Subject to the right of way of Dead River Road (District Road No. 3-4140).

ALTKEY 2699884

ORB1403/PG312

That part of Government Lots 1, 2 and 3 in Section 30, Township 19 South, Range 26 East, Lake County, Florida described as follows: Commence at the most Northeasterly corner of Lot 127 in Imperial Mobile Terrace, Addition 4-A, according to the plat thereof recorded in Plat Book 18, Page 54, Public Records of Lake County, Florida, said point also being on the Southerly right of way line of the Abandoned Seaboard Coast Line Railroad, run thence South 73°22'45" East, along the Southerly right of way line of said Abandoned Seaboard Coast Line Railroad, a distance of 60.00 feet to a point on the Easterly Right of Way line of Hilltop Road as shown on said plat of Imperial Mobile Terrace, Addition 4-A; From said point, run thence South 16°38'30" West, along said Easterly right of way line of Hilltop Road, a distance of 47.61 feet; continue south 16°38'30" West, along said Easterly right of way line of Hilltop Road, a distance of 157.60 feet to the most Northwesterly corner of Lot 218 in Imperial Mobile Terrace, Unit 4-B, according to the plat thereof recorded in Plat Book 25, Page 66, Public Records of Lake County, Florida; thence leaving said right of way line, run South 73°21'30" East along a Northerly Boundary line of said Imperial Mobile Terrace, Unit 4-B, a distance of 413.93 feet; thence South 16°38'30" West along an Easterly Boundary line of said Imperial Mobile Terrace, Unit 4-B, a distance of 235.00 feet; thence North 73°21'30" West, along a Southerly Boundary line of said Imperial Mobile Terrace, Unit 4-B, a distance of 189.35 feet; thence South 16°38'30" West along an Easterly Boundary line of said Imperial Mobile Terrace, Unit 4-B, a distance of 711.79 feet, more or less, to the centerline of a canal; thence South 70°13'26" East along the centerline of said canal, a distance of 95.39 feet; thence South 78°45'53" East along the centerline of said canal a distance of 111.92 feet; thence leaving said canal centerline, run North 11°01'02" East, a distance of 98.79 feet to the Point of Beginning; Thence South 89°59'43" East, a distance of 130.15 feet; Thence North 78°38'27" East, a distance of 83.92 feet; Thence North 81°32'04" East, a distance of 74.51 feet; Thence North 67°38'02" East, a distance of 118.16 feet; Thence North 55°21'50" East, a distance of 139.27 feet; Thence North 46°30'10" East, a distance of 151.58 feet; Thence North 39°25'09" East, a distance of 108.39 feet; Thence North 41°49'31" East, a distance of 94.90 feet; Thence North 36°19'07" East, a distance of 82.05 feet; Thence North 57°41'44" East, a distance of 173.45 feet; Thence South 64°44'36" East, a distance of 18.94 feet; Thence South 37°33'20" East, a distance of 19.46 feet; Thence South 14°44'02" West, a distance of 37.02 feet; Thence South 37°29'47" East, a distance of 56.46 feet; Thence North 82°50'10" East, a distance of 40.40 feet; Thence North 06°22'56" West, a distance of 155.81 feet; Thence North 50°01'54" West, a distance of 42.89 feet; Thence North 58°58'45" West, a distance of 119.77 feet; Thence North 31°56'03" West, a distance of 121.00 feet; Thence North 56°42'34" West, a distance of 77.91 feet; Thence North 57°20'19" West, a distance of 27.27 feet to the Southerly right of way line of said Abandoned Seaboard Coast Line Railroad; Thence South 73°22'45" East along said railroad right of way 1030.99 feet to the Meander Line of 1849; thence South 48°58'26" East along said meander line a distance of 1538.52 feet to a point 220 feet from the centerline of Dora Canal; Thence South 13°11'45" West, parallel with and 220 feet Westerly of said Dora Canal, a distance of 158.47 feet to the centerline of a canal that runs Northwesterly-Southeasterly through Government Lots 1, 2 and 3; Thence along the centerline of said canal the next 10 courses: S 59°43'05" W 107.40 feet; thence N 87°49'25" W 114.90 feet; thence N 75°57'00" W 126.33 feet; thence N 53°02'30" W 118.00 feet; thence N 61°05'54" W 151.03 feet; thence N 78°01'34" W 148.77 feet; thence N 89°32'27" W 131.66 feet; thence N 71°45'26" W 311.71 feet; thence N 82°46'18" W 1569.57 feet; thence N 78°45'53" W 184.23 feet; thence departing said canal run N 11°01'02" E 98.79 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record, if any, but this instrument shall not operate to reimpose the same.

DONALD A. GRIFFEY
FLORIDA 0035799

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CITY OF TAVARES
DOWNTOWN
STORMWATER

CONSERVATION
EASEMENT
LEGAL DESCRIPTIONS

Rev.#	Date	Drawn By: D.M.X.
		Checked By: D.A.G.
		Drawing #: WETLAND
		Project #: 120056WR
Date: 05-12-2015		Scale: AS SHOWN

SHEET 2 OF 2

DEED OF CONSERVATION EASEMENT
FOR LOCAL GOVERNMENTS

Prepared by:
Kleinfelder, Inc.
1174 Camp Avenue
Mount Dora, Florida 32757

Return original or certified recorded document to:
Office of General Counsel
St. Johns River Water Management District
4049 Reid Street
Palatka, Florida 32177-2529

THIS DEED OF CONSERVATION EASEMENT is given this _____ day of _____, 2015, by The City of Tavares, a political subdivision of the State of Florida, The City of Tavares ("Grantor") whose mailing address is 201 East Main Street, Tavares, Florida, 32778 _____ to the St. Johns River Water Management District) ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Lake County, Florida, and more specifically described on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Permit No. IND 069-138217-1 ("Permit") and any modifications thereto issued by the Grantee authorizes certain activities which could affect wetlands or other surface waters in or of the State of Florida; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit "B" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. Purpose. It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) and any Management Plan attached hereto as Exhibit "C" ("Management Plan") which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. Prohibited Uses. Except for activities that are permitted or required by the Permit (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, and monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage property is authorized;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized;

iii. Activities authorized by the Permit or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas; and

h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. Grantor's Reserved Rights. Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement.

5. No Dedication. No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. Grantee's Liability. Grantee's liability is limited as provided in Subsection 704.06(10) and Section 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.

7. Enforcement. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

8. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

9. Severability. If any provision of this Conservation Easement or the application thereof to

any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

10. Terms and Restrictions. Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

11. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

12. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Lake_____ County, Florida.

13. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of _Lake_____ County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The City of Tavares_____

("Grantor") has hereunto set its authorized hand this _____ day of _____, 20_____.

_____
A political subdivision of the State of Florida

By: _____
(Signature)

_____
(Print Name and Title)

ATTEST:

By: _____ Date: _____
Deputy Clerk

EXHIBIT A

[LOCATION MAP]

The information included on this graphic representation has been compiled from a variety of sources and is subject to change without notice. Kleinfelder makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a land survey product nor is it designed or intended as a construction design document. The use or misuse of the information contained on this graphic representation is at the sole risk of the party using or misusing the information.

Section 36, Township 19 South, Range 25 East
Section 30, Township 19 South, Range 26 East

Source: Imagery was obtained from ESRI Basemap. Image origin: Microsoft. Date: 12/08/2010.

KLEINFELDER
Bright People. Right Solutions.
www.kleinfelder.com

PROJECT NO.	133886	Aerial Map	FIGURE
DRAWN:	9/26/13		-
DRAWN BY:	NL		
CHECKED BY:	LF	City of Tavares Lake County, Florida	
FILE NAME: 13-0926--City of Tavares-Field Map.mxd			

ALTKEY 1307996

ORB989/PG1749

From the Southwest corner of Section 30, Township 19 South, Range 26 East, Lake County, Florida, run thence Easterly along the South line of said Section 30 a distance of 1026.73 feet to the p.o.b., thence North 0°22'18" East 276 feet, thence South 89°39'31" East 210 feet, thence North 0°22'18" East 684 feet, thence North 89°38'06"W 684 feet, thence North 0°22'18" East 685 feet, thence South 89°38'06" East 570 feet, thence North 0°22'18" East 330 feet, thence South 89°38'06" East 957.25 feet, thence North 0°22'18" East 1194.43 feet more or less to the center line of an unnamed canal, then Southeasterly along the center line of said unnamed canal to a point on a line, which line lies 220 feet Westerly of and parallel with the center line of Dora Canal, thence Southerly along said parallel line to the South line of Government Lot 1 in said Section 30, thence Westerly along the South line of said Government Lot 1 and along the South line of the Northwest 1/4 of the Southeast 1/4 and along the South line of the Northeast 1/4 of the Southwest 1/4 to the Southwest corner of said Northeast 1/4 of Southwest 1/4 of Section 30, thence Southerly along the East line of the Southwest 1/4 of the Southwest 1/4 to a point 210 feet Northerly of the Southeast corner of said Southwest 1/4 of Southwest 1/4, thence run Westerly and parallel with the South line of said Southwest 1/4 of Southwest 1/4 210 feet, thence run South and parallel with the East line of said Southwest 1/4 of Southwest 1/4 210 feet to the South line of said Southwest 1/4 of Southwest 1/4, thence run Westerly along said South line to the p.o.b. Subject to the right of way of Dead River Road (District Road No. 3-4140).

ALTKEY 2699884

ORB1403/PG312

That part of Government Lots 1, 2 and 3 in Section 30, Township 19 South, Range 26 East, Lake County, Florida described as follows: Commence at the most Northeasterly corner of Lot 127 in Imperial Mobile Terrace, Addition 4-A, according to the plat thereof recorded in Plat Book 18, Page 54, Public Records of Lake County, Florida, said point also being on the Southerly right of way line of the Abandoned Seaboard Coast Line Railroad, run thence South 73°22'45" East, along the Southerly right of way line of said Abandoned Seaboard Coast Line Railroad, a distance of 60.00 feet to a point on the Easterly Right of Way line of Hilltop Road as shown on said plat of Imperial Mobile Terrace, Addition 4-A; From said point, run thence South 16°38'30" West, along said Easterly right of way line of Hilltop Road, a distance of 47.61 feet; continue south 16°38'30" West, along said Easterly right of way line of Hilltop Road, a distance of 157.60 feet to the most Northwesterly corner of Lot 218 in Imperial Mobile Terrace, Unit 4-B, according to the plat thereof recorded in Plat Book 25, Page 66, Public Records of Lake County, Florida; thence leaving said right of way line, run South 73°21'30" East along a Northerly Boundary line of said Imperial Mobile Terrace, Unit 4-B, a distance of 413.93 feet; thence South 16°38'30" West along an Easterly Boundary line of said Imperial Mobile Terrace, Unit 4-B, a distance of 235.00 feet; thence North 73°21'30" West, along a Southerly Boundary line of said Imperial Mobile Terrace, Unit 4-B, a distance of 189.35 feet; thence South 16°38'30" West along an Easterly Boundary line of said Imperial Mobile Terrace, Unit 4-B, a distance of 711.79 feet, more or less, to the centerline of a canal; thence South 70°13'26" East along the centerline of said canal, a distance of 95.39 feet; thence South 78°45'53" East along the centerline of said canal a distance of 111.92 feet; thence leaving said canal centerline, run North 11°01'02" East, a distance of 98.79 feet to the Point of Beginning; Thence South 89°59'43" East, a distance of 130.15 feet; Thence North 78°38'27" East, a distance of 83.92 feet; Thence North 81°32'04" East, a distance of 74.51 feet; Thence North 67°38'02" East, a distance of 118.16 feet; Thence North 55°21'50" East, a distance of 139.27 feet; Thence North 46°30'10" East, a distance of 151.58 feet; Thence North 39°25'09" East, a distance of 108.39 feet; Thence North 41°49'31" East, a distance of 94.90 feet; Thence North 36°19'07" East, a distance of 82.05 feet; Thence North 57°41'44" East, a distance of 173.45 feet; Thence South 64°44'36" East, a distance of 18.94 feet; Thence South 37°33'20" East, a distance of 19.46 feet; Thence South 14°44'02" West, a distance of 37.02 feet; Thence South 37°29'47" East, a distance of 56.46 feet; Thence North 82°50'10" East, a distance of 40.40 feet; Thence North 06°22'56" West, a distance of 155.81 feet; Thence North 50°01'54" West, a distance of 42.89 feet; Thence North 58°58'45" West, a distance of 119.77 feet; Thence North 31°56'03" West, a distance of 121.00 feet; Thence North 56°42'34" West, a distance of 77.91 feet; Thence North 57°20'19" West, a distance of 27.27 feet to the Southerly right of way line of said Abandoned Seaboard Coast Line Railroad; Thence South 73°22'45" East along said railroad right of way 1030.99 feet to the Meander Line of 1849; thence South 48°58'26" East along said meander line a distance of 1538.52 feet to a point 220 feet from the centerline of Dora Canal; Thence South 13°11'45" West, parallel with and 220 feet Westerly of said Dora Canal, a distance of 158.47 feet to the centerline of a canal that runs Northwesterly-Southeasterly through Government Lots 1, 2 and 3; Thence along the centerline of said canal the next 10 courses: S 59°43'05" W 107.40 feet; thence N 87°49'25" W 114.90 feet; thence N 75°57'00" W 126.33 feet; thence N 53°02'30" W 118.00 feet; thence N 61°05'54" W 151.03 feet; thence N 78°01'34" W 148.77 feet; thence N 89°32'27" W 131.66 feet; thence N 71°45'26" W 311.71 feet; thence N 82°46'18" W 1569.57 feet; thence N 78°45'53" W 184.23 feet; thence departing said canal run N 11°01'02" E 98.79 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record, if any, but this instrument shall not operate to reimpose the same.

DONALD A. GRIFFEY
FLORIDA 0 06795

GRIFFEY ENGINEERING
406 N. CENTER STREET
ELDRIDGE, FLORIDA 32726
PHONE [352] 357-3568
FAX [352] 357-3219
FLORIDA CERT. OF AUTH. # 8082

CITY OF TAVARES
P.O. BOX 1068
TAVARES, FLORIDA 32778
PHONE [352] 742-6454
FAX [352] 742-6397

CITY OF TAVARES
DOWNTOWN
STORMWATER

CONSERVATION
EASEMENT
LEGAL DESCRIPTIONS

Rev.#	Date	Drawn By: D.M.K.
		Checked By: D.A.G.
		Drawing #: WETLAND
		Project #: 12005SWR
Date: 05-12-2015		Scale: AS SHOWN

SHEET 2 OF 2

EXHIBIT C

[PERMIT AND/OR MANAGEMENT PLAN OR "INTENTIONALLY LEFT BLANK"]

ACCESS EASEMENT DESCRIPTION:

From the Southwest corner of Section 30, Township 19 South, Range 26 East, Lake County, Florida, run thence Easterly along the South line of said Section 30 a distance of 1026.73 feet to the POB; thence N0°22'18"E a distance of 276 feet; thence S89°39'31"E a distance of 275.36 feet; thence S0°42'17"W a distance of 67.96 feet; thence N89°15'01"W a distance of 201 feet; thence S0°44'59"W a distance of 210 feet; thence N89°15'01"W a distance of 63.58 feet to the POB.

PERMANENT ACCESS EASEMENT

Return original or certified recorded document to:
Office of General Counsel
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177

THIS EASEMENT is given this _____ day of _____, 20___, by _____ ("Grantor"), whose mailing address is _____, to ***St. Johns River Water Management District*** ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, Grantor is the fee simple owner of certain lands situated in _____ County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Grantor has agreed to grant and convey to Grantee, a permanent non-exclusive access easement over, on, upon, and across the Property for the specific and limited purposes set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms and conditions set forth herein, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual easement for and in favor of Grantee upon the Property described on Exhibit "A" which shall run with the land and be binding upon the Grantor.

The scope, nature, and character of this Easement shall be as follows:

1. Recitals. The recitals herein are true and correct and are hereby incorporated into and made a part of this Easement.

2. Purpose. It is the purpose of this Easement to grant a permanent non-exclusive access easement over, on, upon, and across the Property for the purpose of vehicular and pedestrian ingress and egress to and from certain real property and related appurtenances in the vicinity of the Property.

3. No Dedication. No right of access by the general public to any portion of the Property is conveyed by this Easement.

4. Grantee's Liability. Grantee's liability is limited as provided in Subsection 704.06(10) and Section 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of this Easement.

5. Duration. This Easement shall remain in full force and effect in perpetuity.

6. Modification. This Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in _____ County, Florida.

IN WITNESS WHEREOF, _____ ("Grantor") has hereunto set its authorized hand this _____ day of _____, 20__.

_____,

☐ A Florida corporation or ☐ _____ (*choose one*)

By: _____
(Signature)

Name: _____
(Print)

Title: _____

Signed, sealed and delivered in our presence as witnesses:

By: _____ By: _____
(Signature) (Signature)

Name: _____ Name: _____
(Print) (Print)

STATE OF FLORIDA

COUNTY OF _____

On this day of _____, 20____, before me, the undersigned notary public, personally appeared _____, the person who subscribed to the foregoing instrument, as the _____ (title), of _____ _____ ☐ (corporation), a Florida corporation, or ☐ _____ _____ (*choose one*) and acknowledged that he/she executed the same on behalf of said ☐ corporation, or ☐ _____(*choose one*) and the he/she was duly authorized to do so. He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

_____
(Signature)

_____
(Name)

My Commission Expires: _____

ACCESS EASEMENT DESCRIPTION:

From the Southwest corner of Section 30, Township 19 South, Range 26 East, Lake County, Florida, run thence Easterly along the South line of said Section 30 a distance of 1026.73 feet to the POB; thence N0°22'18"E a distance of 276 feet; thence S89°39'31"E a distance of 275.36 feet; thence S0°42'17"W a distance of 67.96 feet; thence N89°15'01"W a distance of 201 feet; thence S0°44'59"W a distance of 210 feet; thence N89°15'01"W a distance of 63.58 feet to the POB.

ACCESS EASEMENT DESCRIPTION:

From the Southwest corner of Section 30, Township 19 South, Range 26 East, Lake County, Florida, run thence Easterly along the South line of said Section 30 a distance of 1026.73 feet to the POB; thence N0°22'18"E a distance of 276 feet; thence S89°39'31"E a distance of 275.36 feet; thence S0°42'17"W a distance of 67.96 feet; thence N89°15'01"W a distance of 201 feet; thence S0°44'59"W a distance of 210 feet; thence N89°15'01"W a distance of 63.58 feet to the POB.

AGENDA SUMMARY
TAVARES CITY COUNCIL
JUNE 3, 2015

AGENDA TAB NO. 6

SUBJECT TITLE: Library Board Appointments

OBJECTIVE:

The Mayor will make appointments to the Library Board.

SUMMARY:

There are four openings on the Library Board for the term 2015-2017.

One application was received from Duane Dement and three requests were received for reappointment from Martha Wilkins, Doris Ragan, and Mary Ellen Drees.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Legally sufficient.

Donna / Return application

America's Seaplane City™

Application for a Board/Committee Appointment
City of Tavares

Please Print: DEMENT DUANE

Last Name First Middle Initial

Telephone: (352) 343-4083 Email: _____

Cell Phone: ( ) _____ Fax: _____

Present Address 3 ABERDEEN CIRCLE LEESBURG FLA. 34788

Which Board/Committee Appointment are you seeking; (Please mark with a check.)

_____ Bicycle Pedestrian Committee of the Metropolitan Planning Organization

_____ Citizens Advisory Committee of the Metropolitan Planning Organization

_____ Community Redevelopment Area Advisory Committee

_____ Fire Pension Board

_____ Lake County Cultural Affairs Council – Tavares Representative

✓ Library Advisory Board

_____ Planning and Zoning Board*

_____ Police Pension Board

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

Name(s) and Relationship of Relatives Working for the City: _____

_____

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

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

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

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

Name of Last or Present Employer: SELF EMPLOYED INTERIOR DESIGN/DESIGNER

Address: 3 ABER DEEN CIR. LEEBURG FLA 34788
Number and Address City State Zip

Date Hired: APPROX 1997 Position: DESIGNER

Brief Description of Responsibilities: DESIGNER + MAKER OF WINDOW TREATMENTS, TABLE RUNNERS/ COLLAGE ART PIECES FOR SALE @ LOCAL GALLERY BEFORE THAT (MFCC) ART THERAPIST

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

If You Answered Yes: When? _____ Where? _____

Professional or Civic Memberships:

1) _____ 2) _____

3) _____ 4) _____

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

1) Why would you be a good candidate for this appointment? What experience, knowledge, or special skills do you have that would be helpful to this board?
I am willing to serve Tavares library as well as I can since it is important in my life. I am intelligent Responsible and wish to help out as I can. Interact with people well.

2) What do you think should be the purpose of this board? To serve the Library in decisions regarding funding and related issues.

Donna: Marty said this was not necessary. I was cleared for tutoring program.

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

1) _____

Name Address Business Years Known

2) _____

Name Address Business Years Known

3) _____

Name Address Business Years Known

Next of Kin: _____

Name Address Relationship

In Case of Emergency, Please Notify:

_____

Name Address Telephone No.

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

Applicants Signature_____ Date_____

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

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

_____

Name Date of Application

Please select one of the following:

_____ An African American; that is a person having origins in any of the racial groups of the African Diaspora.
_____ A Hispanic American; that is, a person of Spanish or Portuguese culture with origins in Spain, Portugal, Mexico, South America, Central America, or the Caribbean, regardless of race.
_____ An Asian American; that is, a person having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Subcontinent, or the Pacific Islands, including the Hawaiian Islands prior to 1778.
_____ A Native American, that is, a person who has origins in any of the Indian Tribes of North America prior to 1835.
_____ An American woman.
_____ An American man.
_____ None of the above.

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

Planning and Zoning Board
Applicant Questionnaire Attachment

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

_____

_____

_____

_____

_____

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

_____

_____

_____

_____

_____

April 28, 2015

Nancy Barnett
City of Tavares
201 E. Main St.
Tavares, FL 32778

Dear Ms. Barnett,

My term on the City of Tavares Public Library Advisory Board will expire in June and I would be interested in being re-appointed as a board member. I look forward to hearing from you.

Sincerely,

Doris Ragan

Doris Ragan, Board Member
City of Tavares Public Library Advisory Board

April 28, 2015

Nancy Barnett
City of Tavares
201 E. Main St.
Tavares, FL 32778

Dear Ms. Barnett,

My term on the City of Tavares Public Library Advisory Board will expire in June and I would be interested in being re-appointed as a board member. I look forward to hearing from you.

Sincerely,

Martha Wilkins

Martha Wilkins, Board Member
City of Tavares Public Library Advisory Board

Nancy Barnett

From: Mary Ellen Drees [drivelmed@icloud.com]
Sent: Thursday, May 14, 2015 1:43 PM
To: Nancy Barnett
Subject: Re: Library Board appointment

Dear Ms. Barnett,

Dawn called me and left a message about my Library Board term. Since I was appointed to complete a term for someone else, my term is now up. I am requesting reappointment to the Tavares Library Board for a two-year- term.

Also, two stipend checks were delivered to the house across the street. My correct address is 1796 Virginia Ct. Can you get this information to the appropriate person?

Please call me if you have questions. Thank you.

Mary Ellen Drees
Home 352-343-7928
Cell 352-874-4123

On Aug 11, 2014, at 11:24 AM, Nancy Barnett <nbarnett@tavares.org> wrote:

Ms. Drees,

Your appointment was approved by City Council to the Library Board on August 6th. You will be receive a more formal letter of appointment but it was approved and is effective now.

Thank you again for your support of the library.

Sincerely,

Nancy A. Barnett, C.M.C.
City Clerk
City of Tavares
PO Box 1068
Tavares, FL 32778-1068

Phone (352) 253-4546
Fax (352) 742-6351

<image001.jpg>

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications, including your email address, may therefore be subject to public disclosure.
Confidentiality Notice: This message and any attachments are for the sole use of the intended recipient(s)

Orlando Sentinel/Lake Sentinel
April 30, 2015 Edition
Citizen Boards/Committees – Library Board

CITY OF TAVARES
CITIZEN BOARDS/COMMITTEES

The City of Tavares is presently accepting applications for the following Board(s):

Library Board

The position is voluntary and appointed by the Mayor of the City of Tavares. Applicants may reside outside the Tavares city limits. Applications may be obtained by calling (352) 253-4546, between the hours of 8 a.m. and 5 p.m. Monday through Friday or by downloading the application from the city's web site at www.tavares.org

Applications should be submitted by Friday, May 8, 2015. For additional information please call Nancy Barnett, City Clerk, at 352-253-4546.

LAK3248346 4/30/2015

AGENDA SUMMARY
TAVARES CITY COUNCIL
JUNE 3, 2015

AGENDA TAB NO. 7

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 – June 17, 2015 – 4:00 p.m.
- Code Enforcement Special Magistrate Hearing – June23, 2015
- Library Board – June 17, 2015 - Library Conference Room – 2:00 p.m.
- Planning & Zoning Board – June 18, 2015 – City Council Chambers – 3:00 p.m.
- Lake Sumter MPO – June 24, 2015 – 2 p.m. MPO Board Room, Leesburg
- Lake County League of Cities Luncheon Meeting – June 12, 2015 – 12:00

EVENTS

- June 14-15 – Hydro Cross Finals Qualifier
- September 10 - Tavares Chamber of Commerce Red Gala Event
- 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
- Z- Fest 2015
- November 13-15 – CRA Fall Thunder Regatta

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
JUNE 3, 2015

AGENDA TAB NO. 8

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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TAVARES

America's Seaplane City™