AGENDA SUMMARY
TAVARES CITY COUNCIL
SEPTEMBER 3, 2015

AGENDA TAB NO. 10

SUBJECT TITLE: **Ordinance 2015-17** **FIRST READING**
Amendment to Land Development Regulations
Creation of New Zoning District- RSF-2

OBJECTIVE:

To consider an amendment to the Land Development Regulations that will create a new residential zoning district (RSF-2) that allows exclusively single family detached dwellings on 60' wide lots.

SUMMARY:

Other than site specific, time-limited Planned Developments, the only residential zoning district currently specified within the city's Land Development Regulations that allows single family detached development on 60' wide lots is the RMF-2 (Residential Multi-Family) zoning. The RMF-2 zoning allows not only single family detached dwellings but also duplexes and townhomes (subject to certain design criteria). The inherent variation of allowable dwelling types in this zoning lends uncertainty to the rezoning process for neighboring impacted communities when applications are received to rezone to this designation.

Single family detached development on 60' wide lots is a housing industry standard and prevalent in many residential subdivisions within Tavares. Oak Bend, Martin's Grove, Lane Park Ridge and Chelsea Oaks are examples of Planned Development Subdivisions within Tavares that allow single family dwellings on 60' wide lots or less. This proposed ordinance would create a residential zoning district (RSF-2) that would exclusively allow single family dwellings on 60 foot wide and 6,500 square foot lots, and that would otherwise mirror regulations pertaining to the RMF-2 zoning district. The proposed ordinance adds text amendments to the Land Development Regulations to appropriately modify the regulations to accept this new designation. The creation of this new zoning district will simplify and clarify future rezoning requests for developments of this nature.

OPTIONS:

No Council action is required at First Reading.

PLANNING & ZONING BOARD RECOMMENDATION:

At its August 20th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2015-17.

STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council approves Ordinance 2015-17.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ORDINANCE 2015-17

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS BY ADDING A NEW ZONING DESIGNATION TO BE IDENTIFIED AS RSF-2 (RESIDENTIAL SINGLE FAMLY 5.6 DWELLING UNITS PER ACRE) THAT MATCHES THE REGULATIONS PERTAINING TO THE EXISTING RMF-2 (RESIDENTIAL MULTI-FAMILY) ZONING DESIGNATION WITH THE EXCEPTION THAT TWO-FAMILY DWELLINGS, DUPLEXES AND TOWNHOMES ARE EXCLUDED AS A PERMITTED USE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 7, 2005, the City of Tavares adopted the Land Development Regulations, specifying therein zoning designations including the RMF-2 (Residential Multi-Family) zoning; and

WHEREAS, the Land Development Regulations provides development specifications including allowable uses to be applied and permitted within the RMF-2 zoning designation; and

WHEREAS, the minimum lot width and size within the RMF-2 zoning designation is 60 feet and 6,500 square feet respectively; and

WHEREAS, the RMF-2 zoning district allows, single family and two family dwellings, duplexes and townhomes (subject to certain design criteria); and

WHEREAS, the existing Land Development Regulations does not presently include a zoning designation that exclusively allows single family detached development on a 60 foot wide, 6,500 square foot lot; and

WHEREAS, the present RMF-2 zoning designation, by allowing a variation of dwelling types, lends uncertainty to the rezoning process for neighboring impacted communities; and

WHEREAS, single family detached developments on 60 foot wide lots is a housing industry standard and prevalent in residential subdivisions within Tavares; and

WHEREAS, the creation and addition of a zoning designation into the Land Development Regulations that exclusively allows single family dwellings on 60 foot wide and 6,500 square foot sized lots will simplify and clarify rezoning requests for developments of this nature; 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:

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

Section 1. Text Amendment to Regulations.

Section 8-3 (A)

A) Zoning Districts. Consistent with the *City's Comprehensive Plan Future Land Use Map* and related policies, all land and water areas located within the incorporated territory of the City of Tavares shall be designated for use and development based on the following zoning districts. Such districts shall be reflected on the *Official Zoning Atlas* by the following zoning district symbols:

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

Section 8-11(D) (1) (h)

(f) One (1) and only one (1) accessory structure may be located in front yards in RSF-A, RSF-1, RSF-2, RMF-2 and RMF-3 if the lot is used only for one (1) single-family dwelling and the accessory structure meets the following criteria:

1. Lots shall be one (1) acre or larger in area.

2. The accessory structure shall be set back at least one hundred feet (100') from the front property line.

3. The accessory structure shall meet the side setback requirements of the principal structure of the district it is located in.

Section 8-12 (A) (6)

(5) Fences in Residential Districts. The following provisions shall apply to fences and walls in the residential districts (RSF-A, RSF-1, RSF-2, RMF-2, RMF-3, RMH-S, RMH-P, MU Residential and Residential Planned Development) in the City:

(a) All walls, fences or hedges hereafter located, erected, constructed, reconstructed or altered shall not be more than six feet (6') in height. If the fence wall or hedge is located forward of the front façade of the principle structure to a right-or-way it shall not be more than four feet (4') in height.

(b) Fences located forward of the front façade as specified above must be decorative in nature and shall not exceed seventy-five percent (75%) opacity. Such fences may be picket fences, split rail fences, wrought iron fences, and the like. In no case shall wire fabricated fences such as chain link, chain link with vinyl inserts, field fence, chicken wire fence, barbed wire fence and other similar fences be considered decorative.

(c) Where lots in a platted residential subdivision abut a public right-of-way, all visible fences shall be of the same material and design in order to provide a uniform appearance to the roadway. Said requirement shall be provided in the Conditions, Covenants and Restrictions for said subdivision as a condition of approval of the associated final plat.

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Table 8-1 Future Land Use/Zoning Matrix

FLU Zoning	SUB Suburban Density Residential (3 du/ac)	LOW Low Density Residential (5.6 du/ac)	MOD Moderate Density Residential (10 du/ac)	MED Medium Density Residential (12 du/ac)	HD High Density Residential (12-25 du/ac)	MH Mobile Home Density Residential (8.7 du/ac)	MUN Mixed Use Neighborhood (12 du/ac)	MUC Mixed Use Commercial (25 du/ac)	COM Commercial (10 du/ac)	CD Commercial Downtown (25 du/ac)	IND Industrial	PUB Public Facilities
RSF-A (3 du/ac)	C	C	C	C			C	C				
RSF-1 (5.6 du/ac)		C	C	C			C	C				
RSF-2 (12 du/ac)		C	C	C			C	C				
RMF-2 (12 du/ac)		C	C	C	C		C	C				
RMF-3 12-25 du/ac			C	C	C		C	C				
RMH-P 8.7 du/ac						C						
RMH-S 8.7 du/ac						C						
PD	C	C	C	C	C	C	C	C	C	C	C	C
MU (12 du/ac)							C	C				
C-2 12-25 du/ac									C			
C-1									C			
CD 12-25 du/ac										C		
I											C	
PFD	C	C	C	C	C	C	C	C	C	C	C	C

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Table 8-2 Permitted and Special Uses (30)

AND USE	ZONING													
	RSF-A	RSF-1	RSF-2	RMF-2	RMF-3	RMH-P	RMH-S	PD	MU	CD	C-1	C-2	I	PFD
GRICULTURE														
itrus Groves	P	P	P	P	P	P	P		P	P	P	P	P	
'holesale plant production, wholesale ırseries, and greenhouses.													P	
oarding and keeping of horses and cattle	P (7)													
ESIDENTIAL														
ngle-family Dwelling	P	P	P	P		P(28)	P(28)	(1)	P					
wo-family Dwellings, Duplexes				P(23)	P(23)			(1)(23)	P(23)					
ownhomes				P (24)	P (24)			(1)(24)	P (24)	P (24)				
ultiple-family Dwelling (3 or more tached dwelling units)					P(25)			(1)(25)	P(25)	P(25)				
anufactured/Mobile Home Dwellings						P	P							
'avel Trailer and Motor Home Dwellings						P (4)								
ncillary Apartments								(1)(2)	P(2)	P (2)				
uest Apartments	P (3)		P(3)	P (3)					P					
oarding and Rooming Houses	P (21)	P (21)	P(21)	P (21)	P (21)	P (21)	P (21)		P (21)					
roup Home / Community Residential ome nax. 6 residents)	S (5)	S (5)	P(5)	P (5)	P (5)	S (5)	S (5)		S (5)					
roup Home / Community Residential ome or more residents)			S(6)	S (6)	S (6)		S (6)		S (6)					
ursing Home					P			(1)	P					
dult Congregate Living Facilities					P (26)			(1)	P (26)					
dult Activity Center	P(27)	P(27)	P(27)	P(27)	P	P	P	1	P	P	P	P		
UBLIC/SEMIPUBLIC, INSTITUTIONAL														
ıblic and Private Schools lementary through High School)	S	S	S	S	S	S	S	(1)	S	S	S	S	S	S
ommunity Colleges, Colleges or niversities or College annexes								(1)		S		S	S	S
braries								(1)	S	S	S	P		P
ommunity Centers	S	S	S	S	S	S	S	(1)	S	S	P	P	P	P
ommunity Shelters	S	S	S	S	S	S	S		S	S				P
overnment Facility								(1)						P
hurches and other places of Worship, th attendant educational and recreational cilities	S	S	S	S	S	S	S	(1)	S	S	P	P		
ospitals								(1)				P	P	
edical Clinics and Emergency eatments Centers								(1)				P	P	
edical Care Facility, outpatient only								(1)			S	P	P	
ECREATIONAL, CULTURAL AND IVIC USES														
ommunity recreation buildings, utility ıildings, recreation facilities or areas for se of subdivision or park residents.	S	S	S	S	S	P	P	(1)						
ommunity Boat Docks and Boat Houses	S	S	S	S	S	S	S	(1)						
ivate docks and Boathouses	P (10)	P (10)	P(10)	P (10)	P (10)	P (10)	P (10)	(1)		S	S	S		
ivate Clubs and Lodges, Community enters, Civic and Social rganization facilities								(1)	P(11)	P	P	P	P	(1)

	RSF-A	RSF-1	RSF-2	RMF-2	RMF-3	RMH-P	RMH-S	PD	MU	CD	C-1	C-2	I	PFD
arks, play grounds, recreational eas and recreational or community ructures owned and maintained by ıy private non-profit or for-profit ssociation								(1)		S	S	P	P	
ıblic Parks, Play grounds and ecreation Areas								(1)						P
eneral Cultural Uses								(1)	P (11)	P	P	P	P	P
ıditoriums, stadiums, arenas, and ‹positions								(1)				S	S	P
ealth or Fitness uses								(1)	P (11)	P	P	P		
amily / General Entertainment uses								(1)		P	P	P	P	
USINESS AND COMMERCIAL USES														
ısiness and Professional office uses								(1)	P (11)	P	P	P	P	
anks and Financial Institutions								(1)		P	P	P		
rocery Stores								(1)				P		
onvenience Store (not including gas/fuel ıles)								(1)	S (11)	P	P	P	P	
onvenience Store (including gas/fuel ıles)								(1)				P	P	
etail, General Business, or Personal ervice								(1)	P (11)	P	P	P		
etail, General Business, or Personal ervice > 50K sq ft. – single use								(1)				P		
ersonal Service or Specialty Shop with ıht retail								(1)	P (11)					
etail plant nursery								(1)				P	P	
edical/Dental/Optical Supplies Stores								(1)		P	P	P		
edical and Dental/Optical Laboratories								(1)			S	P		
estaurant / Food Service / Food Retail								(1) (20)	P (11) (20)	P (20)	P (20)	P (20)	P (20)	
ar-Beer and Wine										P		P		
ar										P		P		
dult Entertainment Establishments													S (22)	
hild Care Centers	P (8)	P (8)	P(8)	P (8)	P (8)	P (8)	P (8)	(1)	S (9)	S (9)	S (9)	S (9)		
ısiness and Technical Trade Schools								(1)		P	P	P	P	
ocational and Industrial Trade Schools												S	P	
nimal hospital, veterinary clinic or animal ›arding with boarding of animals in ›mpletely enclosed buildings.								(1)	S		P	P	P	
et Stores that may include retail, ·ooming services, and boarding of ›mestic animals										P (29)	P (29)	P (29)		
aundromats/Dry Cleaning (self service)								(1)	S (11)	P	P	P		
aundry/Dry Cleaners without drive-rough pickup (no on-site processing, not elf service)								(1)	S (11)	P	P	P		
aundry/Dry Cleaners with ive-through pick-up o on-site processing, ›t self service)								(1)			P	P		
aundry/Dry Cleaners with on-site ·ocessing								(1)				P	P	
ıtomobile/Truck, boat, motorcycle, creational vehicles sales & rental												S (12)	P (12)	
ıtomobile/Truck Parts Sales												P	P	
ıtomobile/Truck/Motorcycle/Boat repair & ervice												P (13)	P (13)	
ar Wash												P	P	

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2

	RSF-A	RSF-1	RSF-2	RMF-2	RMF-3	RMH-P	RMH-S	PD	MU	CD	C-1	C-2	I	PFD
IDUSTRIAL USES														
anufacturing, fabricating, processing, ackaging, storage, and sales / distribution ses													P (12-16) (18) (20) (22)	
ini-warehouse, personal storage facilities limate controlled, internal entrance only)												S	P	
etail accessory establishments (only for e sale of goods manufactured on site)													P	
'holesale Stores												P	P	
esearch Laboratory													P	
adio and Television stations and ansmitters, but no radio or television wer												P	P	
'recking Yards (including automotive ehicle wrecking yards) and junk yards													S	
'uck Stop													S	
obile home sales yards												S	P	
uel storage yards, coal, coke or wood ards.													S (15)	
UBLIC UTILITY USES														
efuse Transfer Stations													P	P
ewage Treatment Facilities, local													P	P
'ater withdrawal operations, local													P	P
as and water metering stations													P	P
'ireless Communications Towers, ntennas and Equipment Facilities								(1) (16)		S (16)	S (16)	S (16)	S (16)	P (16
ODGING														
otel, Motel and Motor Court ccommodations								(1) (18)		P(18)		P(18)	S (18)	
ed and Breakfast Accommodations	S (19)	S (19)	S(19)	S (19)					P (19)					
ourist Resort								(1)						
ISCELLANEOUS														
ome Owners Association/Park Business ffice	P	P	P	P	P	P	P							
ommunity Storage Areas for use of ubdivision and park residents for storage boats, boat trailers and recreation ehicles.		S	S	S	S	S	S							
ublic parking lots and parking garages, ther rental or free parking.										S	S	P	P	P
ansportation terminals including bus ations, railroad stations or other mass ansit systems													P	P
rports and heliports												S	S	P
uneral Homes										P (17)	S (17)	P (17)		
emeteries and mausoleums														P

1

Table 8-3 Development Standards

RSF-2 RESIDENTIAL SINGLE FAMILY	
Maximum Residential Density	12 units per acre
Minimum Lot Requirements	Width 60 feet Area 6500 sq. ft. Corner lots are required to have 15% greater width than the minimum required by the district, unless the width provided is greater than one hundred feet (100'). Water front lots are required to have a minimum of seventy-five feet in width at the mean-high-water-line.
Maximum Impervious Surface Area	60% No more than thirty (35%) percent of the front yard may be covered by impervious surface.
Minimum Yard Requirements	Front yard 25 ft. Side 7.5 ft. Rear 20 ft. Adjacent to federal, state highway or county secondary highway right-of-ways - 25 ft. Natural Water bodies (from MHWL) - 50 feet Wetlands - 25 feet Side yards of corner lots which face the same street as an adjacent interior lot shall be at least one-half (1/2) of the front yard required for the house on the adjacent interior lot. In no case shall the setback be less than twelve-and-one-half feet (12-1/2').
Maximum Height of Structures	35 feet
Minimum Off-street Parking Requirements	See Chapter 20 Off Street Parking Requirements In All Zoning Districts
Landscape Buffer Requirements	See Chapter 11 Landscape Buffer Requirements In All Zoning Districts
Open Space and Recreation Requirements	See Chapter 23 Open Space and Recreation requirements in all Residential Districts

Commercial Architectural and Site Design Requirements	See Chapter 9 Overlay Zoning District Requirements for all Non-Residential Development
Additional Requirements	See notes: 1, 5, 6

Table 11-B Required Buffer Type abutting a Right-of-Way

Development Zoning District	Abutting Right-Of-Way			
	Local Road	Collector Road	Arterial Road	Railroad
RSF-A, RSF-1 Front yards facing road Rear or side yards facing road	B D or E	B E	D or E E	A A
RFS-2, RMF-2, RMH-P, RMH-S Front yards facing road Rear or side yards facing road	B D or E	B E	D or E E	A A
RMF-3 Front yards facing road Rear or side yards facing road	B D or E	D or E E	D or E E	A A
C-1, C-2 Front or side facing road Rear facing road	B E	B E	C E	A A
CD **(Cross reference Chapter 9 Overlay Districts. The most restrictive buffers shall apply.)**	None	None	C	A
I If property across roadway is zoned or intended for non-residential uses. If property across roadway is zoned or intended for residential uses.	B E	B E	C E	A C
MU, PD	(1)	(1)	(1)	A
PFD Front or side facing road Rear facing road	B D or E	B D or E	C D or E	A A

Table 11-C Required Buffer Type abutting Contiguous Zone

Development Zoning District (3)	Contiguous Zoning District								
	RSF-A RSF-1	RSF-2 RMF-2 RMH-S RMH-P	RMF-3	CD	C-1 C-2	I	MU PD	PFD	Property containing other than City zoning
RSF-A RSF-1	None	A	A	B	D or E	A	(1)	A	(2)
RFS-2 RMF-2 RMH-S RMH-P	C	None	B	B	D or E	D or E	(1)	D or E	(2)
RMF-3	E	B	B	B	D or E	D or E	(1)	D or E	(2)
CD	B	B	B	None	A	B	(1)	B	(2)
C-1 C-2	E	D or E	D or E	A	A	A	(1)	B	(2)
I	E	E	E	B	A	None	(1)	D or E	(2)
MU PD	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(2)
PFD	E	D or E	D or E	B	B	B	(1)	A	(2)

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
Publication Date: 08/10/2015

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Call Stan

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SELECTION COMMITTEE MEETING, AUGUST 12, 2015, 10:00 A.M.
LAKE EMS REQUEST FOR PROPOSALS (RFP) 15-0[illegible]
LAKE EMS HRIS SYSTEM
2761 West Old Hwy 441
Administrative Conference Room A
Mount Dora, Florida 32757

All interested citizens are welcome to attend. Persons with disabilities who need assistance should contact Lake EMS at (352) 383-4554, 48 hours in advance of the scheduled meeting. Elected official and appointed board members may be in attendance.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by above named Committee with respect to any matter considered during any meeting of such Committee, he or she will need a record of the proceedings, and that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based.

Bryan Andrews
Chief Administrative Officer
352-383-4554

LAK3491107 8/10/2015

Public Hearing Notices

THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2015-17 titled as follows:

ORDINANCE 2015-17

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS BY ADDING A NEW ZONING DESIGNATION TO BE IDENTIFIED AS RSF-2 (RESIDENTIAL SINGLE FAMILY 5.5 DWELLING UNITS PER ACRE) THAT MATCHES THE REGULATIONS PERTAINING TO THE EXISTING RMF-2 (RESIDENTIAL MULTI-FAMILY) ZONING DESIGNATION WITH THE EXCEPTION THAT TWO-FAMILY DWELLINGS, DUPLEXES AND TOWNHOMES ARE EXCLUDED AS A PERMITTED USE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

Proposed Ordinance 2015-17 will be considered at the following public meetings:
1. Tavares Planning & Zoning Board meeting on August 20, 2015, at 3 p.m.; and
2. Tavares City Council meeting on September 3, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on September 16, 2015, at 4 p.m. (Second Reading)

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

Proposed Ordinance 2015-17 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

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

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

LAK3491[illegible] 8/10/2015

THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2015-18 titled as follows:

ORDINANCE 2015-18

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS BY AMENDING TABLE #3, DEVELOPMENT STANDARDS FOR THE COMMERCIAL DOWNTOWN DISTRICT, BY INCREASING THE MAXIMUM HEIGHT OF STRUCTURES TO EIGHTY FOUR FEET; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

Proposed Ordinance 2015-18 will be considered at the following public meetings:
1. Tavares Planning & Zoning Board meeting on August 20, 2015, at 3 p.m.; and
2. Tavares City Council meeting on September 3, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on September 16, 2015, at 4 p.m. (Second Reading)

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

Proposed Ordinance 2015-18 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Planning Department: City of Tavares, 201 East Main Street, Tavares, Florida 32778, Telephone: (352) 742-6408, at least 2 (two) working days prior to the date of the Public Hearing; if you are hearing or voice impaired, call (352) 742-6432.

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

LAK3491[illegible] 8/10/2015

Foreclosure Sales

IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT IN AND FOR LAKE COUNTY, FLORIDA
CASE NO.: 2015-CA-889

SEACOAST NATIONAL BANK, Successor by merger of BankFIRST 50 E. Kindred Street, Suite 203 Stuart, Florida 34994,
Plaintiff,
v.
FINISH LINE PAINT & BODY, LLC 29317 Highway 561 Tavares, Florida 32778; GARY LASTER 11407 Lake Minneola Shores, Clermont, Florida 34715; LASTER'S AUTO PAINT & BODY, INC.; UNKNOWN TENANT #1 29317 Highway 561 Tavares, Florida 32778; UNKNOWN TENANT #2 29317 Highway 561 Tavares, Florida 32778,
Defendants.

NOTICE OF SALE
PURSUANT TO CHAPTER 45

Notice is hereby given pursuant to an Order of Final Judgment of Foreclosure dated July 15, 2015, and entered in Civil Action Case No. 2015-CA-889 of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida in which the Clerk of this Court will sell to the highest and best bidder for cash at Lake County Courthouse, 550 W. Main Street, Tavares, Florida 32778-7800 at 11:00 a.m. on the 3 day of September 2015, the following described property as set forth in the Order of Final Judgment of Foreclosure, to wit:

EXHIBIT "A"

That part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 20 South, Range 26 East, Lake County, Florida, bounded and described as follows:

From the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 20 South, Range 26 East, Lake County, Florida, run thence East along the South line of the said Northwest 1/4 of the Southwest 1/4 of Section 5, a distance of 692.94 feet to a point on the Southwesterly right of way line of State Road No. 561, thence North 39°35'45" West, along said Southwesterly right of way line, a distance of 583.43 feet to a Point of Beginning, continue thence North 39°35'45" West along said Southwesterly right of way line, 185.40 feet, more or less, to a point that is 265 feet Southeast of the intersection of the West line of the Northwest 1/4 of the South-west 1/4 of said Section 5 and the aforesaid Southwesterly line of the right of way of State Road No. 561, thence run Southwesterly in a straight line to a point on the West line of said Northwest 1/4 of the Southwest 1/4 that is 208.00 feet North of the aforesaid Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 5, thence East parallel with the aforesaid South line of the Northwest 1/4 of the Southwest 1/4 of Section 5, a distance of 208.00 feet, thence run North 79°59'15" East, 97.32 feet, thence North 41°05'55" West, 150.65 feet, thence North 51°16'08" East, 139.64 feet to the Point of Beginning.

Dated this 16 day of July, 2015.

NEIL KELLY
Clerk of Circuit Court

(Court Seal)
By: /s/ D. MATTSON
Deputy Clerk

PLAINTIFF'S ATTORNEY
POHL & SHORT, P.A.
280 W. Canton Ave., Suite 410
Winter Park, FL 32789

LAK3[illegible] 08/03, 10, 2015

Miscellaneous Legals

NOTICE OF PUBLIC MEETING
Lake County Local Mitigation Strategy Working Group Meeting
August 24, 2015, 10:00 a.m.
Lake County Emergency Communications and Operations Center
Second Floor, Training Rooms A&B
425 West Alfred Street
Tavares, Florida 32778

The purpose of the Local Mitigation Strategy (LMS) is to reduce or eliminate long-term risk to human life and property from disasters. The LMS Task Force consists of a variety of municipal and community partners within Lake County who provide direction and guidance on the update of the mitigation strategy and projects sent to our State and Federal partners for funding consideration. More information on the Lake County Local Mitigation Strategy can be found here: http://www.lakecountyfl.gov/departments/public_safety/emergency_management/local_mitigation_strategy.aspx

All interested citizens are welcome to attend. Free public parking is available at the eight-story parking garage on North Sinclair Avenue. There is an elevator in the lobby to accommodate persons with disabilities. If further assistance is needed, please contact the Division of Facilities Management at (352) 343-9760, at least 48 hours in advance of the scheduled meeting.

Spencer Kostus
Disaster Assistance Specialist
352-343-9420

LAK3[illegible] 8/10/15

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THE CITY OF TAVARES NOTICE OF PUBLIC HEARING

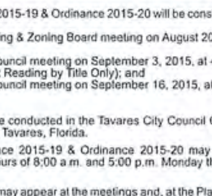
Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2015-19 & Ordinance 2015-20 titled as follows:

ORDINANCE 2015-19

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 2.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF NELSON STREET AND U.S. HWY 441 FROM A MIX OF RSF-1 (RESIDENTIAL SINGLE FAMILY) AND C-2 HIGHWAY COMMERCIAL TO C-2 HIGHWAY COMMERCIAL; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2015-20

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 2.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF NELSON STREET AND U.S. HWY 441 FROM A MIX OF LOW DENSITY RESIDENTIAL AND COMMERCIAL TO WHOLLY COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.



Proposed Ordinance 2015-19 & Ordinance 2015-20 will be considered at the following public meetings:
1. Tavares Planning & Zoning Board meeting on August 20, 2015, at 3 p.m.; and
2. Tavares City Council meeting on September 3, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on September 16, 2015, at 4 p.m. (Second Reading)

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

Proposed Ordinance 2015-19 & Ordinance 2015-20 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Planning Department: City of Tavares,

Mr. Skutt stated that it is a possibility.

MOTION

Mr. Stomp made a motion to recommend approval of Ordinance 2015-16. Mr. Thomas seconded the motion. The motion passed 5-0.

6) Ordinance 2015-17 – Land Development Regulation Amendment – Create RSF-2 Zoning District

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

Other than site specific, time-limited Planned Developments, the only residential zoning district currently specified within the city's Land Development Regulations that allows single family detached development on 60' wide lots is the RMF-2 (Residential Multi-Family) zoning. The RMF-2 zoning allows not only single family detached dwellings but also duplexes and townhomes (subject to certain design criteria). The inherent variation of allowable dwelling types in this zoning lends uncertainty to the rezoning process for neighboring impacted communities when applications are received to rezone to this designation.

Single family detached development on 60' wide lots is a housing industry standard and prevalent in many residential subdivisions within Tavares. Oak Bend, Martin's Grove, Lane Park Ridge and Chelsea Oaks are examples of Planned Development Subdivisions within Tavares that allow single family dwellings on 60' wide lots or less. This proposed ordinance would create a residential zoning district (RSF-2) that would exclusively allow single family dwellings on 60 foot wide and 6,500 square foot lots, and that would otherwise mirror regulations pertaining to the RMF-2 zoning district. The proposed ordinance adds text amendments to the Land Development Regulations to appropriately modify the regulations to accept this new designation. The creation of this new zoning district will simplify and clarify future rezoning requests for developments of this nature.

MOTION

Mr. Stevenson made a motion to recommend approval of Ordinance 2015-17. Mr. Osborn seconded the motion. The motion passed 5-0.

7) Ordinance 2015-18 – Land Development Regulation Amendment – Downtown Building Height

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

In 2008, through a citizen-driven visioning process, the City of Tavares adopted the Downtown Master Plan. The city has since implemented action strategies necessary to insure that redevelopment in our downtown progresses in a manner specified in the plan.

In the Downtown Core, the plan recommends stepped building envelop forms that gradually increase in height to 84 feet in the middle of the blocks along Main, Maud and Ruby Streets. This stepped building design has been added to Chapter 9, Architectural and Site Design Standards of the City's Land Development Regulations; however the maximum height allowed

AGENDA SUMMARY
TAVARES CITY COUNCIL
SEPTEMBER 3, 2015

AGENDA TAB NO. 11 **FIRST READING**

SUBJECT TITLE: Ordinance 2015-18
Amendment to City's Land Development Regulations
Increase of Maximum Building Height in Commercial Downtown

OBJECTIVE:

To consider an amendment to the city's Land Development Regulations that increases the maximum allowable building height in the Commercial Downtown District to 84 feet to correspond with the recommendation of the City's adopted Downtown Master Plan.

SUMMARY:

In 2008, through a citizen-driven visioning process, the City of Tavares adopted the Downtown Master Plan. The city has since implemented action strategies necessary to insure that redevelopment in our downtown progresses in a manner specified in the plan.

In the Downtown Core, the plan recommends stepped building envelop forms that gradually increase in height to 84 feet in the middle of the blocks along Main, Maud and Ruby Streets. This stepped building design has been added to Chapter 9, Architectural and Site Design Standards of the City's Land Development Regulations; however the maximum height allowed in the Commercial Downtown zoning district was not simultaneously increased from the current 60 foot maximum to 84 feet.

This proposed ordinance serves to implement an action strategy of the Downtown Master Plan by increasing the maximum allowable building height in the Commercial Downtown District to 84 feet.

OPTIONS:

No Council action is required at First Reading.

PLANNING & ZONING BOARD RECOMMENDATION:

At its August 20th meeting, the Planning & Zoning Board voted 4-1 to recommend approval of Ordinance 2015-18.

STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council approves Ordinance 2015-18.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

Good afternoon, Jacques;

Thanks for the inquiry.

For the fire service in general, any height of building that exceeds our ability to control fire and effect rescue from ground ladders is considered a "high rise". 60', or 84', would both be "high-rises" to us. As you know, though, high rise construction has its own fire and life safety codes that provide for a higher degree of protection. High rises receive extra protection, such as automatic sprinkler systems throughout, a pump to boost sprinkler system flow rates and pressures, rated occupancy separations, increases in rated wall and ceiling protection levels, and protected exit stairwells.

All that being said, we're fine with increasing the maximum height of our downtown buildings to 84 feet (without making additional purchases of equipment for the Fire Department).

Thank you for checking with us, and please thank the members of the Planning and Zoning Board for asking this very important question.

Richard Keith

ORDINANCE 2015-18

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS BY AMENDING TABLE 8-3, DEVELOPMENT STANDARDS FOR THE COMMERCIAL DOWNTOWN DISTRICT, BY INCREASING THE MAXIMUM HEIGHT OF STRUCTURES TO EIGHTY FOUR FEET; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 7, 2005, the City of Tavares adopted the Land Development Regulations, specifying therein permitted and special uses allowed within established zoning districts; and

WHEREAS, Table 8-3, Development Standards for the Commercial Downtown District, specifies that the maximum allowable height of structures within this district is 60 feet; and

WHEREAS, the Downtown Master Plan, adopted by Tavares City Council in 2008, envisions and encourages high intensity and density development within the downtown core with building heights up to a maximum of 84 feet; and

WHEREAS, the City of Tavares desires to amend the Land Development Regulations to be in conformity with the adopted Downtown Master Plan and has determined this change is 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 Amendments

That the City of Tavares Land Development Regulations, Table 8-3, Development Standards for the CD (Commercial Downtown) District be hereby amended as follows:

1
2

CD COMMERCIAL DOWNTOWN DISTRICT	
Maximum Residential Density	Multi-Family 12 – 25 units per acre
Minimum Lot Requirements	Commercial/Office/Multi-Family A lot may be of any size, both area or width, subject to the lot meeting minimum standards for setbacks, buffer requirements, off-street parking and loading, stormwater and other requirements.
Maximum Impervious Surface Area	90%
Minimum Yard Requirements	Adjacent to federal, state highway or county secondary highway right-of-ways - 25 ft. Setback from right-of-way on property located adjacent to all other roads - 10 ft. Setback from Main Street for buildings up to 30 feet in height - Front 0 ft. Internal Side 0 ft. Street Side 7.5 ft Rear 10 ft. • For alternative design standards see Chapter 9 Setback from Main Street for buildings in which the vertical wall is 30 ft. and higher – Front 20 ft. Internal Side 10 ft. Street Side 20 ft. Setbacks from Ruby Street – Front 10 ft. Internal Side 0 ft. Street Side 7.5 ft. Rear 10 ft. • For alternative design standards see Chapter 9 Setback from Ruby Street for buildings in which the vertical wall is 30 ft. and higher – Front 30 ft. Internal Side 10 ft. Street Side 20 ft. Rear Side 10 ft.

	Setbacks from S. Joanna Ave., S. New Hampshire Ave., S. Rockingham Ave., St. Clair Abrams Ave., and N. Disston Ave. – Front 10 ft. Internal Side 0 ft. Street Side 7.5 ft. Rear 10 ft. Setbacks from S. Joanna Ave., S. New Hampshire Ave., S. Rockingham Ave., St. Clair Abrams Ave., and N. Disston Ave. for buildings in which the vertical wall is 30 ft. and higher – Front 20 ft. Internal Side 10 ft. Street Side 20 ft. Natural Water bodies (from MHWL) 50 ft. Wetlands 25 ft.
Maximum Height of Structures	~~60~~ 84 feet
Minimum Off-street Parking Requirements	See Chapter 20 Off Street Parking Requirements In All Zoning Districts
Landscape Buffer Requirements	See Chapter 11 Landscape Buffer Requirements In All Zoning Districts
Open Space and Recreation Requirements	See Chapter 23 Open Space and Recreation requirements in all Residential Districts
Commercial Architectural and Site Design Requirements	See Chapter 9 Overlay Zoning District Requirements for all Non-Residential Development
Additional Requirements	See notes: 1, 2, 5, 6, 8

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
Publication Date: 08/10/2015
Ad Number: 3488570-1S48
Insertion Number:
Size: 1 x 0.07
Color Type: B&W
Client Name: / PO# ORDINANCE 2015-1
Advertiser: City Of Tavares
Section/Page/Zone: LAKC/E003/LAK
Description: Multiple meeting dates
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Call Joe
Stan's Premium Cars
Leesburg
Pre-Owned 888-220-2616
Call Stan

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SELECTION COMMITTEE MEETING
AUGUST 12, 2015, 10:00 A.M.
LAKE EMS REQUEST FOR PROPOSALS (RFP) 15-0628
LAKE EMS HRIS SYSTEM
2761 West Old Hwy 441
Administrative Conference Room A
Mount Dora, Florida 32757

All interested citizens are welcome to attend. Persons with disabilities who need assistance should contact Lake EMS at (352) 383-4554, 48 hours in advance of the scheduled meeting. Elected official and appointed board members may be in attendance.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by above named Committee with respect to any matter considered during any meeting of such Committee, he or she will need a record of the proceedings, and that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based.

Bryan Andrews
Chief Administrative Officer
352-383-4554

LAK3491?? 8/10/2015

Public Hearing Notices

THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2015-17 titled as follows:

ORDINANCE 2015-17

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS BY ADDING A NEW ZONING DESIGNATION TO BE IDENTIFIED AS RSF-2 (RESIDENTIAL SINGLE FAMILY 5.6 DWELLING UNITS PER ACRE) THAT MATCHES THE REGULATIONS PERTAINING TO THE EXISTING RMF-2 (RESIDENTIAL MULTI-FAMILY) ZONING DESIGNATION WITH THE EXCEPTION THAT TWO-FAMILY DWELLINGS, DUPLEXES AND TOWNHOMES ARE EXCLUDED AS A PERMITTED USE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

Proposed Ordinance 2015-17 will be considered at the following public meetings:
1. Tavares Planning & Zoning Board meeting on August 20, 2015, at 3 p.m.; and
2. Tavares City Council meeting on September 3, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on September 16, 2015, at 4 p.m. (Second Reading)

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

Proposed Ordinance 2015-17 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

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

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

LAK3485481 8/10/2015

THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2015-18 titled as follows:

ORDINANCE 2015-18

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS BY AMENDING TABLE 8-7, DEVELOPMENT STANDARDS FOR THE COMMERCIAL DOWNTOWN DISTRICT, BY INCREASING THE MAXIMUM HEIGHT OF STRUCTURES TO EIGHTY FOUR FEET; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

Proposed Ordinance 2015-18 will be considered at the following public meetings:
1. Tavares Planning & Zoning Board meeting on August 20, 2015, at 3 p.m.; and
2. Tavares City Council meeting on September 3, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on September 16, 2015, at 4 p.m. (Second Reading)

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

Proposed Ordinance 2015-18 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

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

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

LAK3485?? 8/10/2015

Foreclosure Sales

IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT IN AND FOR LAKE COUNTY, FLORIDA
CASE NO.: 2015-CA-609

SEACOAST NATIONAL BANK, Successor by merger of BankFIRST 50 E. Kindred Street, Suite 203 Stuart, Florida 34994,
Plaintiff,
v.
FINISH LINE PAINT & BODY, LLC 29317 Highway 561 Tavares, Florida 32778; GARY LASTER 11407 Lake Minneola Shores Clermont, Florida 34715; LASTER'S AUTO PAINT & BODY, INC.; UNKNOWN TENANT #1 29317 Highway 561 Tavares, Florida 32778; UNKNOWN TENANT #2 29317 Highway 561 Tavares, Florida 32778,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

Notice is hereby given pursuant to an Order of Final Judgment of Foreclosure dated July 15, 2015, and entered in Civil Action Case No. 2015-CA-609 of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida in which the Clerk of this Court will sell to the highest and best bidder for cash at Lake County Courthouse, 550 W. Main Street, Tavares, Florida 32778-7800 at 11:00 a.m. on the 3 day of September 2015, the following described property as set forth in the Order of Final Judgment of Foreclosure, to wit:

EXHIBIT "A"

That part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 20 South, Range 26 East, Lake County, Florida, bounded and described as follows:

From the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 20 South, Range 26 East, Lake County, Florida, run thence East along the South line of the said Northeast 1/4 of the Southwest 1/4 of Section 5, a distance of 692.74 feet to a point on the Southwesterly right of way line of State Road No. 561, thence North 39°35'45" West, along said Southwesterly right of way line, a distance of 383.42 feet to a Point of Beginning, continue thence North 39°35'45" West along said Southwesterly right of way line, 195.30 feet, more or less, to a point that is 285 feet Southeast of the intersection of the West line of the Northwest 1/4 of the South-west 1/4 of said Section 5 and the aforesaid Southwesterly line of the right of way of State Road No. 561, thence run Southwesterly in a straight line to a point on the West line of said Northwest 1/4 of the Southwest 1/4 that is 208.00 feet North of the aforesaid Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 5, thence East parallel with the aforesaid South line of the Northwest 1/4 of the Southwest 1/4 of Section 5, a distance of 208.00 feet, thence run North 79°59'15" East, 97.32 feet, thence North 61°03'55" West, 150.65 feet, thence North 51°15'08" East, 129.04 feet to the Point of Beginning.

Dated this 16 day of July, 2015

NEIL KELLY
Clerk of Circuit Court
(Court Seal)
By: /s/ D. MATTSON
Deputy Clerk

PLAINTIFF'S ATTORNEY
POHL & SHORT, P.A.
280 W. Canton Ave., Suite 410
Winter Park, FL 32789

LAK3463?? 08/03, 10, 2015

Miscellaneous Legals

NOTICE OF PUBLIC MEETING
Lake County Local Mitigation Strategy Working Group Meeting
August 24, 2015, 10:00 a.m.
Lake County Emergency Communications and Operations Center
Second Floor, Training Rooms A&B
425 West Alfred Street
Tavares, Florida 32778

The purpose of the Local Mitigation Strategy (LMS) is to reduce or eliminate long-term risk to human life and property from disasters. The LMS Task Force consists of a variety of municipal and community partners within Lake County who provide direction and guidance on the update of the mitigation strategy and projects sent to our State and Federal partners for funding consideration. More information on the Lake County Local Mitigation Strategy can be found here: http://www.lakecountyfl.gov/departments/public_safety/emergency_management/local_mitigation_strategy.aspx

All interested citizens are welcome to attend. Free public parking is available at the eight-story parking garage on North Sinclair Avenue. There is an elevator in the lobby to accommodate persons with disabilities. If further assistance is needed, please contact the Division of Facilities Management at (352) 343-9760, at least 48 hours in advance of the scheduled meeting.

Spencer Kostus
Disaster Assistance Specialist
352-343-9420

LAK3480?? 8/10/15

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Property Auctions
Ordinances
Adoptions
DBA's
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Tax Deeds
Bid Notices
Public Hearings
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THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

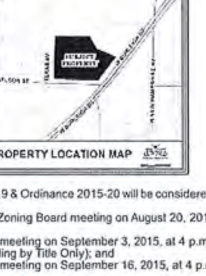
Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2015-19 & Ordinance 2015-20 titled as follows:

ORDINANCE 2015-19

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 2.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF NELSON STREET AND U.S. HWY 441 FROM A MIX OF RSF-1 (RESIDENTIAL SINGLE FAMILY) AND C-2 HIGHWAY COMMERCIAL TO C-2 HIGHWAY COMMERCIAL; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2015-20

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 2.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF NELSON STREET AND U.S. HWY 441 FROM A MIX OF LOW DENSITY RESIDENTIAL AND COMMERCIAL TO WHOLLY COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.



Proposed Ordinance 2015-19 & Ordinance 2015-20 will be considered at the following public meetings:
1. Tavares Planning & Zoning Board meeting on August 20, 2015, at 3 p.m.; and
2. Tavares City Council meeting on September 3, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on September 16, 2015, at 4 p.m. (Second Reading)

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

Proposed Ordinance 2015-19 & Ordinance 2015-20 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Planning Department: City of Tavares,

Mr. Skutt stated that it is a possibility.

MOTION

Mr. Stomp made a motion to recommend approval of Ordinance 2015-16. Mr. Thomas seconded the motion. The motion passed 5-0.

6) Ordinance 2015-17 – Land Development Regulation Amendment – Create RSF-2 Zoning District

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

Other than site specific, time-limited Planned Developments, the only residential zoning district currently specified within the city's Land Development Regulations that allows single family detached development on 60' wide lots is the RMF-2 (Residential Multi-Family) zoning. The RMF-2 zoning allows not only single family detached dwellings but also duplexes and townhomes (subject to certain design criteria). The inherent variation of allowable dwelling types in this zoning lends uncertainty to the rezoning process for neighboring impacted communities when applications are received to rezone to this designation.

Single family detached development on 60' wide lots is a housing industry standard and prevalent in many residential subdivisions within Tavares. Oak Bend, Martin's Grove, Lane Park Ridge and Chelsea Oaks are examples of Planned Development Subdivisions within Tavares that allow single family dwellings on 60' wide lots or less. This proposed ordinance would create a residential zoning district (RSF-2) that would exclusively allow single family dwellings on 60 foot wide and 6,500 square foot lots, and that would otherwise mirror regulations pertaining to the RMF-2 zoning district. The proposed ordinance adds text amendments to the Land Development Regulations to appropriately modify the regulations to accept this new designation. The creation of this new zoning district will simplify and clarify future rezoning requests for developments of this nature.

MOTION

Mr. Stevenson made a motion to recommend approval of Ordinance 2015-17. Mr. Osborn seconded the motion. The motion passed 5-0.

7) Ordinance 2015-18 – Land Development Regulation Amendment – Downtown Building Height

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

In 2008, through a citizen-driven visioning process, the City of Tavares adopted the Downtown Master Plan. The city has since implemented action strategies necessary to insure that redevelopment in our downtown progresses in a manner specified in the plan.

In the Downtown Core, the plan recommends stepped building envelop forms that gradually increase in height to 84 feet in the middle of the blocks along Main, Maud and Ruby Streets. This stepped building design has been added to Chapter 9, Architectural and Site Design Standards of the City's Land Development Regulations; however the maximum height allowed

in the Commercial Downtown zoning district was not simultaneously increased from the current 60 foot maximum to 84 feet.

This proposed ordinance serves to implement an action strategy of the Downtown Master Plan by increasing the maximum allowable building height in the Commercial Downtown District to 84 feet.

Board members Bill Stomp and Gary Santoro asked if this change had been reviewed by the City of Tavares Fire Department and whether or not the height change would place a hardship on the department's resources.

Mr. Skutt stated that he would meet with the Fire Department to discuss the proposed change.

MOTION

Mr. Osborn made a motion to recommend approval of Ordinance 2015-18. Mr. Thomas seconded the motion. The motion passed 4-1.

There was no further business and the meeting adjourned at approximately 3:55 p.m.

Respectfully submitted,

_____

Michael Fitzgerald, Development Coordinator

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
SEPTEMBER 3, 2015

AGENDA TAB NO. 12 **FIRST READING**

SUBJECT TITLE: **Ordinance 2015-19**
Rezoning of NE Corner of Nelson Street & U.S. 441 to C-2 (Highway Commercial)

OBJECTIVE:

To consider the rezoning of approximately 2.28 acres of property located on the northeast corner of Nelson Street and U.S. HWY 441 from a mix of RSF-1 and C-2 to wholly C-2.

SUMMARY:

The subject parcel of property is located on the northeast corner of Nelson Street and U.S. Highway 441. The property is approximately 2.28 acres in size and is presently owned by Church Extension Plan. A prospective purchaser of the property would like to construct a small wholesale distribution facility for baked goods with a retail sales component. The zoning of the property which is being split off from a larger parcel is shown on the city's zoning map as being half residential and half commercial. Under Section 8-7 of the City's Land Development Regulations, zoning lines shall run either along the center of a street or along a parcel line. From this, it appears that the zoning line has been erroneously drawn on the zoning maps and the property should either be wholly residential or commercial. Since the parcel fronts onto U.S. Highway 441, it is staff's opinion that it is most appropriate for this parcel to be zoned C-2 Highway Commercial. The applicant has requested that this zoning be confirmed through an approved amendment to our zoning map and Land Development Regulations. The owner agrees that there will be no access driveways to the property off Texas Avenue and that frontage along Texas Avenue will be heavily buffered. A concurrent Future Land Use map amendment to the City's Comprehensive Plan has been submitted.

OPTIONS:

No Council action is required at First Reading.

PLANNING & ZONING BOARD RECOMMENDATION:

At its August 20th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2015-19.

STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council approves Ordinance 2015-19.

FISCAL IMPACT: N/A

LEGAL SUFFICIENCY:

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

ORDINANCE 2015-19

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 2.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF NELSON STREET AND U.S. HWY 441 FROM A MIX OF RSF-1 (RESIDENTIAL SINGLE FAMILY) AND C-2 HIGHWAY COMMERCIAL TO C-2 HIGHWAY COMMERCIAL; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property described in Exhibit "A" attached hereto, is requesting to rezone said property from a mix of RSF-1 (Residential Single Family) and C-2 (Highway Commercial) to C-2 (Highway Commercial); and

WHEREAS, in accordance with Section 8-7 of the City's Land Development Regulations, zoning boundary lines shall run along the center of streets or along parcel lines; and

WHEREAS, there appears to be a zoning line on the City's current zoning map that erroneously bisects Parcel Alt Key Number #3693698, essentially zoning the parcel both RSF-1 and C-2; and

WHEREAS, the applicant desires to develop the southerly 2.28 acres of this parcel that fronts on Highway U.S. HWY 441 into a wholesale/retail facility; and

WHEREAS, to accommodate this use, a C-2, Commercial Highway zoning must be established on the property prior to development, and

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

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

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

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

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

Section 1. Rezoning

The said property, as legally defined in Exhibit "A", attached hereto and made a part herewith, is hereby rezoned from a mix of RSF-1 (Residential Single Family) and C-2 (Highway Commercial) to C-2 (Highway Commercial), under the specific provisions as established by the City of Tavares Land Development Regulations.

Section 2. Severability.

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

Section 3. Effective Date.

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

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

_____

Kirby Smith, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

_____

Nancy Barnett, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____

Robert Q. Williams, City Attorney

EXHIBIT A

THAT PART OF THE SOUTH 283.74 FEET OF BLOCK 108 AND THE SOUTH 283.74 FEET OF BLOCK 109 AND THE SOUTH 283.74 FEET OF THAT PART OF VACATED JOANNA AVENUE LYING BETWEEN BLOCKS 108 AND 109, ACCORDING TO THE OFFICIAL MAP OF TAVARES, AS RECORDED IN PLAT BOOK 1, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

ALL OF BLOCK 109, ACCORDING TO THE OFFICIAL MAP OF TAVARES, AS RECORDED IN PLAT BOOK 1, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;
AND
THAT PART OF BLOCK 108, ACCORDING TO THE OFFICIAL MAP OF TAVARES, AS RECORDED IN PLAT BOOK 1, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH AND WEST OF RIGHT-OF-WAY OF U.S. HIGHWAY 441, TOGETHER WITH THAT PART OF VACATED JOANNA AVENUE LYING BETWEEN BLOCKS 108 AND 109; LESS THE NORTH 255 FEET AND LESS: BEGIN ON THE WEST LINE OF SAID BLOCK 108 AT A POINT 25 FEET NORTHERLY FROM THE INTERSECTION OF SAID BLOCK LINE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19, (AS SHOWN ON THE "STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 1109-106, DATED 10-12-54" AS RECORDED IN ROAD MAP BOOK 2, PAGES 142 THROUGH 145, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) AND RUN SOUTHERLY ALONG SAID BLOCK LINE 25 FEET TO THE SAID INTERSECTION, THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 30 FEET, THENCE WESTERLY ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING;
LESS: THOSE PORTIONS OF BLOCKS 108 AND 109 AND VACATED JOANNA AVENUE, ACCORDING TO THE MAP OF TAVARES, AS RECORDED IN PLAT BOOK 1, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 255.00 FEET OF SAID BLOCK 108 WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19 THENCE RUN SOUTH 37°51'29" WEST ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 275.00 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN NORTH 67°14'27" WEST A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 29°32'36" WEST A DISTANCE OF 90.00 FEET, THENCE RUN NORTH 43°54'42" EAST A DISTANCE OF 120.26 FEET TO THE WESTERLY EXTENSION OF THE ABOVE SAID SOUTH LINE OF THE NORTH 255.00 FEET OF BLOCK 108, THENCE RUN SOUTH 88°46'44" EAST ALONG SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF, A DISTANCE OF 268.22 FEET TO THE POINT OF BEGINNING.

CITY OF TAVARES

PROPERTY LOCATION MAP

TAVARES America's Seaplane City

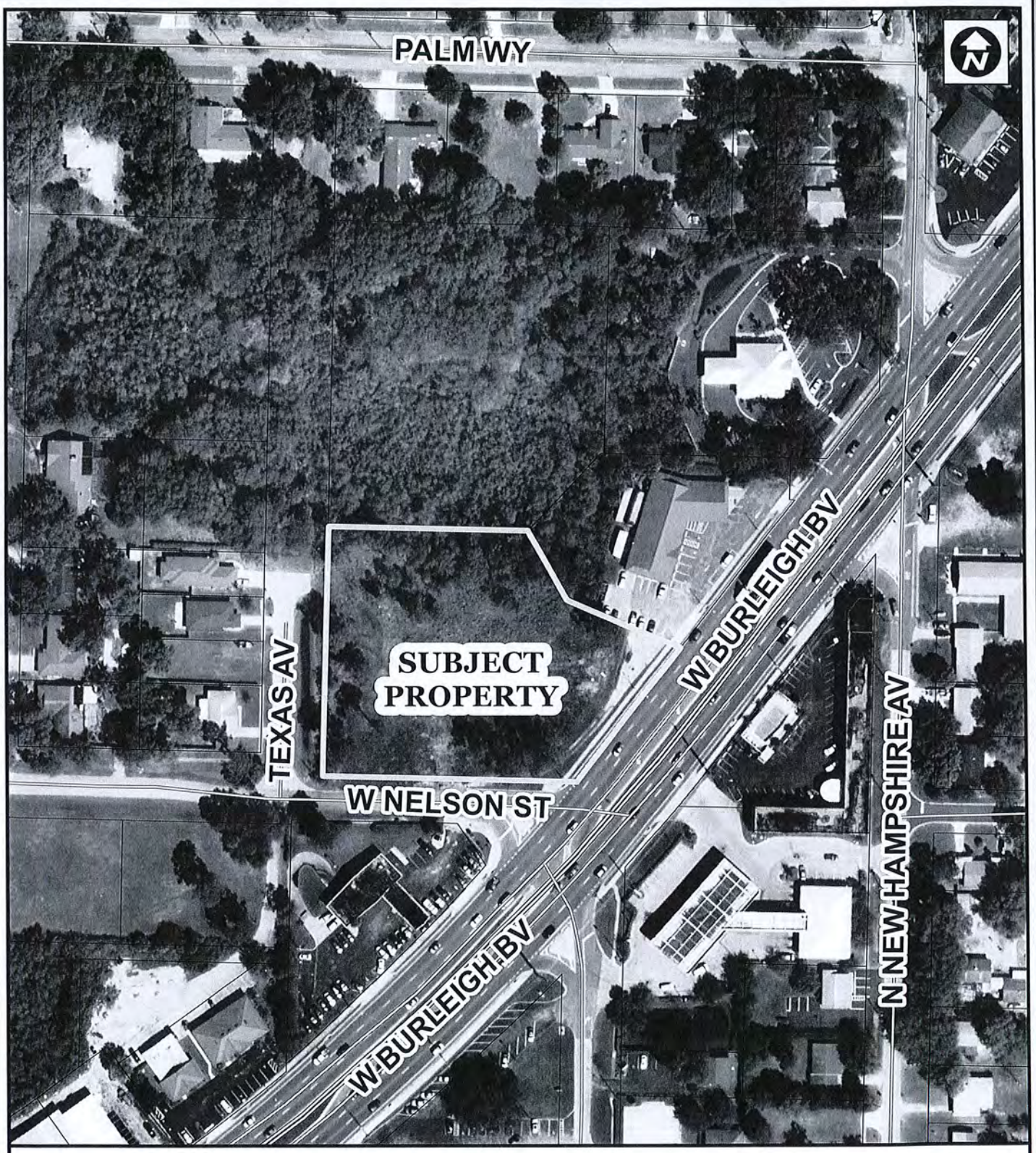
100 50 0 100

Feet

Created By: City of Tavares GIS T:\pzd\DATA\PROJECT FILES\Flowers Foods ; Rezoning, SSFLUM - PZ2015-24\GIS\GIS_Maps\AD_Flowers.mxd Map Created on 7/20/15

1

CITY OF TAVARES

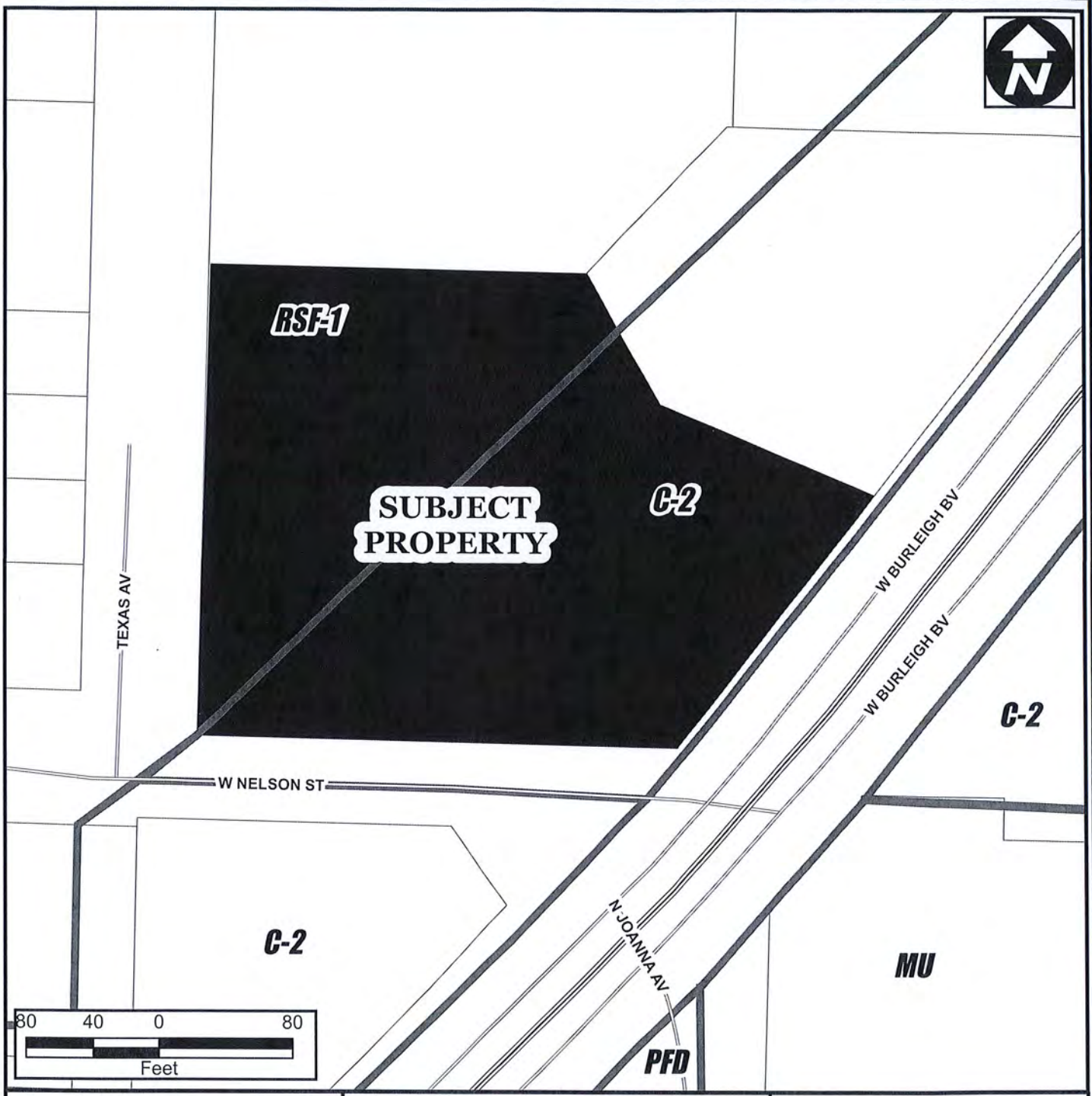


PROPERTY LOCATION MAP

TAVARES
America's Seaplane City

90 45 0 90
Feet

CITY OF TAVARES ORDINANCE # 2015-19



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

ZONING MAP

ORDINANCE # 2015-19

Current Zoning: RSF-1 & C-2
Proposed Zoning: C-2

02.28 ± Acres

Legend

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

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
SEPTEMBER 3, 2015

AGENDA TAB NO. 13 **FIRST READING**

SUBJECT TITLE: **Ordinance 2015-20**
Small Scale FLUM Amendment - NE Corner of Nelson Street & U.S. HWY 441

OBJECTIVE:

To consider a Future Land Use Map amendment for approximately 2.28 acres of property located on the northeast corner of Nelson Street and U.S. HWY 441 from a mix of Low Density Residential and Commercial to wholly Commercial.

SUMMARY:

Ordinance 2015-20 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Number 3693698) is 2.28 acres in size, located on the northeast corner of Nelson Street and U.S. HWY 441. An application to rezone this property to Highway Commercial is concurrently under consideration. The property which is being split off from a larger parcel is shown on the city's Future Land Use Map as being half residential and half commercial. Under Section 8-7 of the city's Land Development Regulations, zoning (and Future Land Use) lines shall run either along the center of a street or along a parcel line. From this, it appears that the Future Land Use line has been erroneously drawn on the map and the property should either be wholly residential or commercial. Since the parcel fronts onto U.S. Highway 441, it is staff's opinion that it is most appropriate for this parcel to have a Commercial Future Land Use designation. This ordinance would amend the current Future Land Use Designation from a mix of Low Density Residential and Commercial to wholly Commercial in the city's Comprehensive Plan.

Future Land Use Amendment/Compatibility

U.S. Hwy 441 is the city's primary commercial corridor. All properties along this segment of the road have been commercially developed. A Commercial designation is most compatible with surrounding property and with the city's future vision for this corridor.

Site Conditions

The property is vacant. The owner desires to develop a small wholesale distribution facility for baked goods with a retail sales component. A site plan demonstrating compliance with all city regulations including applicable state and federal environmental laws must be approved prior to the issuance of permits allowing site modifications.

Impact on City Services

The subject property will be connected to municipal water and sewer utilities. The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded

beyond the adopted levels of service for all regulated public facilities. It is anticipated that this amendment will not implicate any significant increase on Levels of Service.

FINDINGS

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

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

2. Impacts of the proposed development of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 7A)

OPTIONS:

No Council action is required at First Reading.

PLANNING & ZONING BOARD RECOMMENDATION:

At its August 20th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2015-20.

STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council approves Ordinance 2015-20.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ORDINANCE 2015-20

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 2.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF NELSON STREET AND U.S. HWY 441 FROM A MIX OF LOW DENSITY RESIDENTIAL AND COMMERCIAL TO WHOLLY COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property described in Exhibit "A" attached hereto, is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2020 to change the designation of said property from a mix of Low Density Residential and Commercial to wholly Commercial; and

WHEREAS, in accordance with Section 8-7 of the City's Land Development Regulations, zoning boundary lines shall run along the center of streets or along parcel lines; and

WHEREAS, there appears to be a zoning line on the City's current zoning map that erroneously bisects Parcel Alt Key Number #3693698, essentially zoning the parcel both RSF-1 and C-1; and

WHEREAS, on the Future Land Use Map 2020 of the Tavares Comprehensive Plan, there also erroneously is a boundary line that bisects this parcel designating this parcel both Low Density Residential and Commercial; and

WHEREAS, in order for this property to develop commercially, it must bear a Commercial Future Land Use designation; and

WHEREAS, the property consists of less than ten acres; and

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

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

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

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

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

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

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

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

Section 1. Future Land Use Amendment

The Comprehensive Plan and Future Land Use Map 2020 of the City of Tavares, Florida, is hereby amended to reflect a re-designation from a mix of Low Density Residential to and Commercial to wholly Commercial on certain real property as legally described in Exhibit "A". All provisions of the Comprehensive Plan shall hereby apply to said property.

Section 2. Severability and Conflicts

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

Section 3. Transmittal

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

Section 4. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

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

_____
Kirby Smith, Mayor
Tavares City Council

First Reading: _____

Second Reading & Final Adoption: _____

ATTEST:

_____
Nancy A. Barnett, City Clerk

Approved as to legality and form:

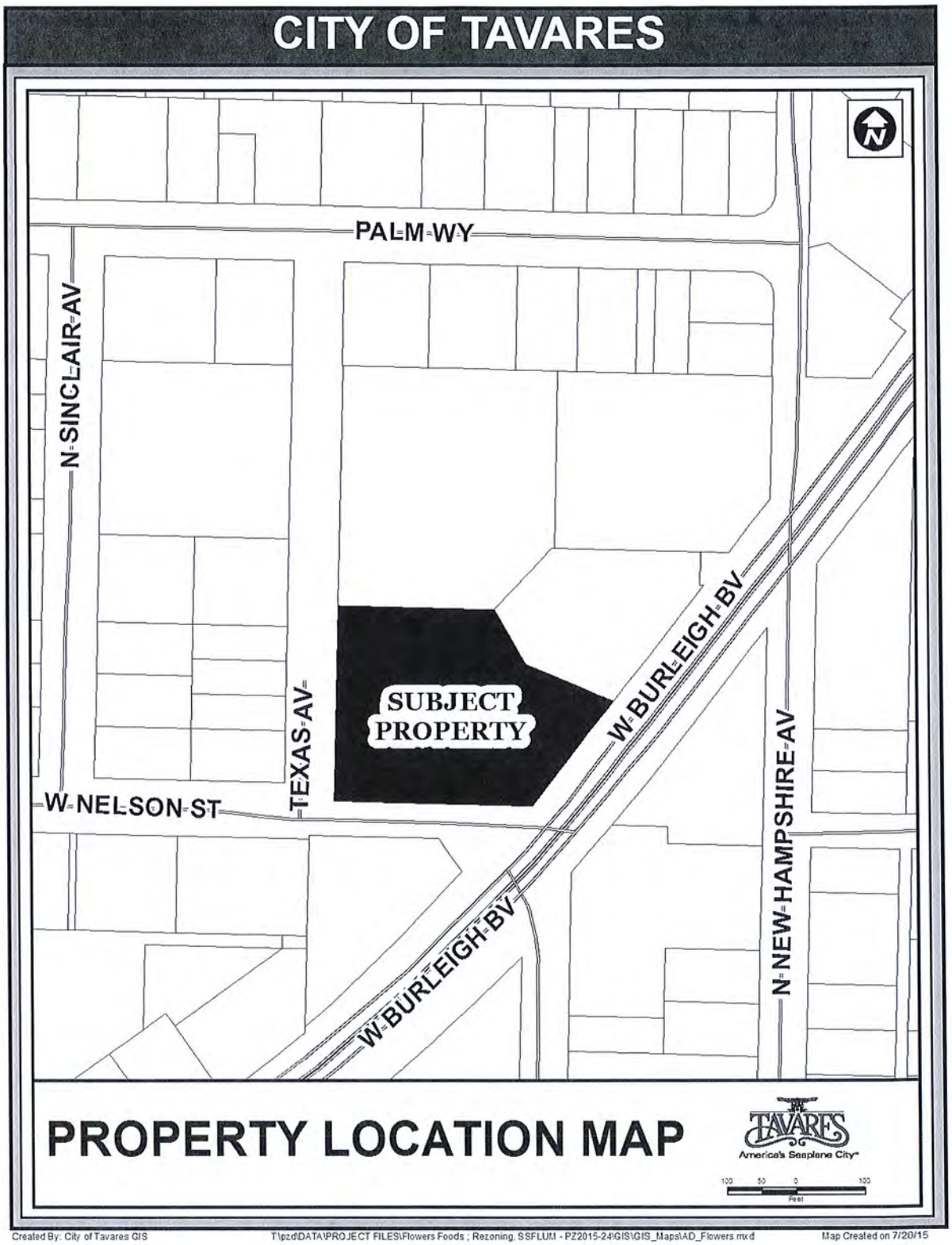
_____

Robert Q. Williams, City Attorney

EXHIBIT "A"

THAT PART OF THE SOUTH 283.74 FEET OF BLOCK 108 AND THE SOUTH 283.74 FEET OF BLOCK 109 AND THE SOUTH 283.74 FEET OF THAT PART OF VACATED JOANNA AVENUE LYING BETWEEN BLOCKS 108 AND 109, ACCORDING TO THE OFFICIAL MAP OF TAVARES, AS RECORDED IN PLAT BOOK 1, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

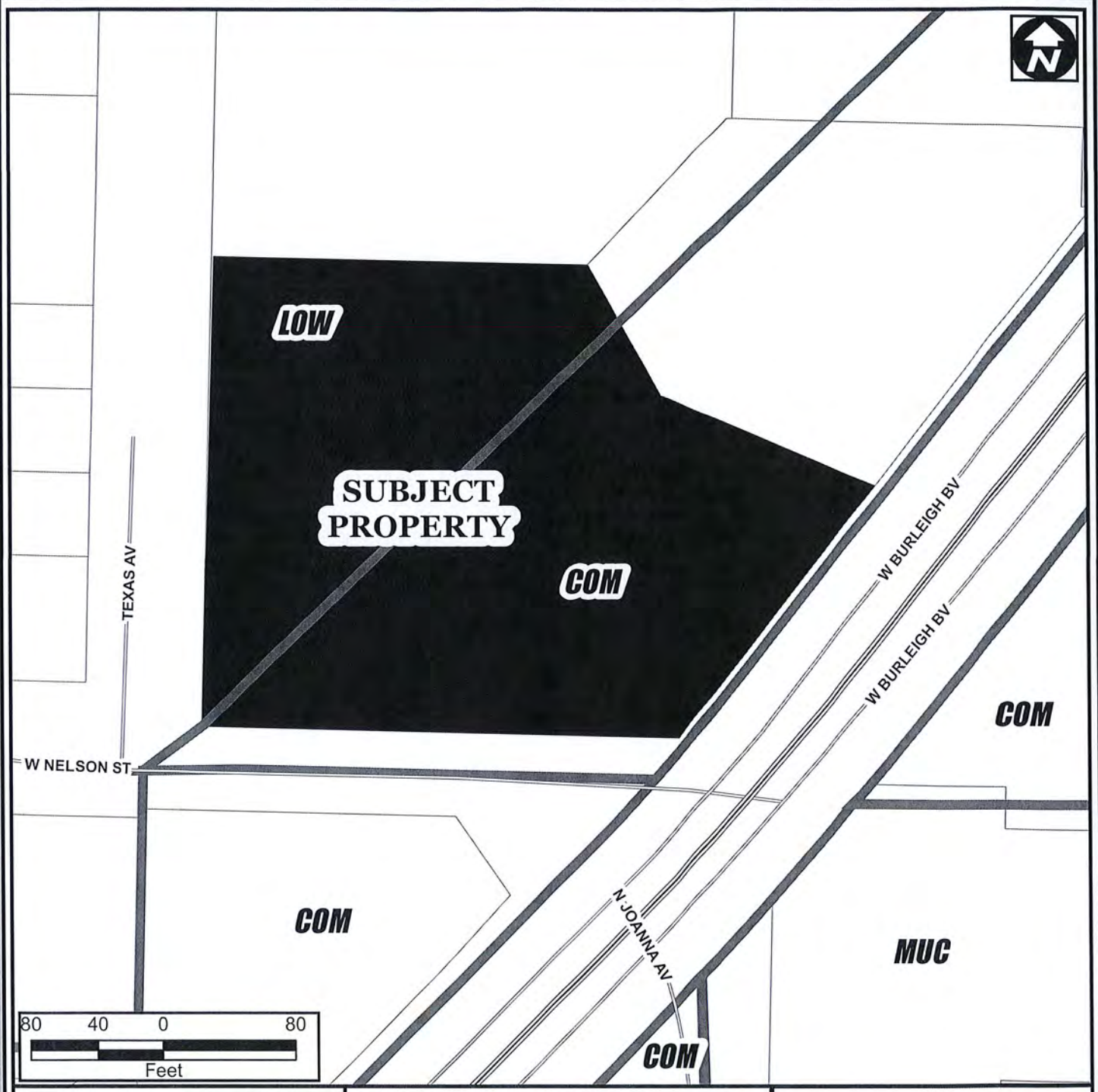
ALL OF BLOCK 109, ACCORDING TO THE OFFICIAL MAP OF TAVARES, AS RECORDED IN PLAT BOOK 1, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;
AND
THAT PART OF BLOCK 108, ACCORDING TO THE OFFICIAL MAP OF TAVARES, AS RECORDED IN PLAT BOOK 1, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH AND WEST OF RIGHT-OF-WAY OF U.S. HIGHWAY 441, TOGETHER WITH THAT PART OF VACATED JOANNA AVENUE LYING BETWEEN BLOCKS 108 AND 109; LESS THE NORTH 255 FEET AND LESS: BEGIN ON THE WEST LINE OF SAID BLOCK 108 AT A POINT 25 FEET NORTHERLY FROM THE INTERSECTION OF SAID BLOCK LINE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19, (AS SHOWN ON THE "STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 1109-106, DATED 10-12-54" AS RECORDED IN ROAD MAP BOOK 2, PAGES 142 THROUGH 145, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) AND RUN SOUTHERLY ALONG SAID BLOCK LINE 25 FEET TO THE SAID INTERSECTION, THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 30 FEET, THENCE WESTERLY ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING;
LESS: THOSE PORTIONS OF BLOCKS 108 AND 109 AND VACATED JOANNA AVENUE, ACCORDING TO THE MAP OF TAVARES, AS RECORDED IN PLAT BOOK 1, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 255.00 FEET OF SAID BLOCK 108 WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19 THENCE RUN SOUTH 37°51'29" WEST ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 275.00 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN NORTH 67°14'27" WEST A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 29°32'36" WEST A DISTANCE OF 90.00 FEET, THENCE RUN NORTH 43°54'42" EAST A DISTANCE OF 120.26 FEET TO THE WESTERLY EXTENSION OF THE ABOVE SAID SOUTH LINE OF THE NORTH 255.00 FEET OF BLOCK 108, THENCE RUN SOUTH 88°46'44" EAST ALONG SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF, A DISTANCE OF 268.22 FEET TO THE POINT OF BEGINNING.



Created By: City of Tavares GIS T:\pzd\DATA\PROJECT FILES\Flowers Foods ; Rezoning, SSFLUM - PZ2015-24\GIS\GIS_Maps\AD_Flowers.mxd Map Created on 7/20/15

1

CITY OF TAVARES ORDINANCE # 2015-20



SUB	Suburban	3.0 DU/Acre
SUB EX	Suburban Expansion	4.0 DU/Acre
LOW	Low Density	5.6 DU/Acre
MOD	Moderate Density	10 DU/Acre
MED	Medium Density	12 DU/Acre
HD	High Density	12-25 DU/Acre
MH	Mobile Home	8.7 DU/Acre
MUN	Mixed Use Neighborhood	12 DU/Acre
MUC	Mixed Use Commercial	25 DU/Acre
COM	Comercial	
CD	Commercial Downtown	25 DU/Acre
IND	Industrial	
PUB	Public Facility/Institutional	
CONS	Westlands & Conservation	

TAVARES
America's Seaplane City

FUTURE LAND USE MAP

ORDINANCE # 2015-20

Current FLU: LOW & COM
Proposed FLU: COM

02.28 ± Acres

Legend

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

cars.com
Found on: OrlandoSentinel.com

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CHRYSLER/JEEP/DODGE

Advantage Chrysler Jeep Dodge
Mount Dora
Pre-Owned 866-588-9639
New 866-383-6281
Contact Our Internet Department

FORD

Ford of Clermont
Clermont
352-394-6161
Call Our Internet Department

Key Scales Ford
Leesburg
Pre-Owned 866-540-2799
New 866-828-4074
Call Blake

Prestige Ford
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Pre-Owned 866-413-1803
New 866-906-8541
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Cecil Clark Chevrolet
Leesburg
Pre-Owned 888-346-2089
New 888-765-4757
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Wildwood
Pre-Owned 888-474-6598
New 888-476-4941
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Vann Gannaway Chevrolet
Eustis
Pre-Owned 866-427-6248
New 877-253-4960
Call Our Sales Department

NISSAN

Lake Nissan
Leesburg
Pre-Owned 1-888-768-2770
New 1-888-773-7307
Call Our Internet Department

BUICK/GMC

Danny Len, Mount Dora
Pre-Owned 1-866-938-4915
New 1-866-291-3265
Call Our Sales Department

Phillips Buick GMC
Fruitland Park
Pre Owned 888-331-4617
New 877-269-7213
Call Chris

INDEPENDENT

Central Florida Exports
Fruitland Park
Pre-Owned 1-888-420-6954
Call Byron

Car Spot of Central FL
Pre-owned 888-479-6160

J & M Affordable Auto Inc.
Leesburg
Pre-Owned 888-391-8879
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Mid Lake Motors
Leesburg
Pre-Owned 877-798-4001
Call Randy

Rios Motors, Tavares
Pre-Owned 888-619-8939
Call Joe

Stan's Premium Cars
Leesburg
Pre-Owned 888-220-2616
Call Stan

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SELECTION COMMITTEE MEETING,
AUGUST 12, 2015, 10:00 A.M.
LAKE EMS REQUEST FOR
PROPOSALS (RFP) 15-0626R
LAKE EMS HRIS SYSTEM
2761 West Old Hwy 441
Administrative Conference Room A
Mount Dora, Florida 32757

All interested citizens are welcome to attend. Persons with disabilities who need assistance should contact Lake EMS at (352) 383-4554, 48 hours in advance of the scheduled meeting. Elected official and appointed board members may be in attendance.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by above named Committee with respect to any matter considered during any meeting of such Committee, he or she will need a record of the proceedings, and that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based.

Bryan Andrews
Chief Administrative Officer
352-383-4554

LAK[illegible] 8/10/2015

Public Hearing Notices

THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2015-17 titled as follows:

ORDINANCE 2015-17

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS BY ADDING A NEW ZONING DESIGNATION TO BE IDENTIFIED AS RSF-3 (RESIDENTIAL SINGLE FAMILY 5.6 DWELLING UNITS PER ACRE) THAT MATCHES THE REGULATIONS PERTAINING TO THE EXISTING RMF-1 (RESIDENTIAL MULTI-FAMILY) ZONING DESIGNATION WITH THE EXCEPTION THAT TWO-FAMILY DWELLINGS, DUPLEXES AND TOWNHOMES ARE EXCLUDED AS A PERMITTED USE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

Proposed Ordinance 2015-17 will be considered at the following public meetings:
1. Tavares Planning & Zoning Board meeting on August 20, 2015, at 3 p.m.; and
2. Tavares City Council meeting on September 3, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on September 16, 2015, at 4 p.m. (Second Reading)

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

Proposed Ordinance 2015-17 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

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

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

LAK34[illegible] 8/10/2015

THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2015-18 titled as follows:

ORDINANCE 2015-18

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS BY AMENDING TABLE 6-3, DEVELOPMENT STANDARDS FOR THE COMMERCIAL DOWNTOWN DISTRICT, BY INCREASING THE MAXIMUM HEIGHT OF STRUCTURES TO EIGHTY FOUR FEET; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

Proposed Ordinance 2015-18 will be considered at the following public meetings:
1. Tavares Planning & Zoning Board meeting on August 20, 2015, at 3 p.m.; and
2. Tavares City Council meeting on September 3, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on September 16, 2015, at 4 p.m. (Second Reading)

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

Proposed Ordinance 2015-18 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

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

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

LAK34[illegible] 8/10/2015

Foreclosure Sales

IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT IN AND FOR LAKE COUNTY, FLORIDA
CASE NO.: 2015-CA-889

SEACOAST NATIONAL BANK, Successor by merger of BankFIRST 50 E. Kindred Street, Suite 203 Stuart, Florida 34994,
Plaintiff,
v.
FINISH LINE PAINT & BODY, LLC 29317 Highway 561 Tavares, Florida 32778; GARY LASTER 11407 Lake Minneola Shores Clermont, Florida 34715; LASTER'S AUTO PAINT & BODY, INC.; UNKNOWN TENANT #1 29317 Highway 561 Tavares, Florida 32778; UNKNOWN TENANT #2 29317 Highway 561 Tavares, Florida 32778,
Defendants.

NOTICE OF SALE
PURSUANT TO CHAPTER 45

Notice is hereby given pursuant to an Order of Final Judgment of Foreclosure dated July 15, 2015, and entered in Civil Action Case No. 2015-CA-889 of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida in which the Clerk of this Court will sell to the highest and best bidder for cash at Lake County Courthouse, 550 W. Main Street, Tavares, Florida 32778-7800 at 11:00 a.m. on the 3 day of September 2015, the following described property as set forth in the Order of Final Judgment of Foreclosure, to wit:

EXHIBIT "A"

That part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 20 South, Range 26 East, Lake County, Florida, bounded and described as follows:

From the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 20 South, Range 26 East, Lake County, Florida, run thence East along the South line of the said Northeast 1/4 of the Southwest 1/4 of Section 5, a distance of 692.74 feet to a point on the Southwesterly right of way line of State Road No. 561, thence North 39°35'45" West, along said Southwesterly right of way line, a distance of 583.43 feet to a Point of Beginning, continue thence North 39°35'45" West along said Southwesterly right of way line, 193.40 feet, more or less, to a point that is 385 feet Southeast of the intersection of the West line of the Northwest 1/4 of the South-west 1/4 of said Section 5 and the aforesaid Southwesterly line of the right of way of State Road No. 561, thence run Southwesterly in a straight line to a point on the West line of said Northwest 1/4 of the Southwest 1/4 that is 208.00 feet North of the aforesaid Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 5, thence East parallel with the aforesaid South line of the Northwest 1/4 of the Southwest 1/4 of Section 5, a distance of 308.00 feet, thence run North 79°59'15" East, 97.32 feet, thence North 41°05'55" West, 150.65 feet, thence North 51°05'08" East, 137.04 feet to the Point of Beginning.

Dated this 16 day of July, 2015.

NEIL KELLY
Clerk of Circuit Court
(Court Seal)
By: /s/ D. MATTSON
Deputy Clerk

PLAINTIFF'S ATTORNEY
POHL & SHORT, P.A.
280 W. Canton Ave., Suite 410
Winter Park, FL 32789

LAK340[illegible] 8/03, 10, 2015

Miscellaneous Legals

NOTICE OF PUBLIC MEETING
Lake County Local Mitigation Strategy Working Group Meeting
August 24, 2015, 10:00 a.m.
Lake County Emergency Communications and Operations Center
Second Floor, Training Rooms A&B
425 West Alfred Street
Tavares, Florida 32778

The purpose of the Local Mitigation Strategy (LMS) is to reduce or eliminate long-term risk to human life and property from disasters. The LMS Task Force consists of a variety of municipal and community partners within Lake County who provide direction and guidance on the update of the mitigation strategy and projects sent to our State and Federal partners for funding consideration. More information on the Lake County Local Mitigation Strategy can be found here: http://www.lakecountyfl.gov/departments/public_safety/emergency_management/local_mitigation_strategy.aspx

All interested citizens are welcome to attend. Free public parking is available at the eight-story parking garage on North Sinclair Avenue. There is an elevator in the lobby to accommodate persons with disabilities. If further assistance is needed, please contact the Division of Facilities Management at (352) 343-9760, at least 48 hours in advance of the scheduled meeting.

Spencer Kostus
Disaster Assistance Specialist
352-343-9420

LAK34[illegible] 8/10/15

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Adoptions	Public Hearings
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THE CITY OF TAVARES NOTICE OF PUBLIC HEARING

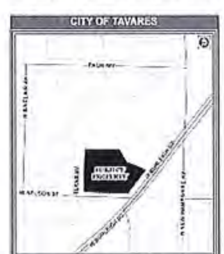
Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2015-19 & Ordinance 2015-20 titled as follows:

ORDINANCE 2015-19

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 2.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF NELSON STREET AND U.S. HWY 441 FROM A MIX OF RSF-1 (RESIDENTIAL SINGLE FAMILY) AND C-2 HIGHWAY COMMERCIAL TO C-2 HIGHWAY COMMERCIAL; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2015-20

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 2.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF NELSON STREET AND U.S. HWY 441 FROM A MIX OF LOW DENSITY RESIDENTIAL AND COMMERCIAL TO WHOLLY COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.



Proposed Ordinance 2015-19 & Ordinance 2015-20 will be considered at the following public meetings:
1. Tavares Planning & Zoning Board meeting on August 20, 2015, at 3 p.m.; and
2. Tavares City Council meeting on September 3, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on September 16, 2015, at 4 p.m. (Second Reading)

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

Proposed Ordinance 2015-19 & Ordinance 2015-20 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Planning Department: City of Tavares,

The subject property is located in the City's Utility Service Boundary Area. As a condition for annexation and prior to the issuance of any development permits, municipal water and sewer services must be extended to the subject parcel. The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse impacts on Levels of Service are not implicated.

FINDINGS

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

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

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

MOTION

Mr. Osborn made a motion to recommend approval of Ordinance 2015-15. Mr. Thomas seconded the motion. The motion passed with a vote of 5-0.

3) Ordinance 2015-19 – Church Extension Plan Property - Rezoning

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

The subject parcel of property is located on the northeast corner of Nelson Street and U.S. Highway 441. The property is approximately 2.28 acres in size and is presently owned by Church Extension Plan. A prospective purchaser of the property would like to construct a small wholesale distribution facility for baked goods with a retail sales component. The zoning of the property which is being split off from a larger parcel is shown on the city's zoning map as being half residential and half commercial. Under Section 8-7 of the City's Land Development Regulations, zoning lines shall run either along the center of a street or along a parcel line. From this, it appears that the zoning line has been erroneously drawn on the zoning maps and the property should either be wholly residential or commercial. Since the parcel fronts onto U.S. Highway 441, it is staff's opinion that it is most appropriate for this parcel to be zoned C-2 Highway Commercial. The applicant has requested that this zoning be confirmed through an approved amendment to our zoning map and Land Development Regulations. The owner agrees that there will be no access driveways to the property off Texas Avenue and that frontage along Texas Avenue will be heavily buffered. A concurrent Future Land Use map amendment to the City's Comprehensive Plan has been submitted.

Board member Bill Stomp asked if other properties with dual zoning would also be rezoned.

Jacques Skutt stated that other properties in the area with dual zoning are already developed and are not being considered for rezoning at this time.

Board member Bill Stomp asked about required landscaping and access to US-441. He also questioned the need for access onto Nelson Street.

City staff stated that landscaping would comply with requirements of Land Development Regulations.

Chuck Hiott, engineer and representative for the applicant, stated that all access options are being considered, but the access onto Nelson St. will be required.

MOTION

Mr. Stomp made a motion to recommend approval of Ordinance 2015-19. Mr. Thomas seconded the motion. The motion passed 5-0.

4) Ordinance 2015-20 – Church Extension Plan Property - SSFLUM

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

Ordinance 2015-20 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Number 3693698) is 2.28 acres in size, located on the northeast corner of Nelson Street and U.S. HWY 441. An application to rezone this property to Highway Commercial is concurrently under consideration. The property which is being split off from a larger parcel is shown on the city's Future Land Use Map as being half residential and half commercial. Under Section 8-7 of the city's Land Development Regulations, zoning (and Future Land Use) lines shall run either along the center of a street or along a parcel line. From this, it appears that the Future Land Use line has been erroneously drawn on the map and the property should either be wholly residential or commercial. Since the parcel fronts onto U.S. Highway 441, it is staff's opinion that it is most appropriate for this parcel to have a Commercial Future Land Use designation. This ordinance would amend the current Future Land Use Designation from a mix of Low Density Residential and Commercial to wholly Commercial in the city's Comprehensive Plan.

Future Land Use Amendment/Compatibility

U.S. Hwy 441 is the city's primary commercial corridor. All properties along this segment of the road have been commercially developed. A Commercial designation is most compatible with surrounding property and with the city's future vision for this corridor.

Site Conditions

The property is vacant. The owner desires to develop a small wholesale distribution facility for baked goods with a retail sales component. A site plan demonstrating compliance with all city regulations including applicable state and federal environmental laws must be approved prior to the issuance of permits allowing site modifications.

Impact on City Services

The subject property will be connected to municipal water and sewer utilities. The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. It is anticipated that this amendment will not implicate any significant increase on Levels of Service.

FINDINGS

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

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

2. Impacts of the proposed development of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 7A)

MOTION

Mr. Stevenson made a motion to recommend approval of Ordinance 2015-20. Mr. Stomp seconded the motion. The motion passed 5-0.

5) Ordinance 2015-16 – Gorgeous Groves (Peninsula Property) - Rezoning

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

On December 3, 2014, the City of Tavares adopted Ordinance 2014-15, an ordinance that created a time limit for the development of approved planned developments, that provided for the automatic revocation of planned developments that failed to develop within prescribed deadlines and that provided that City Council shall take action to rezone the subject property to the lowest intensity and density zoning designation consistent with the Comprehensive Plan.

The Peninsula PUD was approved in 1993. This Planned Development consisted of 500 homes of varying types. Other than the 18 lakefront lots in Phase 1, the project was not constructed and portions of the land have been sold. The PUD time limit has expired and the original owner (Gorgeous Groves) no longer has unified control over the entire parcel.

City staff has had several meetings with the owner of Gorgeous Groves and they have consented in writing to a City initiated rezoning of the property they own to RFS-A (Residential Single Family 3/du/acre). This is the lowest intensity and density zoning consistent with the existing Comprehensive Plan designation of Suburban. The original PUD provided that all lots adjacent to Phase I of the project, as identified in PUD Ordinance 93-37, would be a minimum of 140 feet wide and 170 feet deep. Furthermore, it stated that all homes built on lots adjacent to Phase I of the project would be at least 3,000 square feet in size (based on area that is heated and air-conditioned under roof). To honor this commitment to home owners in Phase 1, the owner of Gorgeous Groves has requested that this condition be inserted into this rezoning ordinance. Staff concurs with this request and this condition has been added to the ordinance.

The proposed RSF-A zoning for this property, if approved, will not be time limited and any future development of these lands will done in conformity with the requirements of the City's Land Development Regulations for this zoning designation.

Board member Gary Santoro asked Jacques Skutt to define a Planned Development for the audience.

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: September 3, 2015

AGENDA TAB NO. 14
SUBJECT TITLE: Church Of Christ Request For Reduced Sewer Connection Fees

OBJECTIVE: To present a request from The Church OF Christ for reduced sewer connection fees.

SUMMARY: The Church Of Christ is located at the North West corner of Alfred Street and New Hampshire Ave. They have requested a waiver from sewer connection fees (see attached letters).

City ordinances do not permit the city to waive impact fees on a property by property request basis and thus it would normally be recommended that the request be denied, however, staff has researched the historical issues related to why this property never connected back in the 1970's when sewer was made available under an "Old Town" assessment and has determined the following:

When the City acquired its first central sewer plant from the original developer of Lake Frances Estates, City sewer service was extended to the "old town" area. Residents and businesses in that area were assessed based for the work on a front footage basis, and were also charged a separate nominal "tap on" fee. This was referred to as the "Old Town" assessment. The "Old Town" assessment would have included the Church property. However, it is likely that a few properties including this one that were in the original sewer assessment area ("Old Town") could not physically connect because gravity feed was the predominant method of connection back then (cost effective small lift stations were not available) and some properties could not gravity feed into the city system based on the location of the lines.

Resolution 77-1 (see attached 1977 Resolution) created the "Old Town" assessment roll for sewer connections (this was similar to the impact fee at the time). The mandatory assessment fee was $5.00 per road frontage property line foot plus $250 connection fee. All residential, not for profit and commercial businesses were treated the same. Based on this information had the Church been able to physically connect, it would have paid $900 ($250 connection plus 130 feet along Alfred Street at $5.00).

OPTIONS:

1. Charge The Church Of Christ the current impact fee rate of $3,130.00.
2. Charge The Church Of Christ the impact fee (assessment & connection) fee that they would have paid back in the 1970's had they been able to connect of $900.

RECOMMENDATION: That Council move to charge The Church Of Christ the impact fee (assessment & connection) fee that they would have paid back in the 1970's had they been able

to connect of $900 , unless the Church can demonstrate that it or its predecessors in interest already prepaid this fee..

FISCAL IMPACT: N/A

LEGAL SUFFICIANCY: Both Options are Legally Sufficient

LAW OFFICES OF STEVEN J. NEWTON, P.C.

ATTORNEYS & COUNSELORS AT LAW

404-874-5006

215 14th STREET N.W.
ATLANTA, GEORGIA 30318

FAX: 404-521-4477

PLEASE REPLY TO:
P.O.BOX 7929
ATLANTA, GEORGIA 30357

EMAIL: sjn@sjnlaw.com

OFFICES IN GA & FL

Wednesday, August 12, 2015

VIA: First Class Mail and Facsimile No.: 1-352-742-6351

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

Dear Mayor Smith and the City of Tavares:

Please allow this letter to act as the formal request by the Tavares Church of Christ (hereinafter referred to as the Church) regarding taxes, costs or fees associated with improvements in the plumbing for the Church.

The Church of Christ is and has been located on the corner of Alfred Street and Joanna Avenue since at least the 1970's. It previously served as the home for the Methodist Church. The Church is proud to say that it is one of the leading historic buildings in the City. The location covers half of a city block in downtown. I have been authorized by the Tavares Church of Christ to make the following petition and request for waiver of financial costs in any form related to upgrading the plumbing for the Church. For the below reasons, the Church respectfully request a full and complete waiver and permission to tie into the city plumbing system:

1. While the church does not keep historical documents to prove by any sort of business record, for more than a decade, possibly more than 20 years, the church has provided classrooms for Narcotics Anonymous and Alcoholics Anonymous (hereinafter referred to as "NA" and "AA") to meet. As the city is probably aware, these two organizations are historically some of the most successful rehabilitation programs for people who suffer from substance abuse. For many, these meetings are the difference between productive citizens and burdens on the taxpayer.

The Church of Christ has long held the position that it is their Christian obligation and privilege to help others. This essential Christian principle is why the Church of Christ has allowed at no cost, for NA and AA to meet daily or near daily at

the church. The City is welcome to observe any of the open, near daily and nightly meetings the Church provides.

The classic architectural design adds value to the City by its mere presence and upkeep. However, the current members of the Church are generally a retired and elderly group of parishioners. While the Church would likely open its financial books and documents for scrutinization, I can say without even looking at its financial records, the Church is not an economically affluent entity (nor are its members). The Church does have enough resources to pay for the essentials such as electricity and other minimalistic utilities and maintenance needed to support the attendance of church meetings and to help groups such as NA and AA.

With that background, the Church respectfully requests the waiver of all impact fees and/or any other costs associated with the Church joining the city's water and sewer system. As I understand the current situation, as relayed to me by Church members, the antiquated septic system no longer is able to handle the plumbing needs of the Church or the organizations that rely upon the Church for a location to meet. Simply put, the plumbing system and the septic system are worn out and need improvement. The plumber hired by the Church to explore upgrading the dysfunctional plumbing reports that the City is demanding $7,000.00 in impact fees and other costs assessed by the City or some other governmental entity.

The Church does not have this type of financial resource and will be stretched just to afford the plumber. While AA and NA provide a donation to offset their use of electricity and use of the restrooms, the Church has no contract, inclination or ability to demand these entities subsidize any improvement to the plumbing. What the Church provides to these groups is best described as Christian love to the community and AA and NA in return recognize the need to help offset their expense.

2. The request by the Church for waiver of all fees arises from distinct separate independent reasons:

A. The church provides a valuable function to the City, for free. Those persons suffering from alcoholism and drug addiction have a safe location to meet while continuing their rehabilitation.

B. While it is stating the obvious, by the Church providing this free service to those in need, it relieves what could become a tax expenditure for the City in helping those that suffer from substance abuse. I have no reservation in saying that what the Church provides at no cost to these people benefits the City in reduced crime and more productive citizens. In theory, it may be possible quantify the economic value to the City but the Church does not have the resources to hire accountants or other professionals to quantify the value. If however, the City wanted to examine the value that I claim, the Church would be happy to open its doors and

records for review.

C. It is my elementary understanding that in the very recent past, the City waived all impact fees and possibly any and all other government financial obligations for persons or entities wishing to tie into the City's recent upgraded water and sewer system. I have spoken to members of the Church and not a single member is known to have received notice of the generous waiver of assessment fees, etc. for tying into the city's sewer system. However, there are several good reasons why the Church of Christ never received notice. The Church has only roughly 30 members and it is believed that not a single member actually resides in the City limits. As many of you may know, my father is the minister for the church, Rick Newton. Even my father resides outside the city limits in Leesburg. Another explanation for having no notice is that as a Church, no property taxes are levied against the church as it is considered a charitable organization. If written notice was sent out with a tax bill, the City may never have sent notice to the Church's PO Box or the physical mail location for the Church since it is not taxed on the value of its real estate. If there was advertisement or notices placed in local newspapers or magazines, I can say with confidence that not a single member of the Tavares Church of Christ was aware or knew of the window of impact fee waivers.

As the Mayor, City Council and other city employees review this request for waiver of any fees or cost, I would conclude with this message from the Church. The Church is comprised of mainly elderly parishioners. With a joyful heart the Church provide to the community and their fellow brothers and sisters who need help. Whether the City extends a hand in helping the Church (and itself) and those with dependency issues, the Church will continue to try and help those that need help. The Church happily invites anyone from the City to come and inspect the current plumbing problems, attend a Church service, inspect/visit open AA and NA meetings. The Church will hide nothing.

Without a waiver of any and all obligations cost fees etc., the Church may have extreme difficulty in providing plumbing services to its own members and those in need of support from their dependency rehabilitation programs. Ultimately this cost may fall back on the City if a waiver is not granted for the Church.

Please take into consideration the demographics and age of the Church (and its members), the valuable role the Church provides the community, and the lack of notice (or simply failure by the Church to recognize the need to tie in during the free tie in period) to the Church to tie into the new upgraded sewer system without any fees. Thank you for taking the time to read this and please feel free to contact me, any member of the Church. The Church also would respectfully submit it has little to offer the City other than these types of acts of goodwill. The Church looks forward to your response.

Respectfully submitted,

/s/ Steven J. Newton
Steven J. Newton, Esq.
Counsel for the Tavares Church of Christ

SJN/jth
Cc: Tavares Church of Christ

LAW OFFICES OF STEVEN J. NEWTON, P.C.

ATTORNEYS & COUNSELORS AT LAW

404-874-5006

FAX: 404-521-4477

215 14th STREET N.W.
ATLANTA, GEORGIA 30318

PLEASE REPLY TO:
P.O.BOX 7929
ATLANTA, GEORGIA 30357

EMAIL: sjn@sjnlaw.com

OFFICES IN GA & FL

Wednesday, August 19, 2015

VIA: US Mail and Email

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

Dear Mayor Smith and the City of Tavares:

Please allow this letter to act as the formal request by the Tavares Church of Christ (hereinafter referred to as the Church) regarding taxes, costs or fees associated with improvements in the plumbing for the Church, specifically waiving any fees associated with the Church connecting to the city sewer system. As per my last communications, the Church already purchases water, storm runoff and sanitation services, account number 13061-15702. The Church's request is for waiver of costs for sewer tie-in.

Respectfully submitted,

/s/Steven J. Newton
Steven J. Newton, Esq.
Counsel for the Tavares Church of Christ

SJN/jth
Cc: Tavares Church of Christ
Mayor Smith

RESOLUTION 77-1

A RESOLUTION ADOPTING THE ASSESSMENT ROLL PREPARED UNDER THE DIRECTION OF THE CITY COUNCIL, FIXING TIME AND PLACE FOR HEARING ON THE ASSESSMENT ROLL; AND PUBLISHING NOTICE OF SAID HEARING; WHERE THE CITY COUNCIL SHALL CONSIDER COMPLAINTS, EQUALIZE SPECIAL ASSESSMENTS AND APPROVE AND CONFIRM SAME.

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

SECTION 1 - The assessment roll heretofore prepared under the direction of the City Council of the City of Tavares and presently on file in the offices of the City be, and the same is hereby approved; and it is hereby ascertained and determined that the assessments as set forth in such assessment roll are upon the properties specially benefitted by public improvements, in proportion to the benefits derived therefrom. Such special benefits are determined and levied on a footage and area basis.

SECTION 2 - The 24th day of February, 1977 at 7:30 P.M. or as soon thereafter as possible in the Council Chambers of the City of Tavares, Florida is hereby fixed as the time and place at which the owners of the property to be assessed, or other persons interested therein may appear before the City Council and be heard as to the amount of assessment against each property benefitted, said property is described as follows:

Easterly 240 feet of Lot 1; Lot 3 Southerly and Easterly of Seaboard Coast Line Railroad Right of Way; Lot 4 Southerly and Easterly of Seaboard Coast Line Railroad Right of Way, Lots 5 and 6 East of Mansfield Road, Lot 7, Lot 8 West of Mansfield Road of Camps Subdivision, in the City of Tavares, Florida, according to the plat thereof recorded in the Township Plat Book, Public Records of Lake County, Florida;

Lots 1, 2, 3, 4, of Kriz Plaza a subdivision in the City of Tavares, Florida according to the plat thereof recorded in Plat Book 18, Page 3, Public Records of Lake County, Florida;

Lots A, B, C, D, E, of Palm Dora Park a subdivision in the City of Tavares, Florida according to the plat thereof recorded in Plat Book 16, Page 24, Public Records of Lake County, Florida;

Lots 1,2,3,4,5,6,7,8,9, of Resthaven, a subdivision in the City of Tavares, Florida, according to plat thereof recorded in Plat Book 12, page 13, Public Records of Lake County, Florida;

Lots 1 to 49 both inclusive of Resthaven Mobile Homes, a subdivision in the City of Tavares, Florida according to the plat thereof recorded in Plat Book 16, Page 34 Public Records of Lake County, Florida;

Blocks A, B, and Treadway Street (now vacated) and Wilson Avenue (now vacated) lying Southeasterly of State Road 19; Southwesterly of Lake Harris Drive and Northwesterly of Wells Avenue; Lots 5 to 23 both inclusive Block D; Lots 12 to 16 both inclusive Block E; Lot 12, Block F, of Summerall Park Heights, a subdivision in the City of Tavares, Florida according to the plat thereof recorded in Plat Book 8, Page 44, Public Records of Lake County, Florida;

Southwest ¼ of Southwest ¼ Westerly of Dora Canal Section 29, Twp 19 S, Range 26 E;

Southeast ¼ of Southeast ¼ Westerly of Dora Canal Section 30, Twp 19 S, Range 26E;

Northeast ¼ of Northeast ¼ Northerly of Lake Harris Drive Section 31, Twp 19 S, Range 26E;

Northwest ¼ of Northwest ¼ Northerly of Lake Harris Drive and Westerly of Dora Canal Section 32, Twp 19 S, Range 26E;

Government Lot 1, Southerly of Wells Avenue, Westerly of Mansfield Road and North of Lot 1 of Camps Subdivision; Section 32 Twp 19 S, Range 26E;

Lots 1 to 7 both inclusive Block A, Lot 8 Block B, Lot 1, Block C, Lot 1, Block D and unnumbered Block lying S of Blocks C and D of P. W. Harringtons Addition to the City of Tavares according to the plat thereof recorded in Plat Book 1, Page 1, Public Records of Lake County, Florida;

Westerly 150 feet of Block 24, Begin at Southwest corner of Lot A, run East 200 feet, North 110 feet, East 17 feet, North 90 feet, East 163 feet, North 25 feet, West 250 feet, North to South line of Caroline Street to Easterly right of way of Disston Avenue, South to Point of Beginning, Block 25 according to St. Clair Abrams Extension to Tavares, Florida according to plats thereof recorded in Plat Book 1, Page 53; Plat Book 2 Page 26; Plat Book 4 Page 7; Plat Book 8 Page 34; Public Records of Lake County, Florida.

Lots 1 to 8, closed Esther Street North of Lot 1, closed Ianthe street South of Lot 8, Ware's Subdivision in the City of Tavares, Florida, according to the plat thereof recorded in Plat Book 6, Page 40, Public Records of Lake County, Florida.

SECTION 3 - Notice of the above time and place of meeting shall be given to property owners and shall be in substantially the following form:

NOTICE

Notice is hereby given that the City Council of the City of Tavares, Florida will meet on the 24th day of February, 1977 at 7:30 P.M. or as soon thereafter as possible in the Council Chambers of the City of Tavares for the purpose of hearing objections, if any, of all interested persons to the confirmation of benefit assessments (based on footage), determined

pursuant to the Resolution 76-17, passed and adopted by the City Council of the City of Tavares on the 6th day of October 1976.

An Assessment Roll containing a description of the lots and lands assessed, the amount of the assessment against each lot and parcel of land has been completed under the direction of the City Council of the City of Tavares and is on file in the offices of the City of Tavares.

You are carried on said assessment roll as the owner of the property according to the County Property Appraiser's Office described as follows:

For the above described property you are assessed a benefit assessment (based on footage) of $_____.

If there are any premises now existing on the above described property which are used for residential, commercial, industrial or other use, such premises are required to be connected to the waste water collection system within ninety (90) days unless granted an extension by the City Council. You are notified that service to the above described property is hereby certified available on March 3 1977.

You are further advised that the benefit assessment if paid within 30 days of the certified date will be discounted 4%. You can also pay one tenth of the above amount extending the balance in annual installments at 8% interest.

You are also advised that you will also be responsible for the payment of a connection fee on a single family residence of $250.00; the amount of the connection fee on other connections may be determined by inquiry at the offices of the City of Tavares, Florida. The connection fee may be paid one-third at the time of connection, balance with interest at 8% annually, one-third each year for two years. Two percent (2%) discount is allowable when paid within 30 days of certifying date.

You are also advised that a permit must be secured before connecting with the waste water collection system; you must secure an adapter ring; the permit covers two inspections. Total for permit and adapter is $13.25.

Dated this _____ day of _____ 1977.

City Administrator

SECTION 5 - The City Administrator is hereby directed to mail not later than ten (10) days prior to such hearing, a copy of the above NOTICE to each such property owner at his last know address, the names and addresses of such property owners to be obtained from the records of the Property Appraiser of Lake County. Proof of such mailing shall be obtained from the Postmaster of the City of Tavares in the form of a "Certificate of Mailing" provided, however, that failure to mail or failure to receive said Notice or Notices shall not invalidate any of the proceedings hereunder. The City

Administrator is hereby further directed to cause said Notice to be published in two (2) successive weekly issues in a newspaper of general circulation in the City of Tavares, Florida; provided, however, that the first publication of the above Notice shall be at least fifteen days prior to the date of hearing.

SECTION 5 - At the time and place named above, the City Council of Tavares, Florida, shall meet as an equalization board to hear and consider complaints as to said assessments; and when equalized and confirmed, such assessments shall stand as first liens, until paid, upon the property against which such assessments are made.

Said special assessments shall remain liens, co equal with the lien of all county, district and municipal taxes, superior in dignity to all other liens, titles and claims until paid, and shall bear interest at the rate of 8% per annum from the date of the acceptance of said improvement and shall be payable in not more than 10 equal yearly installments of the Principal plus interest, the first installment of which shall be paid within 90 days of certification by the Engineer. If any installment is not paid when due, there shall be added a penalty of one percent (1%) per month on such amount until paid; provided that said assessments may be paid at any time within the thirty days (30) after improvements have been completed and accepted by the City Council with a four percent (4%) discount; the balance due on any assessment may be paid in full at any time thereafter with interest to the next succeeding date; and provided further that payment of annual installments and interest earlier than due in any year shall not be discounted for early payment.

SECTION 6 - Upon the failure of any property owner to pay any annual installment, or any part thereof, or any annual interest upon deferred payments, the City Council by its Attorney shall cause to be brought the necessary legal proceedings by a bill of foreclosure to enforce payment thereof together with all accrued interest and penalties, all legal costs incurred, including a reasonable attorney's fee, which

shall be assessed as part of the costs. In the event of default in the payment of any installment, or any accrued interest on said assessment, the whole assessment, with interest and penalties thereon, shall immediately become due and payable at the option of the City and subject to foreclosure. In the foreclosure of any special assessment, service of process against unknown or non-resident defendants, may be held by publication, as now provided by law in other civil suits. The Foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages.

SECTION 7 - This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED by the City Council of the City of Tavares, Florida, this the 5th day of January 1977.

Patricia A. Farner
PRESIDENT, CITY COUNCIL

ATTEST:

Chas. H. Cashman
CITY ADMINISTRATOR

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: September 3, 2015

AGENDA TAB NO. 15

SUBJECT TITLE: Acknowledgement Sign for the Pavilion on the Lake

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OBJECTIVE: To consider the installation of a plaque to honor Leo G. Coven for building the first pavilion over the lake and for honoring the citizens of Tavares, through the leadership of the City Council, for supporting the construction of the new Pavilion on the Lake.

SUMMARY: The Tavares Historical Board recently met to determine a date for the construction of the original pavilion. After researching the historical records in their possession, it was the consensus of the Board that the construction of the pavilion was concluded in 1913.

It is recommended that a plaque, measuring approximately nine inches by 13 inches, be installed on the brick column to the right of the front entrance to the pavilion that reads as follows:

> The original Pavilion on the Lake was built in 1913 by Leo G. Coven. Enduring until 1961, this facility served as the city's first community center and even served briefly as the City Hall.
>
> The new Pavilion on the Lake has been made possible through the continual support of the Tavares Citizens and their elected City Council.
>
> Completed: August 30, 2014

OPTIONS:

1) Move to approve the proposed acknowledgement sign.
2) Do not approve the sign

STAFF RECOMMENDATION:
Move to approve the proposed acknowledgement sign.

FISCAL IMPACT: cost of plaque: $275.00

LEGAL SUFFICIENCY: meets sufficiency

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: September 3, 2015

AGENDA TAB NO. 16
SUBJECT TITLE: Street Lighting Fiscal Management Options

OBJECTIVE: To present street lighting fiscal management options

SUMMARY: There exists several options when it comes to the fiscal management of Street Lights.

A. **Public Road**: When a public road is constructed by the City with street lights, the city can either absorb the cost of maintaining those lights into its general fund and thus pay for the street lights with property taxes from all residents or develop an "assessment" on those property owners who benefit from the street lights to pay for the maintenance of the street lights.
B. **Sub-Divisions**: When an HOA request that the city take over the streetlights in the HOA, the City can either say "no" and thus the HOA pays for it, absorb the cost of maintaining those lights into its general fund and thus pay for the street lights with property taxes from all residents or develop an "assessment" on those property owners who benefit from the street lights to pay for the maintenance of the street lights.

It has been the past practice of the city to take over the street lights as requested and pay for them out of the General Fund. By way of background, the city has instituted assessments in the past for street paving and wastewater improvements.

As it relates to street light maintenance requests from HOA's, the general rule has been that the city will pay for the "basic cost of a plain light on a telephone pole" and the extra costs for "fancy lights" are paid for by the HOA. This has worked where the HOA remains in force but has not worked so well when the HOA disbands itself. When they disband themselves, the City has not "turned off the lights" but rather paid the cost to maintain them in their entirety.

The city has the options of continuing its past practice as outlined above, instituting as assessments on all requests going forward or developing a street assessment program where all existing residents who have street lights would be assessed their share.

Attached is information related to street light assessments provided by the City Attorney and the Finance Director will be providing additional financial information at the meeting.

RECOMMENDATION: It is recommended that the Council permit the City Attorney and City Finance Director and opportunity to discuss the legal and fiscal aspects of a street light assessment.

Nancy Barnett

From: Bob Williams [rqw@wssattorneys.com]
Sent: Thursday, August 27, 2015 3:04 PM
To: John Drury; Nancy Barnett; Lori Houghton
Cc: Cindy Chavis
Subject: Street Light Assessments
Attachments: Casselberry Streetlight Final Assessment.pdf; Casselberry Streetlight Final Assessment 001.pdf

John and all..... This memo follows up on the Council's discussions about options for paying for street lighting and addresses the legal requirements for an assessment program, if Council so chooses.

A Florida municipality has the legal right to provide street lighting services to its residents under general constitutional "home rule" powers. As John points out in his agenda memo, in the past, Tavares has paid for street lighting out of general funds. Some of those street light installations were initiated by the City; others were installed by a subdivision developer and then turned over to the City after the development was completed. There are no requirements for a residential developer to install street lighting in a subdivision, nor am I aware of any specifications that we have for "standard" City street lights.

The City has the authority under Chapter 170, Florida Statutes, to create an assessment program for streetlights and assess all "specially benefitted" properties for the costs of those streetlights. This would be an assessment program similar to our stormwater assessment or fire protection assessment. The assessment program would have to analyze our existing street lighting program; create a methodology for determining what properties in the City were "specially benefitted" by the street lights; and then come up with a fair assessment for spreading the cost of the street lighting among the properties receiving the special benefit. Such an assessment could use the Uniform Method (and have the assessment collected on the tax bill) or the assessment could be collected by the City (perhaps on the utility bill, like fire protection and stormwater). This would require some sort of study like we had for our other assessments.

In my research, I found several Florida cities that have adopted street lighting assessment programs. I've attached some links to the Casselberry program, which was created in 2010. They used GSG for their study. Their initial assessment was about $37/year. Their benefit analysis included residential and business properties, but excepted out those properties that provided their own street lighting through and HOA or private contract.

As with any assessment program, the difficult part will be determining and supporting the benefit analysis required for a legal assessment, and then coming up with a method to collect the assessment after it is adopted.

Call me with any questions.

Robert Q. Williams
Williams, Smith & Summers, P.A.
380 W. Alfred Street
Tavares, Florida 32778
352-343-6655 *ext. 101*
352-343-4267 fax

Please visit our website at www.wssattorneys.com

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FREQUENTLY ASKED QUESTIONS

This document has been created in an ongoing effort to keep property owners informed and up-to-date on this important issue that may affect them. The information in this document has been prepared to clarify and answer some of the questions property owners may have regarding the City's proposed street light assessment program.

Q. What is a special assessment?

A. A special assessment is a charge placed on a property because that property receives a special benefit from the services or facilities that are funded by the special assessment. A street light special benefit is based on the provision that street lights specially benefit all of the improved parcels, whether residential or commercial, by protecting and enhancing their value, use and enjoyment. The provision of street lights provides better identification and recognition and can enhance safety and access to property. A special assessment is not a tax and is not based on the value of your property.

Q. How much will the street light assessment be for residential properties?

A. The proposed Non-Commercial assessment per residential unit is $37.60 per year ($3.13/month).

Q. How much will the street light assessment be for commercial properties?

A. For Commercial properties located along the US 17-92 & SR 436 corridors, the proposed assessment per equivalent residential (ERU) unit is $36.50 per year ($3.04/month). Each improved commercial parcel will be assigned an ERU value based on its land area divided by the average residential lot size within the City, which is 0.25 acres. Note that the Commercial assessment is slightly lower than the Non-Commercial assessment because the Florida Department of Transportation pays for a portion of the street lights along the US 17-92 & SR 436 corridors.

Q. How will the street light assessment be billed?

A. Assessments will be reinstated in the fall of 2010 and will appear as a line item on your property tax bill. If you make monthly mortgage payments, it is likely that this amount will be escrowed by your mortgage and your monthly mortgage payment will include this assessment.

Q. How are street light services paid for now?

A. September 2010 will serve as the completion date for the first successful year of the street lighting services being funded by the Street Light Assessment. Part of the Assessment also included the installation of 25 new street lights which will be installed along Lake Howell road and Belle Avenue in August.

Previously street light services were paid by a gas tax revenue called the Local Option Gas Tax (LOGT). As less gas was purchased, the fund continued to decline to the point where it could only cover debt service (repayment) of previous transportation projects (i.e., new roadways, turn lanes, traffic signals, sidewalks, etc.).

Additionally, LOGT funds are allocated to municipalities based on the proportional share of transportation expenditures made by each municipality. Although street light expenditures are an allowable expense from LOGT funds, when these funds are used for street lights, the City's share

of LOGT is diminished.

By utilizing the street light assessment funding source, the ongoing costs of street lights can be covered and, at the same time, the City's LOGT proportional share can be maximized.

Q. How are other cities funding street lights?

A. The majority of municipalities fund their street lighting cost from their General Fund, Local Option Gas Tax (LOGT), or through special assessments. However, special assessments are becoming more common as they are seen as a more equitable way to pay for the service. Seminole & Orange Counties utilize special assessments.

It is also quite common for areas in cities and counties to pay for their street lighting through private homeowners associations.

Examples of street light cost paid per unit/lot in private communities within the City are as follows:

Legacy Park.....$93.72 per year
Southport Condominium Association.....$32.00 per year
Lake Griffin Estates..... $84.48 per year
Park Maitland Villas..... $91.00 per year
Lost Lake Estates.....$142.86 per year
Field Club..... $208.56 per year

Examples of street light costs per unit/lot assessed through the County (unincorporated Seminole County only) MSBU program are as follows:

Bear Gully Forest..... $105.00 per year
Deer Run – Fairway Oaks..... $50.00 per year
Deer Run – Sterling Park Phases 1-3..... $25.00 per year
Forest Brook ..... $30.00 per year
Indian Hills Subdivision – (Unincorporated Seminole County Only)..... $30.00 per year
Stonehurst..... $255.00 per year

The City proposed residential rate is $37.60 per year ($3.13/month)

Q. What if I pay for street lights through my homeowners' association or other contractual agreement with Progress Energy?

A. Property owners, who already pay a street light fee to Progress Energy through their homeowners' association or through another arrangement, would not have to pay this assessment. Only those residential and business property owners that are currently not paying for street lights would be subject to the street light assessment.

Q. What will the assessment fund?

A. The assessment will fund the costs of street light services for developed residential and commercial properties within the City of Casselberry. Besides the associated operation and maintenance costs for street lights, the assessment includes capital costs for adding 25 standard street lights per year for areas that are found by staff to have deficient street lighting. The

assessment will help to preserve and enhance the value, use and enjoyment of the affected parcels within the service areas.

Q. Can existing street lights be replaced with energy-efficient-lights?

A. As technology continues to improve and the capital cost of energy-efficient-lights improves, it is the intent to use LED lights or any available energy-efficient-lights in any new street light installations. Currently, the City and Progress Energy have partnered on two pilot projects with LED street lights within the City. Energy efficient alternatives will continue to be pursued as they become available.

Q. Can decorative street lights be installed in my neighborhood?

A. The street light assessment budget includes existing street lights and a limited amount of new street lights to cover deficient areas. However, the street light assessment does provide the mechanism to create special districts with different fees for areas where the majority of residents would like to select an enhanced or decorative fixture.

Q. Can the assessments be spent for any other purpose?

A. No. Special assessments can only be used for the services or facilities for which they have been imposed.

Q. Can the assessments be raised in the future?

A. Yes. However, as required by law, the assessment implementation documentation requires that assessments cannot be increased without first conducting a public hearing on the matter in front of the City Commission.

Q. Are there other special assessment programs within the City of Casselberry?

A. Yes. Over the years, there have been special assessments for subdivision walls, paving of dirt roads, and sidewalks, etc. The most common uses of special assessments are to fund or improve sidewalks, streets and alleys, and solid waste services.

Q. Do I have to pay the assessment if I do not have a street light in my street or neighborhood?

A. Yes. There are a few areas within the City that have deficient street lighting. However, the street light assessment includes a small capital component to fund the installation of street lights in these deficient areas. Staff is proactively identifying these areas and will arrange for the installation of street lights.

Q. When will this matter be discussed and can I comment on the proposed assessment?

A. On Monday, July 12, 2010, at 7:00PM, at City Hall, the Casselberry City Commission reviewed the Preliminary Rate Resolution regarding the proposed street light assessment fee. The Commission has approved the Preliminary Rate Resolution, and a Final Resolution could be adopted at the August 23, 2010 City Commission meeting. On this date a public hearing will also be held during the Commission meeting for an opportunity for residents to voice their concerns. City Commission meetings are held at City Hall, 95 Triplet Lake Drive, Casselberry. The City Commission has the ultimate decision making authority on this matter.

Q. Where can I obtain more information?

A. If you have a question regarding the proposed street lighting assessment, you may contact the City of Casselberry at (407) 262-7725, extension 1239, Monday – Friday between 8:00am – 5:00pm or e-mail **streetlights@casselberry.org**. You can also review the presentation made to the

Commission on the City's web site at www.casselberry.org. The City's web site will be updated with additional information as it becomes available. Every effort will be made to keep you updated, informed and advised of the proposed street light assessment.

CITY OF CASSELBERRY, FLORIDA

STREET LIGHTING
FINAL ASSESSMENT RESOLUTION

ADOPTED SEPTEMBER 14, 2009

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RESOLUTION NO. 09-2078

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CASSELBERRY, FLORIDA, RELATING TO THE PROVISION OF STREET LIGHTING SERVICES, FACILITIES AND PROGRAMS WITHIN THE INCORPORATED AREA OF THE CITY; AMENDING THE INITIAL ASSESSMENT RESOLUTION; PROVIDING AUTHORITY AND DEFINITIONS; CREATING THE COMMERCIAL CORRIDOR STREET LIGHTING SERVICE AREA AND THE NON-COMMERCIAL CORRIDOR STREET LIGHTING SERVICE AREA; CONFIRMING THE INITIAL ASSESSMENT RESOLUTION; APPROVING THE STREET LIGHTING ASSESSMENT ROLL; PROVIDING FOR THE IMPOSITION OF THE STREET LIGHTING ASSESSMENTS; PROVIDING FOR COLLECTION OF THE ASSESSMENTS PURSUANT TO THE UNIFORM ASSESSMENT COLLECTION ACT; PROVIDING FOR THE EFFECT OF THIS RESOLUTION; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Casselberry (the "City") adopted Ordinance No. 09-1301 on August 10, 2009, to provide for the imposition of special assessments to fund the provision of Capital Projects and the services which benefit property within Assessment Areas; and

WHEREAS, on August 10, 2009, the City Commission adopted Resolution No. 09-2062, (the "Initial Assessment Resolution") proposing the creation of the Commercial Corridor and Non-Commercial Corridor Street Lighting Service Areas, describing the method of assessing the Street Lighting Assessed Cost against the real property that will be specially benefited thereby, and directing preparation of the Street Lighting Assessment Roll and the provision of the notices required by the Ordinance: and

WHEREAS, pursuant to the provisions of the Ordinance, the City Commission is required to confirm or repeal the Initial Assessment Resolution with such amendments as the City Commission deems appropriate after hearing comments and receiving objections of all interested parties; and

WHEREAS, the Assessment Roll has been filed with the City Manager, as required by the Ordinance; and

WHEREAS, as required by the Ordinance, notice of a public hearing has been published and mailed to each property owner proposed to be assessed notifying such property owner of the opportunity to be heard concerning the assessments; the proof of publication and an affidavit of mailing are attached hereto as Appendices A and B respectively.

WHEREAS, a public hearing has been duly held on September 14, 2009 and comments and objections of all interested persons have been heard and considered as required by the terms of the Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CASSELBERRY, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This Final Assessment Resolution is adopted pursuant to the Ordinance, the Initial Assessment Resolution, as amended herein, Chapter 166, Florida Statutes, Article VIII, Section 2, Florida Constitution, and other applicable provisions of law.

SECTION 2. DEFINITIONS. This Resolution is the Final Assessment Resolution as defined in the Ordinance. All capitalized terms in this Final

ADOPTED THIS 14TH DAY OF SEPTEMBER, 2009.

ATTEST:

Donna G. Gardner

Donna Gardner, City Clerk

CITY OF CASSELBERRY, FLORIDA

Charlene Glancy

Charlene Glancy, Mayor/Commissioner

APPENDIX A

PROOF OF PUBLICATION

The Orlando Sentinel

633 North Orange Avenue
MP 132
Orlando, FL 32801

City of Casselberry
011 770 006

To Whom It May Concern:

This is to confirm that the advertisement for City of Casselberry published in *The Orlando Sentinel* on the following date.

Publication Date: Thursday August 20th, 2009

Ad Caption: STREET LIGHT

Section: Zone – Seminole

Page: G-2

Size: 2 columns x 15.75"

Job: # 056 002 701

Should you need further information, please feel free to contact me.

Sincerely,

Rachel Neiswanger
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 21st day of August 2009, by Rachel Neiswanger, who is personally known to me.

Nancy A Puglia

Notary Public
State of Florida at Large

NANCY A. PUGLIA
MY COMMISSION # DD 678673
EXPIRES: June 11, 2011
Bonded Thru Notary Public Underwriters

APPENDIX B

AFFIDAVIT OF MAILING

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Barbara Lipscomb, Sandi Melgarejo, and Stephanie Koenig, who, after being duly sworn, depose and say:

1. Barbara Lipscomb, as City Manager of the City of Casselberry, Florida (the "City"), pursuant to the Work Plan for Development and Implementation of a Non-Ad Valorem Assessment Program for Street Lighting Improvements, between Government Services Group, Inc. ("GSG") and the City, and the authority and direction received from the City Commission, timely directed the preparation of the Capital Assessment Roll and Maintenance Assessment Roll and the preparation, mailing, and publication of notices in accordance with the Master Capital Project and Service Assessment Ordinance adopted by the City Commission on August 10, 2009 (the "Assessment Ordinance") and in conformance with the Street Lighting Initial Assessment Resolution adopted by the City Commission on August 10, 2009 (the "Initial Assessment Resolution").

2. Sandi Melgarejo, is Project Coordinator for GSG. GSG has caused the notices required by the Assessment Ordinance to be prepared in conformance with the Initial Assessment Resolution. An exemplary form of such notice is attached hereto. GSG has caused such individual notices for each affected property owner to be prepared and each notice included the following information: the purpose of the assessment; the total amount proposed to be levied against each parcel; the unit of measurement to be applied against each parcel to determine the assessment; the number of such units contained within each parcel; the total revenue the City expects to

collect by the assessment; a statement that failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title; a statement that all affected property owners have a right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice; and the date, time, and place of the hearing.

3. On or before August 24, 2009, GSG delivered and directed the mailing of the above-referenced notices by Modern Mailers, Inc. ("Modern Mailers"), in accordance with the Assessment Ordinance and the Initial Assessment Resolution by First Class Mail to each affected owner, at the addresses then shown on the real property assessment tax roll database maintained by the Seminole County Property Appraiser for the purpose of the levy and collection of ad valorem taxes. Notices to property owners receiving multiple individual notices were mailed, or caused to be mailed by GSG on or before August 24, 2009.

4. Stephanie Koenig is Production Coordinator of Modern Mailers. As directed above, Modern Mailers, mailed or caused to be mailed on or before August 24, 2009, the above-referenced notices delivered to Modern Mailers by GSG.

FURTHER AFFIANTS SAYETH NOT.

Barbara Lipscomb, affiant

Sandi Melgarejo, affiant

Stephanie Koenig, affiant

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing Affidavit of Mailing was sworn to and subscribed before me this 3rd day of September, 2009 by Barbara Lipscomb, City Manager, Casselberry, Florida. She is personally known to me or has produced _____ as identification and did take an oath.

DONNA G. GARDNER
MY COMMISSION EXPIRES
June 26, 2010
#DD554604
Bonded Thru Troy Fain-Insurance 800-385-7019
NOTARY PUBLIC, STATE OF FLORIDA

Donna G. Gardner
Printed Name: Donna G. Gardner
Notary Public, State of Florida
At Large
My Commission Expires: 6-26-2010
Commission No.: DD554804

STATE OF FLORIDA
COUNTY OF LEON

The foregoing Affidavit of Mailing was sworn to and subscribed before me this 27th day of August, 2009 by Sandi Melgarejo, Project Coordinator, Government Services Group, Inc., a Florida corporation. She is personally known to me or has produced _____ as identification and did take an oath.

J. WENDY WILLIAMS
Commission DD 787547
Expires May 12, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

J. Wendy Williams
Printed Name: J. Wendy Williams
Notary Public, State of Florida
At Large
My Commission Expires: 5/12/2012
Commission No.: DD 787547

STATE OF FLORIDA
COUNTY OF LEON

The foregoing Affidavit of Mailing was sworn to and subscribed before me this 28th day of August, 2009 by Stephanie Koenig, Production Coordinator, Modern Mailers, Inc., a Florida corporation. She is personally known to me or has produced as identification and did take an oath.
FL K520-781-82-910-0

SANDRA G. MELGAREJO
Commission DD 826797
Expires November 14, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

Printed Name: _____
Notary Public, State of Florida
At Large
My Commission Expires: _____
Commission No.: _____

City of Casselberry
95 Triplet Lake Drive
Casselberry, Florida 32707

CITY OF CASSELBERRY, FLORIDA

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF STREET LIGHTING NON-AD VALOREM ASSESSMENTS

NOTICE DATE: AUGUST 24, 2009

MOORE GREGORY J
1360 PRINCE PHILIP DR
CASSELBERRY FL 32707-3907

Tax Parcel # 15213050201000260
Sequence # CSL-2013

*** * * * * NOTICE TO PROPERTY OWNER * * * * ***

As required by Section 197.3632, Florida Statutes, and Ordinance No. 09-1301 notice is given by the City of Casselberry that an assessment for street lighting services, facilities, and programs may be levied on your property for the assessment period of October 1, 2009 - September 30, 2010, and future fiscal years. The purpose of this assessment is to fund street lighting services within the City of Casselberry. The total annual assessment revenue to be collected from the Non-Commercial Corridor Street Lighting Service Area is estimated to be $245,000 for the fiscal year beginning October 1, 2009. The assessment for each parcel of property will be based upon each parcel's location, classification, and the total number of Equivalent Residential Units (ERUs) attributed to that parcel.

The above parcel is classified as Residential.

The total number of billing units on the above parcel is 1.00 ERU(s).

The street lighting assessment for the above parcel is $37.60 for the fiscal year beginning October 1, 2009 and future fiscal years.

A public hearing will be held at 7:00 p.m. or as soon thereafter as can be heard on September 14, 2009, in Commission Chambers, City Hall, 95 Triplet Lake Drive, Casselberry, Florida, for the purpose of receiving public comment on the proposed assessments. You and all other affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If you decide to appeal any decision made by the City Commission with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City of Casselberry Human Resources Manager at (407) 262-7700, extension 1150, at least 48 hours prior to the date of the hearing.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Copies of the Master Capital Project and Service Assessment Ordinance (Ordinance No. 09-1301), the Street Lighting Initial Assessment Resolution (Resolution No. 09-2062) and the preliminary assessment roll are available for inspection at the City of Casselberry Public Works Department, located at City Hall, 95 Triplet Lake Drive, Casselberry, Florida.

Both the non-ad valorem assessment amount shown on this notice and the ad valorem taxes for the above parcel will be collected on the ad valorem tax bill mailed in November of each year the assessment is imposed. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If there is a mistake on this notice, it will be corrected. If you have any questions, please visit our website at www.casselberry.org, under Proposed Street Light Assessment, for additional information and frequently asked questions, or contact the City of Casselberry Public Works Department at (407) 262-7725, extension 1239, Monday through Friday between 8:00 a.m. and 5:00 p.m.

*** * * * * THIS IS NOT A BILL * * * * ***

APPENDIX C

FORM OF CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

DR-408A
N. 02/91

Certificate to
Non-Ad Valorem Assessment Roll

I, the undersigned, hereby certify that I am the Mayor of the City of Casselberry, FL, or authorized agent of the City of Casselberry located in Seminole County, Florida; as such, I have satisfied myself that all property included or includable on the Non-Ad Valorem Assessment Roll for the aforesaid county is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I further certify that, upon completion of this certificate and the attachment of same to the herein described Non-Ad Valorem Assessment Roll as a part thereof, said Non-Ad Valorem Assessment Roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate and caused the same to be attached to and made a part of the above described Non-Ad Valorem Assessment Roll this the 14th day of September, 2009.

Charlene Glaney

Charlene Glaney, Mayor
City of Casselberry, FL
Seminole County, Florida

AGENDA SUMMARY
TAVARES CITY COUNCIL
SEPTEMBER 3, 2015

AGENDA TAB NO. 17

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 –September 16, 2015 – 4:00 pm.
  And Public Hearing on the Final 2015-2016 FY Budget
- Code Enforcement Meeting – September 22, 2015 – 5:00 p.m.
- Library Board – September 16, 2015 - Library Conference Room – 2:00 p.m.
- Planning & Zoning Board – September 17, 2015 – City Council Chambers – 3:00 p.m.
- Lake Sumter MPO – September 23, 2015 – 2 p.m. MPO Board Room, Leesburg
- Lake County League of Cities Luncheon Meeting – September 11, 2015 – 12:00

EVENTS

- September 10 - Tavares Chamber of Commerce Red Gala Event – Lake Receptions 5:30 pm to 9:30 pm
- September 25-27 – Rifles, Rails & History – Wooton Park
- October 15, 2015 – Close Your Eyes at City Hall Flagpole – New Visions – 9:30 am to 10:30 am
- October 24, 2015 – Monster Splash
- October 23-24, 2015 – Howl-o-Fest
- October 31 – November 1 2015 – HydroDrags World Championships
- Z- Fest 2015 – November 7, 2015 – 9:00 a.m. – Wooton Park
- November 3, 2015 – City Election
- November 12, 2015 – Taste of Tavares – Tavares Pavilion on the Lake – 6:00 p.m.

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
SEPTEMBER 3, 2015

AGENDA TAB NO. 18

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

- November 13-15 – CRA Fall Thunder Regatta
- Christmas Parade & Celebration – December 5, 2015