America's Seaplane City™

AGENDA
TAVARES CITY COUNCIL

December 2, 2015
4:00 P.M.
TAVARES CITY HALL COUNCIL CHAMBERS

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

I. INVOCATION — **Pastor Greg Watts, Liberty Baptist Church**

II. CALL TO ORDER — **Mayor Wolfe**

III. APPROVAL OF AGENDA — **Mayor Wolfe**

IV. APPROVAL OF MINUTES

Tab 1) Minutes of November 18, 2015 – Deferred to next meeting — **Mayor Wolfe**

V.PROCLAMATIONS/PRESENTATIONS

Tab 2) Presentation to Brad Hayes for "Best in Class" Award from The Florida Section American Water Works Water Conservation Program — **Mayor Wolfe**

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

VII. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD — **Nancy Barnett**

VIII. CONSENT AGENDA

Tab 3) Police Pension Board Reappointments — **Mayor Wolfe**

IX. ORDINANCES/RESOLUTIONS – PUBLIC HEARING
(All Ordinances under First Reading are not discussed, unless otherwise noted, until the Second Reading)

First Reading

Tab 4) Ordinance #2015-23 – Annexation & Rezoning (Three Palms Mobile Home Park) to RMF3 Multi-Family – Senior Adult Housing - 6.02 Acres — **Jacques Skutt**

Tab 5) Ordinance #2015-24 – Small Scale Future Land Use Amendment – Three Palms Mobile Home Park – 6.02 Acres County Urban High to City High Density Residential — **Jacques Skutt**

TRANSMITTAL HEARING

Tab 6) Ordinance #2015-21 – Amendment to Comprehensive Plan Chapter 6 – Intergovernmental Coordination Element to ISBA — **Jacques Skutt**

Second Reading

Tab 7) Ordinance #2015-22 – Amendment to Stormwater Fee — **Lori Houghton**

RESOLUTIONS

Tab 8) Resolution #2015-10 – Special Use Permit – Airport/ Personal Storage Facility – 3433 SR 19 – East Side of SR 19 on Lake Idamere — **Jacques Skutt**

X. GENERAL GOVERNMENT

Tab 9) Horizon Team and Board Representation — **John Drury**

Tab 10) City Hall Improvements — **Chris Thompson**

Tab 11) Extension of Contract with Quorum Services for Building Inspection Services — **Jacques Skutt**

Tab 12) Updated Agreement with the Metropolitan Planning Organization to Recognize the Addition of Sumter County, Sumter County Municipalities, and Other Transportation Agencies — **Jacques Skutt**

Tab 13) Change Order Request from Greenwood & Son Contracting — **Bob Tweedie**

Tab 14) 2015-2016 Pavement Management Program — **Chris Thompson**

XI. OLD BUSINESS

XII. NEW BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. REPORTS

Tab 15) City Administrator — **John Drury**

Tab 16) Council Reports — **City Councilmembers**

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

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

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TAVARES

America's Seaplane City

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: December 2, 2015

AGENDA TAB NO. 2

SUBJECT TITLE: Presentation to Brad Hayes for Award from Florida Section American Water Works Association

OBJECTIVE:

To make a presentation to Brad Hayes, Utility Director, for the award received on behalf of the City from the Florida Section American Water Works Association.

SUMMARY:

Mr. Hayes was presented the award of Best in Class for medium utilities for the Water Conservation Comprehensive Program by the FSAAWA on December 2, 2015.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY: Legally sufficient.

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TAVARES
America's Seaplane City

CONSENT

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: December 2, 2015

AGENDA TAB NO. 3

SUBJECT TITLE: Police Pension Board Reappointments

OBJECTIVE:

To consider the Mayor's recommendation for reappointments to the Police Pension Board.

SUMMARY:

The following two positions are up for reappointment to the Police Pension Board. Both applicants are currently serving and have indicated their willingness to be reappointed. Mayor Wolfe has approved.

Norb Thomas – resident position – reappointment for two year term – November 2015-2017

Sarah Coursey – mutual position (city and membership) – reappointment for two year term – 2015-2017

OPTIONS:

1) Move to approve the Mayor's recommendation
2) Do not approve the Mayor's recommendation

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Legally sufficient

Miscellaneous Legals

CITY OF TAVARES
CITIZEN BOARDS/COMMITTEES

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

Police Pension Board

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

Applications should be submitted by Wednesday, December 2, 2015 at 12:00 noon. For additional information please call Nancy Barnett, City Clerk, at 352-253-4546.

LAK3778637 11/25/2015

AGENDA SUMMARY
TAVARES CITY COUNCIL
DECEMBER 2, 2015

AGENDA TAB NO. 4 **FIRST READING**

SUBJECT TITLE: Ordinance 2015-23
Annexation & Rezoning –Old 441-Three Palms Mobile Home Park

OBJECTIVE:

To consider the annexation and rezoning to RMF-3, Residential Multi-Family, of approximately 6.02 acres of property located on the north side of Old U.S. HWY 441, 325 feet west of David Walker Drive (Three Palms Mobile Home Park) and related Utility Agreement.

SUMMARY:

The subject property is located on the north side of Old U.S. HWY 441 (Alfred Street) approximately 325 feet west of David Walker Road. It is approximately 6.02 acres in size. The land is presently the site for Three Palms Mobile Home Park. The property is within the city's Interlocal Service Boundary Area as established by the newly adopted Interlocal Service Boundary Agreement with Lake County. Under this agreement, the city may annex non-contiguous properties located within the Interlocal Service Boundary Area under the terms and conditions of the agreement. As a condition of annexation, the subject property's owner/developer must enter into a concurrent water and sewer utility agreement to extend utility infrastructure to the subject property and it also further provides that the City of Tavares shall not approve any development or issue a final development order in such annexed area unless central water and wastewater shall serve the development.

Robert Tamburro, the owner of this property, has applied through Wicks Engineering for annexation of these lands into the city and is seeking a zoning designation of RMF-3, Residential Multi-Family. Since the property is not contiguous to our present city boundary, an agreement to extend and connect to city water and wastewater utilities has also been signed by the applicant. The owner is proposing to remove the existing mobile home park and redevelop the site as a senior adult low rise apartment complex. A total of 150 units are proposed. As per the utility agreement, all new development will be connected to city utilities. The apartment complex will require site plan approval to insure compliance with all city codes and applicable regulations prior to the issuance of any permits. The owner is concurrently seeking a Future Land Use Map amendment to High Density Residential (12-25 dwelling units per acre).

Florida State Statutes require that the owner of a mobile home park provides notification of rezoning applications, in writing, to mobile home owners. Eviction Notices must contain specifically worded notification of entitlement to compensation from the Florida Mobile Home Relocation Trust Fund. Prior to approving a park owner's zoning application, local government must take precautionary steps to insure that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners. These requirements have been adequately fulfilled. Attached to this summary is a relocation report.

This property is in close proximity to Shanti-Niketan, a Multi-Family High Density community located just east of David Walker Drive. Old U.S. 441is the easterly extension of Alfred Street. The complete downtown Alfred/Caroline Street corridor is designated as Mixed Use Commercial which allows High Density Multi-Family Residential uses. High Density Multi-Family Residential use is compatible with the existing County Future Land Use designation of Urban High.

OPTIONS:

No Council action required at First Reading

PLANNING & ZONING BOARD RECOMMENDATION :

At its November 19th meeting, the Planning and Zoning Board voted unanimously to recommend approval of Ordinance 2015-23.

STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2015-23 with related Utility Agreement.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

Lake, Florida
JLT Market Report - May 2015

Findings and Observations

- The survey includes 36 land lease communities. 4 are classified as "All Ages" and 32 are classified as "55+". There are 899 "All Ages" homesites and there are 8,387 "55+" homesites.
- 33 communities implemented or announced rent increases during the last twelve months. The rent increases ranged from $5 to $25. A majority of the increases ranged from $9 to $16. The average increase was $13.
- In the **Lake, Florida** area, the average adjusted monthly homesite rent in the "All Ages" communities is $349, an increase of $10 (3%) from the past year. The average adjusted monthly homesite rent in the "55+" communities is $373, an increase of $13 (4%) from the past year.
- In the **Lake, Florida** area, the occupancy rate in the "All Ages" communities is 80.4%, an increase of 2.4% (+17 homesites) from the past year. The occupancy rate in the "55+" communities is 89.8%, an increase of 1.2% (+92 homesites) from the past year.
- In communities where water and sewer services are included in the monthly rent, the following assumptions were used to account for the value of those services:
    - In "All Ages" communities, 5,500 gallons of water per month
    - In "55+" communities, 3,000 gallons of water per month
    - Utility costs for Clermont, FL All Ages Communities in 2015 are: Water - $12, Sewer - $26, Trash - $20, Cable - $40 and Lawn - $18
    - Utility costs for Daytona Beach, FL All Ages Communities in 2015 are: Water - $40, Sewer - $49, Trash - $20, Cable - $40 and Lawn - $18
    - Utility costs for Lake County, FL 55+ Communities in 2015 are: Water - $14, Sewer - $26, Trash - $20, Cable - $40 and Lawn - $18
    - Utility costs for Lake County, FL All Ages Communities in 2015 are: Water - $18, Sewer - $31, Trash - $20, Cable - $40 and Lawn - $18
    - Utility costs for Leesburg, FL 55+ Communities in 2015 are: Water - $13, Sewer - $28, Trash - $17, Cable - $40 and Lawn - $18
    - Utility costs for Tavares, FL 55+ Communities in 2015 are: Water - $21, Sewer - $29, Trash - $22, Cable - $40 and Lawn - $18

- The following services are included by some communities:
    - Lawn - 4 communities
    - Sewer, Trash - 4 communities
    - Trash - 2 communities
    - Trash, Lawn - 1 community
    - Water - 1 community
    - Water, Cable, Lawn - 1 community
    - Water, Sewer - 3 communities
    - Water, Sewer, Trash - 9 communities
    - Water, Sewer, Trash, Lawn - 5 communities
    - No Services - 6 communities
- 20 of 36 (56%) communities reported occupancy rates of 95% or higher.
- **Spanish Village** can build an additional 633 homesites.
- **Hibiscus MHC** includes lawn moving service in rent starting November 2014.
- **PMA** was added to the Lake County report in 2015.
- **Mid Florida Lakes** unbundled water and sewer from rent in lieu of a rent increase.
- **Grand Island Resort** unbundled water and sewer from rent in lieu of a rent increase.

Lake, Florida
JLT Market Report - May 2015

Summary

Type	# of Communities	# of Homesites	Occupied*	% Occupied	Average # of Homesites	Average Homesite Rent**
			Entire Report			
55+	32	8,387	7,531	90%	262	$373
All Ages	4	899	723	80%	225	$349
Total	36	9,286	8,254	89%	258	$370

*Rent Paying Resident Occupied Homesites

**Adjusted For Services Included in Rent

ORDINANCE 2015-23

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING UNDER THE TERMS AND CONDITIONS OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF TAVARES AND LAKE COUNTY APPROXIMATELY 6.02 ACRES OF NON-CONTIGUOUS PROPERTY, KNOWN AS THREE PALMS MOBILE HOME PARK, GENERALLY LOCATED ON THE NORTH SIDE OF OLD U.S. HIGHWAY 441, APPROXIMATELY 325 FEET WEST OF THE INTERSECTION WITH DAVID WALKER DRIVE; REZONING THE PROPERTY FROM COUNTY RMRP (MOBILE HOME RENTAL PARK) TO CITY RMF-3 (RESIDENTIAL MULTI-FAMILY); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owners of the properties described in **Exhibit "A"** have voluntarily petitioned to annex into the City of Tavares, and

WHEREAS, these properties are located within the Interlocal Service Boundary Area attached as **Exhibit "B"** to this ordinance; and

WHEREAS, the City of Tavares may annex non-contiguous properties located within the Interlocal Service Boundary Area under the terms and conditions of the Interlocal Service Boundary Agreement executed between the City of Tavares and Lake County, and

WHEREAS, as a condition of annexation under the Interlocal Service Boundary Agreement, the subject property's owner/developer must enter into a concurrent water and sewer utility agreement at the time of annexation to extend utility infrastructure to the subject property and also further provided that the City of Tavares shall not approve any development or issue a final development order in such annexed area unless central water and wastewater shall serve the development, and

WHEREAS, the owner has signed a utility agreement attached as **Exhibit "C"** to this ordinance which upon acceptance by the City of Tavares will obligate the owner to connect to the City's public water and sewer utility system or to construct the utility infrastructure for water and waste water pursuant to the City's plans and specifications, and

WHEREAS, the owner has requested that the subject property be given a city zoning designation of RMF-3 (Residential Multi-Family) upon annexation to facilitate the development of senior adult housing apartments; and

WHEREAS, the City is concurrently processing an amendment to the City's Comprehensive Plan to re-designate the property from Lake County Urban High Density to City of Tavares High Density on the Future Land Use Map 2020; 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 annexation; and

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

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

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

Section 1. Annexation

The properties legally defined as and depicted in **Exhibit "A"** attached hereto, situated in Lake County, Florida, is hereby incorporated into and made a part of the City of Tavares, Florida, pursuant to the voluntary annexation provisions of Chapter 171, Part II, Florida Statutes.

Section 2. Utility Agreement

That the Utility Agreement attached as **Exhibit "C"** to this ordinance is hereby approved by the City Council of the City of Tavares; and

Section 3. Rezoning

The said properties, as legally defined in **Exhibit "A",** are hereby rezoned from Lake County RMRP (Mobile Home Rental Park) to City RMF-3 (Residential Multi-Family), under the specific provisions as established by the City of Tavares Land Development Regulations.

EXHIBIT A
LEGAL DESCRIPTION

From the West 1/4 corner of Section 27, Township 19 South, Range 26 East, run South 89 degrees 33' East 672.67 feet, South 00 degrees 08' East 1117.94 feet, North 84 degrees 33' West 16.5 feet, North 79 degrees 02' West 101.3 feet to the POINT OF BEGINNING, run North 510.5 feet, West 209 feet, South 37 degrees West 458.34 feet, South 45 degrees 24' West 331.5 feet to Highway, Southeasterly along highway 496.8 feet, North 200 feet, Southeasterly to POINT OF BEGINNING, Lake County, Florida.

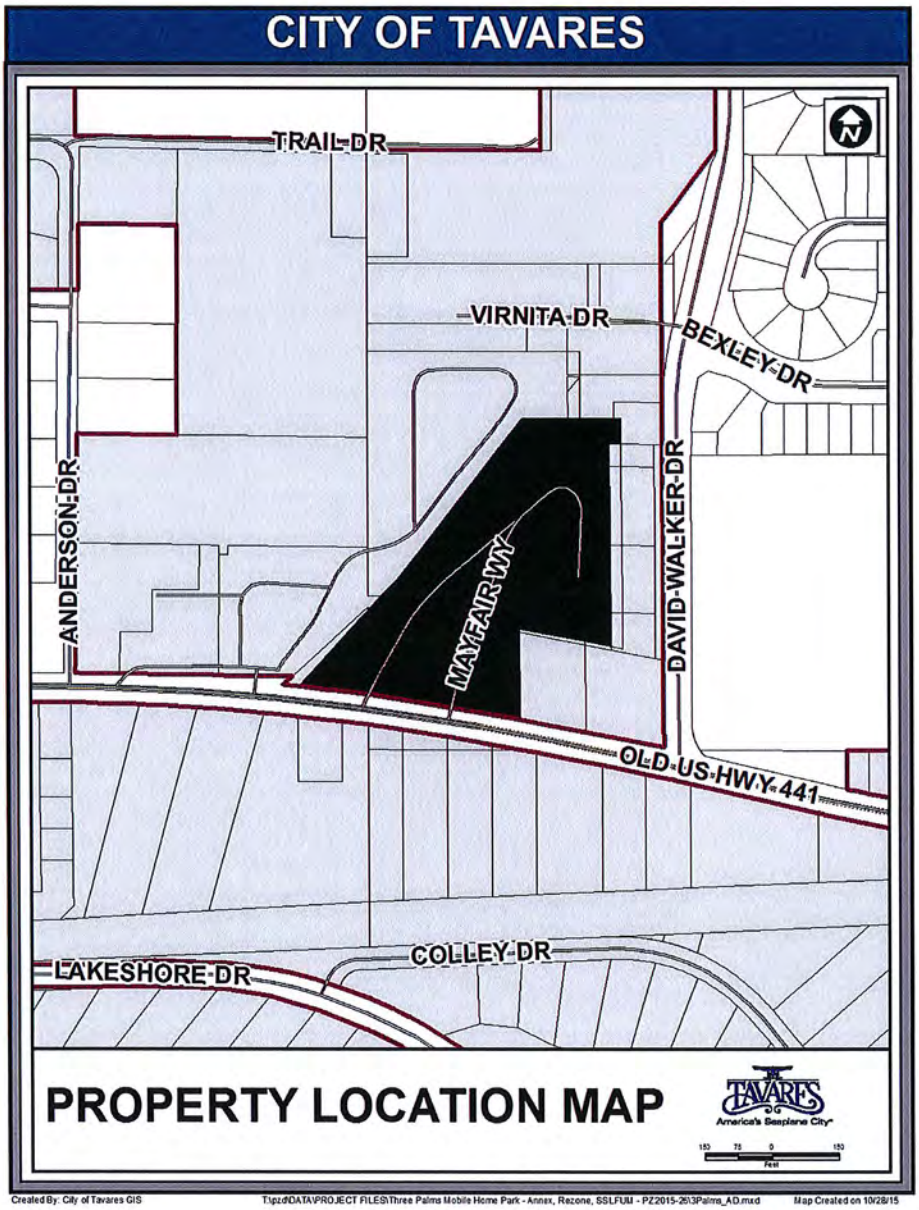


EXHIBIT B
INTERLOCAL SERVICE AREA BOUNDARY

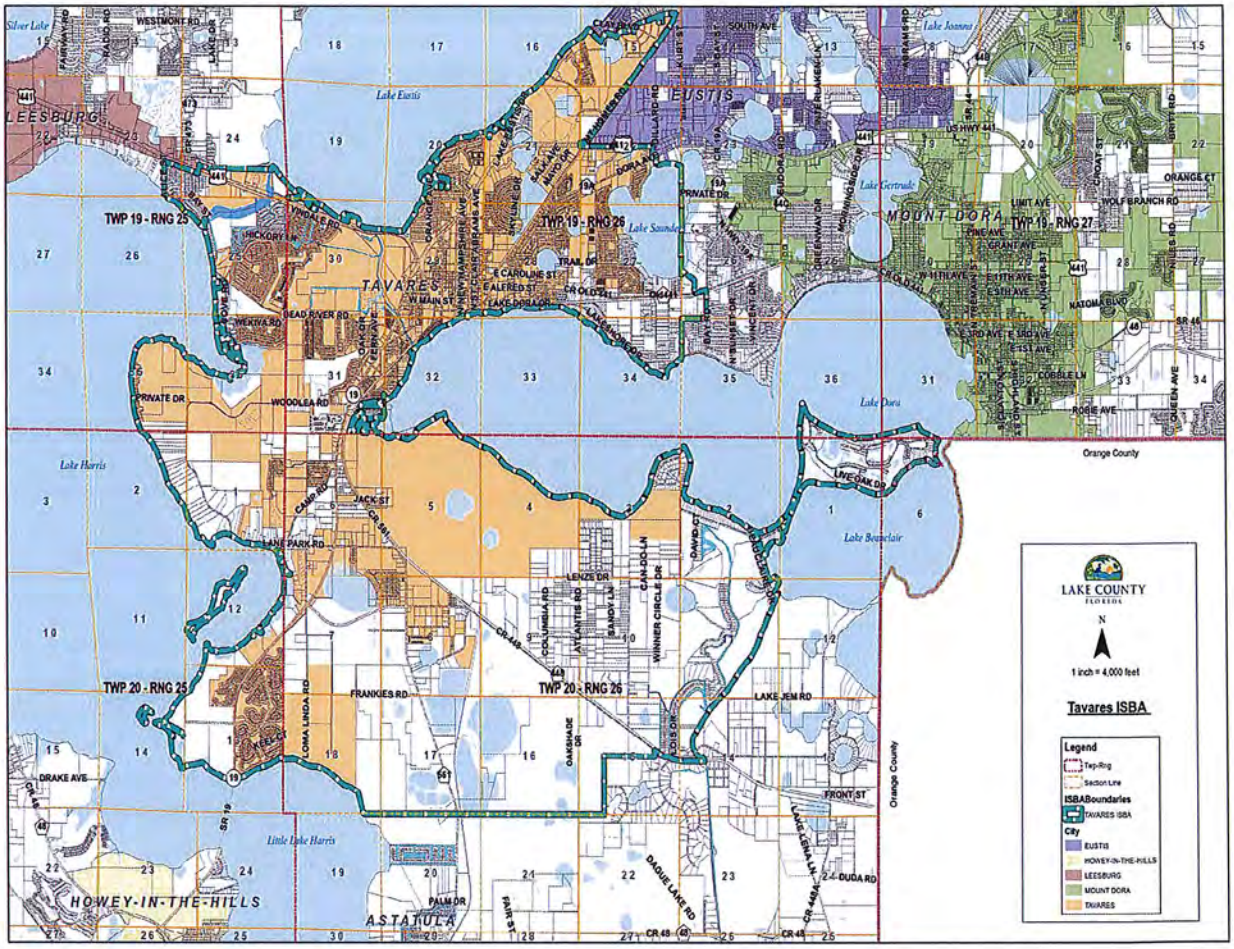


EXHIBIT C
UTILITY AGREEMENT

UTILITY AGREEMENT

THIS UTILITY AGREEMENT (the "Agreement") is made and entered into as of the ____ day of _____, _____ by and between THE CITY OF TAVARES, FLORIDA, a Florida municipal corporation (hereinafter referred to as the "City"), and _____, a Florida limited liability company, (hereinafter referred to as "Developer").

RECITALS

1. The City owns and operates a central water and wastewater utility within the Interlocal Service Area Boundary Area identified as Exhibit "A" in the Interlocal Service Boundary Agreement between the City of Tavares and Lake County.

2. The Developer owns property, legally described in "Exhibit A" of this Utility Agreement. This property is within the Tavares Interlocal Service Area Boundary. The Developer desires to annex this property into the City of Tavares.

3. A requirement for annexation of non-contiguous properties under the Interlocal Service Boundary Agreement is that properties are either presently served by or capable of being served by public central water and sewer utility service, or the subject owner/developer has entered into a concurrent Water and Sewer Utility Agreement at the time of annexation to extend utility infrastructure to the subject property. The Agreement provides that the City of Tavares may not approve development or issue a final development order in such annexed area unless central water and waste water serves the development.

4. The Developer has agreed to (___) immediately connect to the an existing public water and sewer utility service, or (___) construct the utility infrastructure for water and waste water pursuant to the City's plans and specifications, and it has agreed to pay the entire cost to design, permit, construct, and inspect that construction.

NOW, THEREFORE, in consideration of the mutual covenants, premises and promises hereinafter set forth, the receipt, adequacy and sufficiency of which are hereby acknowledged, the City and the Developer hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct in all respects and are expressly incorporated herein by this reference.

2. Connection or Construction of Capital Lines and Facilities. The City acknowledges that the Developer, at its expense, has agreed either to:

(a). Connect to the City's public water and sewer utility system or some other public central water and sewer service approved by the City within ____ days, or

(b). Design, permit, and construct the following capital infrastructure improvements to wit:

Description of Work: _____

The City hereby acknowledges that it has granted to the Developer the right and license to construct said water and sewer lines, and expressly consents to such construction.

3. Conveyance of Improvements. At the City's option, all of the utility facilities constructed pursuant to this agreement shall be the property of the City. In such instance, the Developer agrees to convey to the City, by bill of sale, all of Developer's right, title and interest in Infrastructure extensions and improvements upon execution of this Agreement. In the event the utility connection improvements are not conveyed to the City, the Developer shall be responsible for all maintenance of said lines and facilities.

4. Documentation from Developer. The Developer shall submit to the City sealed engineered copies of all design drawings, contractor's affidavits, certificates from the project engineer, and a set of as-built drawings for all of the improvements contemplated hereby. The Developer shall also assign to the City all warranties and guarantees that it has on the improvements.

5. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to the transactions contemplated herein, and it supersedes all prior understandings or agreements between the parties relating to this Agreement.

6. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

7. Waiver; Modification. The failure by any party to insist upon or enforce any of their rights shall not constitute a waiver thereof and nothing shall constitute a waiver of any party's right to insist upon strict compliance with the terms of this Agreement. Any party may waive the benefit of any provision or condition for its benefit which is contained herein. No oral modification of this Agreement shall be binding upon the parties and any modification must be in writing and signed.

8. Governing Law. This Agreement shall be governed by and construed under the laws of the State of Florida.

9. Application; Affect. If any provision of this Agreement or the application thereof to any party, person or circumstance shall be held or deemed to be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provisions to other parties, persons, or circumstances shall be affected thereby and shall be enforced to the greatest extent permitted by law.

10. Notices. Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, transmitted electronically (i.e. telecopier device) or within three (3) days after depositing with the United States Postal Services, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed as follows:

City: John Drury, City Administrator
City of Tavares
201 East Main Street
Tavares, Florida 32778
Telephone: (352) 742-6209

Copy to: Robert Q. Williams, Esquire
Williams, Smith & Summers, P.A.
380 West Alfred Street
Tavares, Florida 32778-3298
Telephone: (352) 343-6655
Fax: (352) 343-4267

Developer: _____

11. Attorney's Fees. In the event of any dispute hereunder for of any action to interpret or enforce this Agreement, any provision hereof or any matter arising here from, the prevailing party shall be entitled to recover its reasonable cost, fees, expenses, including but not limited to witness fees, expert fees, consultant fees, attorney, paralegal and legal assistant fees, costs and expenses and other professional fees, costs, and expenses whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal.

12. Performance. Time is of the essence in the performance of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in form and manner sufficient to bind them as of the date indicated hereinabove.

CITY OF TAVARES

ATTEST:

_____
Nancy Barnett, City Clerk

_____
Robert Wolfe, Mayor

Approved as to form and legality by:

This _____ day of _____, 2015.

_____
Robert Q. Williams, Esquire
City Attorney

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in form and manner sufficient to bind them as of the date indicated hereinabove.

Signed, sealed and delivered in the presence of the following witnesses:

DEVELOPER:

_____
Signature of Witness

_____
Printed Name of Witness

By:_____

_____
Signature of Witness

_____
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____, as Manager of _____, a Florida limited liability company, on behalf of the company. He ☐ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

_____
Notary Public Signature

_____
(Name typed, printed or stamped)

EXHIBIT "A" OF UTILITY AGREEMENT

From the West 1/4 corner of Section 27, Township 19 South, Range 26 East, run South 89 degrees 33' East 672.67 feet, South 00 degrees 08' East 1117.94 feet, North 84 degrees 33' West 16.5 feet, North 79 degrees 02' West 101.3 feet to the POINT OF BEGINNING, run North 510.5 feet, West 209 feet, South 37 degrees West 458.34 feet, South 45 degrees 24' West 331.5 feet to Highway, Southeasterly along highway 496.8 feet, North 200 feet, Southeasterly to POINT OF BEGINNING, Lake County, Florida.

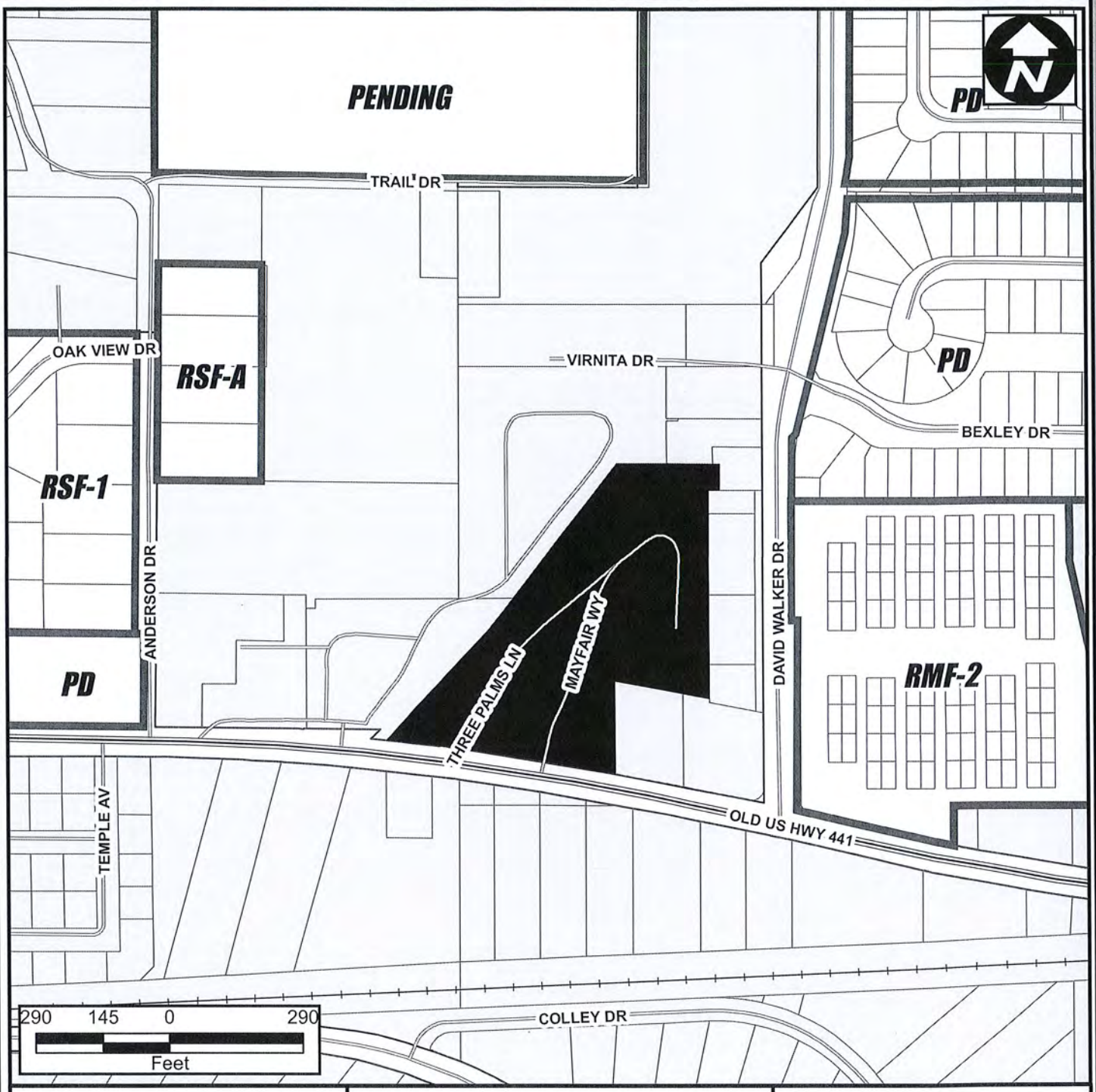
CITY OF TAVARES

PROPERTY LOCATION MAP

TAVARES
America's Seaplane City

100 50 0 100
Feet

CITY OF TAVARES ORDINANCE # 2015-23



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

TAVARES
America's Sunplace City

ZONING MAP

ORDINANCE # 2015-23

Three Palms Mobile Home Park

Current Zoning:
County RMRP
Proposed Zoning: RMF-3
06.02 ± Acres

Legend

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

location map
no scale

Buffer detail is to illustrate plant material quantity and specifications only.
Actual plant material placement may vary.
Landscape buffer irrigated with automatic system

120 Feet of
Typical 10' Landscape Buffer B
not to scale

Buffer detail is to illustrate plant material quantity and specifications only.
Actual plant material placement may vary.
Landscape buffer irrigated with automatic system

120 Feet of
Typical 15' Landscape Buffer C
not to scale

Owner: Robert Tamburro Trustee
401 Sunshine Boulevard
Lady Lake, Florida 32159

Agent: Wicks Engineering Services, Inc.
C/O Ted Wicks
225 West Main Street
Tavares, Florida 32778
(352) 343-8667

Engineer: Wicks Engineering Services, Inc.
C/O Ted Wicks
225 West Main Street
Tavares, Florida 32778
(352) 343-8667

Total acreage:	6.02 acres (262,231 square feet)
Zoning of parcel	Lake County RMRP
Proposed zoning	City of Tavares PUD
Adjacent Zoning:	
	North - LC RM
	South - LC LM
	East - LC RMRP
	West - LC RMRP
Future land use:	Lake County Urban High Density
Proposed FLU:	PUB
Proposed Use:	120 unit ACLF with food service
100 year flood elevation:	86.0' (as indicated on plan)
Wetland acreage:	0 acres
Open Space:	1.80 acres - 30%

Soils:

28 Myakka-Myakka wet sands, 0 to 2% slope

Notes:

* This plan is conceptual in nature and is subject to change due to engineering and other influences.
* Maximum impervious surface ratio of .7
* Maximum allowable building height 45'
* Building setbacks:

  Front - 50'
  Rear - 25'
  Side - 25'

* Buffers:

  North - 25'
  South - 25'
  East - 25'
  West - 25'

* Utilities, water, sewer and fire protection will be provided by City of Tavares
* Stormwater mangement will be through a system of swales and retention ponds as required.
* Existing vegetation to be utilized in landscape buffers wherever possible.
* Pool area
* Parking requirement calculation:
  120 units, 12 maximum employees = 98 parking spaces
* Project to be constructed in two phases
* ACLF floor area 3 story - 73,000 sf

* Trees indicated on plan as existing are approximate locations

LEGAL DESCRIPTION:
JAMES M CONNER PLAT BEG ON N LINE OF HWY & E LINE OF LOT 9, RUN N 200 FT, W'LY PARALLEL WITH HWY 176.25 FT FOR POB, CONT ALONG SAME LINE TO A PT 350 FT W OF E LINE OF LOT 9, S PARALLEL WITH E LINE LOT 9 TO N'LY HWY R/W, SE'LY ALONG R/W TO PT THAT IS 176.70 FT W OF E LINE LOT 9, N TO POB PB 1 PG 32
ORB 1315 PG 2122

Wicks Engineering Services, Inc.

Concept Plan

Three Palms

Drawn: EBH	Δ REVISIONS:	DATE:
Checked: KBW		
Date: 09/13/2015		
Scale: AS SHOWN		

Orlando Sentinel
Publication Date: 11/16/2015
This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

Ad Number: 3729097-1
Insertion Number:
Size: 3 x 10.5
Color Type: B&W
Client Name: / PO# Mike Fitzgerald
Advertiser: City of Tavares
Section/Page/Zone: Lake Zone/E004/LAK
Description: ff/Ord 2015-23 & 2015-24

SHERRY BOAS/CORRESPONDENT

Feral hogs enjoyed a swath of green along a lake by the author's home near Groveland.

BOAS

Continued from Page E1

intelligent and fast-reproducing critters cause havoc in just about every possible habitat. Beginning when she is just 6 months old, a female can produce two to three litters a year, each with up to five piglets. That's a lot of little piggies mucking up the ground in coastal, inland, wooded, wetland, agricultural and suburban habitats.

When I wonder why, after 23 years of living on our homestead, we've only now begun to see wild pigs, I needn't look further than a publication posted on the University of Florida IFAS Extension website titled "Wild Hogs in Florida: Ecology and Management." Author William M. Giuliano stated, "[H]ogs prefer large forested areas with abundant food, particularly acorns, interspersed with marshes, hammocks, ponds and drainages. Good hog habitats have plenty of cover in the form of dense brush and limited human disturbance to woods, fields and wetland."

Our property didn't fit that description 23 or even 10 years ago, but it sure does now.

Now that the cloven-hoofed cotillion has snorted, rooted and wallowed its way onto our private domain, a perpetually disturbed landscape might be in our future. Once wild hogs find suitable habitat, they tend to stay. Why leave, after all, when you've found a place that has everything you need?

Thirteen years ago, I was thrilled when I spotted a wild pig running along the road. Fast forward a decade or so and, despite the destruction they've caused, I'd still be excited if I saw one or more feral hogs today. I may not be happy with what they do, but I can't help but be awed by the very presence of so many wild animals managing not just to survive but thrive in this sadly wildlife-unfriendly human-centric world.

Maybe it's pigheaded of me to say, but I don't really mind if wild hogs are here to stay.

Sherry Boas can be reached at simplyliving@beautifulbamboo.com. Her columns can be found online at OrlandoSentinel.com/lake.

MOVIES NOV. 13-19

Clermont

EPIC Theatre
Clermont Landing
2405 S. U.S. Highway 27
352-242-6684

THE 33 (PG-13): Friday through Tuesday at 11:05 a.m., 12:30, 1:55, 3:30, 4:45, 6:20, 7:35, 9:10, 10:25 p.m.
BRIDGE OF SPIES (PG-13): Friday through Tuesday at 11 a.m., 2, 5, 7, 10 p.m.
BURNT (R): Friday and Saturday at 2:15, 7:10 p.m.; Sunday at 11:30 a.m., 4:30 p.m.; Monday and Tuesday at 2:15, 7:10 p.m.
GOOSEBUMPS (PG): Friday through Tuesday at 11 a.m., 2:15, 4:40, 7:05, 9:30 p.m.
HOTEL TRANSYLVANIA 2 (PG): Friday through Tuesday at 12:30, 2:40, 4:50 p.m.
THE HUNGER GAMES: MOCKINGJAY — PART 1 / THE HUNGER GAMES: MOCKINGJAY — PART 2 (Not Rated): Wednesday at 4:30 p.m.
THE HUNGER GAMES: MOCKINGJAY, PART 2 (PG-13): Thursday at 7, 7:30, 8, 8:30, 9, 9:30, 10, 10:30 p.m.
THE INTERN (PG-13): Friday through Tuesday at 11:05 a.m., 1:45, 4:25, 7:05, 9:45 p.m.
THE LAST WITCH HUNTER (PG-13): Friday and Saturday at 11:30 a.m., 4:35, 9:30 p.m.; Sunday at 9:30 p.m.; Monday and Tuesday at 11:30 a.m., 4:35, 9:30 p.m.
LOVE THE COOPERS (PG-13): Friday through Tuesday at noon, 1:15, 2:30, 3:45, 5, 6:15, 7:30, 8:45, 10 p.m.
THE MARTIAN (PG-13): Friday through Tuesday at 1:25, 4:25, 7:25, 10:25 p.m.
THE MARTIAN 3D (PG-13): Friday through Tuesday at 11:15 a.m.
MY ALL AMERICAN (PG): Friday through Tuesday at 11:40 a.m., 2:25, 5:05, 7:45, 10:25 p.m.
THE NIGHT BEFORE (R): Thursday at 7, 9:45 p.m.
OUR BRAND IS CRISIS (R): Friday through Tuesday at 8, 10:30 p.m.
THE PEANUTS MOVIE (G): Friday through Tuesday at 11 a.m., 12:15, 1:20, 2:30, 4:45, 5:50, 7, 9:15 p.m.
THE PEANUTS MOVIE 3D (G): Friday through Tuesday at 3:35, 8:05, 10:20 p.m.
SECRET IN THEIR EYES (PG-13): Thursday at 8, 10:30 p.m.
SPECTRE (PG-13): Friday through Tuesday at 11, 11:45 a.m., 12:40, 2:10, 3:10, 4, 5:20, 6:30, 7:15, 8:30, 9:40, 10:25 p.m.
THE WIZARD OF OZ (G): Sunday and Wednesday at 2, 7 p.m.

Lady Lake

Rialto Theatre
The Villages Town Square
1105 Alonzo Ave. (off U.S. Highway 441-27)
352-259-1111

THE 33 (PG-13): Friday and Saturday at 10:30 a.m., 1:15, 4:10, 7:05, 9:50 p.m.; Sunday through Thursday at 10:30 a.m., 1:15, 4:10, 7:05 p.m.
BURNT (R): Friday and Saturday at 11:40 a.m., 2, 4:20, 6:45, 10:20 p.m.; Sunday through Thursday at 11:40 a.m., 2, 4:20, 6:45 p.m.
THE INTERN (PG-13): Friday and Saturday at 10:50 a.m., 1:35, 4:15, 7, 9:40 p.m.; Sunday through Thursday at 10:50 a.m., 1:35, 4:15, 7 p.m.
MISS YOU ALREADY (PG-13): 11 a.m., 4:35 p.m. daily.
SEX, DEATH AND BOWLING (R): Friday and Saturday at 10 a.m., 12:15, 2:30, 4:40, 6:50, 9:30 p.m.; Sunday through Thursday at 10 a.m., 12:15, 2:30, 4:40, 6:50 p.m.
SICARIO (R): Friday and Saturday at 1:50, 7:05, 9:45 p.m.; Sunday through Thursday at 1:50, 7:05 p.m.
SUFFRAGETTE (PG-13): Friday and Saturday at 10:50, 1:20, 4:15, 6:40, 9:15; Sunday through Thursday at 10:50, 1:20, 4:15, 6:40
WOODLAWN (PG): Friday and Saturday at 10:40 a.m., 1:30, 4:25, 7:10, 9:55 p.m.; Sunday through Thursday at 10:40 a.m., 1:30, 4:25, 7:10 p.m.

The Villages

Old Mill Playhouse
Lake Sumter Landing Market Square
1000 Old Mill Run (south of County Road 466 in Sumter County)
352-259-1111

BRIDGE OF SPIES (PG-13): Friday and Saturday at 10 a.m., 1, 4, 6:45, 9:15 p.m.; Sunday through Thursday at 10 a.m., 1, 4, 6:45 p.m.
THE HUNGER GAMES: MOCKINGJAY — PART 1 / THE HUNGER GAMES: MOCKINGJAY — PART 2 (Not Rated): Wednesday at 4:30 p.m.
THE HUNGER GAMES: MOCKINGJAY, PART 2 (PG-13): Thursday at 7 p.m.
THE MARTIAN (PG-13): Friday and Saturday at 10:05 a.m., 1:10, 4:05, 6:45, 9:30 p.m.; Sunday through Thursday at 10:05 a.m., 1:10, 4:05, 6:45 p.m.
MY ALL AMERICAN (PG): Friday and Saturday at 10:30 a.m., 1:20, 4:10, 7, 9:40 p.m.; Sunday through Thursday at 10:30 a.m., 1:20, 4:10, 7 p.m.
OUR BRAND IS CRISIS (R): Friday and Saturday at 10:15 a.m., 1:15, 4:15, 7:15, 9:50 p.m.; Sunday through Thursday at 10:15 a.m., 1:15, 4:15, 7:15 p.m.
THE PEANUTS MOVIE (G): 1:30, 7 p.m. daily.
THE PEANUTS MOVIE 3D (G): Friday and Saturday at 10:45 a.m., 4:30, 9:45 p.m.; Sunday through Thursday at 10:45 a.m., 4:30 p.m.
STEVE JOBS (R): Friday and Saturday at 10:20 a.m., 1:05, 4:05, 6:50, 9:35 p.m.; Sunday through Thursday at 10:20 a.m., 1:05, 4:05, 6:50 p.m.
A WALK IN THE WOODS (R): Friday and Saturday at 10:40 a.m., 1:40, 4:40, 7:10, 9:35 p.m.; Sunday through Thursday at 10:40 a.m., 1:40, 4:40, 7:10 p.m.
WAR ROOM (PG): Friday and Saturday at 10:30 a.m., 1:20, 4:10, 6:50, 9:45 p.m.; Sunday through Tuesday at 10:30 a.m., 1:20, 4:10, 6:50 p.m.; Wednesday at 10:30 a.m., 1:20 p.m.; Thursday at 10:30 a.m., 1:20, 4:10 p.m.

The Villages

Barnstorm Theater
Brownwood Paddock Square
2720 Brownwood Blvd. (off State Road 44 in Sumter County)
352-259-1111

BRIDGE OF SPIES (PG-13): 10:15 a.m., 1:15, 4:15, 7:15, 10:15 p.m. daily.
GOOSEBUMPS (PG): Friday through Wednesday at 1:40, 7:10 p.m.; Thursday at 1:40 p.m.
GOOSEBUMPS 3D (PG): 10:50 a.m., 4:20, 10:20 p.m.
THE HUNGER GAMES: MOCKINGJAY, PART 2 (PG-13): Thursday at 7 p.m.
THE INTERN (PG-13): 10:20 a.m., 1:25, 4:20, 7, 9:55 p.m. daily.
THE LAST WITCH HUNTER (PG-13): Friday through Wednesday at 10:35 a.m., 1:15, 4, 7:45, 10:30 p.m.; Thursday at 10:35 a.m., 1:15, 4, 10:30 p.m.
LOVE THE COOPERS (PG-13): 10 a.m., 12:30, 3, 5:30, 8, 9:40 p.m. daily.
THE MARTIAN (PG-13): 1:30, 7:30 p.m. daily.
THE MARTIAN 3D (PG-13): 10:25 a.m., 4:30, 10:30 p.m. daily.
THE NIGHT BEFORE (R): Thursday at 7 p.m.

THE ARTS IN LAKE

Miniature Charles Dickens' Village collection on display

By Debbie Manis
Staff Writer

Visitors can view the old-time shops, cottages and other structures of the miniature Charles Dickens' Village collection, inspired by the novelist's character-rich stories, at the Appleton Museum of Art/College of Central Florida in Ocala, 4333 E. Silver Springs Blvd.

The exhibit features a portion of the Urban family's vast collection, including several themed trees filled with holiday ornaments and decorations. This year, the museum invited community members and businesses to decorate a tree, which is on display along with the Urban Family Holiday Collection.

The holiday exhibit runs through Jan. 3.

Celebrate the holidays during Holiday Family Day from 10 a.m. to 4 p.m. Dec. 5 at the museum. The public is invited to view the exhibit, special exhibitions and the permanent collection, as well as participate in carriage rides and art-making activities in the ARTSpace free of charge.

Light refreshments will be served. For more information, hours and admission, visit appletonmuseum.org or call 352-291-4455.

Opera @ the Library

Opera @ the Library program will present Jules Massenet's most famous 1884 opera, "Manon," at 1:45 p.m. Nov. 23 in Room 108B at Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont. The story revolves around Manon, a convent-bound teenager who makes bad decisions. She chooses physical love over the spiritual, then money over love, and consequently destroys her friends, her true love and herself. Light refreshments will be served. The opera, which has English translation, is free. Details: 352-536-2275 or bitly/JdUdlq.

'Guys and Dolls'

The 1950 classic "Guys and Dolls" opens Friday at the Sonnentag Theatre at the Ice-House, 1100 N. Unser St., Mount Dora. The Tony Award-winning musical comedy surrounds the campaign of nightclub singer Miss Adelaide, who wants to persuade craps-game organizer Detroit to tie the knot.

The story is complicated by the arrival of high-roller Sky Masterson and Sarah Brown, sergeant of the Save-A-Soul Mission.

Based on short stories by newspaperman Damon Runyon, "Guys and Dolls" was written by Abe Burrows and Jo Swerling with music and lyrics by Frank Loesser. Some of the classic songs include "Luck Be a Lady Tonight" and "Sit Down (You're Rockin' the Boat)."

The play will have 16 performances through Dec. 13. Additional shows may be scheduled for Dec. 16-20. Tickets, from $10 to $20, are available at the box office between 1 and 5 p.m. Tuesdays through Fridays, icehousetheatre.com or 352-383-4616.

ERHS theater season

East Ridge High School theater department's next production will be "A Holiday to Remember" starring the theater's Rhythm of the Knight singers at 7 p.m. Dec. 4 at the school, 13322 Excalibur Road, Clermont. Tickets are $10 for adults and $8 for students. For groups of 10 or more that would like to pick up and pay for the tickets at the box office, email Jason Misner at misnerj@lake.k12.fl.us with ordering information.

Auditions

Auditions for Ocala Civic Theatre production of Paula Vogel's Pulitzer-winning "How I Learned to Drive" will be at 7 p.m. Dec. 7 and 8 at the theater, 4337 E. Silver Springs Blvd. (East State Road 40) in the Appleton Cultural Center.

Driving lessons serve as a metaphor for the inappropriate relationship that develops between a young girl and her uncle-by-marriage. The drama is set in Maryland in the 1960s.

Five roles are available for the play, which is part of the theater's Ovation series. Needed are one female in her 20s to 40s and one male in his 40s to 50s. The three supporting characters play multiple roles and sing briefly, so versatile character actors are needed as they play both male and female roles of all ages.

Auditions will consist of readings from the script. The director requests that anyone who plans to audition should read the entire script first. The play contains strong adult themes and language. Copies of the script may be checked out in advance with a refundable $10 deposit.

Auditioners must be 21 or older. Newcomers are welcome. Those who can't attend the scheduled auditions may call the box office for an appointment.

Rehearsals usually are held from 7 to 10 p.m. Mondays through Fridays. The show will open Jan. 4 and run for nine performances through Jan. 14.

Details: ocalacivictheatre.com or 352-236-2274.

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

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 2015-23 and Ordinance 2015-24 titled as follows:

ORDINANCE 2015-23

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING UNDER THE TERMS AND CONDITIONS OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF TAVARES AND LAKE COUNTY APPROXIMATELY 6.02 ACRES OF NON-CONTIGUOUS PROPERTY, KNOWN AS THREE PALMS MOBILE HOME PARK, GENERALLY LOCATED ON THE NORTH SIDE OF OLD U.S. HIGHWAY 441, APPROXIMATELY 325 FEET WEST OF THE INTERSECTION WITH DAVID WALKER DRIVE; REZONING THE PROPERTY FROM COUNTY RMRP (MOBILE HOME RENTAL PARK) TO CITY RMF-3 (RESIDENTIAL MULTI-FAMILY); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2015-24

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 6.02 ACRES OF PROPERTY FROM COUNTY URBAN HIGH TO CITY HIGH DENSITY RESIDENTIAL FOR NON-CONTIGUOUS PROPERTY KNOWN AS THREE PALMS MOBILE HOME PARK, GENERALLY LOCATED ON THE NORTH SIDE OF OLD U.S. HIGHWAY 441, APPROXIMATELY 325 FEET WEST OF THE INTERSECTION WITH DAVID WALKER DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2015-23 and Ordinance 2015-24 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on November 19, 2015, at 3 p.m.; and
2. Tavares City Council meeting on December 2, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on December 16, 2015, at 4 p.m. (Second Reading)

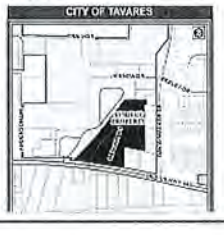
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed Ordinance 2015-23 and Ordinance 2015-24 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.



use is being given to Mr. Barber specifically. If he sells the property the special use goes away and it reverts to commercial use. Mr. Barber said he does not intend to rent the property. Discussion followed regarding utilization of the property by volunteers or on a donation basis only. There were questions on coordinating the flight pattern between this property and the other manufacturing facility and questions about right of way on the lake. Mr. Barber reiterated that maneuverability dictates who has the right of way. He added that he expects to let the public use the ramp as long as they respect his property. Mr. Fitzgerald said the issue re: parking and landscaping will be reviewed during site plan approval. Mr. Barber said his plan currently is to use the tower only as a coffee room.

Mr. Stevenson asked if wording could be added on the resolution stating the hangar can only be used for personal private use. Mr. Fitzgerald stated he felt the "whereas" statement on the first page of the resolution should accomplish that issue. Mr. Stevenson said the clause states that the applicant "desires" to use for personal private use. Chairman Santoro asked if the word "desire" could be eliminated. Mr. Fitzgerald said he did not think the Board could limit the use of the property generally as it is zoned Commercial. He said this resolution will state that he is allowed to store seaplanes which normally would only be permitted in an Industrial zoning district. This resolution is saying that in addition to commercial uses, Mr. Barber will be allowed to store seaplanes.

MOTION

Richard Root moved to recommend the adoption of Resolution #2015-10, seconded by Bill Stomp. The motion carried unanimously 5-0.

Tab 2) Ordinance #2015-23 - Three Palms Mobile Home Park – Annexation & Rezoning to RMF-3

Mr. Fitzgerald presented the following report:

The subject property is located on the north side of Old U.S. HWY 441 (Alfred Street) approximately 325 feet west of David Walker Road. It is approximately 6.02 acres in size. The land is presently the site for Three Palms Mobile Home Park. The property is within the city's Interlocal Service Boundary Area as established by the newly adopted Interlocal Service Boundary Agreement with Lake County. Under this agreement, the city may annex non-contiguous properties located within the Interlocal Service Boundary Area under the terms and conditions of the agreement. As a condition of annexation, the subject property's owner/developer must enter into a concurrent water and sewer utility agreement to extend utility infrastructure to the subject property and it also further provides that the City of Tavares shall not approve any development or issue a final development order in such annexed area unless central water and wastewater shall serve the development.

Robert Tamburro, the owner of this property, has applied through Wicks Engineering for annexation of these lands into the city and is seeking a zoning designation of RMF-3, Residential Multi-Family. Since the property is not contiguous to our present city boundary, an agreement to extend and connect to city water and wastewater utilities has also been signed by the applicant. The owner is proposing to remove the existing mobile home park and redevelop the site as a senior adult low rise apartment complex. A total of 150 units are proposed. As per the utility agreement, all new development will be connected to city utilities. The apartment complex will require site plan approval to insure compliance with all city codes and applicable regulations prior to the issuance of any permits. The owner is concurrently seeking a Future Land Use Map amendment to High Density Residential (12-25 dwelling units per acre).

Florida State Statutes require that the owner of a mobile home park provides notification of rezoning applications, in writing, to mobile home owners. Eviction Notices must contain specifically worded notification of entitlement to compensation from the Florida Mobile Home Relocation Trust Fund. Prior to approving a park owner's zoning application, local government must take precautionary steps to insure that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners. These requirements have been adequately fulfilled. Attached to this summary is a relocation report.

This property is in close proximity to Shanti-Niketan, a Multi-Family High Density community located just east of David Walker Drive. Old U.S. 441is the easterly extension of Alfred Street.

The complete downtown Alfred/Caroline Street corridor is designated as Mixed Use Commercial which allows High Density Multi-Family Residential uses. High Density Multi-Family Residential use is compatible with the existing County Future Land Use designation of Urban High.

Chairman Santoro stated there are comments from Lake County staff available.

Chairman Santoro asked for public comment.

Ted Wicks, Wicks Engineering Services

Mr. Wicks said he represents the applicant who is present along with Steve Vaughn who is helping to coordinate construction issues on site. Mr. Wicks said Three Palms is one of the older mobile home communities within the City and has much aging infrastructure. This is an opportunity to bring some additional senior housing to Tavares which market studies support. He said they will proceed with a Development Plan once the annexation and rezoning is complete that should be an asset to the City. He said they are working with staff to regionalize the utility services in that area which should help to serve other residents. He said they will follow the necessary state statutes regarding notices to the residents who occupy the park.

Mr. Stomp said he had observed that most of the residents appear to be elderly. He asked if the current owner would provide assistance to the residents to migrate to another location. Mr. Wicks responded pursuant to the statute, money is paid by the owner into the Florida Mobile Home Occupants fund.

Property owner Robert Tamburro stated the statute requires six month notice to the residents. Within 30 days of sending out the notice, the residents have the right to demand assistance with the mobile home relocation agency for assistance to move. If they move a single wide home they get up to $3000 and $6000 if it is a doublewide. In addition he was required to make a finding that there are adequate sites in the area to move the homes and he has spoken with the Division of Mobile Homes in Tallahassee who has helped to facilitate this process.

Mr. Stomp asked if the residents were aware of the plan before the sign advertising the rezoning was placed. Mr. Tamburro said he had initially sent out a notice prematurely, not realizing that he first needed to finish the process. He said he then sent a letter rescinding his first letter and then he had to send another letter saying that he was rezoning the property. The sign that is there is required under the statute. There are 28 or 29 occupied homes.

Mr. Stomp noted there had been a similar request and he had asked about irrigation pipes. He asked if that was being included in this project and it not, he would appreciate in the future some mention that irrigation was being included or not being included and why. Mr. Fitzgerald said that it is up to the Utility Director to require mention of re-use pipes but he did not think it was a requirement of the ISBA; that only potable water and sewer was required. Mr. Stomp said he had asked about including that in future development and he would like to see that become more of a formal condition. Mr. Fitzgerald said he would follow up with the Utility Director.

MOTION

Bill Stomp moved to recommend the approval of Ordinance #2015-23, seconded by Mr. Osborne. The motion carried unanimously 5-0.

Mr. Stomp asked if in this case the re-use water is not included in the applicant's requirements could it be added by the City at the City's expense to extend it to that area. He asked if it was available to be brought in. Mr. Fitzgerald said he would review the issue with the Utility Director and provide feedback to the Board.

Rosemary Eastwood, resident at Three Palms Mobile Home Park

Ms. Eastwood said that all the residents in the park are elderly and live on social security. She said that not every trailer in the park can be moved. She discussed the amount that the residents will receive to move and said they all live on a limited income. She expressed concern about where the residents will go and she questioned the relocation plan.

Chairman Santoro said that City Council is the final authority. He suggested to Ms. Westwood that she attend the meeting and speak about her concerns with her neighbors.

Mr. Stomp explained the process of filling out a form to speak at the City Council meeting. He said the Board is only recommending that the property be rezoned. Mr. Fitzgerald said full discussion will be held on December 16th. Mr. Fitzgerald noted the relocation is a state program not a City program and the city does not have jurisdiction in that process. Discussion followed regarding property owners rights.

Chairman Santoro said while the Board sympathized with Ms. Eastwood that the final authority rests with the City Council.

Barbara Blake, Three Palms Mobile Home Park

Ms. Blake asked if the owners could move now and would they have to pay the rent for six months to Mr. Tamburro and also pay the rent at another place. Chairman Santoro said the Board could not address that issue.

Tab #3) Ordinance #2015-24 – Small Scale Future Land Use Amendment from County Urban High to City High Density – Three Palms Mobile Home Park

Mr. Fitzgerald said this application is for the Future Land Use Change for this property just discussed. The applicant has submitted a report confirming that adequate mobile home parks or other suitable facilities exist for relocation of the residents' mobile homes. Land surrounding the property is all residential in nature. He reported as follows:

The subject property is located on the north side of Old U.S. HWY 441 (Alfred Street) approximately 325 feet west of David Walker Road. It is approximately 6.02 acres in size. The land is presently the site for Three Palms Mobile Home Park. It is approximately 6.02 acres in size and is presently utilized as a rental mobile home park. The property is within the city's Interlocal Service Boundary Area as established by the newly adopted Interlocal Service Boundary Agreement with Lake County. Under this agreement, the city may annex non-contiguous properties located within the Interlocal Service Boundary Area under the terms and conditions of the agreement. As a condition of annexation, the subject property's owner/developer must enter into a concurrent water and sewer utility agreement to extend utility infrastructure to the subject property and also further provided that the City of Tavares shall not approve any development or issue a final development order in such annexed area unless central water and wastewater shall serve the development. The City of Tavares is also concurrently amending the Intergovernmental Coordination Element of our Comprehensive Plan to adopt by reference this Interlocal Agreement.

Ordinance 2015-24 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan from County Urban High to City Low Density Residential.

MOTION

Roy Stevenson moved to recommend the approval of Ordinance #2015-24, Small Scale Future Land Use Amendment, seconded by Maurice Osborne. The motion carried unanimously 5-0.

Tab 4) Ordinance #2015-20 - Interlocal Service Boundary Agreement – Comprehensive Plan Amendment

AGENDA SUMMARY
TAVARES CITY COUNCIL
DECEMBER 2, 2015

AGENDA TAB NO. 5 **FIRST READING**

SUBJECT TITLE: **Ordinance 2015-24**
Small Scale FLUM Amendment - Old 441- Three Palms Mobile Home Park

OBJECTIVE:

To consider a Future Land Use Map amendment from County Urban High to City High Density Residential for 6.02 acres of property located on the south side of Old U.S. HWY 441, east of David Walker Drive.

SUMMARY:

The subject property is located on the north side of Old U.S. HWY 441 (Alfred Street) approximately 325 feet west of David Walker Road. It is approximately 6.02 acres in size. The land is presently the site for Three Palms Mobile Home Park. It is approximately 6.02 acres in size and is presently utilized as a rental mobile home park. The property is within the city's Interlocal Service Boundary Area as established by the newly adopted Interlocal Service Boundary Agreement with Lake County. Under this agreement, the city may annex non-contiguous properties located within the Interlocal Service Boundary Area under the terms and conditions of the agreement. As a condition of annexation, the subject property's owner/developer must enter into a concurrent water and sewer utility agreement to extend utility infrastructure to the subject property and also further provided that the City of Tavares shall not approve any development or issue a final development order in such annexed area unless central water and wastewater shall serve the development. The City of Tavares is also concurrently amending the Intergovernmental Coordination Element of our Comprehensive Plan to adopt by reference this Interlocal Agreement.

Ordinance 2015-24 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan from County Urban High to City Low Density Residential.

The subject property (Parcel Alternate Key Number 1759242) is adjacent to another mobile home park and is within close proximity (200') to an existing high density, residential multi-family development. An application to annex and rezone this property to a residential designation is concurrently under consideration.

Future Land Use Amendment

The city is required to place a future land use designation on annexed property. The subject property is currently designated County Urban High (4-12 DU/Acre). A City High Density Residential designation (12-25 DU/Acre) is most compatible with surrounding property and the existing County Future Land Use, especially considering that existing private sanitary systems will be required to be abandoned under the ISBA agreement.

Relocation of Mobile Home Owners

In accordance with Florida State Statute 723.083, the applicant has submitted a report confirming that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners.

Compatibility

Lands surrounding this property are all residential in nature.

Site Conditions

The property is currently being used as a Mobile Home Rental Park. There have been no environmental concerns identified. The applicant is proposing to redevelop the site as a senior adult apartment complex. This redevelopment project will be required to connect to city water and wastewater utilities. All applicable environmental assessments and permitting must be in place before the construction is approved.

Impact on City Services

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

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

OPTIONS:

No City Council action required at First Reading.

PLANNING & ZONING BOARD RECOMMENDATION :

At its November 19th meeting, the Planning and Zoning Board voted unanimously to recommend approval of Ordinance 2015-24.

STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2015-24, a Small Scale Comprehensive Plan Amendment.

FISCAL IMPACT: N/A

LEGAL SUFFICIENCY:

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

ORDINANCE 2015-24

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 APRROXIMATELY 6.02 ACRES OF PROPERTY FROM COUNTY URBAN HIGH TO CITY HIGH DENSITY RESIDENTIAL FOR NON-CONTIGUOUS PROPERTY KNOWN AS THREE PALMS MOBILE HOME PARK, GENERALLY LOCATED ON THE NORTH SIDE OF OLD U.S. HIGHWAY 441, APPROXIMATELY 325 FEET WEST OF THE INTERSECTION WITH DAVID WALKER DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the property described in **Exhibit "A"** has voluntarily petitioned to annex into the City of Tavares, and

WHEREAS, this property is located within the Interlocal Service Boundary Area attached as **Exhibit "B"** to this ordinance; and

WHEREAS, the City of Tavares may annex non-contiguous properties located within the Interlocal Service Boundary Area under the terms and conditions of the Interlocal Service Boundary Agreement executed between the City of Tavares and Lake County, and

WHEREAS, the owner of property legally described in **Exhibit "A"** and as further detailed in the Location Map attached hereto, is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2020 to change the designation of said property from Lake County Urban High to City of Tavares High Density Residential; 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 High Density Residential Future Land Use designation is compatible with surrounding future land use designations; and

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

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

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

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

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

Section 1. Future Land Use Amendment

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

Section 2. Severability and Conflicts

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

Section 3. Transmittal

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

Ordinance as specified in the State Land Planning Agency's procedural rules.

Section 4. Effective Date

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

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

_____
Robert Wolfe, Mayor
Tavares City Council

First Reading and Transmittal: _____

Second Reading & Final Adoption: _____

ATTEST:

_____
Nancy A. Barnett, City Clerk

Approved as to form:

_____
Robert Q. Williams, City Attorney

EXHIBIT A

From the West 1/4 corner of Section 27, Township 19 South, Range 26 East, run South 89 degrees 33' East 672.67 feet, South 00 degrees 08' East 1117.94 feet, North 84 degrees 33' West 16.5 feet, North 79 degrees 02' West 101.3 feet to the POINT OF BEGINNING, run North 510.5 feet, West 209 feet, South 37 degrees West 458.34 feet, South 45 degrees 24' West 331.5 feet to Highway, Southeasterly along highway 496.8 feet, North 200 feet, Southeasterly to POINT OF BEGINNING, Lake County, Florida.

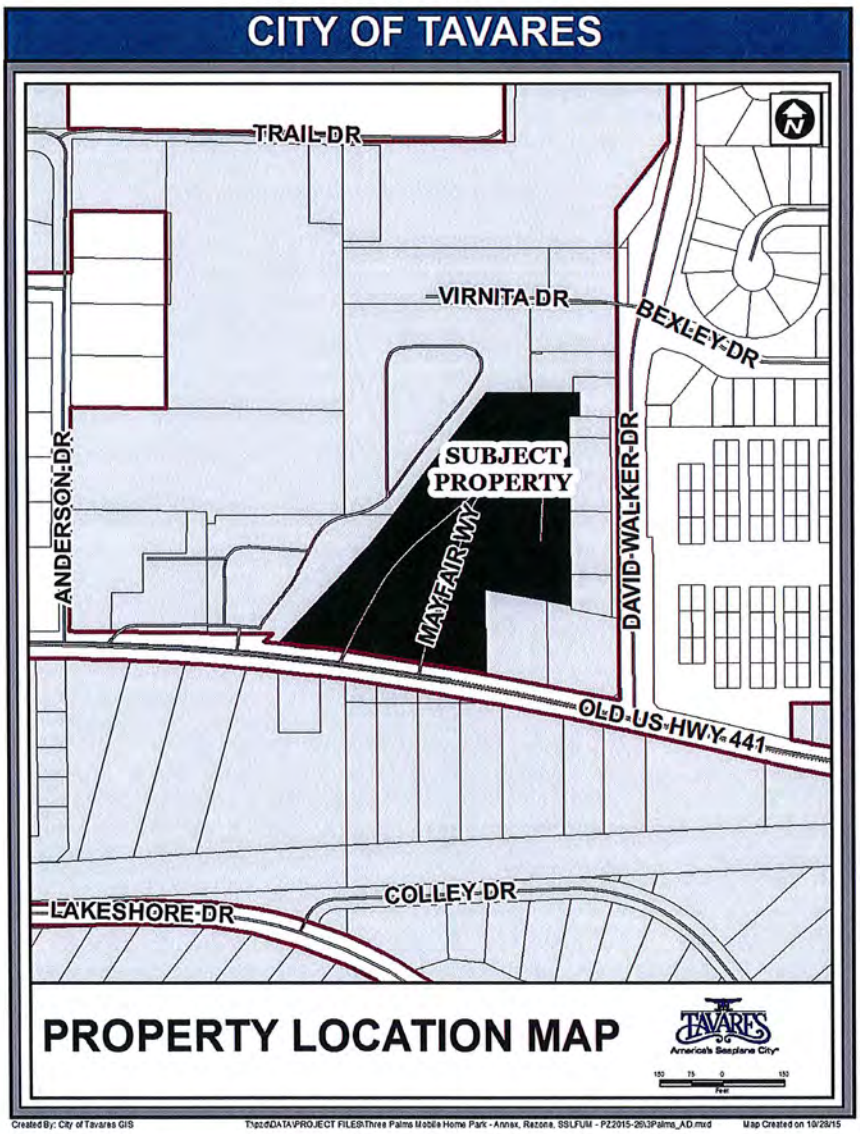
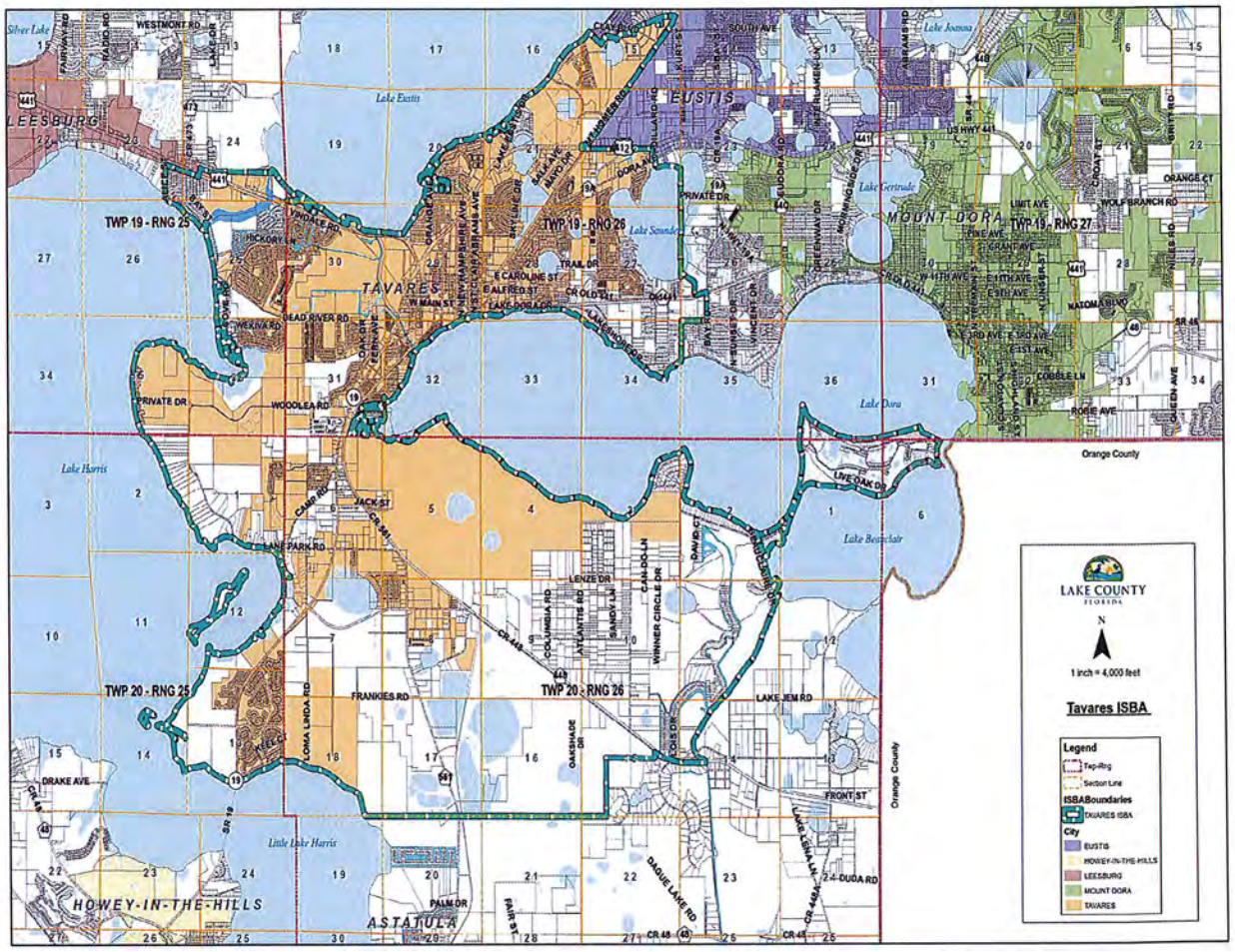
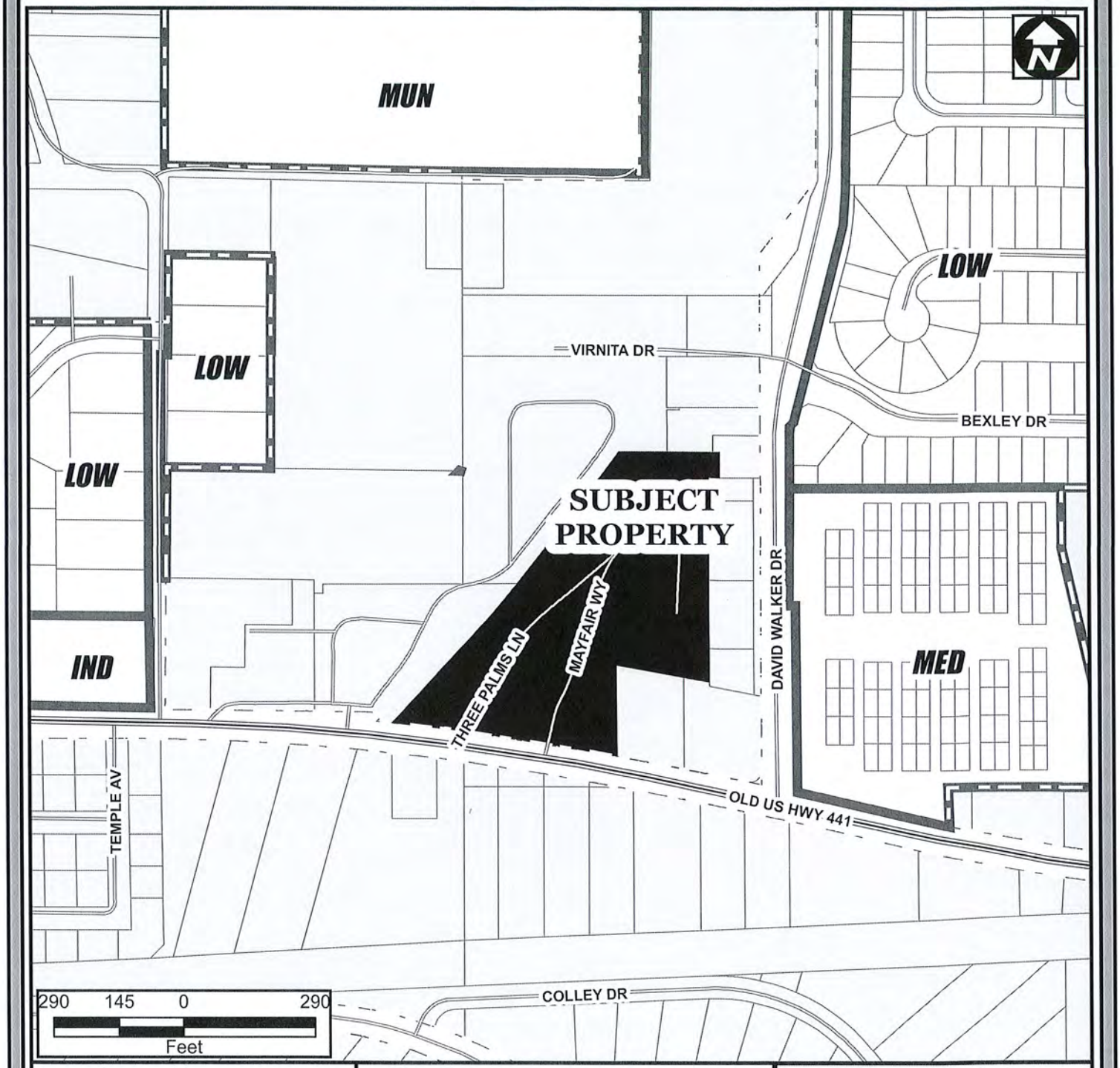


EXHIBIT B
INTERLOCAL SERVICE BOUNDARY AREA



CITY OF TAVARES ORDINANCE # 2015-24



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	

FUTURE LAND USE MAP

ORDINANCE # 2015-24

Three Palms Mobile Home Park

Current FLU:
County Urban High
Proposed FLU: HD

06.02 ± Acres

Legend

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

Rosemary Eastwood, resident at Three Palms Mobile Home Park

Ms. Eastwood said that all the residents in the park are elderly and live on social security. She said that not every trailer in the park can be moved. She discussed the amount that the residents will receive to move and said they all live on a limited income. She expressed concern about where the residents will go and she questioned the relocation plan.

Chairman Santoro said that City Council is the final authority. He suggested to Ms. Westwood that she attend the meeting and speak about her concerns with her neighbors.

Mr. Stomp explained the process of filling out a form to speak at the City Council meeting. He said the Board is only recommending that the property be rezoned. Mr. Fitzgerald said full discussion will be held on December 16th. Mr. Fitzgerald noted the relocation is a state program not a City program and the city cannot influence that procedure. Discussion followed regarding property owners rights.

Chairman Santoro said while the Board sympathized with Ms. Eastwood that the final authority rests with the City Council.

Barbara Blake, Three Palms Mobile Home Park

Ms. Blake asked if the owners could move now and would they have to pay the rent for six months to Mr. Tamburro and also pay the rent at another place. Chairman Santoro said the Board could not address that issue.

Tab #3) Ordinance #2015-24 – Small Scale Future Land Use Amendment from County Urban High to City High Density – Three Palms Mobile Home Park

Mr. Fitzgerald said this application is for the Future Land Use Change for this property just discussed. The applicant has submitted a report confirming that adequate mobile home parks or other suitable facilities exist for relocation of the residents' mobile homes. Land surrounding the property is all residential in nature. He reported as follows:

The subject property is located on the north side of Old U.S. HWY 441 (Alfred Street) approximately 325 feet west of David Walker Road. It is approximately 6.02 acres in size. The land is presently the site for Three Palms Mobile Home Park. It is approximately 6.02 acres in size and is presently utilized as a rental mobile home park. The property is within the city's Interlocal Service Boundary Area as established by the newly adopted Interlocal Service Boundary Agreement with Lake County. Under this agreement, the city may annex non-contiguous properties located within the Interlocal Service Boundary Area under the terms and conditions of the agreement. As a condition of annexation, the subject property's owner/developer must enter into a concurrent water and sewer utility agreement to extend utility infrastructure to the subject property and also further provided that the City of Tavares shall not approve any development or issue a final development order in such annexed area unless central water and wastewater shall serve the development. The City of Tavares is also concurrently amending the Intergovernmental Coordination Element of our Comprehensive Plan to adopt by reference this Interlocal Agreement.

Ordinance 2015-24 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan from County Urban High to City Low Density Residential.

MOTION

Roy Stevenson moved to recommend the approval of Ordinance #2015-24, Small Scale Future Land Use Amendment, seconded by Maurice Osborne. The motion carried unanimously 5-0.

Tab 4) Ordinance #2015-20 - Interlocal Service Boundary Agreement – Comprehensive Plan Amendment

Orlando Sentinel

Publication Date: 11/16/2015

Ad Number: 3729097-1
Insertion Number:
Size: 3 x 10.5
Color Type: B&W
Client Name: / PO# Mike Fitzgerald
Advertiser: City of Tavares
Section/Page/Zone: Lake Zone/E004/LAK
Description: ff/Ord 2015-23 & 2015-24

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

SHERRY BOAS/CORRESPONDENT

Feral hogs enjoyed a swath of green along a lake by the author's home near Groveland.

BOAS

Continued from Page E1

intelligent and fast-reproducing critters cause havoc in just about every possible habitat. Beginning when she is just 6 months old, a female can produce two to three litters a year, each with up to five piglets. That's a lot of little piggies mucking up the ground in coastal, inland, wooded, wetland, agricultural and suburban habitats.

When I wonder why, after 23 years of living on our homestead, we've only now begun to see wild pigs, I needn't look further than a publication posted on the University of Florida IFAS Extension website titled "Wild Hogs in Florida: Ecology and Management." Author William M. Giuliano stated, "[H]ogs prefer large forested areas with abundant food, particularly acorns, interspersed with marshes, hammocks, ponds and drainages. Good hog habitats have plenty of cover in the form of dense brush and limited human disturbance to woods, fields and wetland."

Our property didn't fit that description 23 or even 10 years ago, but it sure does now.

Now that the cloven-hoofed cotillion has snorted, rooted and wallowed its way onto our private domain, a perpetually disturbed landscape might be in our future. Once wild hogs find suitable habitat, they tend to stay. Why leave, after all, when you've found a place that has everything you need?

Thirteen years ago, I was thrilled when I spotted a wild pig running along the road. Fast forward a decade or so and, despite the destruction they've caused, I'd still be excited if I saw one or more feral hogs today. I may not be happy with what they do, but I can't help but be awed by the very presence of so many wild animals managing not just to survive but thrive in this sadly wildlife-unfriendly human-centric world.

Maybe it's pigheaded of me to say, but I don't really mind if wild hogs are here to stay.

Sherry Boas can be reached at simplyliving@beautifulbamboo.com. Her columns can be found online at OrlandoSentinel.com/lake.

MOVIES NOV. 13-19

Clermont

EPIC Theatre
Clermont Landing
2405 S. U.S. Highway 27
352-242-6684

THE 33 (PG-13): Friday through Tuesday at 11:05 a.m., 12:30, 1:55, 3:30, 4:45, 6:20, 7:35, 9:10, 10:25 p.m.
BRIDGE OF SPIES (PG-13): Friday through Tuesday at 11 a.m., 2, 5, 7, 10 p.m.
BURNT (R): Friday and Saturday at 2:15, 7:10 p.m.; Sunday at 11:30 a.m., 4:30 p.m.; Monday and Tuesday at 2:15, 7:10 p.m.
GOOSEBUMPS (PG): Friday through Tuesday at 11 a.m., 2:15, 4:40, 7:05, 9:30 p.m.
HOTEL TRANSYLVANIA 2 (PG): Friday through Tuesday at 12:30, 2:40, 4:50 p.m.
THE HUNGER GAMES: MOCKINGJAY — PART 1 / THE HUNGER GAMES: MOCKINGJAY — PART 2 (Not Rated): Wednesday at 4:30 p.m.
THE HUNGER GAMES: MOCKINGJAY, PART 2 (PG-13): Thursday at 7, 7:30, 8, 8:30, 9, 9:30, 10, 10:30 p.m.
THE INTERN (PG-13): Friday through Tuesday at 11:05 a.m., 1:45, 4:25, 7:05, 9:45 p.m.
THE LAST WITCH HUNTER (PG-13): Friday and Saturday at 11:30 a.m., 4:35, 9:30 p.m.; Sunday at 9:30 p.m.; Monday and Tuesday at 11:30 a.m., 4:35, 9:30 p.m.
LOVE THE COOPERS (PG-13): Friday through Tuesday at noon, 1:15, 2:30, 3:45, 5, 6:15, 7:30, 8:45, 10 p.m.
THE MARTIAN (PG-13): Friday through Tuesday at 1:25, 4:25, 7:25, 10:25 p.m.
THE MARTIAN 3D (PG-13): Friday through Tuesday at 11:15 a.m.
MY ALL AMERICAN (PG): Friday through Tuesday at 11:40 a.m., 2:25, 5:05, 7:45, 10:25 p.m.
THE NIGHT BEFORE (R): Thursday at 7, 9:45 p.m.
OUR BRAND IS CRISIS (R): Friday through Tuesday at 8, 10:30 p.m.
THE PEANUTS MOVIE (G): Friday through Tuesday at 11 a.m., 12:15, 1:20, 2:30, 4:45, 5:50, 7, 9:15 p.m.
THE PEANUTS MOVIE 3D (G): Friday through Tuesday at 3:35, 8:05, 10:20 p.m.
SECRET IN THEIR EYES (PG-13): Thursday at 8, 10:30 p.m.
SPECTRE (PG-13): Friday through Tuesday at 11, 11:45 a.m., 12:40, 2:10, 3:10, 4, 5:20, 6:30, 7:15, 8:30, 9:40, 10:25 p.m.
THE WIZARD OF OZ (G): Sunday and Wednesday at 2, 7 p.m.

Lady Lake

Rialto Theatre
The Villages Town Square
1105 Alonzo Ave. (off U.S. Highway 441-27)
352-259-1111

THE 33 (PG-13): Friday and Saturday at 10:30 a.m., 1:15, 4:10, 7:05, 9:50 p.m.; Sunday through Thursday at 10:30 a.m., 1:15, 4:10, 7:05 p.m.
BURNT (R): Friday and Saturday at 11:40 a.m., 2, 4:20, 6:45, 10:20 p.m.; Sunday through Thursday at 11:40 a.m., 2, 4:20, 6:45 p.m.
THE INTERN (PG-13): Friday and Saturday at 10:50 a.m., 1:35, 4:15, 7, 9:40 p.m.; Sunday through Thursday at 10:50 a.m., 1:35, 4:15, 7 p.m.
MISS YOU ALREADY (PG-13): 11 a.m., 4:35 p.m. daily.
SEX, DEATH AND BOWLING (R): Friday and Saturday at 10 a.m., 12:15, 2:30, 4:40, 6:50, 9:30 p.m.; Sunday through Thursday at 10 a.m., 12:15, 2:30, 4:40, 6:50 p.m.
SICARIO (R): Friday and Saturday at 1:50, 7:05, 9:45 p.m.; Sunday through Thursday at 1:50, 7:05 p.m.
SUFFRAGETTE (PG-13): Friday and Saturday at 10:50, 1:20, 4:15, 6:40, 9:15; Sunday through Thursday at 10:50, 1:20, 4:15, 6:40
WOODLAWN (PG): Friday and Saturday at 10:40 a.m., 1:30, 4:25, 7:10, 9:55 p.m.; Sunday through Thursday at 10:40 a.m., 1:30, 4:25, 7:10 p.m.

The Villages

Old Mill Playhouse
Lake Sumter Landing Market Square
1000 Old Mill Run (south of County Road 466 in Sumter County)
352-259-1111

BRIDGE OF SPIES (PG-13): Friday and Saturday at 10 a.m., 1, 4, 6:45, 9:15 p.m.; Sunday through Thursday at 10 a.m., 1, 4, 6:45 p.m.
THE HUNGER GAMES: MOCKINGJAY — PART 1 / THE HUNGER GAMES: MOCKINGJAY — PART 2 (Not Rated): Wednesday at 4:30 p.m.
THE HUNGER GAMES: MOCKINGJAY, PART 2 (PG-13): Thursday at 7 p.m.
THE MARTIAN (PG-13): Friday and Saturday at 10:05 a.m., 1:10, 4:05, 6:45, 9:30 p.m.; Sunday through Thursday at 10:05 a.m., 1:10, 4:05, 6:45 p.m.
MY ALL AMERICAN (PG): Friday and Saturday at 10:30 a.m., 1:20, 4:10, 7, 9:40 p.m.; Sunday through Thursday at 10:30 a.m., 1:20, 4:10, 7 p.m.
OUR BRAND IS CRISIS (R): Friday and Saturday at 10:15 a.m., 1:15, 4:15, 7:15, 9:50 p.m.; Sunday through Thursday at 10:15 a.m., 1:15, 4:15, 7:15 p.m.
THE PEANUTS MOVIE (G): 1:30, 7 p.m. daily.
THE PEANUTS MOVIE 3D (G): Friday and Saturday at 10:45 a.m., 4:30, 9:45 p.m.; Sunday through Thursday at 10:45 a.m., 4:30 p.m.
STEVE JOBS (R): Friday and Saturday at 10:20 a.m., 1:05, 4:05, 6:50, 9:35 p.m.; Sunday through Thursday at 10:20 a.m., 1:05, 4:05, 6:50 p.m.
A WALK IN THE WOODS (R): Friday and Saturday at 10:40 a.m., 1:40, 4:40, 7:30, 9:35 p.m.; Sunday through Thursday at 10:40 a.m., 1:40, 4:40, 7:30 p.m.
WAR ROOM (PG): Friday and Saturday at 10:30 a.m., 1:20, 4:10, 6:50, 9:45 p.m.; Sunday through Tuesday at 10:30 a.m., 1:20, 4:10, 6:50 p.m.; Wednesday at 10:30 a.m., 1:20 p.m.; Thursday at 10:30 a.m., 1:20, 4:10 p.m.

The Villages

Barnstorm Theater
Brownwood Paddock Square
2720 Brownwood Blvd. (off State Road 44 in Sumter County)
352-259-1111

BRIDGE OF SPIES (PG-13): 10:15 a.m., 1:15, 4:15, 7:15, 10:15 p.m. daily.
GOOSEBUMPS (PG): Friday through Wednesday at 1:40, 7:10 p.m.; Thursday at 1:40 p.m.
GOOSEBUMPS 3D (PG): 10:50 a.m., 4:20, 10:20 p.m.
THE HUNGER GAMES: MOCKINGJAY, PART 2 (PG-13): Thursday at 7 p.m.
THE INTERN (PG-13): 10:20 a.m., 1:25, 4:20, 7, 9:55 p.m. daily.
THE LAST WITCH HUNTER (PG-13): Friday through Wednesday at 10:35 a.m., 1:15, 4, 7:45, 10:30 p.m.; Thursday at 10:35 a.m., 1:15, 4, 10:30 p.m.
LOVE THE COOPERS (PG-13): 10 a.m., 12:30, 3, 5:30, 8, 9:40 p.m. daily.
THE MARTIAN (PG-13): 1:30, 7:30 p.m. daily.
THE MARTIAN 3D (PG-13): 10:25 a.m., 4:30, 10:30 p.m. daily.
THE NIGHT BEFORE (R): Thursday at 7 p.m.

THE ARTS IN LAKE

Miniature Charles Dickens' Village collection on display

By Debbie Manis
Staff Writer

Visitors can view the old-time shops, cottages and other structures of the miniature Charles Dickens' Village collection, inspired by the novelist's character-rich stories, at the Appleton Museum of Art/College of Central Florida in Ocala, 4333 E. Silver Springs Blvd.

The exhibit features a portion of the Urban family's vast collection, including several themed trees filled with holiday ornaments and decorations. This year, the museum invited community members and businesses to decorate a tree, which is on display along with the Urban Family Holiday Collection.

The holiday exhibit runs through Jan. 3.

Celebrate the holidays during Holiday Family Day from 10 a.m. to 4 p.m. Dec. 5 at the museum. The public is invited to view the exhibit, special exhibitions and the permanent collection, as well as participate in carriage rides and art-making activities in the ARTSpace free of charge.

Light refreshments will be served. For more information, hours and admission, visit appletonmuseum.org or call 352-291-4455.

Opera @ the Library

Opera @ the Library program will present Jules Massenet's most famous 1884 opera, "Manon," at 1:45 p.m. Nov. 23 in Room 108B at Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont. The story revolves around Manon, a convent-bound teenager who makes bad decisions. She chooses physical love over the spiritual, then money over love, and consequently destroys her friends, her true love and herself. Light refreshments will be served. The opera, which has English translation, is free. Details: 352-536-2275 or bitly/JdUdlxq.

'Guys and Dolls'

The 1950 classic "Guys and Dolls" opens Friday at the Sonnentag Theatre at the Ice-House, 1100 N. Unser St., Mount Dora. The Tony Award-winning musical comedy surrounds the campaign of nightclub singer Miss Adelaide, who wants to persuade craps-game organizer Detroit to tie the knot.

The story is complicated by the arrival of high-roller Sky Masterson and Sarah Brown, sergeant of the Save-A-Soul Mission.

Based on short stories by newspaperman Damon Runyon, "Guys and Dolls" was written by Abe Burrows and Jo Swerling with music and lyrics by Frank Loesser. Some of the classic songs include "Luck Be a Lady Tonight" and "Sit Down (You're Rockin' the Boat)."

The play will have 16 performances through Dec. 13. Additional shows may be scheduled for Dec. 16-20. Tickets, from $10 to $20, are available at the box office between 1 and 5 p.m. Tuesdays through Fridays, icehousetheatre.com or 352-383-4616.

ERHS theater season

East Ridge High School theater department's next production will be "A Holiday to Remember" starring the theater's Rhythm of the Knight singers at 7 p.m. Dec. 4 at the school, 13322 Excalibur Road, Clermont. Tickets are $10 for adults and $8 for students. For groups of 10 or more that would like to pick up and pay for the tickets at the box office, email Jason Misner at jmisnerj@lake.k12.fl.us with ordering information.

Auditions

Auditions for Ocala Civic Theatre production of Paula Vogel's Pulitzer-winning "How I Learned to Drive" will be at 7 p.m. Dec. 7 and 8 at the theater, 4337 E. Silver Springs Blvd. (East State Road 40) in the Appleton Cultural Center.

Driving lessons serve as a metaphor for the inappropriate relationship that develops between a young girl and her uncle-by-marriage. The drama is set in Maryland in the 1960s.

Five roles are available for the play, which is part of the theater's Ovation series. Needed are one female in her 20s to 40s and one male in his 40s to 50s. The three supporting characters play multiple roles and sing briefly, so versatile character actors are needed as they play both male and female roles of all ages.

Auditions will consist of readings from the script. The director requests that anyone who plans to audition should read the entire script first. The play contains strong adult themes and language. Copies of the script may be checked out in advance with a refundable $10 deposit.

Auditioners must be 21 or older. Newcomers are welcome. Those who can't attend the scheduled auditions may call the box office for an appointment.

Rehearsals usually are held from 7 to 10 p.m. Mondays through Fridays. The show will open Jan. 4 and run for nine performances through Jan. 14.

Details: ocalacivictheatre.com or 352-236-2274.

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

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 2015-23 and Ordinance 2015-24 titled as follows:

ORDINANCE 2015-23

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING UNDER THE TERMS AND CONDITIONS OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF TAVARES AND LAKE COUNTY APPROXIMATELY 6.02 ACRES OF NON-CONTIGUOUS PROPERTY, KNOWN AS THREE PALMS MOBILE HOME PARK, GENERALLY LOCATED ON THE NORTH SIDE OF OLD U.S. HIGHWAY 441, APPROXIMATELY 325 FEET WEST OF THE INTERSECTION WITH DAVID WALKER DRIVE; REZONING THE PROPERTY FROM COUNTY RMRP (MOBILE HOME RENTAL PARK) TO CITY RMF-3 (RESIDENTIAL MULTI-FAMILY); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2015-24

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 6.02 ACRES OF PROPERTY FROM COUNTY URBAN HIGH TO CITY HIGH DENSITY RESIDENTIAL FOR NON-CONTIGUOUS PROPERTY KNOWN AS THREE PALMS MOBILE HOME PARK, GENERALLY LOCATED ON THE NORTH SIDE OF OLD U.S. HIGHWAY 441, APPROXIMATELY 325 FEET WEST OF THE INTERSECTION WITH DAVID WALKER DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2015-23 and Ordinance 2015-24 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on November 19, 2015, at 3 p.m.; and
2. Tavares City Council meeting on December 2, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on December 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 2015-23 and Ordinance 2015-24 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.

AGENDA SUMMARY
TAVARES CITY COUNCIL
DECEMBER 2, 2015

AGENDA TAB NO. 6 **TRANSMITTAL HEARING**

SUBJECT TITLE: Ordinance 2015-20 – An ordinance rescinding Ordinance 2015-10 and proposing Ordinance 2015-20 amending the Comprehensive Plan to incorporate the adopted Interlocal Service Boundary Agreement between the City of Tavares and Lake County.

OBJECTIVE:

To formally rescind Ordinance 2015-10, and to propose Ordinance 2015-20 which will amend the City of Tavares Comprehensive Plan, Chapter 6, Intergovernmental Coordination Element to incorporate the approved Interlocal Service Boundary Agreement between the City of Tavares and Lake County.

SUMMARY:

On April 15th, the City of Tavares adopted Ordinance 2015-08, an Interlocal Service Boundary Agreement between the City of Tavares and Lake County. Consistent with Florida Statute 171.203 (9), the parties are to amend their respective Intergovernmental Coordination Elements within their Comprehensive Plan to establish consistency and compliance with the agreement. Ordinance 2015-10 sought to address Florida Statute 171.203. This Ordinance was proposed, adopted by City Council and transmitted to the Department of Economic Opportunity for review. DEO has asked that the City rescind Ordinance 2015-10 and retransmit the amendment to the State for review prior to adoption.

The proposed text amendment seeks to adhere to this statutory requirement and to provide for a seamless transition into the management of the Interlocal Service Boundary Agreement (ISBA).

OPTIONS:

1. That City Council moves approve the transmittal of Ordinance 2015-20 to the Department of Economic Opportunity for review.
2. That City Council denies the transmittal of Ordinance 2015-20 to DEO.

PLANNING & ZONING BOARD RECOMMENDATION (LOCAL PLANNING AGENCY)

The Planning & Zoning Board, acting as the City's Local Planning Agency, unanimously recommended approval of Ordinance 2015-20.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve the transmittal of Ordinance 2015-20 to the Department of Economic Opportunity for review.

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, RESCINDING ORDINANCE 2015-10 REGARDING THE INTERLOCAL SERVICE BOUNDARY AGREEMENT AND AMENDING THE CITY OF TAVARES COMPREHENSIVE PLAN, CHAPTER 6, INTERGOVERMENTAL COORDINATION ELEMENT, GOAL 6-1 INCORPORATING THE ADOPTED INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) BETWEEN THE CITY OF TAVARES AND LAKE COUNTY; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3167, Florida Statutes, requires each local government in the State of Florida to prepare and adopt a Comprehensive Plan; and

WHEREAS, the City of Tavares City Council wishes to rescind Ordinance 2015-10 which was adopted to amend the comprehensive plan prior to having been transmitted to the Department of Economic Opportunity in its proposed phase; and

WHEREAS, the City is authorized by §171.203 of the Florida Statutes to participate in negotiations with other local governments; and

WHEREAS, on April 15, 2015 the City Council of the City of Tavares entered into the Interlocal Service Boundary Agreement with Lake County pursuant to the authority of Article VIII of the Florida Constitution and Chapters 125.01, 163.3177, 166.021 and 171.203, 190.011, *Florida Statutes (2009);* and

WHEREAS, consistent with Florida Statute 171.203 (9), each local government that is a party to the Interlocal Service Boundary Agreement shall amend the Intergovernmental Coordination Element of their comprehensive plan, now therefore:

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

Section 1. Repeal of Ordinance 2015-10

The City of Tavares does hereby rescind ordinance 2015-10 which sought to amend the City of Tavares Comprehensive Plan, Intergovernmental Coordination Element.

Section 2. Amendment

The City of Tavares does hereby amend the City of Tavares Comprehensive Plan, Intergovernmental Coordination Element by incorporating the Interlocal Service Boundary Agreement (ISBA) by reference as indicated in Exhibit "A" of this ordinance; Ordinance 2015-20.

Section 3. Repeal of Conflicting Ordinances

All ordinances or part of ordinances which are in conflict with this Ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinance, in which case those ordinances so affected shall be hereby repealed in their entirety.

Section 4. 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 5. 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.

_____
Robert Wolfe, Mayor
Tavares City Council

First Reading: _____
Passed Second Reading: _____

ATTEST:

_____

Nancy Barnett, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____

Robert Williams, City Attorney

Exhibit "A"

CHAPTER 6

INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 6-1: COORDINATE WITH FEDERAL, STATE AND LOCAL GOVERNMENT AND QUASI-GOVERNMENT ENTITIES WHOSE RESPECTIVE EMPOWERED ACTIVITIES, DUTIES AND RESPONSIBILITIES INFLUENCE, EFFECT, OR CONTROL GOVERNMENTAL AFFAIRS AND LAND DEVELOPMENT DECISIONS HELD BY THE CITY OF TAVARES IN ORDER TO ESTABLISH EFFECTIVE GROWTH MANAGEMENT, DEVELOPMENT ACTIVITIES, AND NATURAL RESOURCE CONSERVATION, WITH CONSIDERATION TO LIMITED AVAILABLE FINANCES.

OBJECTIVE 6-1.1: Coordinate with Lake County on issues pertaining to land use activities and public programs applicable to adjacent unincorporated lands and unincorporated enclaves. By March 1, 2002, the City and County, shall complete a study to determine the effectiveness of their Joint Planning Agreement, City Resolution 87-15, and shall adopt an annexation area Comprehensive Land Use Plan for the entire Tavares/Lake County Joint Planning Area.

~~Policy 6-1.1.1: The City shall provide a copy of its Comprehensive Plan to Lake County and shall file a written request to the County to receive a copy of the Lake County Comprehensive Plan to mutually promote consistency with adopted Plans.~~

Policy 6-1.1.1: Pursuant to Chapter 171, Part II, Florida Statutes, the City of Tavares and Lake County have established an Interlocal Service Boundary Agreement (ISBA) adopted through Ordinance 2015-08 on April 15, 2015. The agreement among other things, allows the city to annex property within the Interlocal Service Boundary Area that would not otherwise be eligible for annexation subject to the provisions established in the ISBA. The agreement shall be effective for a period of 20 years. Population projections estimate that by 2035 the area will support an estimated 48,000 residents. The provision of public facilities for the area is further addressed in the City's Water Supply Facilities Work Plan. Consistent with the agreement, the provisions of the agreement shall supersede all other language within the Intergovernmental Coordination Elements of the Comprehensive Plan which is in conflict with the agreement.

Policy 6-1.1.2: The City shall file a written request to Lake County to receive notification of any proposed land use amendments, changes to adopted levels of service, and all applications for development affecting land adjacent to City boundaries as well as such activities occurring within the utility service area within a reasonable time frame for the City to respond to any concerns. The City shall reciprocate such information to Lake County and allow response to Lake County growth management concerns.

Policy 6-1.1.3 The City shall coordinate growth management issues transcending jurisdictional areas through cooperative communications with the state and Lake County agencies at the staff and official government levels by presenting City concerns through documented transmittals, scheduled meetings, attendance at State, Federal and County public hearings, joint ad hoc technical coordination committees, and, where relevant, less formal communications. The City shall promote reciprocal participation of State, Federal and County staff and officials in local growth management affairs. Growth management issues to be pursued, but not limited to, comprise the following:

a) Annexation of Adjacent Lands. The City shall engage in mutual discussion with Lake County by March 1, 2001 to establish an annexation Land Use Plan to direct an orderly and timely process of annexing unincorporated land adjacent to the City. An Annexation Interlocal Agreement shall include, but is not limited to the following issues:

1. Delineation of general area in which the City shall pursue annexation;

2. Mutually agreeable land use designations for unincorporated areas within the confines of the annexation zone, with emphasis on compatibility with both the City and County Comprehensive Plan Future Land Use Elements;

3. Jurisdiction responsible for providing water, sewer, traffic circulation, and drainage facilities during the interim and post annexation periods;

4. Availability of public facilities and services to meet demands currently generated by existing development or that are anticipated for eligible land use activities permitted within the proposed annexation area;

6. Determination of appropriate application of a concurrency management system for the annexation zone.

b) Land Use Planning of Adjacent Lands. The City shall coordinate with Lake County to pursue appropriate land management for unincorporated areas adjacent to the City, including enclaves, to avoid conflict created by possible placement of incompatible land uses and to establish compatibility between City and County growth management efforts. The City shall coordinate with Lake County to establish a mutually compatible growth management framework, with consideration to implementing such activity through an interlocal agreement, which addresses the following planning and development issues:

1. Land Development Regulations. Review and compare municipal and County land development regulations applicable to respective adjacent lands for compatibility and for conflict with growth management goals, objectives and policies.

2. Comprehensive Planning for Adjacent Unincorporated and Incorporated Land. Develop mutually agreeable future land use designations for adjacent unincorporated and incorporated land.

3. Review Impacts of Development. Review impacts of development within adjacent unincorporated lands, including impacts to adopted levels of service; concurrency management issues; affects on annexation issues; and

changes to comprehensive plans and land development regulations; location and timing of proposed development; and impacts to conservation activities and preservation of natural resources.

4. Mitigate Impacts to State Roads. Direct commercial development toward State roads to incorporated areas, and designate lands in unincorporated areas adjacent to municipalities to low-density, non-intensive land use to facilitate improvement of traffic flows along these roads.

c) Solid Waste. The City shall coordinate with the Lake County Department of Environmental Services to achieve improvements and efficiency to the County's solid waste management program, including the collection, disposal and monitoring of hazardous wastes. The City shall also coordinate with the County to continue effective solid waste management programs:

1. Recycling programs and management strategies established by the County.

2. Curtail illegal dumping of solid waste as well as disposal practices which are detrimental to the existence of natural resources and ecological communities.

3. Monitor ground water quality adjacent to the abandoned land fill just south of Tavares.

d) Traffic Circulation. The City shall coordinate with Lake County, as well as the Florida Department of Transportation, to collect data on transportation, pedestrian and bicycle improvement needs. Additional issues to be specifically addressed include, but are not limited to:

1. Limit commercial development along S.R.#19 outside City Limits;

2. Review scheduled improvements and maintenance to S.R.#19, old U.S.#441 and U.S. #441.

e) Surface Water Management and Drainage. The City shall coordinate with Lake County to implement stormwater and drainage improvement needs indicated through the results of City Stormwater Masterplan of 1992, and to coordinate proposed development within the Comprehensive Plan with improvements scheduled within the Lake County Stormwater Master Plan. Other issues to be addressed include stormwater impacts to water quality in the City's lakes and in groundwater aquifers.

f) Groundwater Quality and Conservation. Issues which the City needs to address with Lake County include the preservation of natural resources which transcend jurisdictional boundaries and the protection of potable water storage areas of the Floridan Aquifer. Coordination should focus on the effectiveness of the Comprehensive Plan and implementation activities established within the Land Development Regulations to conserve and protect

these natural resources.

g) Housing. The City shall coordinate with Lake County to address affordable housing issues and housing needs for special groups. Coordination shall also include review of adjacent land uses within adjacent unincorporated areas to assure that residential development within these areas does not adversely affect housing markets and development within the City of Tavares. Coordination efforts shall be conducted through the Lake County Department of Planning and Development. Such coordination shall involve the City's participation in and contribution to Lake County's affordable housing program and such programs for low and moderate income households.

h) Recreation. The City shall coordinate with the recently established Lake County Recreation Coordinator to avoid duplication of recreation services proposed within each government's comprehensive plan. The City shall also promote the exchange of recreation plans between the two entities.

i) Disaster Preparedness. Issues concerning disaster preparedness shall be addressed and coordinated with the Lake County Office of Emergency Management and other governmental entities as deemed necessary to maintain and revise plans and policies directing emergency preparedness in order to protect life and property in the event of a disaster.

j) Air Quality. The City shall coordinate .with Lake County to improve air quality as necessary.

Rosemary Eastwood, resident at Three Palms Mobile Home Park

Ms. Eastwood said that all the residents in the park are elderly and live on social security. She said that not every trailer in the park can be moved. She discussed the amount that the residents will receive to move and said they all live on a limited income. She expressed concern about where the residents will go and she questioned the relocation plan.

Chairman Santoro said that City Council is the final authority. He suggested to Ms. Westwood that she attend the meeting and speak about her concerns with her neighbors.

Mr. Stomp explained the process of filling out a form to speak at the City Council meeting. He said the Board is only recommending that the property be rezoned. Mr. Fitzgerald said full discussion will be held on December 16th. Mr. Fitzgerald noted the relocation is a state program not a City program and the city cannot influence that procedure. Discussion followed regarding property owners rights.

Chairman Santoro said while the Board sympathized with Ms. Eastwood that the final authority rests with the City Council.

Barbara Blake, Three Palms Mobile Home Park

Ms. Blake asked if the owners could move now and would they have to pay the rent for six months to Mr. Tamburro and also pay the rent at another place. Chairman Santoro said the Board could not address that issue.

Tab #3) Ordinance #2015-24 – Small Scale Future Land Use Amendment from County Urban High to City High Density – Three Palms Mobile Home Park

Mr. Fitzgerald said this application is for the Future Land Use Change for this property just discussed. The applicant has submitted a report confirming that adequate mobile home parks or other suitable facilities exist for relocation of the residents' mobile homes. Land surrounding the property is all residential in nature. He reported as follows:

The subject property is located on the north side of Old U.S. HWY 441 (Alfred Street) approximately 325 feet west of David Walker Road. It is approximately 6.02 acres in size. The land is presently the site for Three Palms Mobile Home Park. It is approximately 6.02 acres in size and is presently utilized as a rental mobile home park. The property is within the city's Interlocal Service Boundary Area as established by the newly adopted Interlocal Service Boundary Agreement with Lake County. Under this agreement, the city may annex non-contiguous properties located within the Interlocal Service Boundary Area under the terms and conditions of the agreement. As a condition of annexation, the subject property's owner/developer must enter into a concurrent water and sewer utility agreement to extend utility infrastructure to the subject property and also further provided that the City of Tavares shall not approve any development or issue a final development order in such annexed area unless central water and wastewater shall serve the development. The City of Tavares is also concurrently amending the Intergovernmental Coordination Element of our Comprehensive Plan to adopt by reference this Interlocal Agreement.

Ordinance 2015-24 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan from County Urban High to City Low Density Residential.

MOTION

Roy Stevenson moved to recommend the approval of Ordinance #2015-24, Small Scale Future Land Use Amendment, seconded by Maurice Osborne. The motion carried unanimously 5-0.

Tab 4) Ordinance #2015-20 - Interlocal Service Boundary Agreement – Comprehensive Plan Amendment

Mr. Fitzgerald reported as follows:

On April 15th, the City of Tavares adopted Ordinance 2015-08, an Interlocal Service Boundary Agreement between the City of Tavares and Lake County. Consistent with Florida Statute 171.203 (9), the parties are to amend their respective Intergovernmental Coordination Elements within their Comprehensive Plan to establish consistency and compliance with the agreement. Ordinance 2015-10 sought to address Florida Statute 171.203. This Ordinance was proposed, adopted by City Council and transmitted to the Department of Economic Opportunity for review. DEO has asked that the City rescind Ordinance 2015-10 and retransmit the amendment to the State for review prior to adoption.

The proposed text amendment seeks to adhere to this statutory requirement and to provide for a seamless transition into the management of the Interlocal Service Boundary Agreement (ISBA).

MOTION

Roy Stevenson moved to recommend approval of Ordinance #2015-20, seconded by Maurice Osborne. The motion carried unanimously 5-0.

There was no further business and the meeting adjourned at approximately 4:17 p.m.

Respectfully submitted,

Nancy A. Barnett, City Clerk

Orlando Sentinel

Publication Date: 11/09/2015

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

Ad Number:	3729016-1	Client Name:	/ PO# November 19, 201
Insertion Number:		Advertiser:	City Of Tavares
Size:	1 x 5.93	Section/Page/Zone:	BUSN/D005/FLA
Color Type:	B&W	Description:	November 19, 2015, at 3 p.m

LegalNotices

Advertisements for Bid

**INVITATION TO BID
NETWORK INFRASTRUCTURE EQUIPMENT
ITB # SDOC-16-063 MP**

The School Board of Osceola County, Florida announces that bid are being solicited for Network Infrastructure Equipment. Submittal deadline is December 1, 2015 at 2:00 P.M. The solicitation may be downloaded from the District's web site: https://vendorlink.osceola.org/common/.

Should you have questions in regards to this solicitation, please contact:

Megan Pearison, Senior Buyer
School District of Osceola County
817 Bill Beck Blvd.
Kissimmee, Florida 34744
Email: pearisom@osceola.k12.fl.us
Phone: 407.870.4023
Fax: 407.870.4616
Hours: 8:00 a.m.-4:30 p.m./Monday-Friday

An Equal Opportunity Agency

OS3699363 11/1, 11/8, 11/16/2015

**NOTICE TO CONTRACTORS
FLORIDA DEPARTMENT OF TRANSPORTATION
PROJECT**

Bids will be received by the District Five DeLand Office until 3:00 P.M. on Tuesday, December 1, 2015, for the following projects: Proposal E5T65 – Asphalt milling and resurfacing in Orange County. Budget Estimate $832,800.00. Proposal E5T79 - Drainage Improvements in Lake County. Budget Estimate $298,000.00 Proposal E5U08 – Asphalt Repairs in Lake County. Budget Estimate $130,900.00. Complete letting advertisement information for these projects is available on our website at: http://www.dot.state.fl.us/contractsadministrationdistrict5/ or by calling (386) 943-5525.

OS3699567 11/2, 11/9/2015

**NOTICE TO CONTRACTORS
FLORIDA DEPARTMENT OF TRANSPORTATION
PROJECT**

Sealed Bids will be received by the Florida's Turnpike Enterprise until 2:30 P.M. on Tuesday, December 8, 2015, for the following contracts: Contract No. E8P09 - Fence Installation, Florida's Turnpike, Milepost (MP) 254.0. Budget Amount: $80,000.00. Contract No. E8P74 – Sign Structure and Concrete Maintenance – Zone 1. Budget Amount: $230,000.00. Complete letting advertisement, project requirements, and Pre-bid meeting information for these projects is available on our website at www.dot.state.fl.us/contractsadministrationturnpike or by calling (407) 264-3014.

OS3702487 11/8, 11/15/2015

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 2015-20 titled as follows:

ORDINANCE 2015-20

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, RESCINDING ORDINANCE 2015-10 REGARDING THE INTERLOCAL SERVICE BOUNDARY AGREEMENT AND AMENDING THE CITY OF TAVARES COMPREHENSIVE PLAN, CHAPTER 8, INTERGOVERMENTAL COORDINATION ELEMENT, GOAL 8-1 INCORPORATING THE ADOPTED INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) BETWEEN THE CITY OF TAVARES AND LAKE COUNTY; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2015-20 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on November 19, 2015, at 3 p.m.; and
2. Tavares City Council meeting on December 2, 2015, at 4 p.m. (Transmittal Hearing)
3. Tavares City Council Adoption Hearing TBD following State review.

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

Proposed Ordinance 2015-20 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 be heard with respect to the proposed ordinance. Any persons wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings is made.

If you are a person with a disability who needs 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.

LAK3729016 11/9/15

**MYRTLE CREEK IMPROVEMENT DISTRICT
NOTICE OF MEETING**

The Board of Supervisors for the Myrtle Creek Improvement District will hold its Regular Meeting on Monday, November 16, 2015 at 4:30 p.m. in the offices of Lake Nona Land Company located at 9801 Lake Nona Road, Orlando, Florida 32827.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from the District Manager's office, 12051 Corporate Blvd., Orlando, Florida 32817 or by calling (407) 382-3256. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Joe MacLaren
District Manager

ORS3734632 11/9/15

**BOGGY CREEK IMPROVEMENT DISTRICT
NOTICE OF MEETING**

The Board of Supervisors for the Boggy Creek Improvement District will hold its Regular Meeting on Monday, November 16, 2015 at 4:00 p.m. in the offices of Lake Nona Land Company located at 9801 Lake Nona Road, Orlando, Florida 32827.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from the District Manager's office, 12051 Corporate Blvd., Orlando, Florida 32817 or by calling (407) 382-3256. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Joe MacLaren
District Manager

OS3734632 11/9/15

Sale Notices

NOTICE

Notice is hereby given that November 25, 2015 and continuing from day to day, until all goods are sold or otherwise disposed of at the Storage Pros, 7200 Old Cheney Hwy, Orlando FL 32807 the undersigned will sell at public sale by competitive bidding at www.storagetreasures.com starting on November 11, 2015, the personal property and household items heretofore stored with the undersigned by:

3:00PM - Storage Pros
7200 Old Cheney Hwy, Orlando FL 32807

Courtney Hayward	Unit #353
Cordetra Taylor	Unit #288
Marcella Ruiz	Unit #212
Gene Shockley	Unit #569
Luz Irizarry	Unit #127

OS3683477 11/2, 11/9/2015

NOTICE

NOTICE IS HEREBY GIVEN THAT SSSP Acquisitions Sanford, LLC d/b/a SIMPLY SELF STORAGE LOCATED AT 4051 W State Road 46, Sanford FL 32771 INTENDS TO SELL OR OTHERWISE DISPOSE OF THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN IMPOSED ON SAID PROPERTY UNDER THE FLORIDA SELF STORAGE FACILITY ACT STATUTES (83.801-83.809). THE PUBLIC SALE OR OTHER DISPOSITION OF THE FOLLOWING PROPERTY WILL TAKE PLACE (UNLESS OTHERWISE WITHDRAWN) VIA AN ON-LINE AUCTION AT WWW.STORAGEBATTLES.COM ON November 13, 2015 BEGINNING AT APPROXIMATELY 12:00 pm AND CONCLUDING ON November 19, 2015 AT APPROXIMATELY 12:00 pm THIS PUBLIC SALE WILL RESULT IN THE GOODS BEING SOLD TO THE HIGHEST BIDDER. CERTAIN TERMS AND CONDITIONS APPLY.

#2070 Brock Burger; #2132 Edgar Esolico; #3031 Ambra Letner; #4008 Pernell D Moore

OS3713617 11/2, 11/9/2015

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that the undersigned will sell, to satisfy lien of the owner, at public sale by competitive bidding on November 18, 2015 at the times and locations listed below. The personal goods stored there in by the following:

2:00p.m. at the Extra Space Storage facility located at: 4290 Pleasant Hill Rd, Kissimmee, FL 34746 (407) 944-1409 #116 Shaffied Jafar-Furniture. #108 Trina Rodriguez-Hshold Goods. #484 Larry Drummond-Hshold Goods. #337 Eric Pequero-Hshold Goods. #5300 Juliette Augustus-Hshold items. #5004 Brian Crist-Hshold Goods/washer/dryer/dresser. #P1024 Edwin Vazquez-40ft RV. #226 Zelda Harragin-Hshold items. #492 Clarissa Martinez-Bedroom sets.

Purchases must be made with cash only and paid at the time of sale. All goods are sold as is and must be removed at the time of purchase. Extra Space Storage reserves the right to bid. Sale is subject to adjournment. Thank You. Extra Space Storage.

OS3716433 11/2, 11/9/2015

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT SS WINTER GARDEN, LLC D/B/A SIMPLY SELF STORAGE LOCATED AT 12448 WEST COLONIAL DRIVE FL 34787 (407) 654-5104 INTENDS TO SELL OR OTHERWISE DISPOSE OF THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN IMPOSED ON SAID PROPERTY UNDER THE FLORIDA SELF STORAGE FACILITY ACT STATUTES (83.801-83.809). THE PUBLIC SALE OR OTHER DISPOSITION OF THE FOLLOWING PROPERTY WILL TAKE PLACE (UNLESS OTHERWISE WITHDRAWN) VIA AN ON-LINE AUCTION AT WWW.STORAGE TREASURES.COM ON NOVEMBER 20, 2015 BEGINNING AT APPROXIMATELY 11:00 AM CONCLUDING ON NOVEMBER 24, 2015 AT APPROXIMATELY 11:00 AM THIS PUBLIC SALE WILL RESULT IN THE GOODS BEING SOLD TO THE HIGHEST BIDDER. CERTAIN TERMS AND CONDITIONS APPLY.

UNITS: #1108 Thomas Moore;#3091 Lue Jimmie Johnson;#3196 Christopher Burns
#D144 Kathy Horne

OS3718812 11/9, 11/16/2015

NOTICE OF PUBLIC SALE:

Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 0856 -1865 Renzulli Road, New Smyrna Beach, FL 32168 to satisfy a lien on December 2nd 2015 at approx. 10:00 AM at www.storagetreasures.com:

Kenneth Lloid Ardis

NOTICE OF PUBLIC SALE: Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 0641 -540 South Volusia Avenue, Orange City, FL 32763 to satisfy a lien on December 2nd 2015 at approx. 11:00 AM at www.storagetreasures.com:

Melissa Thomas
Jeremiah Fred Two Bear's Gannon / Jeremiah Fred Two Bear's

NOTICE OF PUBLIC SALE: Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 0676 – 3058 South Orlando Drive, Sanford, FL 32773 to satisfy a lien on December 2nd 2015 at approx. 12:00 PM at www.storagetreasures.com:

Tammara Smith
Danay Randall

NOTICE OF PUBLIC SALE: Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 0857 - 3750 West State Road 46, Sanford, Fl 32771 to satisfy a lien on December 2nd 2015 at approx. 1:00 PM at www.storagetreasures.com:

Sylvette Karamoko / Sylvette C Karamoko / S.C Karamoko / Sylvette
Charmaine Karamoko
Grace Miller
Harry Wilson Vaiers III
Tania Diamaitre
Tommy Haynes
Vernia Jackson
Donna Hazelwood / Donna K. Hazelwood / Donna Hazelwood Rosario / Donna Rosario / Donna K. Rosario
Mark Jean

NOTICE OF PUBLIC SALE: Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 0692 – 3651 Alafaya Trail, Oviedo, Fl 32765 to satisfy a lien on December 2nd 2015 at approx. 2:00 PM at www.storagetreasures.com:

Clerbenel St Louis
Clerbenel Stlouis
Clervenel St Louis
Clervenel Stlouis
Leony Croes
Stanley Louis

NOTICE OF PUBLIC SALE: Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 0858 – 8875 University Boulevard, Winter Park, FL 32792 to satisfy a lien on December 2nd 2015 at approx. 3:00 PM at www.storagetreasures.com:

Soda Breigna
Stephani Camille Gibson
Tonsa Autumn Harmonson

OS3726497 11/9/2015, 11/16/2015

Look for Orlando Sentinel CareerBuilder in Sunday's paper.

NOTICE OF PUBLIC SALE:

Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 0420 - 5301 North Pine Hills Road, Orlando, Fl 32808 to satisfy a lien on December 3rd, 2015 at approx. 9:30AM at www.storagetreasures.com:

Monique Lashawn Milton
Michelle Sheniqua Matthew
Tenese Saulter / Tenese Quevarise Saulter
Lindevia Shunkaye McCoy
Leila Mara Reis
Richard Hanks
Guito Casey Civil
Lauren Ashley Martin
Willie McCastler
Rayshundra Johnson
Steven McDuffie
Sandra McCoy / Sandra Patrice McCoy
Shantina Burns
Iota Phi Lambda Sorority Inc. Epsilon RHO Chapter /
Erma A. Brathaite-Lamtta / Meshaela L. Mitchelle /
Angela Lyons / W. Kha McPherson / Samantha Jones /
Raycee Winbush
Shekenya E. Harris
Chevelle Perry-Thomas
Josiet Jonthas / Josiet Baker Jonathas
Lacia Brown
Jennifer Bogle / Jennifer Yvette Bogle
Jessica Monique Rivera
Danavile L. Bueckhanon
House Of Timothy / Willie J. Montague / Willie Joshua Montague
George Hardy / George Lerome Hardy
Tiffany Moreland
Angela Bryan
Geddes D. Brown
Earl A. Thompson
Christopher Dunbar
Brandy English

NOTICE OF PUBLIC SALE: Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 0671 – 100 Mercantile Court, Ocoee, Fl 34761 to satisfy a lien on December 3rd, 2015 at approx. 10:30 AM at www.storagetreasures.com.

Gina E. Asencio / Gina Asencia
Michael S. Rice / Michael Shane Rice
Jack Wesley Mathis / Jack Leclair Mathis
2003 SNEL 5x8 E WR FL Trailer: VIN 159U5081746 628147 GA Tag: TL6K151
Brenda Kibler / Brenda Noel Kibler
Tracy Michael Cole / Tracy M. Cole / Tracy Cole
Courier One / Courier One, LLC / Richard Patrick Scott / Marjorie D. Scott / Marjorie De Guzman Scott
Tyler Nathan Walters
Thomas Wolfe / Thomas G. Wolfe / Wolfe, Tom
Kesso Glover
Melissa Lauren Franca / Melissa Franca / Melissa Carla Franco
Steve Servis / Stephen Mark Servis / Christine Servis
Steve Servis / Stephen Mark Servis / Christine Servis

NOTICE OF PUBLIC SALE: Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 0693 – 1015 North Apopka Vineland Road, Orlando, FL 32818 to satisfy a lien on December 3rd, 2015 at approx. 11:00 AM at www.storagetreasures.com:

Chadley Tiller
Cedric Alexander Wroten
Krystal Lee Batie
Regina Curtain
Marsha Abrahams
Sancie Brown
Kurtis Anthony Carter
Nicole Jelaine King
SunBiz Support LLC / Gina Pierre-Jenkins
Antonio Ja'Michael Shinn
McLudwig Carmant / Carmant McLudwig
Vixilla Cherizard / Cherizard Vixilla
Mitzi Carmen Perre Louis
Falon Rivera
Boyd Urban Development / Andre Boyd / Boyd Urban Development Remodeling &Construction /
Andre Jerrome Boyd
Boyd Urban Development / Andre Boyd / Boyd Urban Development Remodeling &Construction /
Andre Jerrome Boyd
John Hadley
Creating Beauty
Keith Falconer
Cheryl Evette Swaby
Maria Hunter
Vernisha C Rechourse / Vernisha Rechourse
Sergio Quilana

NOTICE OF PUBLIC SALE: Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 0695 – 4554 East Hoffner Avenue, Orlando, FL 32812 to satisfy a lien on December 3rd, 2015 at approx. 12:00 PM at www.storagetreasures.com:

Jose Garcia
Ulysses Cordero Lewis
Mary Patricia Olsen
Christian Valentin
Deborah Lynn Anderson / Deborah L. Anderson
Jonathan McKnight / Jonathan Linde McKnight
James McLeod
Damaris Davila
Roy Cuellar
Karantha Blake
Federico E Silva
Gustavo Sanchez Mondragon

NOTICE OF PUBLIC SALE: Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 0003 – 3720 South Orange Avenue, Orlando, FL 32806 to satisfy a lien on December 3rd, 2015 at approx. 1:00 PM at www.storagetreasures.com:

James Farrell / James P. Farrell Jr. MDPA / James Francis Farrell Jr
Carmen Flores
Michael A Blacksher / Michael Anthony Blacksher
Womens Trial Group / Natalie Jackson Esq / Isaiah Walker / Angelique Jackson / Jaimon Perry
Jose Chinchayan

NOTICE OF PUBLIC SALE: Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 0334 – 10425 South John Young Parkway, Orlando, FL 32837 to satisfy a lien on December 3rd, 2015 at approx. 2:00 PM at www.storagetreasures.com:

Pedro Raul Santiago
Freddy Cabrera / Freddy E Cabrera
Carol Campbell / Miss Carol Dawn Campbell / Miss C.D. Campbell
Adam Michael Udike / Adam Micheal Udike / Adam Udike

OS3726617 11/9/2015, 11/16/2015

NOTICE OF PUBLIC AUCTION

TO TAKE PLACE ON TUESDAY, NOV. 24TH, 2015 AT 10:00 AM AT VISTA A/C MINI-STORAGE, 8701 W. IRLO BRONSON MEMORIAL HWY. SUITE 310, KISSIMMEE, FL 34747, (407) 397-3123. A GENERAL DESCRIPTION OF THE PROPERTY THAT WILL BE AUCTIONED IS AS FOLLOWS: KIMBELYNNE CARDENAS (331) HOUSEHOLD ITEMS AND FURNITURE. PURCHASES MUST BE MADE WITH CASH ONLY AND PAID AT THE TIME OF SALE. ALL GOODS ARE SOLD AS IS AND MUST BE REMOVED AT THE TIME OF PURCHASE. SALE IS SUBJECT TO CANCELLATION.

OS3726957 11/9/2015, 11/16/2015

NOTICE OF PUBLIC SALE:

Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 6162 – 1426 Center Street, Leesburg, FL 34748 to satisfy a lien on December 3rd, 2015 at approx 3:00 PM at www.storagetreasures.com:

Toni Williams / Toni L. Williams / Toni Latavo Williams
Steven Cahill / Steven Boyd Cahill I / Steven Boyd Cahill
Semeion Richardson / Semeion Vernetta Richardson
Jared Young / Jared S. Young / Jared Scott Young
Jeri Carter / Jeri Temminatto Carter / Jeri T. Carter
Cheryl Turks / Cheryl L. Turks / Cheryl Lynnette Turks
Sam Weeks / Sam C. Weeks / Samuel Clayton Weeks Jr.
Mary Page / Mary M. Page / Mary Maisie Page
Justin Kuslak / Justin R. Kuslak / Imperial Painting

OS3726972 11/9/2015, 11/16/2015

Miscellaneous Legals

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

The City Commission (the "City Commission") of the City of Longwood (the "City") hereby provides notice, pursuant to Section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to be levied over a number of years within certain areas of the incorporated area of the City. The potential special assessment areas could include areas created to fund the cost of providing: (i) road paving improvements and ancillary drainage facilities; (ii) certain neighborhood improvements (e.g. walls, signage, irrigation, landscaping, etc.); (iii) residential and non-residential improvements near a potential light rail station for the purpose of promoting economic redevelopment; (iv) certain qualifying renewable energy, energy efficiency and conservation and wind resistance improvements; and (v) water and/or wastewater services and facilities improvements. Each assessment area is to be located in a separate, to be established, assessment area within the incorporated area of the City for the Fiscal Year beginning on October 1, 2016, including, but not limited to, the following potential areas: Tiberon Subdivision, Lake Ruth South Subdivision, Ridge Street, Oak Lane, Talma Street, Overstreet, Woodcock Street, Hardy Street, Oxford Street, Evergreen Avenue, Tullis Avenue, Bistline Avenue, Florida Avenue, 1st Place, West Jessup Avenue, 12th Street and Wildmere Avenue.
The City will consider the adoption of a resolution electing to use the uniform method of collecting such assessments authorized by Section 197.3632, Florida Statutes, at a public hearing to be held on Monday, December 7, 2015 at 7:00 P.M., or as soon thereafter as the matter may be heard, at City Hall, 175 West Warren Avenue, Longwood, Florida. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed form of resolution, which contains the legal description of the real property subject to the levy, may be obtained from City's assessment coordinator at 407/260-3475. All affected real property owners have a right to appear at the hearing and to file written objections with the City Clerk any time prior to the public hearing. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person 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 ADA Coordinator at 407/260-3481 at least seven days prior to the date of the hearing.
If you have any questions, please contact the City's assessment coordinator at 407/260-3475.
Dated this 22nd day of October, 2015.

Michelle Longo, City Clerk

CITY OF LONGWOOD, FLORIDA

OS3645298 11/2, 11/16, 11/23, 11/30/2015

GREENEWAY IMPROVEMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors for the Greeneway Improvement District will hold its Regular Meeting on Monday, November 16, 2015 at 3:30 p.m. in the offices of Lake Nona Land Company located at 9801 Lake Nona Road, Orlando, Florida 32827.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from the District Manager's office, 12051 Corporate Blvd., Orlando, Florida 32817 or by calling (407) 382-3256. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Joe MacLaren
District Manager

OS3734915 11/9/2015

WATCH YOUR JOB SEARCH TAKE OFF

Orlando Sentinel has many products to help you find your next job. Turn to Sunday's CareerBuilder section or Thursday's Classified section for employment ads in the newspaper. You can also find employment ads online at OrlandoSentinel.com or CareerBuilder.com. If you're looking for a job - we want to help you find one!

Place your classified ad online.

OS OrlandoSentinel.com

Classified

To advertise call **800-669-5757** or go to **OrlandoSentinel.com/advertise**

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ESTIMATOR & EXPERIENCED HVAC FOREMAN
DHR Mechanical Services
Fax Resume to 407-265-0770
or email hvacresume14@gmail.com

WEB OS2658301

PAINTER/SUPERVISOR
Needed waterproofing, caulking and painting. Must be willing to travel. F/T. Call 561-241-5500

WEB OS2646590

JOBS ONLINE
Orlando Sentinel Classified employment ads can also be seen on OrlandoSentinel.com & Careerbuilder.com. When it's time to find a new job look to Orlando Sentinel Classifieds!

Healthcare

CHECK OUT POSITION
Part Time experienced check out position. Must have insurance and ICD 10 knowledge. Reply to jlmgoc@yahoo.com

WEB OS2653107

RN! LPN! FT/PRN OPPORTUNITIES!
Orlando Recovery Center is searching for highly experienced, knowledgeable RNs and LPNs. Day/Night shifts. FT/PRN positions available! Send your resume to hr@advancedrecoverysystems.com or 800-530-0909. Visit us at www.orlandorecovery.com. We are a drug free workplace. EEO/V

WEB OS2646457

Professional

ARCHITECTURAL DRAFT PERSON
Architectural Firm seeks Experienced Architectural Draft Person(s). 5 yrs. exp. Florida Construction Documents, 5 yrs. exp. AutoDesk CAD. Full Time. Wage Varies with exp. $30k-$50k send resume to rso@obdesigngroup.com

WEB OS2654470

Sales & Marketing

SALES
REAL MONEY. ORANGE / OSCEOLA COUNTIES. I need independent direct sales representatives that are self-sufficient and motivated to earn 800.00 and more per week. This is real money being earned by current reps. Candidates must have a car and a computer. Must be willing to work 20 or more hours a week. I need team players that will do what it takes to be successful. Honest people who are willing to work the hours and close sales. Possibilities for management for committed achievers. Call or fax Mr. Hamilton 800-781-1517

WEB OS2652883

POST YOUR RESUME
Go to OrlandoSentinel.com/jobs, click on Find Jobs and post your resume for employers to view today!

Misc. Employment Opportunities

CONSTRUCTION SUPERINTENDENT
Site Construction Development is seeking a superintendent. Must have 5 years superintendent manager experience. Ability to read blueprints. Excellent writing and oral communication, ability to make deadlines. Interested call 407-329-4800 or send resume to kharrell@blueoxland.com

WEB OS2653133

MACHINE OPERATORS
FT. 2nd & 3rd shifts. Benefits. Apply online at floridafood.com or call 352-357-4141

WEB OS2653809

ONLINE
Place your Classified ad online at OrlandoSentinel.com/advertise

Homes Orange County Northeast for Rent

ORLANDO
3br/2ba, lakeview, $1800/mo. lawn included. 917-578-2672

Homes Orlando Central/ Downtown for Rent

MUST SEE!

ORLANDO
4bed/4bath, 4K sqft, pool home, gated comm., 3 car, theater room, office, almost new. $1950/mo. 407-516-9735

FROM TRASH TO TREASURE
Find yours in the Classified Garage Sales listings.

Homes Seminole County for Rent

LONGWOOD
3/2, Shadowbay, garage, Lake Brantley Schools. $1125 407-227-9615

SANFORD
Beautiful clean home. 3BR/2BA. New appliances. Nice area. $900/mo. Sect. 8 ok. Call P. Davis 407-619-3397

Homes Orlando Central/ Downtown for Sale

MUST SEE!

ORLANDO
4bed/4bath, 4K sqft, pool home, gated comm., 3 car, theater room, office, almost new. $487K OBO. 407-516-9735

Your business deserves a better home

OrlandoSentinel.com/RealEstate

Orlando Sentinel
MEDIA GROUP

GIVE. ADVOCATE. VOLUNTEER.

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TAVARES
America's Seaplane City

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: December 2, 2015

AGENDA TAB NO. 7

SUBJECT TITLE: Ordinance No. 2015-22 – Amendment of Section 17.75 (A) of the Land Development Regulations to reflect Stormwater Fees Adopted with the Fiscal Year 2016 Operating Budget

OBJECTIVE: To obtain Council approval to amend Section 17.75 (A) of the Land Development Regulations for Stormwater rates as provided in the 2016 Adopted Budget. This ordinance was read for first reading on November 18, 2015.

SUMMARY: During the 2016 budget preparation process, expenses associated with operational costs, capital needs, and debt service costs were balanced with revenues associated with the rate study and recommended stormwater fee of $7.75 per ERU.

The City's rate consultant, Mike Rocca of Raftelis and Associates, prepared a rate study for the Water, Sewer, Reclaim and Stormwater Utilities. The Study indicated needed rates to meet operational costs and to meet debt service obligations for the Downtown CRA Stormwater Improvements.

The Utility Rate Study was previously provided to the City Council on November 19, 2014. The FY2016 Adopted Stormwater Budget included the Stormwater fee of $7.75 per ERU as indicated in the Utility Rate Study.

OPTIONS:

1. Approve Ordinance 2015-22, which amends Section 17.75 (A) of the Land Development Regulations to increase the monthly Stormwater drainage utility fee for each single family dwelling unit from $7.00 to $7.75.

2. Do not approve Ordinance 2015-22.

STAFF RECOMMENDATION:

Option 1. **Move to Approve** Ordinance 2015-22, which amends Section 17.75 (A) of the Land Development Regulations and sets the monthly Stormwater drainage utility fee for each single family dwelling unit at $7.75.

FISCAL IMPACT: This Ordinance provides documentation in the Land Development Regulations for the implemented stormwater fees for the 2016 Adopted Budget.

LEGAL SUFFICIENCY: Meets Legal Sufficiency.

ATTEST:

_____
John Drury
City Administrator

Passed First Reading _____

Passed Second Reading _____

_____
Approved as to form:
Robert Q. Williams
City Attorney

ORDINANCE 2015-22

AN ORDINANCE AMENDING SECTIONS 17-75 AND 17-77 OF THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS PERTAINING TO STORM WATER DRAINAGE UTILITY FEES; INCREASING SAID FEE TO $7.75/ESFU AS APPROVED IN THE FISCAL YEAR 2016 ADOPTED BUDGET; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on September 16, 2015, the City Council Adopted the Fiscal Year 2016 Operating Budget for the City of Tavares which set forth Stormwater Rates for the Fiscal Year 2016 Operating Budget for the Stormwater Utility;

WHEREAS, the City Council requests an update to the Land Development Regulations to reflect the fee established in the fiscal year 2016 Stormwater Budget;

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

Sec. 17-75. Schedule of Utility Fees.

(A) The city council shall by ordinance establish reasonable rates for the stormwater drainage utility system for each single-family dwelling unit (SFU). The monthly stormwater drainage utility fee for each single-family dwelling unit shall be $7.75. Each SFU shall be billed a flat fee established by the city council for residential units. For residential accounts not individually metered, the account holder of the master meter shall be billed the fee established for a SFU multiplied by the number of residential units.

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

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

_____
Robert Wolfe, Mayor
Tavares City Council

Miscellaneous Legals

CITY OF TAVARES

NOTICE IS HEREBY GIVEN that the Tavares City Council will consider Ordinance 2015-22, Second Reading, on December 2, 2015 at 4:00 p.m. Tavares City Hall, 201 E. Main Street, Tavares, FL 32778.

ORDINANCE 2015-22

AN ORDINANCE AMENDING SECTIONS 17-75 AND 17-77 OF THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS PERTAINING TO STORM WATER DRAINAGE UTILITY FEES; INCREASING SAID FEE TO $7.75/ ESFU AS APPROVED IN THE FISCAL YEAR 2016 ADOPTED BUDGET; PROVIDING FOR AN EFFECTIVE DATE

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

LAK3755945 11/22/15

AGENDA SUMMARY
TAVARES CITY COUNCIL
DECEMBER 2, 2015

AGENDA TAB NO. 8

SUBJECT TITLE: **Resolution 2015-10**
Special Use Permit for Airplane Hangar - 3433 S.R. 19

OBJECTIVE
To consider a petition for a Special Use Permit to construct an airplane hangar at 3433 S.R. 19.

SUMMARY:

An application for a Special Use Permit has been received from Steven Barber to construct a private, personal airplane hangar that includes a flight or observation deck and an accessory seaplane ramp at 3433 S.R. 19. This proposed use most closely approximates the definition of a *"Personal Storage Facility"* in the City's Land Development Regulations. This property is zoned C-2, Highway Commercial, and a *"Personal Storage Facility"* is allowed as a Special Use in this district.

The subject lands abut Lake Idamere and Progressive Aerodynes' seaplane manufacturing facility. Lake Idamere is extensively utilized for seaplane landings and takeoffs. Mr. Barber's plans compliment and are consistent with the seaplane related uses established and functioning in this area along the west shore of Lake Idamere.

This property is highly visible from S.R. 19 which is rapidly evolving as a principle commercial corridor for Tavares. If this application is approved, an approved site plan demonstrating compliance with all commercial development regulations must be submitted. A conceptual site plan and architectural building rendering are attached to this report.

OPTIONS:

1. That City Council moves to approve Resolution 2015-10 as presented.
2. That City Council denies the requested Special Use Permit.

PLANNING & ZONING BOARD RECOMMENDATION:

At its November 19th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Resolution 2015-10.

STAFF RECOMMENDATION:
Staff recommends that City Council moves to approve Resolution 2015-10.

FISCAL IMPACT:
N/A

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

LAKE COUNTY
FLORIDA

November 18, 2015

John Drury, City Administrator
City of Tavares
201 E. Main Street
Tavares, FL 32778

Dear Mr. Drury:

Lake Idamere Park, a forty-five acre park located off State Road 19 and County Road 448, provides a variety of recreational amenities to address the needs of our diverse population including a canoe/kayak ramp, hiking trails, fishing pier, boundless playground, dog park and picnic pavilions. A Miracle League Field is currently under construction to provide special needs children the opportunity to play Miracle League baseball, regardless of their abilities.

On November 9, 2015, the County Attorney's office received a Notice of Public Hearing regarding the approval of a special use permit for an airplane hangar with an observation deck and an accessory seaplane ramp in the C-2 zoning district for property on the northwest shoreline of Lake Idamere. While not directly opposing the issuance of a special use permit, Lake County would like to make several requests to ensure the safety of Lake Idamere Park visitors and local residents.

In April 2014, a seaplane crash landed in Lake Idamere Park in the scrub near the canoe/kayak launch. Though this is an unusual occurrence, we would like to mitigate the possibility of public safety issues by requesting that the flight patterns of seaplanes avoid the airspace over the park. Additionally, the usage of Lake Idamere as a takeoff and landing site for seaplanes should be in compliance with all FAA regulations and requirements.

The Lake County Public Resources Department will post signs at the park near the canoe/kayak launch and fishing pier to make park visitors aware of the presence of seaplanes.

The County would like to continue to work collaboratively with the City of Tavares and the local community and create an overall master plan for the future development of the area surrounding Lake Idamere that would be mutually beneficial to all parties.

COUNTY MANAGER'S OFFICE
P.O. BOX 7800 • 315 W. MAIN ST. • SUITE 308 • TAVARES, FL 32778-7800 • P 352.343.9888 • F 352.343.9495
Board of County Commissioners • www.lakecountyfl.gov

TIMOTHY I. SULLIVAN *District 1* | SEAN M. PARKS, *AICP, QEP District 2* | JIMMY CONNER *District 3* | LESLIE CAMPIONE *District 4* | WELTON G. CADWELL *District 5*

Please place this letter into the record for the public hearings involving the Planning & Zoning Commission, as well as the City Council.

Thank you for your consideration in this matter. Please let me know if you have any questions or concerns.

Sincerely,

David C. Heath
County Manager

Cc: Board of County Commissioners
Melanie Marsh, County Attorney
Wendy Breeden, Director of Public Resources
Bobby Bonilla, Parks & Trails Division Manager
Jacques Skutt, City of Tavares, Community Development Director

RESOLUTION 2015-10

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, APPROVING A SPECIAL USE PERMIT TO ALLOW A PERSONAL STORAGE FACILITY, MORE SPECIFICALLY DESCRIBED AS AN AIRPLANE HANGAR THAT INCLUDES A FLIGHT OR OBSERVATION DECK WITH AN ACCESSORY SEAPLANE RAMP, IN THE C-2 (HIGHWAY COMMERCIAL) ZONING DISTRICT FOR PROPERTY ADDRESSED AS 3433 S.R. 19; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE

WHEREAS, the owner of property addressed as 3433 S.R. 19 (alternate key parcel 3800706) desires and has made application to use and construct on this property an airplane hangar that includes a flight or observation deck and an accessory seaplane ramp into Lake Idamere; and

WHEREAS, the owner of this property desires to use this property and hangar for personal, private use; and

WHEREAS, this proposed use most closely meets and coincides with the definition of a "*Personal Storage Facility*" under the City's Land Development Regulations and

WHEREAS, the subject property is zoned C-2 (Highway Commercial) under the city's Land Development Regulations; and

WHEREAS, a "*Personal Storage Facility*" is permitted only as a Special Use in the C-2 (Highway Commercial) zoning district; and

WHEREAS, seaplanes shall be permitted to land and depart from Lake Idamere in compliance with all Federal Aeronautical Administration regulations and requirements; and

WHEREAS, operation of seaplanes in association with this "Personal Storage Facility" will comply with all applicable Federal and State regulations; and

WHEREAS, the City Council has determined that a "Personal Storage Facility" more specifically described as an airplane hangar with flight/observation deck and accessory seaplane ramp is an appropriate use at this location subject to the conditions contained within this Resolution of Approval, therefore,

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

That property addressed as 3422 S.R. 19 (alternate key parcel 3800706) is granted a Special Use Permit for a "Personal Storage Facility", more specifically described as an airplane hangar with flight/observation deck and accessory seaplane ramp, subject to compliance with all applicable permitting regulations including site plan approval. Seaplanes shall be permitted to land and depart from Lake Idamere in compliance with all Federal Aeronautical Administration regulations and requirements, and operation of seaplanes in association with this "Personal Storage Facility" will comply with all applicable Federal and State regulations.

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

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

_____
Robert Wolfe, Mayor
Tavares City Council

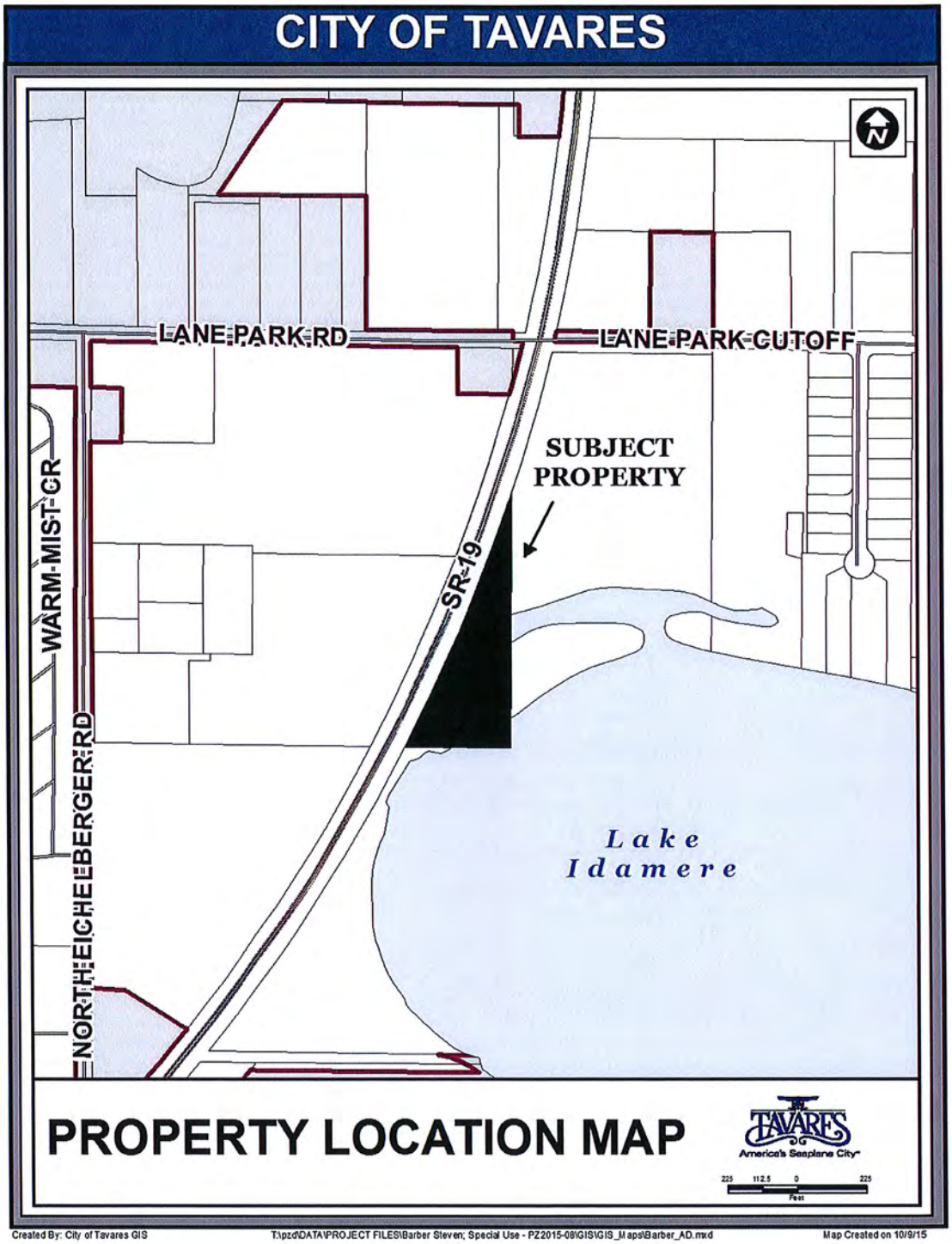
ATTEST:

_____
Nancy A. Barnett, City Clerk

Approved as to form:

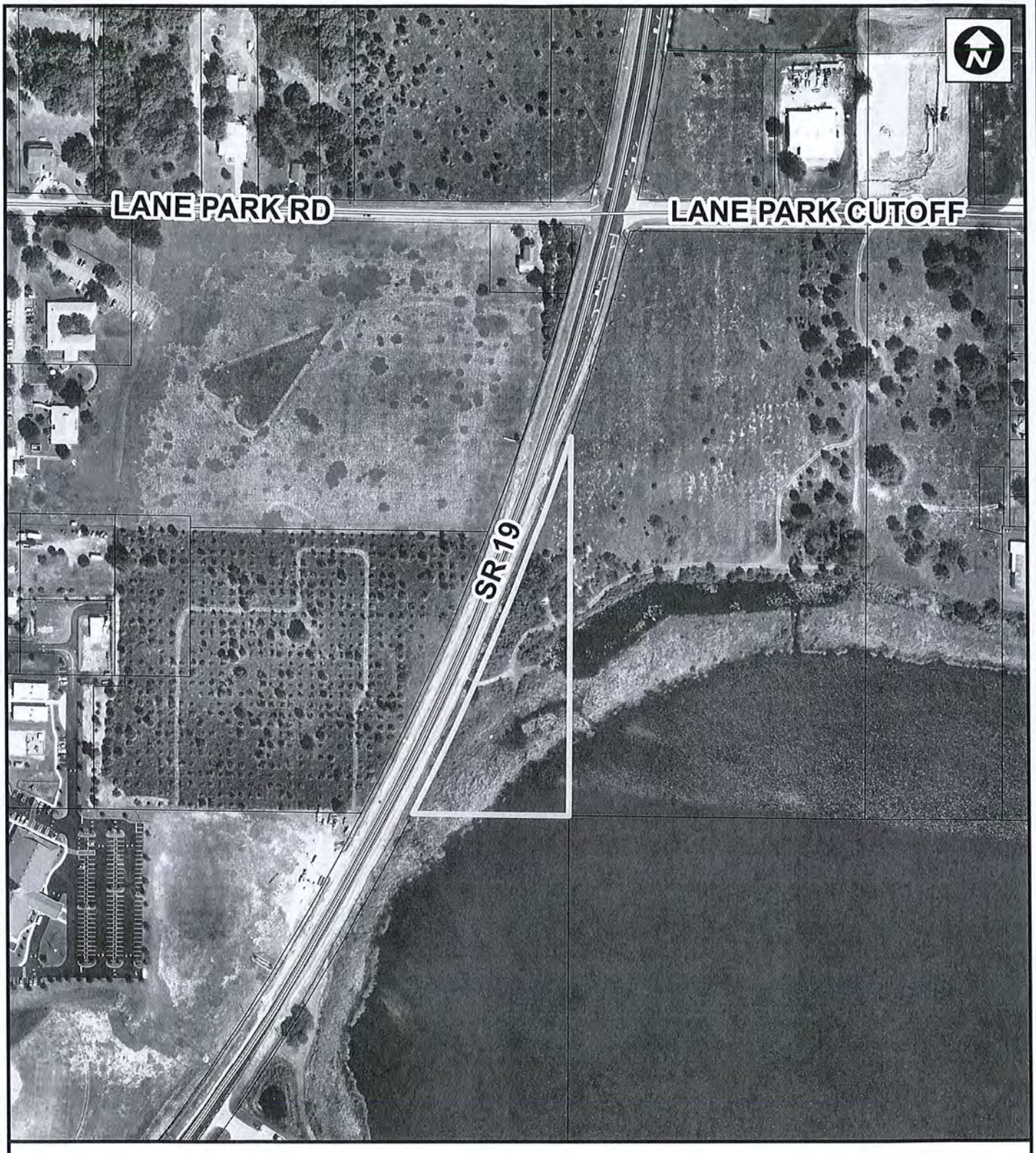
_____
Robert Q. Williams, City Attorney

1
2
3
4


CITY OF TAVARES
LANE PARK RD
LANE PARK CUTOFF
WARM MIST CR
NORTHEICHELBERGER RD
SR-19
SUBJECT PROPERTY
Lake Idamere
PROPERTY LOCATION MAP
TAVARES
America's Seaplane City
225 112.5 0 225
Feet
Created By: City of Tavares GIS
T:\pzd\DATA\PROJECT FILES\Barber Steven; Special Use - PZ2015-08\GIS\GIS_Maps\Barber_AD.mxd
Map Created on 10/9/15

5

CITY OF TAVARES

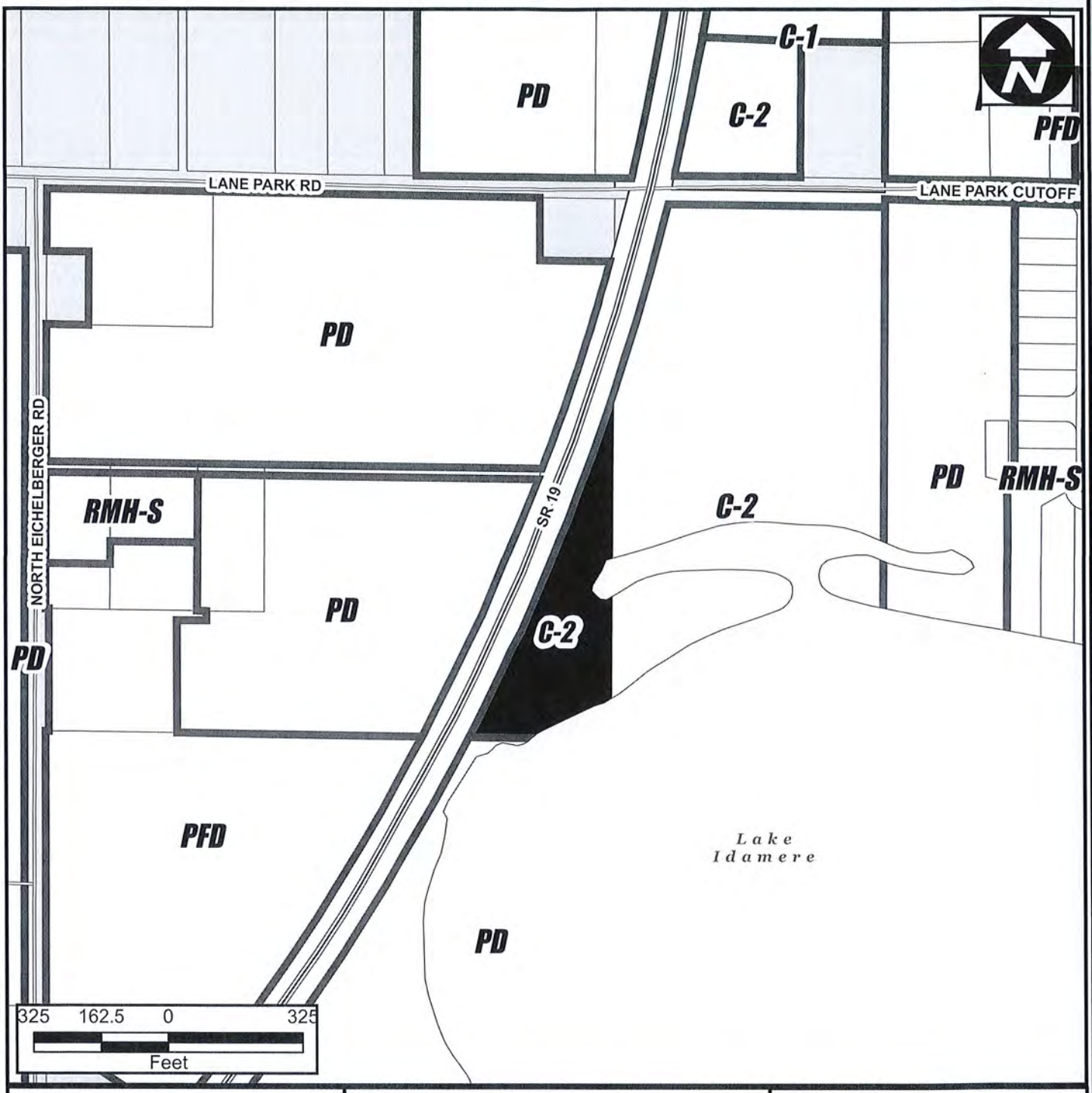


PROPERTY LOCATION MAP

TAVARES
America's Seaplane City

175 87.5 0 175
Feet

CITY OF TAVARES RESOLUTION # 2015-10



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 # 2015-10

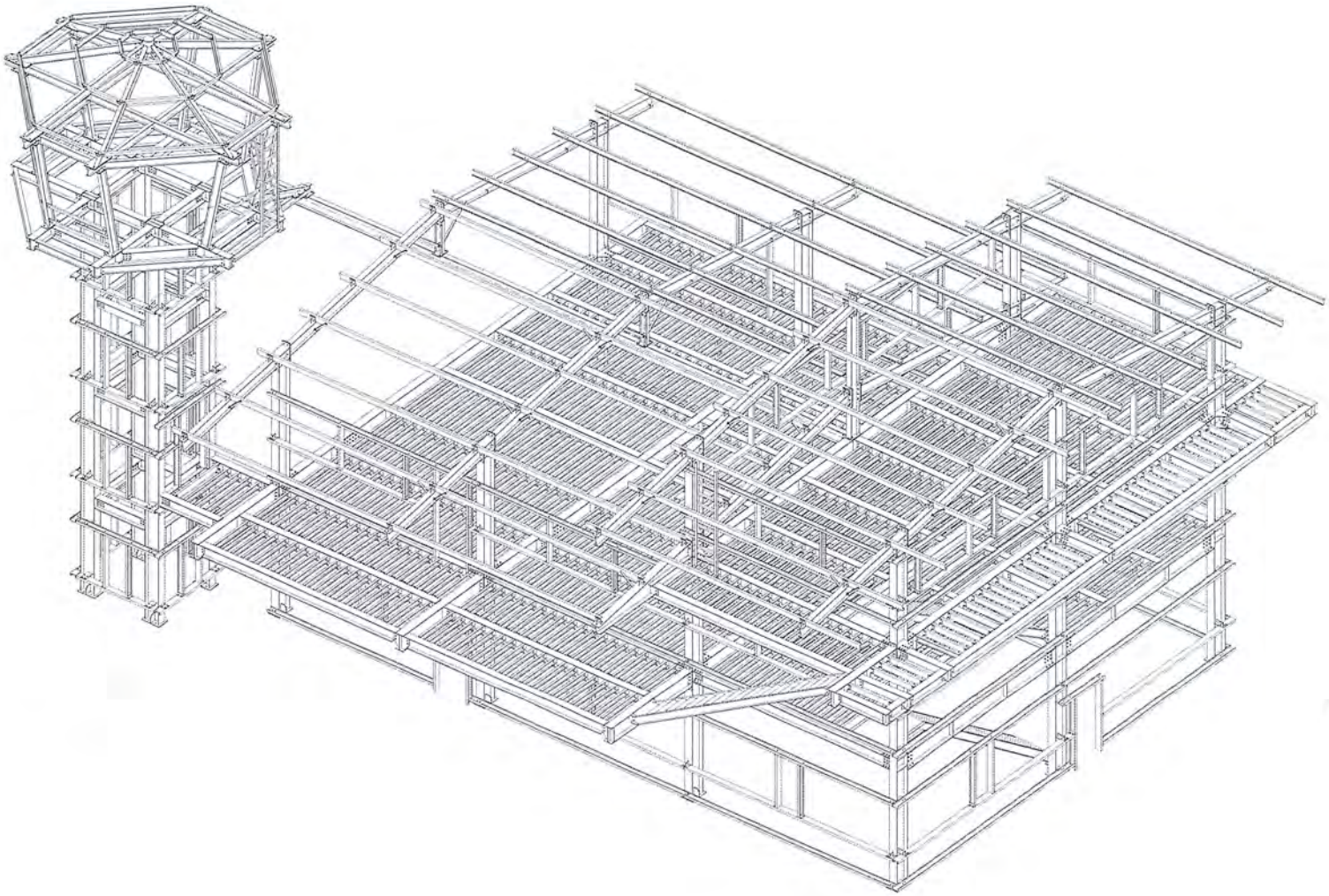
Barber Property

Current Zoning: C-2

03.4 ± Acres

Legend

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



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Orlando Sentinel

Publication Date: 11/09/2015

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Ad Number:	3729058-1	Client Name:	/ PO# Mike Fitzgerald
Insertion Number:		Advertiser:	City of Tavares
Size:	3 x 10.5	Section/Page/Zone:	Lake Zone/E003/LAK
Color Type:	B&W	Description:	ff/Resolution 2015-10

RELIGION

Survivors, others to speak at event recalling Kristallnacht

By Rosemarie Dowell
Correspondent

Heinz Saloman was walking home one night in his small German village when two men savagely attacked him.

The 30-year-old Jewish butcher fought back but was left for dead. Thousands of others in Germany and parts of Austria also were beaten or arrested by Nazi storm-troopers and Hitler Youth who targeted Jews and torched their homes, businesses and synagogues Nov. 9-10, 1938.

The two-day carnage became known as Kristallnacht or the Night of Broken Glass and left nearly 100 Jews dead and roughly 1,000 synagogues and 7,500 Jewish owned businesses, homes and buildings damaged or destroyed.

The event was reportedly instigated by the Nov. 9 death of low-level German diplomat Ernst vom Rath, who had been shot days earlier by a teenage Jew angry that his parents had been deported from Germany to Poland.

"It was the first time the Nazis systematically went into towns and villages all at once," said Susan Feinberg, who co-chairs the Holocaust Education Committee at Temple Shalom of the Villages. "German officials used the diplomat's death as an excuse to target Jews."

The two-day carnage, known as Kristallnacht, left nearly 100 Jews dead.

Temple Shalom will commemorate the 77th Anniversary of Kristallnacht today at 7 p.m. at the synagogue, 13562 County Road 101, Oxford. The public may attend.

For many, Kristallnacht, which gets its name from the shards of broken glass that littered the streets when it ended, is widely credited as the beginning of Hitler's "Final Solution," the extermination of the Jewish race.

"It was the beginning of the Holocaust," said Feinberg, whose Hungarian-born parents survived the Holocaust while other relatives did not. "It's important to remember because it was the turning point."

Heinz Salomon was taken to a hospital after the attack and eventually moved to a monastery, where he fully recovered from his injuries. Later, the Catholic monks smuggled him out of Germany with forged paperwork. He was crossing the English Channel when Britain declared war on Germany, and he immediately enlisted in the army after landing.

His only child, Ron Salomon, will speak at the event, along with Holocaust survivors.

"It is part of history we want people to remember. We want people to know about it and learn from it," said Salomon, 74, who was born in England in 1941. "If we don't learn from it, it can and will happen again."

The father of two and grandfather of five said he is distressed by world events today.

"Take a look at the world today; people are rewriting history as if it didn't happen or targeting people that aren't just like them," he said.

Other speakers at the program will include:

■ Heinz Jaffe, 92, whose bar mitzvah was at a Nuremberg synagogue that was destroyed during the Night of Broken Glass. His family immigrated to the United States in 1936.

■ Miriam Leventhal Apfel, 90, a native of Sosnowiec, Poland, who survived two concentration camps but lost her parents, grandparents and other relatives in the Holocaust.

■ Mark Newhouse, born in 1947 in a German hospital to parents who were first interned in the Lodz ghetto and later sent to Auschwitz. All of his grandparents and most of his family were killed. Remaining family members emigrated to the United States in 1949.

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THE CITY OF TAVARES NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Resolution 2015-10 titled as follows:

RESOLUTION 2015-10

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, APPROVING A SPECIAL USE PERMIT TO ALLOW A PERSONAL STORAGE FACILITY, MORE SPECIFICALLY DESCRIBED AS AN AIRPLANE HANGAR THAT INCLUDES A FLIGHT OR OBSERVATION DECK WITH AN ACCESSORY SEAPLANE RAMP, IN THE C-2 (HIGHWAY COMMERCIAL) ZONING DISTRICT FOR PROPERTY ADDRESSED AS 3433 S.R. 19; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE

Proposed Resolution 2015-10 will be considered at the following public meetings:

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

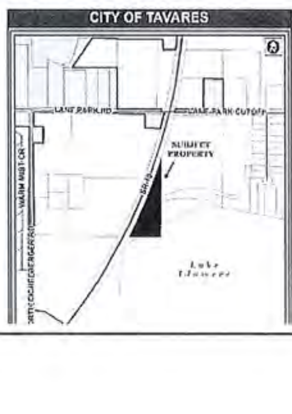
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed Resolution 2015-10 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 be heard with respect to the proposed resolution. Any persons wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings is made.

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

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



THE CITY OF TAVARES NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2015-23 and Ordinance 2015-24 titled as follows:

ORDINANCE 2015-23

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING UNDER THE TERMS AND CONDITIONS OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF TAVARES AND LAKE COUNTY APPROXIMATELY 6.02 ACRES OF NON-CONTIGUOUS PROPERTY, KNOWN AS THREE PALMS MOBILE HOME PARK, GENERALLY LOCATED ON THE NORTH SIDE OF OLD U.S. HIGHWAY 441, APPROXIMATELY 325 FEET WEST OF THE INTERSECTION WITH DAVID WALKER DRIVE; REZONING THE PROPERTY FROM COUNTY RMRP (MOBILE HOME RENTAL PARK) TO CITY RMF-3 (RESIDENTIAL MULTI-FAMILY); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2015-24

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 6.02 ACRES OF PROPERTY FROM COUNTY URBAN HIGH TO CITY HIGH DENSITY RESIDENTIAL FOR NON-CONTIGUOUS PROPERTY KNOWN AS THREE PALMS MOBILE HOME PARK, GENERALLY LOCATED ON THE NORTH SIDE OF OLD U.S. HIGHWAY 441, APPROXIMATELY 325 FEET WEST OF THE INTERSECTION WITH DAVID WALKER DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2015-23 and Ordinance 2015-24 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on November 19, 2015, at 3 p.m.; and
2. Tavares City Council meeting on December 2, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on December 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 2015-23 and Ordinance 2015-24 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.

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

BOARD MEMBERS PRESENT

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

LAKE COUNTY SCHOOL BOARD
Dawn McDonald, Senior Planner

STAFF MEMBERS PRESENT

Jacques Skutt, Community Development Director - Absent
Mike Fitzgerald, Development Coordinator
Nancy Barnett, City Clerk

CALL TO ORDER

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

APPROVAL OF MINUTES OF September 17, 2015

The minutes were approved.

SWEARING IN OF THOSE GIVING TESTIMONY

The oath was given by the City Clerk to staff and members of the audience that expressed an interest in speaking on agenda items. Ms. Barnett asked if any of the Board Members wished to declare any ex parte communications. There were none.

CASES HEARD

1) Resolution #2015-10 – Barber Property – Special Use Permit

Mr. Fitzgerald presented the following report:

An application for a Special Use Permit has been received from Steven Barber to construct a private, personal airplane hangar that includes a flight or observation deck and an accessory seaplane ramp at 3433 S.R. 19. This proposed use most closely approximates the definition of a "Personal Storage Facility" in the City's Land Development Regulations. This property is zoned C-2, Highway Commercial, and a "Personal Storage Facility" is allowed as a Special Use in this district.

The subject lands abut Lake Idamere and Progressive Aerodynes' seaplane manufacturing facility. Lake Idamere is extensively utilized for seaplane landings and takeoffs. Mr. Barber's plans compliment and are consistent with the seaplane related uses established and functioning in this area along the west shore of Lake Idamere.

This property is highly visible from S.R. 19 which is rapidly evolving as a principle commercial corridor for Tavares. If this application is approved, an approved site plan demonstrating compliance with all commercial development regulations must be submitted. A conceptual site plan and architectural building rendering are attached to this report.

Chairman Santoro asked Mr. Fitzgerald to read into the record correspondence received from Lake County regarding Lake Idamere Park and concerns regarding safety. [The correspondence from Lake County Manager David Heath of November 18, 2015 is attached to the minutes for the record.]

Mr. Fitzgerald stated that City staff has has updated Resolution #2015-10 in accordance to their comments.

Applicant

Steve Barber, of Howey in the Hills, stood to address the Board. He said he has been a pilot for 45 years and is a retired Air Force Colonel and American Airlines Captain. He said pilots have a 500 foot restriction over buildings and people and yield to boats. He said the rules of air, in summary, are that things that are less maneuverable have right of way. He said pilots are responsible for clearing where they are going to fly. He said the pilots will respect the property.

Mr. Barber was asked about flying over the kayak launch in Lake Idamere. Mr. Barber said it would not be necessary to fly over the kayak launch. He discussed options for landing in the lake.

Discussion was held regarding other airplanes who have been observed flying over the church and daycare at an altitude less than 500 feet. Mr. Osborne expressed concern stating he had met with the FAA in person. Mr. Osborne acknowledged the FAA said the rules were different for seaplanes.

Mr. Stomp asked Mr. Barber about the appearance of the proposed hanger. Mr. Barber showed the concept plan and stated it would be a light color with dark red trim. He said the maximum height will be around 40 to 45 feet. The power line pole next to the building will be about the same height. He was asked about hours of operation. Mr. Barber said it will be for his personal use for day use only. He added he has an interest in creating a Florida Lake Watch Aero Squadron volunteer pilots group to sample lake water, who would use the top room for a flight planning room. He said there would likely be an average of 30 flights per month utilizing his ramp. The ramp is designed for up to three planes.

The Chairman asked for comment from the audience. Jerry Schfrath, CFO from Cornerstone Hospice stood to speak. Mr. Schafrath said their concerns have to do with the location within the site itself and the height of the building; i.e. will it be within the point of view of the Hospice House. The other concern is the number of flights (as they fly over the top of the Hospice House).

Discussion

Mr. Osborne asked if there any regulations that the City could mandate; i.e. could a "no fly zone" be imposed over Hospice and the church buildings.

Mr. Fitzgerald commented that Lake County has requested that the City work them on a master plan for the seaplane operation on Lake Idamere. At that time other regulations could be considered if the city has jurisdiction.

Chairman Santoro expressed concern about a future buyer of the property. He asked if a caveat could be added that if there is any change in use, that that request come back to this Board. Mr. Fitzgerald said he believed this

use is being given to Mr. Barber specifically. If he sells the property the special use goes away and it reverts to commercial use. Mr. Barber said he does not intend to rent the property. Discussion followed regarding utilization of the property by volunteers or on a donation basis only. There were questions on coordinating the flight pattern between this property and the other manufacturing facility and questions about right of way on the lake. Mr. Barber reiterated that maneuverability dictates who has the right of way. He added that he expects to let the public use the ramp as long as they respect his property. Mr. Fitzgerald said the issue re: parking and landscaping will be reviewed during site plan approval. Mr. Barber said his plan currently is to use the tower only as a coffee room.

Mr. Stevenson asked if wording could be added on the resolution stating the hangar can only be used for personal private use. Mr. Fitzgerald stated he felt the "whereas" statement on the first page of the resolution should accomplish that issue. Mr. Stevenson said the clause states that the applicant "desires" to use for personal private use. Chairman Santoro asked if the word "desire" could be eliminated. Mr. Fitzgerald said he did not think the Board could limit the use of the property generally as it is zoned Commercial. He said this resolution will state that he is allowed to store seaplanes which normally would only be permitted in an Industrial zoning district. This resolution is saying that in addition to commercial uses, Mr. Barber will be allowed to store seaplanes.

MOTION

Richard Roof moved to recommend the adoption of Resolution #2015-10, seconded by Bill Stomp. The motion carried unanimously 5-0.

Tab 2) Three Palms Mobile Home Park – Annexation & Rezoning to RMF-3

Mr. Fitzgerald presented the following report:

The subject property is located on the north side of Old U.S. HWY 441 (Alfred Street) approximately 325 feet west of David Walker Road. It is approximately 6.02 acres in size. The land is presently the site for Three Palms Mobile Home Park. The property is within the city's Interlocal Service Boundary Area as established by the newly adopted Interlocal Service Boundary Agreement with Lake County. Under this agreement, the city may annex non-contiguous properties located within the Interlocal Service Boundary Area under the terms and conditions of the agreement. As a condition of annexation, the subject property's owner/developer must enter into a concurrent water and sewer utility agreement to extend utility infrastructure to the subject property and it also further provides that the City of Tavares shall not approve any development or issue a final development order in such annexed area unless central water and wastewater shall serve the development.

Robert Tamburro, the owner of this property, has applied through Wicks Engineering for annexation of these lands into the city and is seeking a zoning designation of RMF-3, Residential Multi-Family. Since the property is not contiguous to our present city boundary, an agreement to extend and connect to city water and wastewater utilities has also been signed by the applicant. The owner is proposing to remove the existing mobile home park and redevelop the site as a senior adult low rise apartment complex. A total of 150 units are proposed. As per the utility agreement, all new development will be connected to city utilities. The apartment complex will require site plan approval to insure compliance with all city codes and applicable regulations prior to the issuance of any permits. The owner is concurrently seeking a Future Land Use Map amendment to High Density Residential (12-25 dwelling units per acre).

Florida State Statutes require that the owner of a mobile home park provides notification of rezoning applications, in writing, to mobile home owners. Eviction Notices must contain specifically worded notification of entitlement to compensation from the Florida Mobile Home Relocation Trust Fund. Prior to approving a park owner's zoning application, local government must take precautionary steps to insure that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners. These requirements have been adequately fulfilled. Attached to this summary is a relocation report.

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TAVARES
America's Seaplane City

AGENDA SUMMARY
TAVARES CITY COUNCIL
DECEMBER 2, 2015

AGENDA TAB NO. 9
SUBJECT TITLE: Horizon Team and Board Representation - Update

OBJECTIVE:

To present information to Council on current board representation to Horizon Project Teams, Boards and Committees by Council members and other individuals.

SUMMARY: The City Administrator develops a team of staff members to sheppard forward some of the many multi-year faceted projects the city is working on and invites one Council member to attend staff meetings from time to time on these projects. He refers to them as "Horizon Projects". Below is a list of those projects and the team members.

Under "**Horizon Projects"**, an opportunity is provided for a Council member to "take a break" from the horizon project or continue to stay on the Horizon Project team. Where there is a blank _____, an opportunity is made available for a Council member to join the team although having a Council member on the team is not necessary as the City Administrator fills that role too as he is involved in all projects. The first staff person listed generally takes the lead on the project.

Under "**Other Board Representatives",** (community boards/committees) Those positions that are required to be filled by an elected official are highlighted in yellow, and if not highlighted the position may be filled by an elected official, staff or citizen representative.

HORIZON PROJECTS

Existing Active Teams

1. Special Events Project Team (Vice Mayor Lori Pfister / Bob Tweedie)
2. Alfred Street-Carolina Street one way pair (Vice Mayor Lori Pfister/ Jacques Skutt)
3. Public Safety Complex (Councilmember Bobby Grenier/Richard Keith)
4. Woodlea Sports Park Complex (Councilmember Kirby Smith/Tamera Rogers)
5. Economic Development (Council Member Kirby Smith/Bob Tweedie)
6. Sister City Program (Councilmember Kirby Smith/John Drury)
7. Library Expansion (Vice Mayor Lori Pfister/Tamera Rogers)
8. Public Works Complex (_____/Chris Thompson)
9. Tavares Square (_____/Bob Tweedie)

10. Downtown Master Plan Update (_____/Jacques Skutt)
11. Old 441 corridor improvements to Bay Road Team (_____/Jacques Skutt)
12. Historical Society Building (_____/Chris Thompson)
13. Ruby Street Reconstruction project (_____/Brad Hayes)

OTHER BOARD REPRESENTATION

Florida League of Cities Legislative Committees

Roy Stevenson – Urban Administration
Brad Hayes – Environment & Energy Council
Jacques Skutt – Transportation & Intergovernmental
Lori Houghton – Finance & Taxation
_____ - Growth Management & Economic Affairs

Lake Community Action Agency – 4th Wed. at 7 p.m.

Art Swanton– Representative

Lake County Library Advisory Board – 3rd Thursday at 5 p.m.

Patricia Miller – Representative
Rosa Rosario - Library Director - Alternate

Lake County League of Cities – 2nd Friday at 11:30 a.m.

_____ – Representative
Councilmember Kirby Smith - Alternate

Lake County League of Cities - Solid Waste Advisory Committee

Lori Houghton – Representative

Lake County School Board – Lake County Schools Local Preference Committee:

Lori Houghton - Member

Lake County Water Alliance Technical Committee

Brad Hayes – Representative

Metropolitan Planning Organization

Lisa Johnson – Governing Board Member
Councilmember Kirby Smith - Alternate

Metropolitan Planning Organization – Technical Advisory Committee

Jacques Skutt – Representative
_____- Alternate

Metropolitan Planning Organization – Bicycle/Pedestrian Committee

Gina Bennett - Representative (confirmation in process)

Metropolitan Planning Organization – Citizens Advisory Committee

David Clutts – Representative (confirmation in process)

Myregion.org

John Drury – Representative

Tavares Chamber of Commerce

_____ - Representative

School Concurrency Committee Annual Meeting (December 11, 2015 – 10:00-12:00)

Mayor Robert Wolfe – Representative
Jacques Skutt – School Concurrency Technical Advisory Committee

OPTIONS

Council members have an opportunity to alter their representation on any teams or committees as they deem appropriate or leave them as is. Also, Council members can join any Horizon Team that has a blank _____ although it is not necessary that the blanks be filled with a Council member.

STAFF RECOMMENDATION

That Council discusses and indicate any changes to teams or Boards

STAFF RECOMMENDATION:

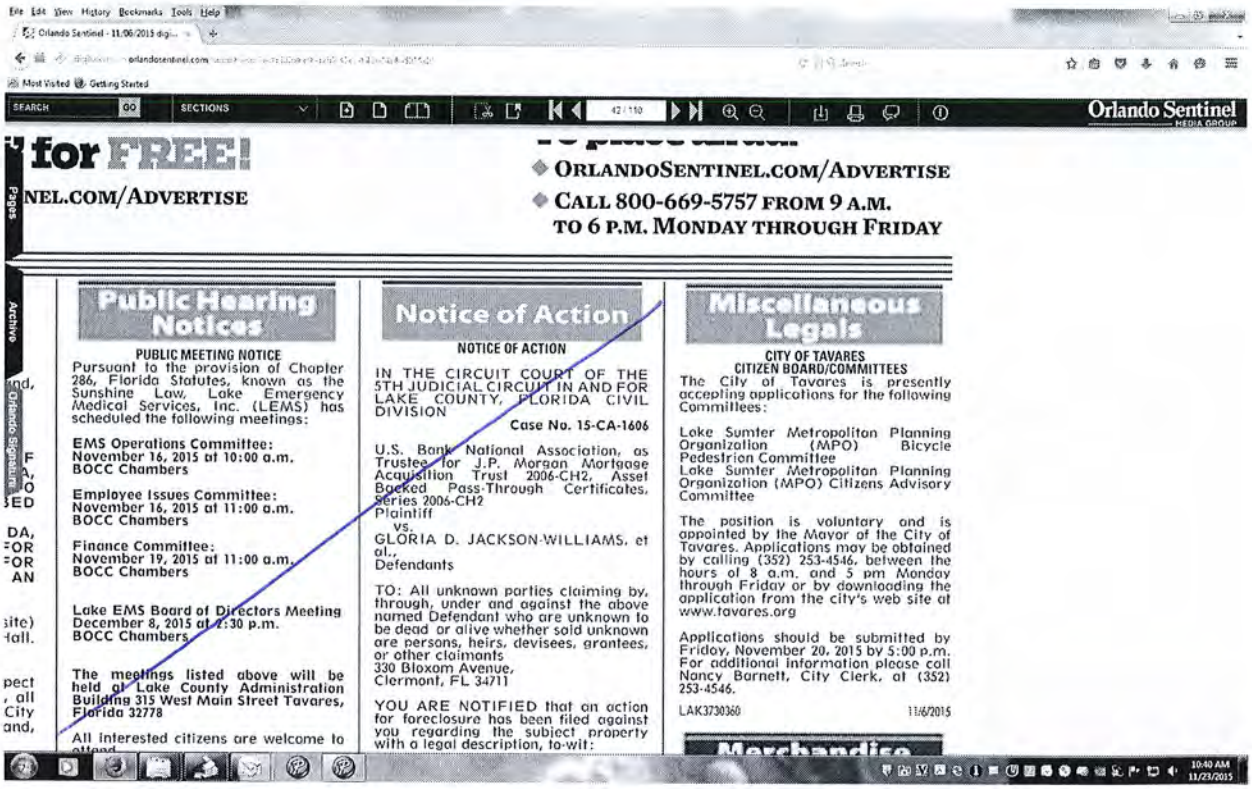
N/A

FISCAL IMPACT:

From time to time travel may be required and reimbursements are made to the representative who traveled.

LEGAL SUFFICIENCY:

This has met legal sufficiency.



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Public Hearing Notices

PUBLIC MEETING NOTICE

Pursuant to the provision of Chapter 286, Florida Statutes, known as the Sunshine Law, Lake Emergency Medical Services, Inc. (LEMS) has scheduled the following meetings:

EMS Operations Committee:
November 16, 2015 at 10:00 a.m.
BOCC Chambers

Employee Issues Committee:
November 16, 2015 at 11:00 a.m.
BOCC Chambers

Finance Committee:
November 19, 2015 at 11:00 a.m.
BOCC Chambers

Lake EMS Board of Directors Meeting
December 8, 2015 at 2:30 p.m.
BOCC Chambers

The meetings listed above will be held at Lake County Administration Building 315 West Main Street Tavares, Florida 32778

All interested citizens are welcome to

Notice of Action

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT IN AND FOR LAKE COUNTY, FLORIDA CIVIL DIVISION

Case No. 15-CA-1606

U.S. Bank National Association, as Trustee, for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2
Plaintiff
vs.
GLORIA D. JACKSON-WILLIAMS, et al.,
Defendants

TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants
330 Bloxom Avenue,
Clermont, FL 34711

YOU ARE NOTIFIED that an action for foreclosure has been filed against you regarding the subject property with a legal description, to-wit:

Miscellaneous Legals

CITY OF TAVARES
CITIZEN BOARD/COMMITTEES

The City of Tavares is presently accepting applications for the following Committees:

Lake Sumter Metropolitan Planning Organization (MPO) Bicycle Pedestrian Committee
Lake Sumter Metropolitan Planning Organization (MPO) Citizens Advisory Committee

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

Applications should be submitted by Friday, November 20, 2015 by 5:00 p.m. For additional information please call Nancy Barnett, City Clerk, at (352) 253-4546.

LAK3730360 11/6/2015

Merchandise

Lake-Sumter MPO
Metropolitan Planning Organization

Lake County
Sumter County
Town of Astatula
City of Bushnell
City of Center Hill
City of Clermont
City of Coleman
City of Eustis
City of Fruitland Park
City of Groveland
Town of Howey-in-the-Hills
Town of Lady Lake
City of Leesburg
City of Mascotte
City of Minneola
Town of Montverde
City of Mount Dora
City of Tavares
City of Umatilla
City of Webster
City of Wildwood
Florida Central Railroad
Lake County Schools
Sumter County Schools

October 19, 2015

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

RE: Lake~Sumter Metropolitan Planning Organization
Citizens' Advisory Committee (CAC) and
Bicycle & Pedestrian Advisory Committee (BPAC)
Membership Expirations

Dear Mr. Drury:

This is to advise that the term expiration date for the members appointed by the City of Tavares is December 31, 2015.

Either current members need to be reappointed or new members appointed for a 2 year term starting January 1, 2016 through December 31, 2017.

The following are the current members appointed by the City of Tavares:

CAC – David Clutts, re-appointed 12/18/13

BPAC – Gina Bennett, appointed 2/4/15

Please feel free to contact Doris Davis if you have any questions.

Sincerely,

T.J. Fish, AICP
Executive Director

c: CAC Member / BPAC Member / MPO Member

GENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: December 2, 2015

AGENDA TAB NO. 10

SUBJECT TITLE: City Hall Improvement Program

OBJECTIVE:

Seek Council's approval for City Hall security, roof and parking lot improvements.

SUMMARY:

Concerns in providing a safe and secure work environment are a present day reality. In both the private and public sector, acts of violence can and do happen. Several times per year, City Hall has been subjected to threats from disturbed persons. Recently a delusional man was wandering around the hallways going into and out of employee's offices in a threatening manner. When the City Administrator demanded that he leave, the man ran down the hallway to another office in the Finance Department, "stood his ground" and said he would not leave until he got satisfaction. The man wanted the City to pay him one million dollars for some ideas that he had. He was completely delusional.

Police were called. While waiting for the police to arrive, all employees stayed in their offices. The Administrator attempted to calm down the disturbed, agitated and delusional person. In this case, a rational approach was ineffective creating a very tense environment for the employees. The Police eventually arrived and the man was escorted out of the building and trespassed.

This has happened several times with this particular person as well as other individuals. It is very unsettling to City Hall employees when they are harassed by irrational and disgruntled people who randomly "appear" in their office with no advance notice, invitation or appointment.

In order to address this unfavorable working condition, the City Administrator requested that a team of employees (Police, Public Works, Fire, I.T., Human Resources and Administrative staff) develop a security plan that balances

1) a welcoming public access environment for people who have legitimate business in City Hall

2) a secure building that allows for the intervention of people who have the potential to create a hostile work environment.

The team studied the problem and developed solutions.

In addition to the concern for safety and security, two (2) additional areas of improvements have been identified with solutions for city hall: the leaking City Hall roof and the multiple trip hazards in the parking lot.

City Hall Security:

The team engaged the services of Faden Builders, Inc. to develop a design that addressed the security concerns. The full design is included in the agenda packet along with a cost estimate of **$161,622.10** for construction. The plan calls for, among other things:

- First Floor: Replace the existing tempered glass installed over the Utility Billing counter located in the lobby area of the 1st floor, with a bullet resistant Insulguard glass store front system.

- Second Floor: A re-design of the hallway areas entered into when exiting the elevator or stairway on the 2nd floor. Restrict passage into the Administration, Finance / Community Services and Planning & Zoning areas by first checking in with a receptionist at a welcoming and secure public reception area. Receptionist will be safely located behind an Insulguard glass store front system. The design includes wall, door, paint and floor upgrades. To minimize the inconvenience to working staff and visiting public, construction will be scheduled during City Hall non-working business hours (weekends and evenings).

City Hall Roof Repair Project:

The Tavares City Hall roof system has been inundated with roof leaks and water intrusion since construction was completed in 1993. Leaking continues particularly during a wind-driven rain. This causes damage to ceiling tiles, flooring, carpet and walls.

A roof management company, Building Technology Associates, Inc. (BTA) conducted and delivered a Roof Leak Search Report in 2014 (attached). The metal roof material is in good condition; however there are age related sealant and design issues. A flood test confirmed that the interior gutter system was incorrectly positioned in relation to the inside wall. This major construction error results in water intrusion during heavy rain events.

The estimated cost provided by BTA for the necessary repairs, alterations and construction services is $57,000.

City Hall Parking Lot Improvement Project:

The paved parking areas on the west side of City Hall between Main & Maud Streets (Rockingham Avenue right-of-way) are in terrible condition. Over the years, the many oak trees planted too close to the pavement have resulted in their roots uplifting the pavement, creating many trip hazards and an unsightly appearance to the City Hall campus. Staff is in the process of removing the problematic trees and replacing them with enhanced landscaping which includes the planting of trees better suited to the confines of this area. A quote of $13,200 was received from Paquette Company (Leesburg) for necessary milling and overlaying this entire area. Pavement marking and replacement parking stops would have to be added for a total estimated cost of $15,000 to repave the parking lot and stripe it properly.

The total estimated cost to complete the three City Hall projects is:

Security Improvements	$162,000
Roof/Gutter Repair	$57,000
Parking Lot Improvements	$15,000
Total:	$234,000

Funding for this project would require a budget amendment to add $12,951 to the FY16 expense side of the budget which is 50% of the annual debt service to fund this $234,000 project. Then in future years the full amount of the debt service ($25,902) would be budgeted annually for 10 years at which time the $234,000 loan would be paid off.

OPTIONS:

Option #1: Authorize the budget amendment as above described and authorize staff to bid the three projects out.

Option #2: Hold off on doing this project FY16 and include it in next year's FY17 budget for consideration at that time

Option #3: Pick one or more of the improvement components, authorize a budget amendment and bid out for just the component(s) selected.

STAFF RECOMMENDATION:

Option #1 Move to authorize the budget amendment as above described and authorize staff to bid the three projects out.

FISCAL IMPACT:

Finance is currently conducting a Debt Service issue in the amount of $1,485,000 to fund the new fire truck and City Hall chiller both of which were budgeted at an

estimated annual debt service payment of $81,837 for the next 10 years. If option 1 is selected, then the annual debt service would increase from $68,886 to $81,837 for the next 10 years.

Funding for this project would require a budget amendment to add $12,951 to the FY16 expense side of the budget which is 50% of the annual debt service to fund this $234,000 project. Then in future years the full amount of the debt service ($25,902) would be budgeted annually for 10 years at which time the $234,000 loan would be paid off. Currently the FY16 Budget includes $49,599 of un-appropriated revenues (excess of revenues over expenditures going back to reserves). This amendment will decrease this amount from $49,599 to $36,648.

LEGAL SUFFICIENCY:

Legally sufficient.

BTA
TOTAL ROOF MANAGEMENT

TAVARES CITY HALL
ROOF LEAK SEARCH REPORT

April 15, 2014

TAVARES
America's Seaplane City

BUILDING TECHNOLOGY ASSOCIATES, INC
3001 North Rocky Point Dr. E
Suite 200
Tampa, FL 33607

WWW.BTAWORLDWIDE.COM

BTA
TOTAL ROOF MANAGEMENT

March 11, 2014

Mr. Chris Thompson and Jerad Purvis
City of Tavares
201 East Main Street
Tavares, FL32778

Reference: October 24, 2012 BTA Proposal

Subject: 201 East Main Street
Leak Search

Gentlemen:

Building Technology Associates (BTA) completed a leak search at the Tavares City Hall on March 5, 2014. Peter Schreiber and Mark Nichols of BTA met Rick Payne at the site. Mr. Payne provided BTA with a bucket lift and the locations of the active water leaks into the building. The following are our observations and recommendations.

Executive Summary

BTA was provided the architectural drawings from the 1992 construction of the building before we arrived at the site. Additional letters, invoices and correspondence of the leaks which have been occurring since the building was completed were reviewed by BTA during our work at the site. Repairs that are not too costly can be made to stop the active leaks that may occur during a normal rain. However to address all of the items noted during our leak assessment and to stop the leaks that will occur during heavy rains would be far more costly.

Observations at leak locations

There were six areas of concern shown to us during our walk through the building. One additional leak was created during the leak test. Five of the six leaks were located where the metal roof met a vertical wall or at the gutter. We gave each leak a number to locate on the attached aerial photo of the building and for easier reference.

Leak number one (1) is located in the city clerk's office. Water is running down the inside of one the flanges of the roof trusses until the water is stopped by the wall of the office. This indicates that the water is coming from up the slope of the roof. No visible sources of the leak were noted. Water was applied to the roof panels and the vertical wall up slope from the leak location. We could not get the leak to be active during our water test.

Leak number two (2) is located in the electrical room in the north wing of the building below one of the dormers. The leak occurs along the wall of the dormer where the counter flashing has been installed and the sealant has deteriorated.

Leak number three (3) is located in Room 246, in the north wing of the building on the east side below one of the dormers. The leak occurs along the wall of the dormer where the counter-flashing has been installed and the sealant has deteriorated. This location was made to leak during the leak search.

Leak number four (4) is located in the south west corner of the City Administrators Office. During the leak search, water was sprayed on the gutter and metal roof which did not result in a leak. During the leak test the gutter was filled with water until it overflowed the end of the gutter and a leak occurred in the corner of the roof, under the hip cap entering the corner of the office. At the exterior wall of the building, the exterior side of the gutter is approximately 1 ½ inch higher than the interior side of the gutter at the bottom of the metal roof panels.

Leak number five (5) is located in Room 214 along the east wall of the room at the window. The west wall of the clock tower is the exterior location of this leak. There is a section of counter-flashing missing, deteriorated sealant and no visible weep holes for the bricks on this wall.

Leak number six (6) is the additional leak caused during the water test for leak number four (4). Water entered the building above the windows along the south wall. There is a joint in the gutter just above the windows that has had temporary repairs made using sealant. However, we think that the leak is a result of the water topping out over the gutter.

Although not listed as an active leak, there has also been a leak in the room at the east wall of the clock tower. There is a section of counter flashing missing and numerous applications of sealant have been installed on the counter flashing. The weep holes for the bricks are visible on this wall.

ADDITIONAL OBSERVATIONS

There are several items noted that may not be considered part of the roof but will have an impact on the water tightness of the building. The first two items go back to when the building was constructed.

1. The original drawings that BTA received indicate that the top of the perimeter wall should be one (1) inch lower than the height of the end of the metal roof panels which would be the interior side of the gutter. If the building was constructed per the drawings when the gutter got full of water it would flow over the top of the wall and outside of the building. However, the building was built with the exterior wall as

much as three (3) inches higher than the end of the metal roof panels. This condition holds water in the gutter and allows it to enter the building if the ends of the roof and gutter flanges are not water tight. The metal roof on City Hall is an architectural metal roof system which is a water shedding system. The system relies on slope to get the water off of the roof and keep it out of the interior. The results of having the exterior wall high is that the end of the roofing system has to be a watertight system which it is not designed to be.

2. Your dormer brick walls are absorbing water and when the wetting of the bricks occurs over a long enough period of time or heavy rainfall, it will then exceed the ability of the bricks to dry. Therefore under this condition you will have water enter the interior of the wall. In most construction applications, through-wall flashing with weeps are typically installed to direct this excess water to the exterior of the wall before it can enter the building. The City Hall building had weeps visible above the counter flashing at some locations but not at all locations. There were bricks visible between the weeps and counter flashing at each location. These exposed bricks seem to allow water into the building. The locations with no weeps visible indicate that no thru wall flashing was installed or that the thru wall flashing was installed to low in the assembly. Either condition would allow water into the building.

There are control joints in the brick walls. The joints were filled with sealant when the walls were completed. The sealant in the joints has deteriorated and at several locations there are holes in the sealant. This condition will allow water into the building.

Gaskets around the glass in the several windows have deteriorated pulling away from the glass or metal frames creating gaps. These gaps can allow water to the interior of the building.

RECCOMMENDATIONS:

The following repairs can be done to stop the active leaks that may occur during a normal rain at the five (5) locations:

Leaks 2 & 3:

Remove existing sealant from top of counter flashing, prime the area and install NP-1 sealant by Sonneborn. Tool the sealant to create a water shedding profile.

Leak 4:

Since removing all of the metal roof panels so that the gutter flange and bottom edge of the roof can be not be corrected in a cost effective manner to re-create the original design intent and therefore not a viable option, BTA suggest the flowing actions:

- Remove the bottom section of the metal cap on the hip of the roof. Remove the bottom roof panels as necessary to gain access to the gutter flange. Solder the open stainless steel joints and seal other visible holes. Reinstall the metal cap.
- Install overflow scuppers in the gutter centered at the gutter divider.
- Remove existing coping sections.
- Remove a 24 inch long section of the existing 1 ½ inch thick wood that is on top of the wall.
- Install a piece of 22 gauge metal to cover the top of wall to bridge the gap between the brick and block walls. Adhere ice and water shield over new metal and onto at least 6 inches of the wood remaining on each side of the opening. Install new stainless steel scupper that extends 1 inch past the outside face of the wall. Provide a drip edge on the outside edge. Solder the new scupper to the existing gutter and gutter flange, then cut the existing coping section so that it will have an end flange on both sides of the scupper. Reinstall the coping sections.

Leak 5:
Remove existing counter flashing from wall, above gutter and coping. Secure vertical leg of metal roof panels to the wall. Install ice and water shield on wall extending over top edge of roof panels, top edge of gutter and end of coping. Install surface mounted counter flashing on wall covering top edge of vertical leg of metal roof panels and coping. Install counter flashing with butyl tape where counter flashing touches the wall. Fasten counter flashing to wall with fasteners at 12 inches on center. Install NP-1 sealant along top edge of counter flashing. Tool the sealant to create a water shedding profile. Install new corner counter flashing. Install section of counter flashing at end of coping first, proceeding up the slope. Do not create water edge with any section of counter flashing.

Leak 6:
Remove the existing mastic/sealant repair to the gutter joint. Solder joint.

Suggested budget to repair known identifiable leaks:
The estimated cost to complete the above repairs is $10,000 to $13,000.

Other Repairs needed:
BTA strongly suggest Tavares considers the following repairs.

To keep the excessive water in the brick wall from entering the building along the dormers and clock tower, new through- wall flashing with metal drip edge/receiver would need to be installed. BTA believes during heavy rain events this is will be a lingering problem for this facility and is likely the root cause in leak 1 as well as other seepage leaks. Counter flashing would have to be installed that would cover the area between the through- wall flashing and roof panels. This would include counter -flashing that would cover the corners of the brick walls. The counter-flashing would also need to be installed in a shingle fashion so that no water edges are created. A through- wall system should be used in lieu of materials made by a separate manufacturer. IPCO

flashing system by Illinois Products Corporation is recommended. The estimated cost to complete the thru wall flashing and counter flashing should be budgeted in a range of $25,000 to $35,000

Although inspecting the wall joints was not within the scope of work, the sealant in the wall joints observed were showing signs of cohesive failure which means it is near the end of its service life. The deteriorated sealant in the masonry joints need to be removed and replaced. Masonry Contractors would perform this work. Further observations BTA noticed were deteriorated gaskets in the windows would need to be replaced or sealant installed to stop water entering the building at the windows. The entire building was not surveyed for the deteriorated gaskets in the windows so an estimate of repair cost is not possible at this time.

BTA Management Services:
At this time; BTA will defer to the City of Tavares on whether or not you want BTA to act as your agent and project manager for the repair process depicted herein. BTA believes we would add enough long term value to the project for you to consider tapping us a resource to see these repairs have a successful outcome. Should you decided to proceed with fixing all of the known leaks depicted in this report, the counter-flashing issue, the masonry sealant and the windows as the desired scope of repairs, BTA would perform on your behalf the Bidding, Pre-Construction Education of bidders, supervision of work and project closeout. BTA price for this service would be $9,000

If you have any questions concerning this report do not hesitate to call.

Respectfully submitted by,

BUILDING TECHNOLOGY ASSOCIATES, INC.
Mark Nichols
Mark Nichols, RRC, CCS

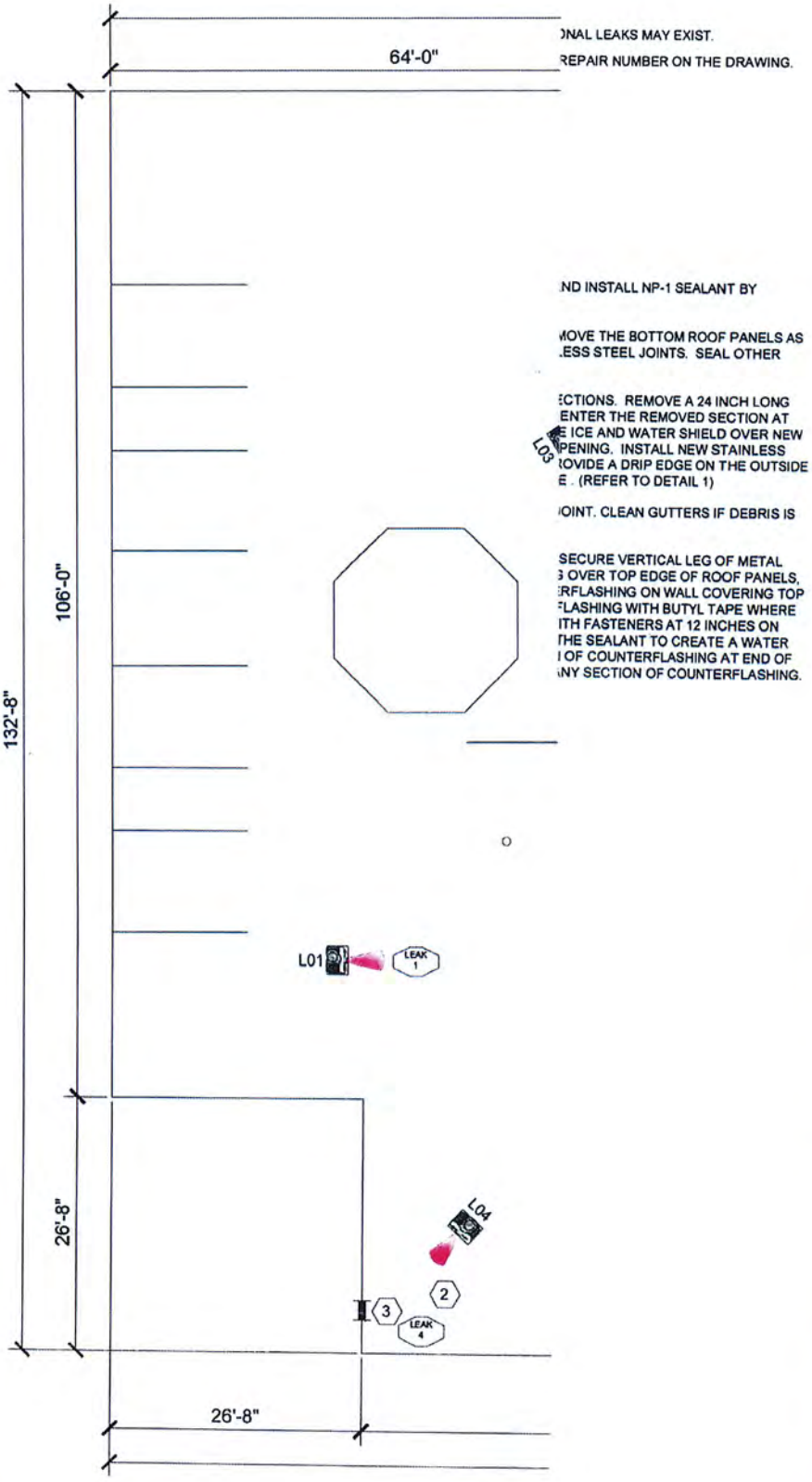
BUILDING TECHNOLOGY ASSOCIATES, INC.
David R. Dowler
National Director-Total Roof Management

ATT: Photos
Roof plan
Details

AERIAL VIEW

NO.	DATE	BY	PROJECT ARCH ENGINEERING APPROVAL	APPROVAL

REVISIONS



ONAL LEAKS MAY EXIST.
REPAIR NUMBER ON THE DRAWING.

ND INSTALL NP-1 SEALANT BY

MOVE THE BOTTOM ROOF PANELS AS
LESS STEEL JOINTS. SEAL OTHER

ECTIONS. REMOVE A 24 INCH LONG
ENTER THE REMOVED SECTION AT
E ICE AND WATER SHIELD OVER NEW
PENING. INSTALL NEW STAINLESS
ROVIDE A DRIP EDGE ON THE OUTSIDE
E . (REFER TO DETAIL 1)

OINT. CLEAN GUTTERS IF DEBRIS IS

SECURE VERTICAL LEG OF METAL
OVER TOP EDGE OF ROOF PANELS.
RFLASHING ON WALL COVERING TOP
FLASHING WITH BUTYL TAPE WHERE
ITH FASTENERS AT 12 INCHES ON
THE SEALANT TO CREATE A WATER
OF COUNTERFLASHING AT END OF
NY SECTION OF COUNTERFLASHING.

4' 2' 0 4' 8' 12'

ROOF PLAN SCALE: 1/8"=1'-0"

IF THIS SHEET IS NOT 36 BY 24 INCHES, THEN USE GRAPHIC SCALE ACCORDINGLY

BTA
TOTAL ROOF MANAGEMENT

Building Technology Associates, Inc.
21850 Greenfield Rd. Oak Park, MI 48237-2507

TAVARES
America's Seaplane City

TAVARES CITY HALL
2014 ROOF REPAIR

ROOF LEAK SEARCH REPORT

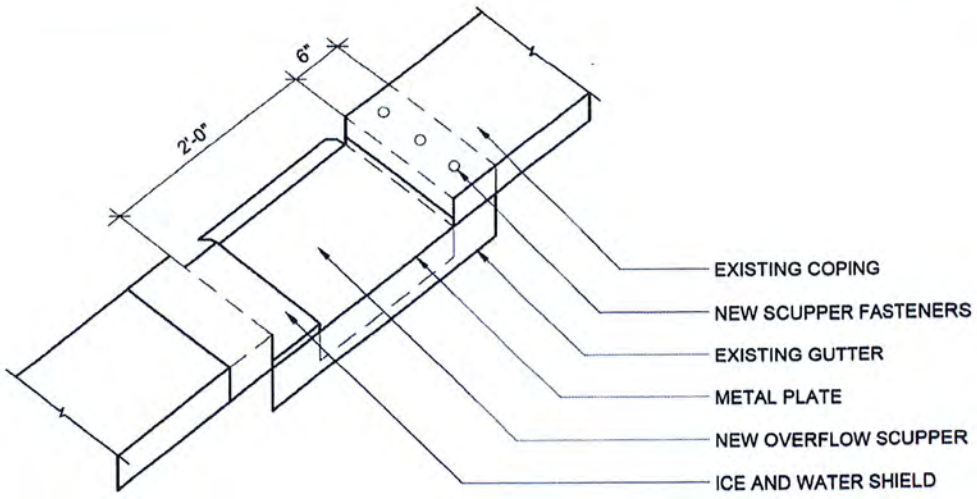
201 EAST MAIN STREET TAVARES, FL32778

ROOF PLAN

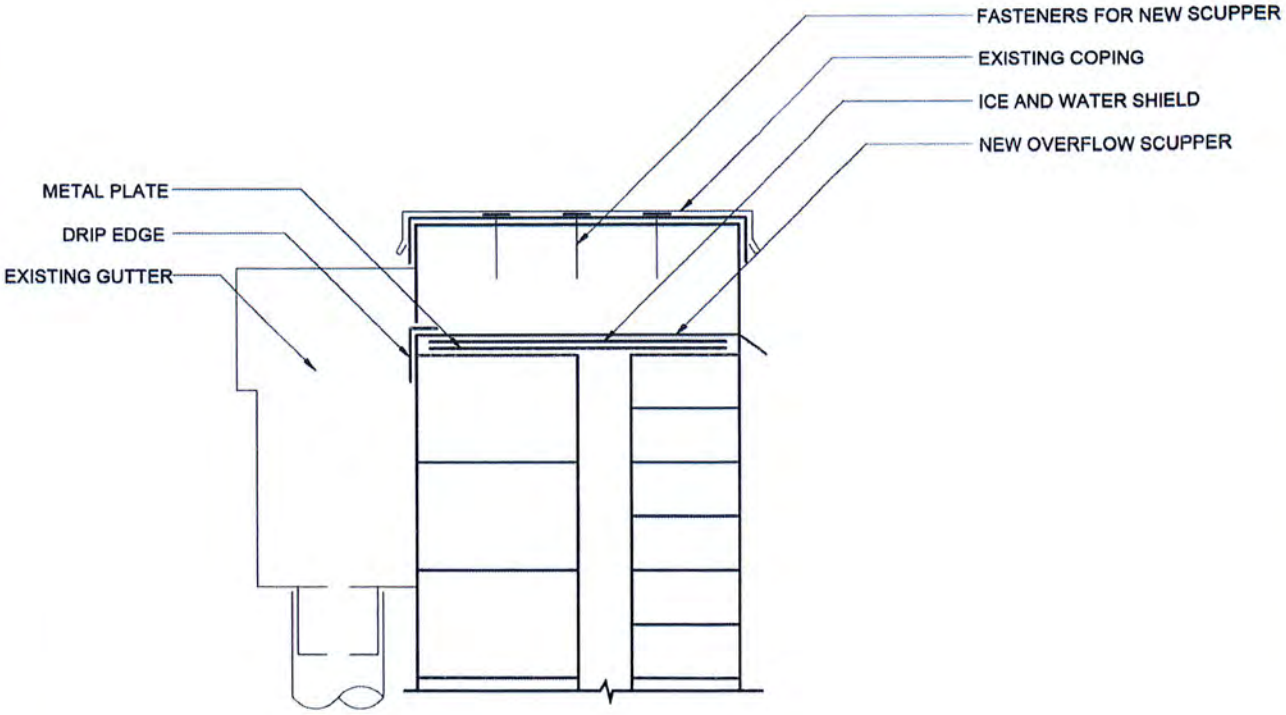
DRAWING NAME	PROJECT NO.
TITLESHEET.DWG	7435-14
DRAFTER	DESIGNER
SJG	MPN
DATE	CHECKED BY
3/21/2014	NRB

SHEET NO.

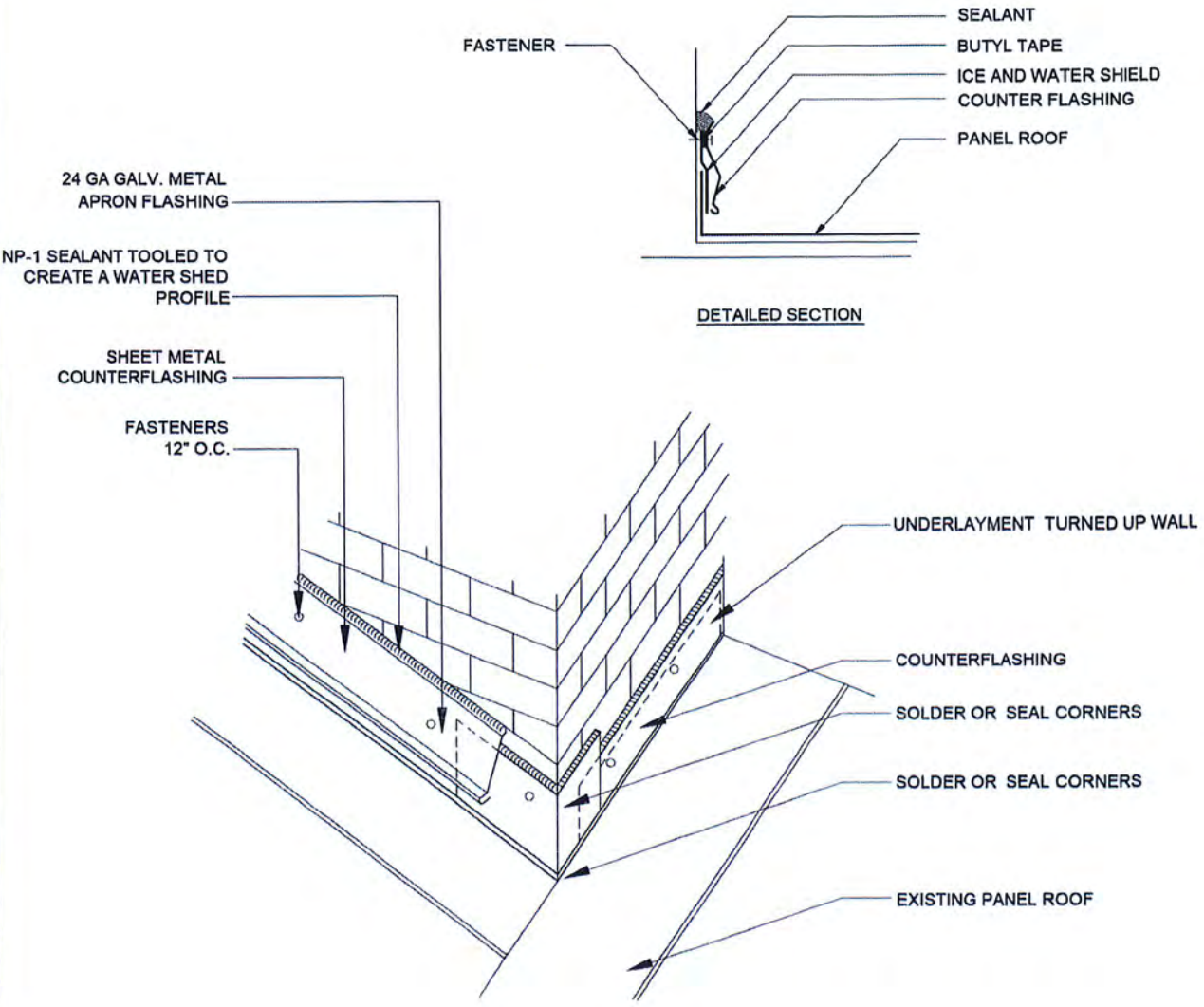
1 OF 3



ISOMETRIC VIEW OF SCUPPER



DETAIL NAME: OVERFLOW SCUPPER DETAIL	DETAIL NO. 1	TAVARES CITY HALL 2014 ROOF REPAIR ROOF LEAK SEARCH REPORT	TAVARES America's Seaplane City	BTA / Building Technology Associates, Inc. 21850 GREENFIELD ROAD OAK PARK, MICHIGAN 48237-2507	
REVISION				DRAFTER: SJG / DESIGNER MPN	SHEET 2 OF 3
PROJECT NO. 7435-14	SCALE: NO SCALE	201 EAST MAIN STREET TAVARES, FL32778		DATE: 3/21/2014 / CHECKED BY: NRB	



DETAILED SECTION

NOTES:

1. ALTERNATE COUNTER-FLASHING PROFILES AND APPROPRIATE FASTENERS MAY BE REQUIRED. (SEE REPAIR NOTE 5)

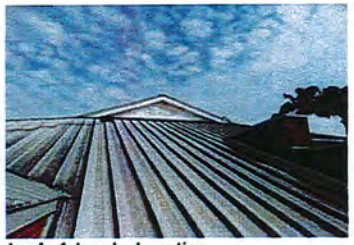
DETAIL NAME: COUNTERFLASHING AT CORNER	DETAIL NO. 2	TAVARES CITY HALL 2014 ROOF REPAIR ROOF LEAK SEARCH REPORT	TAVARES America's Seaplane City	BTA TOTAL ROOF MANAGEMENT Building Technology Associates, Inc. 21850 GREENFIELD ROAD OAK PARK, MICHIGAN 48237-2507	
REVISION				DRAFTER: SJG / DESIGNER MPN	SHEET 3 OF 3
PROJECT NO. 7435-14	SCALE: NO SCALE	201 EAST MAIN STREET TAVARES, FL32778		DATE: 3/21/2014 / CHECKED BY: NRB	

TAVARES - CITY HALL
LEAK SEARCH

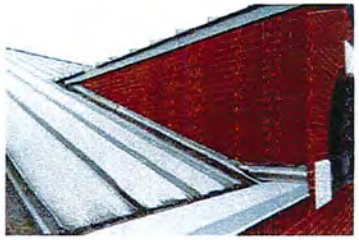
Building overview

leak 1 Leak location

leak 1 Leak location

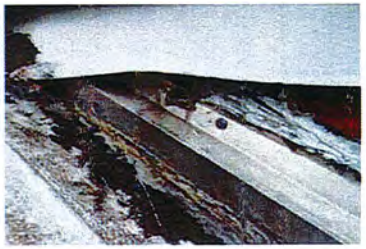


leak 1 Leak location



leak 2 Leak location

leak 3 Leak location



leak 3 Leak location

leak 4 Leak location

leak 4 Looking east. Perimeter wall higher than edge of roof panels.

leak 5 Leak location

leak 5 Leak location

leak 6 Leak location

NOTES: **See Roof Plan Drawings for identified locations.**

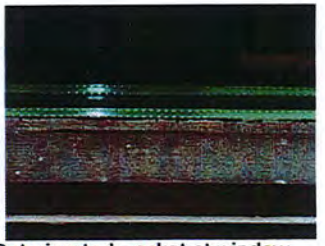
APRIL 2014

TAVARES - CITY HALL
ADDITIONAL PHOTOS

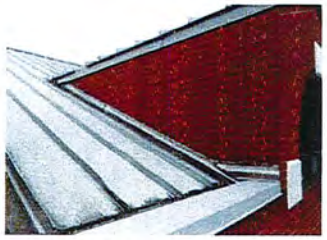
Perimeter wall higher than end of roof panels

Perimeter wall higher than end of roof panels

Deteriorated sealant in joint



Deteriorated gasket at window



Thru wall flashing not installed

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TAVARES
America's Seaplane City