America's Seaplane City™

AGENDA
TAVARES CITY COUNCIL

February 17, 2016
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

Tom Cavanaugh, First Baptist Church of Mt. Dora

II. CALL TO ORDER — **Mayor Wolfe**

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

IV. APPROVAL OF MINUTES

Tab 1) Approval of Minutes for February 2, 2016 — **Mayor Wolfe**

V.PROCLAMATIONS/PRESENTATIONS

Tab 2) Tavares Chamber of Commerce Update — **Bob Tweedie**

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) Air Boss Agreement for Planes, Trains & BBQ & Seaplane Fly In Event — **Bob Tweedie**

IX. ORDINANCES/RESOLUTIONS – PUBLIC HEARING

(All Ordinances under First Reading are not discussed, unless otherwise noted, until the Second Reading)

First Reading

Second Reading

Tab 4) Ordinance #2016-03 – Rezoning of 10.95 Acres between Disston & Dora Avenue, South of Lake Dora – Residential to Mixed Use	**Jacques Skutt**
Tab 5) Ordinance #2016-05 – Annexation & Rezoning to Highway Commercial – 1.77 Acres – 29774 & 29814 State Road 19	**Jacques Skutt**
Tab 6) Ordinance #2016-06 – Small Scale Future Land Use Amendment to City Commercial – 1.77 Acres – 29774 & 29814 State Road 19	**Jacques Skutt**

TRANSMITTAL HEARING

Tab 7) Ordinance #2016-04 – Large Scale Comprehensive Amendment – 10.95 Acres Between Disston & Dora Avenue, South of Lake Dora – from Low Density Residential to Mixed Use Neighborhood	**Jacques Skutt**

RESOLUTIONS

Tab 8) Resolution #2016-05 ICMA 401 Money Purchase Plan (Non-FRS Eligible) Restatement	**Lori Houghton**

X. GENERAL GOVERNMENT

Tab 9) Request to Rescind Bid Award to Iberia Bank and Award Bid to Hancock Bank for Capital Improvements Financing	**Lori Houghton**
Tab 10) Award of Community Grants	**Nancy Barnett**
Tab 11) Freedom Boat Club Lease Amendment	**Bob Tweedie**
Tab 12) Request to Issue Request for Proposals for Debt Financing for Public Safety Complex	**Lori Houghton**

XI. OLD BUSINESS

XII. NEW BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. REPORTS

Tab 13) City Administrator — **John Drury**

Tab 14) Council Reports — **City Councilmembers**

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

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

The Language of Local Government
Definition of Terms

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

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

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

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

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

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

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

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

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

contiguous – Sharing a common boundary.

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

DCA – Department of Community Affairs

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

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

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

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

FDOT – Florida Department of Transportation

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

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

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

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

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

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

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

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

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

PUD – Planned Unit Development

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

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

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

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

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

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

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

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

CITY COUNCIL MINUTES
TAVARES CITY COUNCIL

February 3, 2016
4:00 P.M.
TAVARES CITY HALL COUNCIL CHAMBERS

COUNCILMEMBERS PRESENT

Robert Wolfe, Mayor
Lori Pfister, Vice Mayor
Bob Grenier, Councilmember
Kirby Smith, Councilmember

ABSENT

Lisa Johnson, Councilmember

STAFF PRESENT

John Drury, City Administrator
Robert Q. Williams, City Attorney
Nancy A. Barnett, City Clerk
Bob Tweedie, Economic Development Director
Brad Hayes, Utility Director
Lori Houghton, Finance Director
Lori Tucker, Human Resources Director
Tammey Rogers, Community Services Director
Richard Keith, Fire Department
Jacques Skutt, Director of Community Development
Stoney Lubins, Police Chief

I. INVOCATION

Pastor Rick Fountain, First Baptist Church of Tavares

Pastor Fountain gave the invocation and led those present in the Pledge of Allegiance.

II. CALL TO ORDER — Mayor Wolfe

III. APPROVAL OF AGENDA — Mayor Wolfe

Mayor Wolfe asked if staff had any changes to the agenda. There were none.

MOTION

Kirby Smith moved to approve the agenda, seconded by Lori Pfister. The motion carried unanimously 4-0.

IV. APPROVAL OF MINUTES

Tab 1) Approval of Minutes for January 20, 2016 — **Mayor Wolfe**

MOTION

Kirby Smith moved to approve the minutes, seconded by Bob Grenier. The motion carried unanimously 4-0.

V.PROCLAMATIONS/PRESENTATIONS

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

Attorney Williams stated Tabs 7, 8 and 10 are quasi-judicial and related to land use (annexations and Special Use permit pertaining to Public School District and the property on south of Woodlea). He asked those who wished to speak to be sworn in and he administered the oath.

Attorney Williams asked Council if any had received ex parte communications. There were none.

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

Ms. Barnett read the ordinances and resolutions by title only:

ORDINANCE 2016-03

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING A COMBINED TOTAL OF APPROXIMATELY 10.95 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF LAKE DORA DRIVE, BETWEEN DISSTON AND DORA AVENUES; FROM RESIDENTIAL SINGLE FAMILY (RSF-A) TO MIXED USE (MU); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2016-05

AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 1.77 ACRES LOCATED ON THE EAST SIDE OF S.R. 19, APPROXIMATELY 700 FEET SOUTH OF THE INTERSECTION OF C.R. 561 AND S.R. 19; REZONING SAID PROPERTY FROM LAKE COUNTY RESIDENTIAL (R-6) TO CITY OF TAVARES HIGHWAY COMMERCIAL (C-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2016-06

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 1.77 ACRES OF LAND GENERALLY LOCATED ON THE EAST SIDE OF S.R. 19, APPROXIMATELY 700 FEET SOUTH OF THE INTERSECTION OF C.R. 561 AND S.R. 19; FROM COUNTY URBAN MEDIUM TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2016-01

AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 9.97 ACRES LOCATED ON THE SOUTH SIDE OF WOODLEA ROAD AND MORE ACCURATELY DESCRIBIED WITHIN THIS ORDINANCE; REZONING SAID PROPERTY FROM LAKE COUNTY AGRICULTURE DISTRICT (A) TO CITY OF TAVARES PUBLIC FACILITIES DISTRICT (PFD); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2016-02

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 9.97 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF WOODLEA ROAD AND MORE ACCURATELY DESCRIBED IN THIS ORDINANCE; FROM LAKE COUNTY URBAN LOW TO CITY OF TAVARES PUBLIC FACILITY / INSTITUTIONAL (PUB); PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

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.

RESOLUTION NO. 2016-03

A RESOLUTION EXPRESSING THE INTENT OF THE CITY OF TAVARES, FLORIDA TO ISSUE TAX-EXEMPT DEBT TO DESIGN, PERMIT, ACQUIRE, INSTALL AND CONSTRUCT A CITY OWNED AND OPERATED PUBLIC SAFETY COMPLEX AND RELATED IMPROVEMENTS; EXPRESSING SUCH INTENT FOR PURPOSES OF COMPLIANCE WITH UNITED STATES TREASURY REGULATION SECTION 1.150-(2)(E) TO REIMBURSE WITH THE PROCEEDS OF SUCH TAX-EXEMPT FINANCING, EXPENDITURES MADE WITH RESPECT TO THE DESIGN, PERMITTING, ACQUISITION, INSTALLATION AND CONSTRUCTION OF SUCH IMPROVEMENTS; PROVIDING FOR THE ISSUANCE BY THE CITY OF NOTES, BONDS OR OTHER OBLIGATIONS IN ONE OR MORE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING $12.0 MILLION TO PAY THE COST OF SUCH PROJECTS; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION 2016 - 04

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, PROVIDING

FOR PLAN RESTATEMENT OF THE GENERAL EMPLOYEES RETIREMENT PLAN NO. 7763, A DEFINED CONTRIBUTION PLAN WITH THE MASSMUTUAL FINANCIAL COMPANY TO COMPLY WITH REQUIREMENTS OF THE PPA ACT OF 2006, THE HEART ACT OF 2008, AND THE WRERA ACT OF 2008.

Mayor Wolfe asked that those who wished to speak fill out the "Request to Speak" form and bring to the City Clerk. He noted that ordinances on first reading will be discussed in full at the next Council Meeting.

VIII. CONSENT AGENDA

Mayor Wolfe asked if any audience member was in disagreement with any item on the Consent Agenda. He noted that Tab 2 will be pulled to allow Mr. Hope to speak on this matter.

MOTION

Lori Pfister moved to approve the Consent Agenda [Tab 3 - Award of RFP for Debt Financing] with changes, seconded by Bob Grenier. The motion carried unanimously 4-0.

Tab 2) Authorize City Attorney to Make Offer on Sparks Property **Richard Keith**

Chief Keith stated the parcel of land in this matter is on Ianthe Street at the corner of Old 441 next to the Gateway property where the Public Safety Facility will be built.

Mayor Wolfe invited Mr. Hope to speak. Norman Hope stated that he is not objecting to the purchase as it is essential for the building. He asked the source of the funding and if comes from city funds will it be included in the total loan for the building.

Ms. Houghton confirmed that the cost of the acquisition of the property will be included in the loan amount. The city will front the funds until the closing of the loans in the next few months. The loan proceeds will then reimburse the city.

MOTION

Kirby Smith moved to approve Option 1 [authorization for City Attorney to negotiate with the property owner for a purchase of his property at a price up to $136,800 and identify a funding source for that amount], seconded by Bob Grenier. The motion carried unanimously 4-0.

Tab 3) Award of RFP for Debt Financing for FY 2016 Budgeted Capital Items [Approved Under Consent] **Lori Houghton**

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 #2016-03 – Rezoning of 10.95 Acres between Disston & Dora Avenue, South of Lake Dora – **Jacques Skutt**

Residential to Mixed Use

Tab 5) Ordinance #2016-05 – Annexation & Rezoning to Highway Commercial – 1.77 Acres – 29774 & 29814 State Road 19 (East Side of SR 19) — **Jacques Skutt**

Tab 6) Ordinance #2016-06 – Small Scale Future Land Use Amendment to City Commercial – 1.77 Acres – 29774 & 29814 State Road 19 (East Side of SR 19) — **Jacques Skutt**

Second Reading

Tab 7) Ordinance #2016-01 – Annexation & Rezoning of Vacant Property – 9.9672 Acres, South of Woodlea, West of SR 19 – For Public School — **Jacques Skutt**

Mr. Skutt stated the Lake County School Board wishes to purchase this property adjacent to 20 acres of land that they already own north of the subject property. Their long range plan is to construct a new public school. The property is vacant, unused and is in the vicinity of the Tavares sports complex. It is accessible to existing and planned residential development. The School Board has also applied for a Special Use permit that is required for all new school uses under the City's Land Development Regulations. The Board has also applied for a Small Scale Comprehensive Plan Amendment for Public Facilities Institutional on the Future Land Use Map.

When the School Board moves forward for construction they will be required to submit through the usual site plan process and will comply with any regulations in place at this time. The Planning & Zoning Board recommended approval and staff recommends approval.

Councilmember Smith asked if there is a timeline when the school will be built. Kelly Randall, Senior Planner, representing the School Board, answered there is not a timeline currently but it is in the long range plan and is at least 10 years out at this point.

MOTION

Bob Grenier moved to approve Ordinance #2016-01, seconded by Kirby Smith. The motion carried unanimously 4-0.

Tab 8) Ordinance #2016-02 – Small Scale Future Land Use Amendment – 9.9672 Acres, South of Woodlea, West of SR 19 – For Public School — **Jacques Skutt**

Mr. Skutt stated this amendment accompanies the annexation and rezoning just approved. It designates the property in the Future Land Use Map 2020 as Public Facilities. He said this designation will serve as the most appropriate land use for this property. The Planning & Zoning Board recommended approval and staff recommends approval.

MOTION

Kirby Smith moved to approve Ordinance #2016-02, seconded by Bob Grenier. The motion carried unanimously 4-0.

ADOPTION HEARING

Tab 9) Ordinance #2015-21 – Adoption of Amendment to Comprehensive Plan – Chapter 6 – Intergovernmental Element to Incorporate the ISBA **Jacques Skutt**

Mr. Skutt stated this ordinance incorporates the newly adopted ISBA between the City of Tavares and Lake County. He noted that on April 15th the City processed an identical ordinance however the State had an issue with the process. The ordinance was revised and sent for approval and on June 6th the State Department of Economic Opportunity completed its review and identified no comments. The Planning & Zoning Board acting as the City's Local Planning Agency unanimously recommended approval of this ordinance on November 19th and staff recommends approval.

MOTION

Bob Grenier moved to approve Ordinance #2015-21, seconded by Lori Pfister. The motion carried unanimously 4-0.

RESOLUTIONS

Tab 10) Resolution #2016-01 – Special Use Permit for Public Elementary School – South of Woodlea, West of SR 19 – Paul Bryant Property **Jacques Skutt**

Mr. Skutt stated this resolution is for the property just annexed for the new school. The City's LDR's require that the City approves a Special Use permit for all zones and it is a condition of the purchase of this property that the School Board wants to ensure that this Special Use permit is in place. The Planning & Zoning Board voted unanimously to recommend approval and staff recommends approval.

MOTION

Lori Pfister moved to approve Resolution #2016-01, seconded by Bob Grenier. The motion carried unanimously 4-0.

Tab 11) Resolution #2016-03 – Authorization to Reimburse For Costs Associated with Constructing the Public Safety Complex **Lori Houghton**

Ms. Houghton reported the resolution states an intent of the City to issue tax exempt debt for design, acquisition, permitting, installation and construction of the Public Safety Complex. Council reviewed various funding options for this facility and directed staff to pursue debt issuance with the passage of the new tax. An Interlocal agreement was approved on June 16, 2015 for the Infrastructure Sales Tax renewal. F.S. 2012-055 provides that the city may pledge the infrastructure sales tax revenue for any qualified project after the referendum has been approved. The project has

been designed and is currently in the bid preparation stage which is expected to commence later this year. Certain expenditures will be incurred as the design is completed which will be reimbursed to the City through this resolution.

She noted the resolution has been reviewed by Bond Counsel, the City Attorney, and the City's Financial Advisor.

Mayor Wolfe thanked Ms. Houghton for her work on this project.

Councilmember Smith asked for confirmation that the wording "acquisition" is intent for the property for which the City Attorney will be negotiating. Ms. Houghton confirmed.

MOTION

Bob Grenier moved to approve Resolution #2016-03, seconded by Kirby Smith. The motion carried unanimously 4-0.

Tab 12) Resolution #2016-04 – Mass Mutual/Hartford 401 Retirement Plan Restatement **Lori Houghton**

Ms. Houghton advised that this resolution is a housekeeping measure and relates to the general employees retirement plan of about six members that carried over when the city moved to the FRS plan. She said the plan must be restated to follow IRS guidelines every six years and this allows staff to make those changes. No other changes will be made to the plan per the agreement with the FRS.

MOTION

Lori Pfister moved to approve Resolution #2016-04, seconded by Bob Grenier. The motion carried unanimously 4-0.

X. GENERAL GOVERNMENT

Tab 13) Request from Rotary Club for Change in Use of City Funds For Dragonboat Event from Fireworks to Event Operations **Lori Houghton**

Ms. Houghton stated the Rotary Club has presented a letter to the City Administrator. They are requesting to re-program the funds that the city currently has in its budget of $3,000 for Dragonboat Fireworks, for Dragonboat general expenditures. She said they are planning on a one day event this year instead of two days.

Councilmember Smith questioned if this approval would encourage other similar organizations to make a request. He said he understood that it was budgeted for the fireworks however since the fireworks are not going to be done, he would rather the funds go back into reserves. He said the fireworks had been a good public service.

Mr. Gonzales (representing the Rotary Club) stated the intent is to ramp up the Saturday entertainment. The Chinese acrobats from Epcot will participate, the Japanese drummers, several music events plus demos for kayaks and canoes and paddle boards, so there will be more to do. The money is put back into the community and one of the main fundraisers is for local scholarships.

He noted the event has helped to establish a Sister Program in Taiwan. He discussed their expenses for the event noting last year the event resulted in a $3000 loss for the club. He also discussed the international exposure for Tavares through the visit last year of the International Rotary President.

Councilmember Grenier asked for a report of the expenditures if the city approves the request.

Mayor Wolfe noted he had solicited funds for the fireworks in the past. Mr. Gonzales said he believed the city had paid for the fireworks directly last year. He said this year when the club reviewed the city budget they noted it had been labeled "fireworks."

Vice Mayor Pfister said she had done some research and found that there was much community support for the fireworks. She said this should be considered a community grant.

MOTION

Kirby Smith moved to not approve the request of the Rotary Club, seconded by Lori Pfister. The motion carried unanimously to deny, 4-0.

Tab 14) Tavares Square Improvements **Bob Tweedie**

Mr. Tweedie advised this is a request to use the current budgeted TIF funds (Tax Increment Financing District) which are designated for the façade grant improvement program, to be repurposed for the future Tavares Square site. The building was recently demolished and the site is now graded. Staff continues to move forward on marketing the site for future redevelopment however that process may take 1 to 3 years. In the short term the goal is to have a site that is visually attracted and useful for the public as open green space with a park-like atmosphere. Staff has identified some improvements which includes fencing as well as some plantings and improvements to the four parking lot areas.

Councilmember Smith said he is the liaison for the project and had wanted to ensure that the fencing can be used elsewhere. He said the property is in the center of the downtown and needs to look nice. He said it could be considered a façade type project. Councilmember Grenier asked how in depth the irrigation would be. Mr. Tweedie said it would be just to water the grass primarily on the west end of the property.

MOTION

Lori Pfister moved to approve the use of $20,000 in TIF Façade rant Funds for the Tavares Square Improvements, seconded by Bob Grenier. The motion carried unanimously 4-0.

Tab 15) Authorization to Issue Notice to Proceed to Gator Sktch For Phase III of Public Safety Project – Design & Engineering **Richard Keith**

Chief Keith stated Gatorsktch has done roughly half of the design and engineering for the project under a FEMA grant. The total build out of the project will be approximately 10 million. This will allow Gatorsktch to complete the design and engineering of the Public Safety Facility, Phases 1, 2, and 3. He noted that he had provided a breakdown of the monies still needed in each phase. He said there will be a Phase 4 but that will come later. This is a request for authorization to proceed all the way up to construction documents.

Councilmember Smith asked if the city should wait until the property on the corner is resolved. Chief Keith said the design works around that property. Councilmember Grenier said he is on the Horizon Team and it is designed with it or without it. Vice Mayor Pfister said the plans had been discussed before and she had had concerns about the kitchen consulting firm and duplicity of services with the County. She asked what was left in the plans after that discussion.

Chief Keith said the kitchen consultant who specialized in commercial kitchens, was hired by Gatorsktch as the kitchen will serve multiple purposes and is oversized as it could become a hurricane shelter. Vice Mayor Pfister asked if the city would not be able to use the County Emergency Operations Center (EOC). Chief Keith said the City's EOC and the County's EOC are two different functionalities. Mr. Drury noted the City's EOC is the upstairs conference room but it is not hardened space. The City received a federal grant for $500,000 to build a Public Safety complex with an EOC. The funds were to relocate the City's conference room to a city EOC. Vice Mayor Pfister said that answered her question.

MOTION

Kirby Smith moved to authorize staff to issue a "notice to proceed" to GatorSktch Corporation for the completion of that organization's contract (Phases 1, II, and III) with the City for design and engineering of the city's proposed Public Safety Facility, utilizing the funding resource identified in the fiscal impact of an Infrastructure Revenue Bond, seconded by Bob Grenier. The motion carried unanimously 4-0.

XI. OLD BUSINESS

XII. NEW BUSINESS

XIII. AUDIENCE TO BE HEARD

Betty Burleigh

Ms. Burleigh said she would be speaking on Jack King who was a charter member and a life member of the Tavares Historical Society. She said she attended his funeral recently and had brought his obituary:

"Jack Worth King Jr., age 86 of Tavares passed away Sunday January 17, 2016 following a brief illness with his devoted wife of 66 years Charlene, at his side. Jack was born in Tavares on July 20, 1929. After graduation from Tavares High School in 1948 [Ms. Burleigh said that was wrong; he graduated in 1947.] he served briefly in the navy and then began a lengthy career in law enforcement." Discussion followed on Mr. King's career and life in Tavares.

Ms. Burleigh also noted that a week ago Sunday her 15th great-grandchild was born.

Scott Traut – 904 N. New Hampshire

Mr. Traust said he had made an on line request to speak but had not had a response.

Mr. Traut said he and his wife had moved to Tavares in 2012 and love the atmosphere in Tavares. He said the only fault they have found is with regard to speeding on New Hampshire. He said over

the last four years more families have moved in with children and there are no sidewalks and very little right of way to the road. He said from the southeast corner of the high school to US 441 there are no stop signs. He said he understood that the reason was for a steady stream of traffic flow from the high school during school hours. He said it is difficult for the police to regulate that outside of school hours. He recommended that Council investigate some way to regulate the speed without utilizing officer time by speed bumps or something placed strategically so that traffic can still flow but they cannot flow as fast. He said they have seen people go 100 miles per hour on that road.

Discussion followed on Mr. Traut's on line request. Mr. Drury said he would respond to Mr. Traut's request.

Norman Hope

Mr. Hope thanked Council for voting to support the Public Safety Facility. He said this was a subject he cared about deeply. He said his son in law is the head SWAT instructor for the State of Ohio and his daughter is a consultant on police ranges in Ohio in addition to his own 30 years law enforcement experience.

XIV. REPORTS

Tab 16) City Administrator **John Drury**

Utility Director

Mr. Hayes said that bids are due 11:00 tomorrow morning for the Ruby Street project and he would be returning to Council to request approval for the award of bid.

City Attorney

Attorney Williams said he believed the TLP – Sunset View project is underway.

Tab 17) Council Reports

Vice Mayor Pfister

Noted she was glad to see Chris Thompson back. Acknowledged Mr. Tweedie's work on the Tavares Square project. Congratulated both Chiefs on their project.

Councilmember Grenier

Councilmember Grenier said he is looking forward to the Black Tie Gala and asked Ms. Rogers to comment. Ms. Rogers noted it is scheduled for February 20th at the pavilion. This will be the second gala that is being put on for the community which will begin at 5:30 p.m. The tickets are on sale at City Hall from 9 to 5 p.m.

- Thanked Council for approving the public safety project
- Planning has started for Rifles, Rails and History for September. He said a birthday party was held recently for Robert E. Lee and Stonewall Jackson at the Civic Center.
- February is the birthday month for Major Alexander St. Clair Abram's wife Joanna who was born in February; she died in 1901 shortly after the fire in Jacksonville.

- Major Alexander St. Clair Abram's home is still standing at the corner in Tavares. He also has another house that is on the National Register in Jacksonville that is still standing.
- Notes he continue to advocate fighting against the bill in the Florida House and Senate to remove General Edmund Kirby Smith from the Hall of Statutory in Washington D.C.

Councilmember Smith

- Glad to see Chris Thompson back
- Noted African American Heritage Festival is this Friday and Saturday (Parade on Saturday and an event on Friday at Tavares High School at 6:00 p.m.)
- On this day in 1893 Thomas Edison completed the world's first movie studio
- Today is National Carrot Cake Day

Mayor Wolfe

Stated he had attended the MPO monthly meeting and their event last Wednesday night with other people from the city. He said Congress and the President have passed a Fast Act for highway transportation construction. The State of Florida will be receiving just over 10 billion. In this process Florida is considered a donor state and will now be receiving about 95% of its dollars back for highway projects.

Noted he had driven his son to Iowa to go back to school recently and had a good trip with him.

Encouraged everyone who was in attendance for the first reading of the ordinances to attend at the next meeting and that they could contact anyone on the Council to discuss one on one.

ADJOURNMENT

The meeting was adjourned at 5:18 p.m.

Respectfully submitted,

Nancy A Barnett

Nancy A. Barnett, City Clerk

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
February 17, 2016

AGENDA TAB NO. 2

SUBJECT TITLE: Update from Tavares Chamber of Commerce

OBJECTIVE:

For the Tavares Chamber of Commerce to provide City Council with an update on their current status and future plans.

SUMMARY:

At the January 20, 2015 meeting, Council discussed the previous withholding of the Chamber annual appropriation (Agenda Tab No.8 Attached).

Chamber representatives provided Council with a brief high level overview of the status of their plans to hire a new Executive Director, provide for weekend staffing and development of an updated vision and mission statement to address the potential operation of a visitors/welcoming center in the City. They also advised that they would be able to provide a more detailed presentation regarding their plans and timeframe at the next Council meeting.

Council voted unanimously to approve the release of the annual Chamber appropriation.

Representatives of the Chamber Board of Directors will present their current plan to the City Council.

OPTIONS: No options, update is for informational purposes only.

STAFF RECOMMENDATION: No recommendation, update is for informational purposes only.

FISCAL IMPACT: No Fiscal Impact

Previous

AGENDA SUMMARY
TAVARES CITY COUNCIL
January 20, 2016

AGENDA TAB NO. 8
SUBJECT TITLE: Chamber Of Commerce Follow-Up discussion and information

OBJECTIVE:

To provide Council an opportunity to discuss the status of the Tavares Chamber funding and the missions associated with Chambers, Welcoming Centers and Visitor Centers.

SUMMARY: Previously at the December 2015 Council meeting Vice Mayor Lori Pfister requested that a discussion of withholding the annual appropriations of $7,500 budgeted for the Chamber be revisited by Council at the January meeting which Council agreed with. In addition, it was requested that additional information be provided on the function and mission of a Chamber, Visitors Center and Welcoming Center.

By way of background, the City has built a partnership with the Chamber of Commerce including 1) the Chambers relocation to the down town train station from its previous location off US 441 and Sinclair, 2) The Chamber's contribution of $150,000 towards the construction of the train station in exchange for rental credits towards its lease, 3) partnerships in Community Special Events and 4) the City's annual contribution of $7,500 towards the Chamber.

Recently, the city voted to withhold the annual payment of $7,500 to the Chamber until the Chamber presented a plan to open up on weekends. The Chamber's Executive Director recently resigned and the Chamber is in the process of recruiting for a new Executive Director. The Chamber has advised the City that they would like to have their new Executive Director on board before they develop a plan to be open on weekends.

Below is "high Level" distinctions between the missions of Chambers, Welcoming Centers and Visitor Centers.

The Tavares Chamber Mission: "***To enhance and develop a strong bond among business, government, education, and community with positive programs and events to foster business growth and lifetime residency***"

Welcoming Center Missions: (vary from city to city) "***Connects newly arrived individuals from around the state and Country to all that the community has to offer including, parks, recreation, libraries, real estate, housing***

economic opportunities, retail, hospitality, restaurants, special events and educational facilities."

Visitor Center Mission: (Orlando's) "**To brand, market and sell the area globally as a premier leisure, convention and business destination to generate positive economic impact".**

An opportunity is provided to discuss the funding of the Chamber and the different missions associated with Chambers, Welcoming Centers and Visitor Centers

OPTIONS

To discuss the funding and three missions or not to.

STAFF RECOMMENDATION

That Council discusses the Chamber funding and their missions.

FISCAL IMPACT: $7,500 remains budgeted in the FY 2016 budget for the Chamber.

LEGAL SUFFICIENCY:

This has met legal sufficiency.

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING:

AGENDA TAB NO. 3

SUBJECT TITLE: Approval of Agreement with Air Boss Solutions for the Planes, Trains & BBQ and Seaplane Fly In weekend.

OBJECTIVE:

To have City Council approve the attached Agreement with Air Boss Solutions for the 2016 Planes, Trains & BBQ and seaplane fly in events for a total estimated expense of $17,000.

SUMMARY:

The City of Tavares has hosted Planes, Trains & BBQ since 2011 as well as Fall and Spring Seaplane Fly-In events at Wooton Park since 2012. In order to safely conduct these events the services of a professional "Air Boss" to direct the air show, fly in and contest activities has been contracted for all previous fly in events. The professional "Air Boss" has also provided proof of operations insurance as required for the past events. This year's Planes, Trains & BBQ and Spring Fly In are scheduled for the weekend of April 30 and May 1, 2016. The estimated cost for an Air Boss for this weekend-long event is $17,000.

City expenses would be covered by FY 2016 CRA-TIF revenues and have been included in the City's approved FY 2016 budget.

Staff is requesting that Council approve the attached Agreement to have an Air Boss for the 2016 Planes, Trains & BBQ and Spring Seaplane Fly In events.

OPTIONS:

1. To approve the attached Agreement to have an Air Boss for the 2016 Planes, Trains & BBQ and Spring Seaplane Fly In events.

2. To not approve the attached Agreement to have an Air Boss for the 2016 Planes, Trains & BBQ and Spring Seaplane Fly In events.

STAFF RECOMMENDATION:

Staff recommends that the Council moves to approve the attached Agreement to have an Air Boss for the 2016 Planes, Trains & BBQ and Spring Seaplane Fly In weekend.

FISCAL IMPACT:

The estimated City out-of-pocket expenditures of $17,000 will be covered by FY 2016 CRA – TIF revenues contained in the City approved FY2016 budget.

LEGAL CONSIDERATIONS:

The City Attorney has reviewed and approved the attached Agreement.

AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 2016, between the City of Tavares, Florida (hereinafter referred to as "the City") and Air Boss Solutions, LLC (hereinafter referred to as "Vendor").

RECITALS

1. The City desires to enter into an agreement with Vendor for the provision of Air Boss services at the Planes, Trains & BBQ and Seaplane Fly In weekend at Wooton Park.

2. Vendor desires to enter into an agreement with the City to provide said services, and further agrees to be bound by the terms and conditions of this Agreement.

THEREFORE, in consideration of the foregoing recitals and for other good and valuable consideration, receipt of which is hereby acknowledged, the City and Vendor hereby covenant and agree as follows:

1. The Vendor agrees to provide Air Boss services at Planes, Trains & BBQ and Seaplane Fly In weekend at Wooton Park. Air Boss services include coordinating the event's competitions, pilot briefings, all related safety guidance and working with the City on event ideas and development.

2. Planes, Trains & BBQ and Seaplane Fly In weekend is to be held on the Tavares Waterfront on April 30 and May 1, 2016.

3. In addition to providing Planes, Trains & BBQ and Seaplane Fly In weekend Air Boss services as described in Paragraph 1, Vendor shall be responsible for the following:

a. Provide all necessary equipment related to providing Air Boss services.

b. Employ a Qualified "Air Boss" (as that phrase is generally understood) to supervise Planes, Trains & BBQ and Seaplane Fly In events.

c. Provide insurance as agreed to and approved by the City's Risk Manager as described in Attachment A to this Agreement. Vendor shall provide the City with the Certificate of Insurance as described in Attachment A at least fifteen (15) days prior to the event.

4. In exchange for the Vendor's obligations, the City shall pay Vendor SEVENTEEN THOUSAND DOLLARS ($17,000) total. The first payment of EIGHT THOUSAND FIVE HUNDRED DOLLARS ($8,500) on April 1, 2016 and the second payment of EIGHT THOUSAND FIVE HUNDRED DOLLARS ($8,500) on May 1, 2016.

5. Vendor agrees to indemnify the City and hold it harmless from any claims or damages (including attorney's fees) that it may incur by reason of the operation of Planes, Trains & BBQ and Seaplane Fly In services provided by Vendor.

6. The parties agree that if Vendor violates the terms and conditions of this Agreement, or violates any other applicable state, county or municipal ordinances, the City shall have the option to immediately terminate this Agreement.

7. Vendor shall be responsible for obtaining any and all necessary licenses, health certificates, permits, or other documents required to provide Air Boss services.

8. Vendor shall not be permitted to sublet or assign any part of the Air Boss services as set forth in this Agreement without first obtaining the written consent of

the City.

9. Should Vendor breach the terms of this agreement, causing the City to employ an attorney for the enforcement of the provisions hereof, or for the collection of damages as a result of a breach, then the City's attorney's fees and court costs shall be paid by the Vendor.

Dated this __ day of _____, 2016.

CITY	VENDOR
_____	_____
John Drury, City Administrator City of Tavares, Florida	Air Boss Solutions, LLC By: Jon Pawelkop, Owner
Attest:	Attest:
_____	_____

ATTACHMENT A
HALLOWEEN SEAPLANE FLY-IN AND SEAPLANE FLY-IN AGREEMENT
AIR BOSS SOLUTIONS, INC.
PREPARED FEBRUARY 10, 2016

INSURANCE REQUIREMENTS

i. Insurers providing coverage must have a current A.M. Best rating of A-/VII

ii. Insurers providing coverage must be licensed to do business in the State of Florida

iii. Coverage must be written on a primary and non-contributory basis

iv. $1M airport liability, combined single limit each occurence ($1M bodily injury per person, to include passengers and bystanders) and property damage

v. $2M airport liability aggregate

vi. The City of Tavares is named additional insured with endorsement on an ISO CG 20 10 11/85 form or equivalent, and as certificate holder

vii. Waiver of subrogation in favor of the City of Tavares

viii. In-force certificate of insurance must be provided to the Risk Manager on an ISO CG 00 01 12/07 or equivalent standard Acord form, with accompanying endorsement attached (refer to Item iv.), **no later than 15 days prior to the event.**

ix. Air Boss must notify the City of Tavares of the occurrence of any coverage change, cancellation or renewal

AGENDA SUMMARY
TAVARES CITY COUNCIL
FEBRUARY 17, 2016

AGENDA TAB NO. 4 **SECOND READING**

SUBJECT TITLE: ORDINANCE 2016-03
Rezoning to Mixed Use- South of Lake Dora Drive between Disston and Dora Avenues

---

OBJECTIVE:

To consider a city initiated rezoning of properties located south of Lake Dora Drive between Disston and Dora Avenues to Mixed Use.

SUMMARY:

Tavares has energetically revitalized the City's Downtown Commercial/Entertainment District. The construction of the new Pavilion on the Lake, the Children's Splash Park and the many events hosted in the newly redeveloped Wooton Park and Seaplane Base have created an activity hub for tourists and residents in the east end of our downtown.

The City's adopted Downtown Master Plan suggests implementation strategies to promote sustainable economic growth. One of these strategies is the establishment of a transition zoning to buffer downtown commercial land uses from single family land uses. The Alfred/Caroline Street Mixed Use Corridor acts as this transition from our highly active downtown and the residential areas north of Caroline Street.

Although the Master Plan ends at Disston Avenue, the same strategy and need for transition is applicable east of our Downtown. Overtime, much of the land uses on Lake Dora Drive have changed to uses other than residential. The existing zonings on the north side of Lake Dora Drive are Public Facilities, Industrial and Mixed Use Districts. Staff is not recommending any change to these existing zonings. Properties on the south side of Lake Dora Drive are zoned single family residential although several of the parcels, primarily the Duncan House and King Machine and Repair, do not fit well with the residential zoning. Ordinance 2016-03 will rezone these properties from Residential Single Family (RSF-1) to Mixed Use. A single family dwelling is permitted under the Mixed Use designation and the legal status of those existing homes will not be affected by this zoning change.

Rezoning these properties not only supplies a needed buffer and transition to our vibrant Downtown, but it also provides an opportunity to redevelop or repurpose these lands to low intensity commercial uses that compliment and support our growing downtown economy.

OPTIONS:

1. That City Council moves to approve Ordinance 2016-03.
2. That City Council moves to deny Ordinance 2016-03.

PLANNING & ZONING BOARD RECOMMENDATION:

On January 21st, the Planning & Zoning Board voted unanimously to recommend denial of Ordinance 2016-03.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve Ordinance 2016-03.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

LAKE COUNTY SCHOOLS

Leading our Students to Success

201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 253-6503 · *www.lake.k12.fl.us*

Superintendent:
Susan Moxley, Ed.D.

School Board Members:
District 1
Bill Mathias
District 2
Rosanne Brandeburg
District 3
Marc Dodd
District 4
Debbie Stivender
District 5
Stephanie Luke

January 15, 2016

Mr. Jacques Skutt, A.I.C.P., Director
Community Development Department
City of Tavares
Post Office Box 1068
Tavares, Florida 32778

RE: Dora Lake Drive Property Rezoning (Ordinance 2016-03)

Dear Mr. Skutt:

The City is proposing a future land use map change of approximately 10.95 acres from City of Tavares Residential Low Density (5.6 dwelling units/1 acre) to City of Tavares Mixed Use Neighborhood (12 dwelling units/1 acre), and a rezoning from City of Tavares Residential Single-Family (RSF-A) to City of Tavares Mixed Use. As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with your planning report.

The School Board of Lake County Florida recognizes that the rezoning will not have an adverse impact on the District's level of service as defined in Section 5.2 of the school concurrency interlocal agreement. The following School Board comments reflect projected enrollment data from the District's Five-Year Plan, FY 2016-2020, and student generation rates from the Impact Fee Study.

The proposed rezoning has the potential to add 131 new residential dwelling units that will contribute 43 new students to the Lake County School system. Based on current school attendance zones, schools that will not be adversely affected by the proposed rezoning and their projected five-year capacity status are as follows:

- **Tavares Elementary School** — **6%** Under Capacity
- **Tavares Middle School** — **24%** Under Capacity
- **Tavares High School** — **16%** Under Capacity

Please see the attached District Growth Impact Report, which indicates the potential impact of the proposed rezoning on the public schools which currently serve the area under consideration. Should you have any questions or need additional information please contact me at (352) 253-6694.

Sincerely,

Dawn M. McDonald

Dawn McDonald, Senior Planner
Growth Planning Department

Enclosure

REVIEWING AUTHORITY	**City of Tavares Community Development Department**
NAME / CASE NUMBER	**Dora Lake Drive Property Rezoning / Ordinance 2016-03**
DEVELOPER/OWNER	Various Owners
ITEM DESCRIPTION	The City of Tavares proposes a future land use map change of approximately 10.95 acres from City of Tavares Residential Low Density (5.6 dwelling units/1 acre) to City of Tavares Mixed Use Neighborhood (12 dwelling units/1 acre), and a rezoning from City of Tavares Residential Single-Family (RSF-A) to City of Tavares Mixed Use.
LOCATION	Section 28, Township 19S, Range 26E Located north of Lake Dora, south of Lake Dora Drive, east of Disston Avenue, and west of Dora Avenue
CURRENT LAND USE	City of Tavares Residential Low Density (5.6 dwelling units/1 acre)
PROPOSED LAND USE	City of Tavares Mixed Use Neighborhood (12 dwelling units/1 acre)
CURRENT ZONING	City of Tavares Residential Single-Family (RSF-A)
PROPOSED ZONING	City of Tavares Mixed Use

	SF-DU	MF-DU	Mobile	SF Impacts	
NEW DU IMPACT				**131**	**DUs**
STUDENT GENERATION	0.328	0.283	0.206	43	
Elementary School	0.152	0.143	0.097	20	
Middle School	0.074	0.063	0.047	10	
High School	0.102	0.077	0.062	13	

SCHOOL NAME	Projected Enrollment 2019-2020*	Permanent Student Capacity*	Projected Five-Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity On Site
Tavares Elementary	896	976	92%	916	94%	No
Tavares Middle	1,078	1,427	76%	1,088	76%	No
Tavares High	1,213	1,467	83%	1,226	84%	No

Lake County School District Five-Year Plan, Fiscal Year 2016-2020

CSA 6	Student Enrollment 2019-2020*	Permanent Student Capacity*	% of Permanent Capacity
Elementary School	896	976	92%
Middle School	0	0	0%
High School	1,213	1,467	83%

Lake County School District Five-Year Plan, Fiscal Year 2016-2020

COMMENTS:

The School Board of Lake County Florida recognizes that the rezoning will not have an adverse impact on the District's level of service as defined in Section 5.2 of the school concurrency interlocal agreement.

School Concurrency became effective in Lake County on June 1, 2008. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrency process. This Growth Impact Report (adequate public facilities analysis) is not intended to be an approval of, or an exemption from, any school concurrency regulations, including the school concurrency requirements in the Lake County School Concurrency Interlocal Agreement.

Prepared By: Dawn McDonald, Senior Planner, Lake County School District **Date:** 1/15/2016

ORDINANCE 2016-03

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING A COMBINED TOTAL OF APPROXIMATELY 10.95 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF LAKE DORA DRIVE, BETWEEN DISSTON AND DORA AVENUES; FROM RESIDENTIAL SINGLE FAMILY (RSF-A) TO MIXED USE (MU); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tavares is initiating a rezoning of the properties identified in Exhibit A from Residential Single Family (RSF-A) to Mixed Use (MU); and

WHEREAS, the city's Downtown Master Plan generally encourages a Mixed Use (MU) Zoning buffer to act as a transition between the highly active Commercial Downtown and neighboring Single Family residential areas of our downtown; and

WHEREAS, low intensity commercial and office uses and single family and multi-family uses are allowed within the Mixed Use (MU) zoning designation; and

WHEREAS, the uses allowable under the Mixed Use (MU) zoning designation would not only permit existing residential uses but would also provide an opportunity to redevelop or repurpose these lands to uses that compliment and support our growing downtown economy; and

WHEREAS, a Mixed Use (MU) zoning of these lands is consistent with the mix of zonings of properties on the north side of Lake Dora Drive specifically Public Facilities (PFD), Industrial (I) and Mixed Use (MU); and

WHEREAS, the City of Tavares has advertised in accordance with Florida State 166.041 for two public hearings, as is its option, prior to adoption of this ordinance; and

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

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

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

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

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

Section 1. Rezoning

The said properties, as legally defined in Exhibit "A", attached hereto and made a part herewith, are hereby rezoned from Residential Single Family (RSF-A) to Mixed Use (MU), under the specific provisions as established by the City of Tavares Land Development Regulations.

Section 2. Severability.

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

Section 3. Effective Date.

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

PASSED AND ORDAINED this _____ of _____, 2016, 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 Q. Williams, City Attorney

EXHIBIT A

TAVARES ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT 16 BLK 27, GOV PLAT 1 PG 28, ORB 556 PG 92 ORB 1603 PG 2254, ALTERNATE KEY 1379555, 111 SOUTH DISSTON AVE

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT 17 BLK 27,GOV PLAT 1 PG 28, ORB 689 PG 1589 ORB 1603 PG 2251, ALTERNATE KEY 1689759, 107 SOUTH DISSTON AVE

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT 15—LESS E 15 FT--BLK 27 GOV PLAT 1 PG 28, ORB 3157 PG 458, ALTERNATE KEY 1379547, 426 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT 14, E 15 FT OF LOT 15 BLK 27 GOV PLAT 1 PG 28, ORB 665 PG 1072, ALTERNATE KEY 1689741, 504 LAKE DORA DR

TAVARES, ST CLAIR ABRAMS EXT SUPPLEMENTAL PLAT W 70 FT OF LOT 13 BLK 27 GOV PLAT 1 PG 28, ORB 2450 PG 1067, ALTERNATE KEY 1755000, 508 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT E 73.6 FT OF W 143.6 FT OF LOT 13 BLK 27 GOV PLAT 1 PG 28,ORB 1751 PG 1396 ORB 1873 PG 1399, ALTERNATE KEY 1799856, 512 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT 12, E 5 FT OF LOT 13 BLK 27 GOV PLAT 1 PG 28, ORB 4056 PG 530, ALTERNATE KEY1379539, 524 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT W 2.85 FT OF LOT 10, LOT 11 BLK 27 GOV PLAT 1 PG 28, ORB 4132 PG 761, ALTERNATE KEY 3554256, 608 DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT 10 BLK 27--LESS W 2.85 FT--GOV PLAT 1 PG 28, ORB 4477 PG 678, 612 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT J BLK 28, 30 FT UNNAMED ST LYING W OF LOT J BLK 28 & E OF LOT 10 BLK 27 GOV PLAT 1 PG 28, ORB 1068 PG 1263-1265, ORB 1297 PG 2205, ORB 2101 PGS 162 164, ORB 3535 PG 2123, ALTERNATE KEY 1769574, 616 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT, BLK 28, GOV PLAT 1 PG 28, ORB 1977 PG 1677, ALTERNATE KEY 1379628, 700 LAKE DORA DR

TAVARES ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT H BLK 28, GOV PLAT 1 PG 28, ORB 938 PG 200, ORB 1202 PG 398, ALTERNATE KEY 1379610, 720 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT W 55 FT OF LOT G BLK 28 GOV PLAT 1 PG 28, ORB 4104 PG 424, ALTERNATE KEY 1379601, 722 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT W 87 FT OF E 90 FT OF LOT G BLK 28 GOV PLAT 1, PG 28, ORB 820 PG 2482, ALTERNATE KEY 1379598, 724 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT F, E 3 FT OF LOT G BLK 28 GOV PLAT 1 PG 28, ORB 541 PG 673, ALTERNATE KEY 1379580, 726 LAKE DORA DR

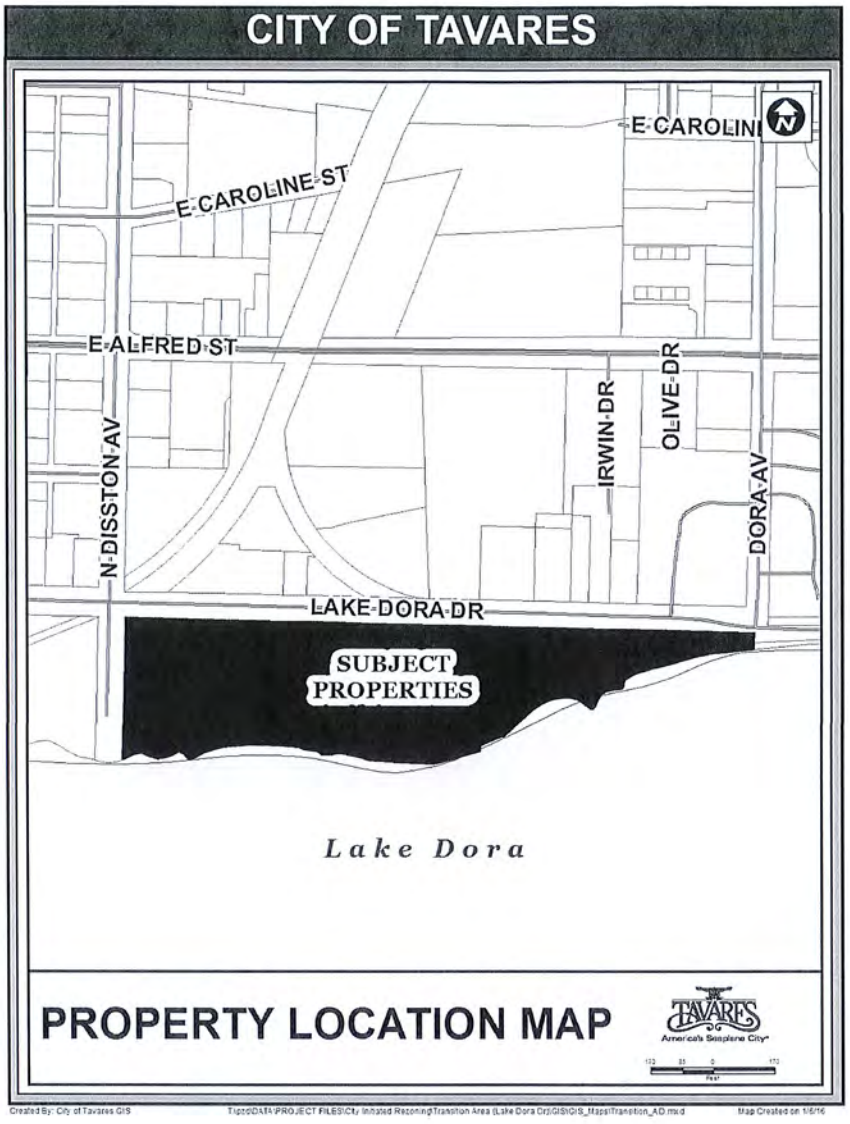
TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT W 150 FT OF LOT 4 BLK 29 GOV PLAT 1 PG 28, ORB 565 PG 649, ALTERNATE KEY 1379652, 728 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT W 50 FT OF E 208 FT OF LOT 4 BLK 29 GOV PLAT 1 PG 28, ORB 4680 PG 2198, ALTERNATE KEY 1379679

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT W 25 FT OF E 158 FT OF LOT 4 BLK 29 GOV PLAT 1 PG 28, ORB 4680 PG 2198, ALTERNATE KEY 1379661

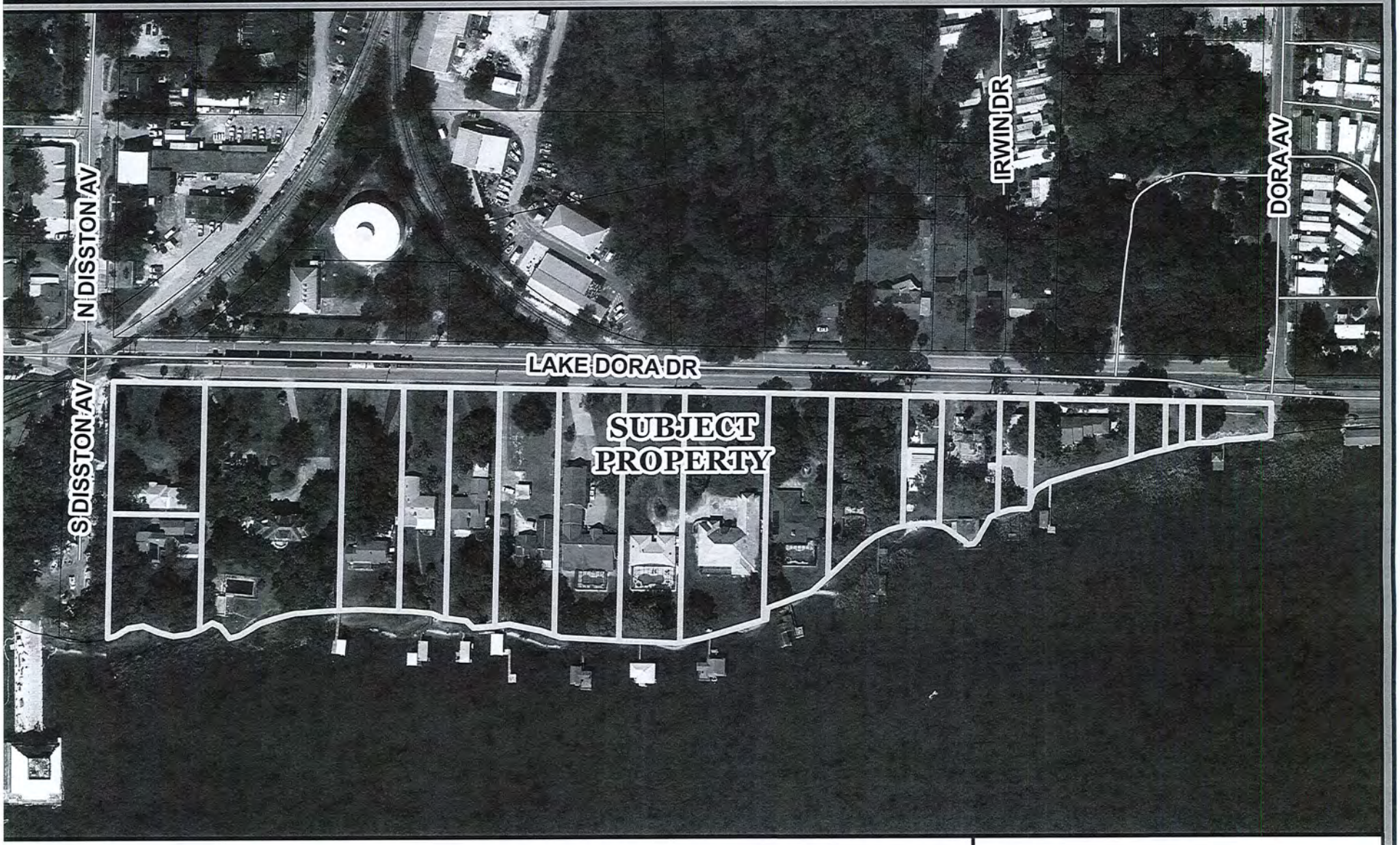
TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT W 25 FT OF E 133 FT OF LOT 4 BLK 29 GOV PLAT 1 PG 28, ORB 3011 PG 1739, ALTERNATE KEY 1379636

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT E 108 FT OF LOT 4 BLK 29 GOV PLAT 1 PG 28, ORB 1598 PG 81, ALTERNATE KEY 1379644


CITY OF TAVARES
E CAROLINE
E CAROLINE ST
E ALFRED ST
N DISSTON AV
IRWIN DR
OLIVE DR
DORA AV
LAKE DORA DR
SUBJECT PROPERTIES
Lake Dora
PROPERTY LOCATION MAP
TAVARES
America's Seaplane City
Created By: City of Tavares GIS
Map Created on 1/6/16

1

CITY OF TAVARES - PROPERTY LOCATION MAP



PROPERTY LOCATION MAP

TAVARES
America's Seaplane City™

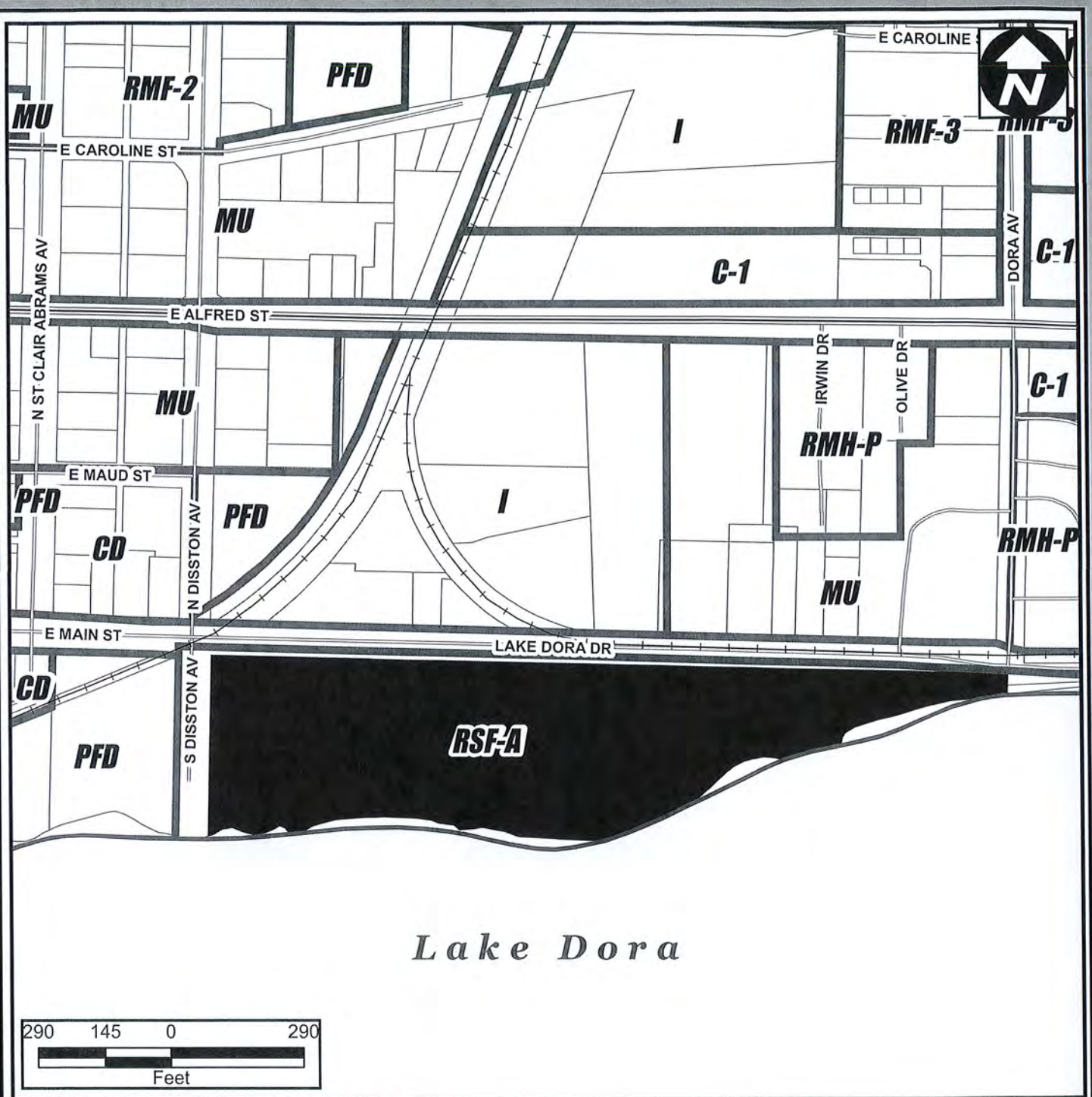
225 112.5 0 225
Feet

AFTED BY: CITY OF TAVARES GIS

T:\pzd\DATA\PROJECT FILES\City Initiated Rezoning\Transition Area (Lake Dora Dr)\GIS\GIS_Maps\Transition_LOCPP.mxd

MAP CREATED ON 1/6/16

CITY OF TAVARES ORDINANCE # 2016-03



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 # 2016-03

Lake Dora Dr.

Current Zoning: RSF-A
Proposed Zoning: MU

10.95 ± Acres

Legend

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

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

FINDINGS

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

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

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

There was no discussion.

MOTION

Mr. Stevenson made a motion to recommend approval of Ordinance 2016-06. Mr. Root seconded the motion. The motion passed 6-0.

3) Ordinance 2016-03 - Lake Dora Dr. Properties - Rezoning

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

Tavares has energetically revitalized the City's Downtown Commercial/Entertainment District. The construction of the new Pavilion on the Lake, the Children's Splash Park and the many events hosted in the newly redeveloped Wooton Park and Seaplane Base have created an activity hub for tourists and residents in the east end of our downtown.

The City's adopted Downtown Master Plan suggests implementation strategies to promote sustainable economic growth. One of these strategies is the establishment of a transition zoning to buffer downtown commercial land uses from single family land uses. The Alfred/Caroline Street Mixed Use Corridor acts as this transition from our highly active downtown and the residential areas north of Caroline Street.

Although the Master Plan ends at Disston Avenue, the same strategy and need for transition is applicable east of our Downtown. Overtime, much of the land uses on Lake Dora Drive have changed to uses other than residential. The existing zonings on the north side of Lake Dora Drive are Public Facilities, Industrial and Mixed Use Districts. Staff is not recommending any change to these existing zonings. Properties on the south side of Lake Dora Drive are zoned single family residential although several of the parcels, primarily the Duncan House and King Machine and Repair, do not fit well with the residential zoning. Ordinance 2016-03 will rezone these properties from Residential Single Family (RSF-1) to Mixed Use. A single family dwelling is permitted under the Mixed Use designation and the legal status of those existing homes will not be affected by this zoning change.

Rezoning these properties not only supplies a needed buffer and transition to our vibrant Downtown, but it also provides an opportunity to redevelop or repurpose these lands to low intensity commercial uses that compliment and support our growing downtown economy.

The following individuals voiced their opposition to the proposed rezoning because they felt, in summary, that the rezoning would allow too many commercial uses and would be disruptive to the character of the single family neighborhood:

Tim Hoban – 2752 Dora Ave. – Attorney representing Mrs. Jackson (728 Lake Dora Dr.)
Donald Disher – 524 Lake Dora Dr.
Mike Hemlin – Representing owner of 107 & 111 S. Disston Ave.
Tom Heneghan – 512 Lake Dora Dr.
Kaye Hauserman – 504 Lake Dora Dr.
Tom Grizzard – Grizzard Realty
Jim Danbom – 608 Lake Dora Dr.
Don & Ann Wilder – 616 Lake Dora Dr.
Gerald & Bonnie Venn – 700 Lake Dora Dr.
Joe Craig – 1420 South Shore Dr.
Donna Jackson – 728 Lake Dora Dr.

Greg Beliveau, LPG Urban and Regional Planners, Inc., stated opposition to the rezoning and suggested that a new "transitional" zoning classification be defined to expand uses in the area that were compatible with abutting single family homes.

June Dalton, 1020 Michelle Ct., opposed the rezoning, which would allow commercial uses, on the basis that downtown Tavares already has too many empty store fronts, and that any expansion of commercial property use in downtown is unnecessary at this time.

Heather Graham stated that she is an interested party in purchasing the Duncan House, located at 426 Lake Dora Dr., and redeveloping the property into a Bed & Breakfast. She supports the rezoning on the basis that commercial property is already in close proximity to the properties along Lake Dora Dr. She stated that the current City of Tavares Bed & Breakfast regulations are too restrictive and that a rezoning to Mixed Use would allow for an improved business plan for the Duncan House. She suggested that if the rezoning is unsuccessful that the Duncan House would remain in a state of decline and would no longer be an asset to the City of Tavares.

Mark Zinkiewich stated that he is an interested party in purchasing the Duncan House and redeveloping it as a Bed & Breakfast. He supports the rezoning to allow the opening of an upscale Bed & Breakfast at the Duncan House.

Roy Stevenson asked the audience for an assessment of the noise coming from the Duncan House when it operated as a Bed & Breakfast.

Kay Hauserman, 504 Lake Dora Dr., stated that the noise was coming from non-conforming events being held, and that the noise continued late at night and was disruptive to the community.

Morris Osborn stated that he is opposed to the rezoning, but asked staff if the Duncan House could be handled independently as far as zoning and regulations so as to allow an expanded use at that location.

Gary Santoro asked if the rezoning could only apply to the Duncan House.

Jacques Skutt stated that staff could look at alternatives for allowing the Duncan House to operate as a business.

Bill Stomp stated opposition to the rezoning and that the rezoning of the properties along Lake Dora Dr. seemed to be over reaching to accommodate the Duncan House property. He supports the idea of the Duncan House being redeveloped.

Morris Osborn asked if the Duncan House property could be split to allow 2 homes.

Jacques stated that it was a possibility.

Richard Root and Bill Stomp commended the audience for their participation.

Gary Santoro asked the City Attorney if comments and suggestions made by the P&Z Board in support of the Duncan House could be taken into consideration by City Council.

Attorney Williams stated that comments and recommendations may be considered.

Morris Osborn suggested that the owners / representatives of the Duncan House petition the City of Tavares for changes to that property specifically.

MOTION
Mr. Root made a motion to recommend denial of Ordinance 2016-03 with a recommendation that the Duncan House be addressed separately. Mr. Thomas seconded the motion. The motion for denial passed 6-0.

4) Ordinance 2016-04 - Lake Dora Dr. Properties - LSFLUM

City Attorney Williams stated that because the Planning & Zoning Board had recommended denial of Ordinance 2016-03 that a review of the proposed land use change would not be necessary and that the Planning & Zoning Board may proceed with a motion for Oridinance 2016-04.

MOTION
Mr. Root made a motion to recommend denial of Ordinance 2016-04 with a recommendation that the Duncan House be addressed separately. Mr. Thomas seconded the motion. The motion for denial passed 6-0.

There was no further business and the meeting adjourned at approximately 4:19 p.m.

Respectfully submitted,

_____
Michael Fitzgerald, Development Coordinator

AGENDA SUMMARY
TAVARES CITY COUNCIL
FEBRUARY 17, 2016

AGENDA TAB NO. 5 **SECOND READING**

SUBJECT TITLE: **Ordinance 2016-05**
Annexation & Rezoning –Cometerra Acquisitions/Tavares Crossroads- S.R. 19

OBJECTIVE:

To consider the annexation and rezoning to Highway Commercial of approximately 1.77 acres of property located on the east side of S.R. 19 approximately 700 feet south of the intersection of C.R. 561 and S.R. 19.

SUMMARY:

The subject property consists of two parcels of property located on the east side of S.R. 19, between S.R. 19 and C.R. 561, at the intersection of Slim Haywood Avenue. There is a single family dwelling located on each parcel. The property is currently zoned Urban Residential R-6 in the County. The owner, Cometerra Acquisitions/Tavares Crossroads, is requesting a City Highway Commercial (C-2) zoning.

The new Publix Shopping Center and main entrance off from Slim Haywood is located directly across the road from this property. The applicant also owns that development. The Kangaroo Express service station is situated 90 feet to the north. S.R. 19 is rapidly becoming a major commercial corridor for Tavares. It is staff's opinion that a Highway Commercial (C-2) zoning is the most compatible designation for this property. At this time, the applicant has no development plans for this property but desires to add to their commercial inventory of land.
The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Urban Low to City of Tavares Commercial on the Future Land Use Map 2020.

OPTIONS:

1. That City Council moves to approve Ordinance 2016-05.
2. That City Council moves to deny Ordinance 2016-05.

PLANNING & ZONING BOARD RECOMMENDATION:

At its January 21st meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-05.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve Ordinance 2016-05.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ORDINANCE 2016-05

AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 1.77 ACRES LOCATED ON THE EAST SIDE OF S.R. 19, APPROXIMATELY 700 FEET SOUTH OF THE INTERSECTION OF C.R. 561 AND S.R. 19; REZONING SAID PROPERTY FROM LAKE COUNTY URBAN RESIDENTIAL (R-6) TO CITY OF TAVARES HIGHWAY COMMERCIAL (C-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; 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, the property legally defined in **Exhibit "A"** is contiguous with the corporate limits of the City of Tavares and the annexation of said property will not result in the creation of any enclave; and

WHEREAS, the City of Tavares, Florida, is in a position to provide municipal services to the property described herein; and,

WHEREAS, the City Council of the City of Tavares, Florida, deems it in the best interest of the City to accept said petition and to annex said property; and,

WHEREAS, the property is currently zoned Lake County Urban Residential (R-6) and the applicant has requested that said property be rezoned to a City designation of Highway Commercial (C-2); and,

WHEREAS, the City is concurrently processing a large scale future land use map amendment to re-designate the property from Lake County Urban Low Density to a City of Tavares Commercial designation on the Future Land Use Map; therefore

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

Section 1. Annexation

The property 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 Section 171.044, Florida Statutes.

Section 2. Rezoning

The property described in **Exhibit "A"** shall hereby be rezoned from Lake County Urban Residential (R-6) to City of Tavares Highway Commercial (C-2) and shall be subject to the provisions contained within the Land Development Regulations for this zoning designation.

Section 3. Severability.

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

Section 4. Effective Date.

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

PASSED AND ORDAINED this _____ of _____, 2016, 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:

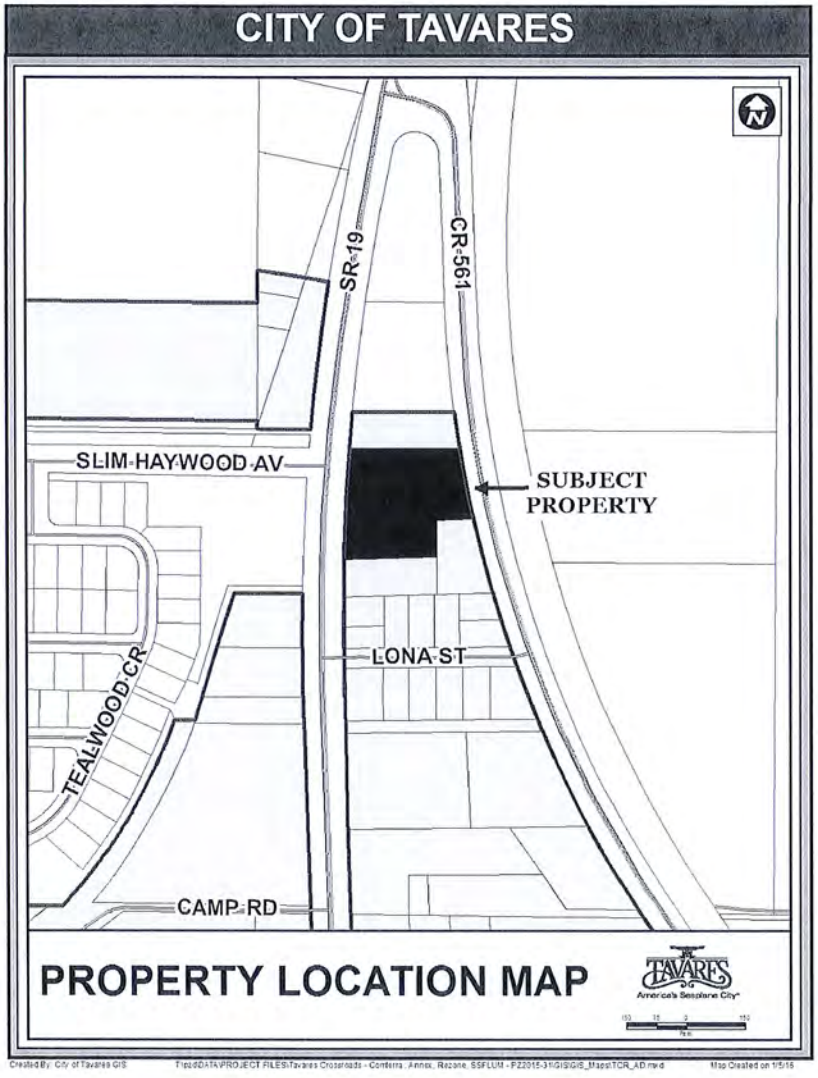
_____

Robert Q. Williams, City Attorney

EXHIBIT A

LANE PARK, LANE & JACKSON PLAT, THAT PART OF LOT 40--LESS N 90 FT & LESS THE S 185 FT, LYING E OF SR 19 & W OF 561 PB 7 PG 52, ORB 4652 PG 530, ALTERNATE KEY 1751179, 29814 STATE ROAD 19

LANE PARK, LANE & JACKSON PLAT, BEG ON S LINE OF LOT 40 & E R/W OF SR 19, RUN N'LY ALONG HWY 92.63 FT TO POB, CONT N'LY ALONG HWY 92.62 FT, N 89DEG 34MIN 40SEC E 240 FT, S 01DEG 54 MIN 40SEC W 92.59 FT, S 89DEG 34MIN 40SEC W 240.74 FT TO POB, PB 7 PG 52, ORB 4700 PG 1884, ALTERNATE KEY 2615851, 29774 STATE ROAD 19



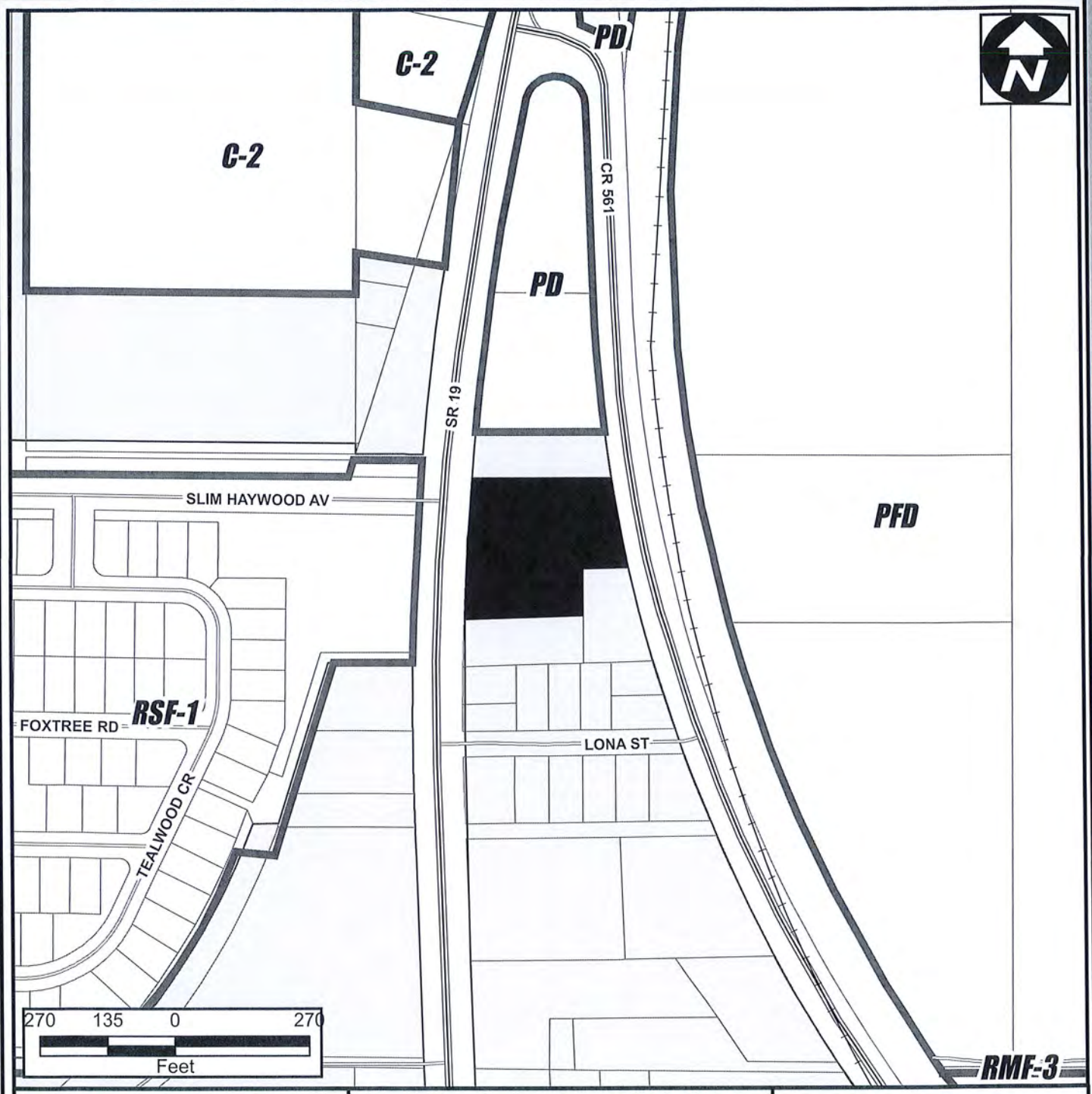
CITY OF TAVARES

PROPERTY LOCATION MAP

TAVARES
America's Seaplane City

90 45 0 90
Feet

CITY OF TAVARES ORDINANCE # 2016-05



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

TAVARES
America's Sunshine City

ZONING MAP

ORDINANCE # 2016-05

Tavares Crossroads / Comterra

Current Zoning: Lake County R-6 Urban Residential
Proposed Zoning: C-2
01.77 ± Acres

Legend

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

CITY OF TAVARES
PLANNING AND ZONING BOARD MEETING
TAVARES COUNCIL CHAMBERS
January 21, 2016

BOARD MEMBERS PRESENT

Gary Santoro, Chairman
Richard Root, Vice Chairman
Morris Osborn
Norb Thomas
Bill Stomp
Roy Stevenson

LAKE COUNTY SCHOOL BOARD

Dawn McDonald, Senior Planner

STAFF MEMBERS PRESENT

Jacques Skutt, Community Development Director
Mike Fitzgerald, Development Coordinator

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 December 17, 2015

The minutes were approved.

SWEARING IN OF THOSE GIVING TESTIMONY

The oath was given to staff and members of the audience that expressed an interest in speaking on agenda items.

CASES HEARD

1) Ordinance 2016-05 – Tavares Crossroads/Comterra – Annexation, Rezoning

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

The subject property consists of two parcels of property located on the east side of S.R. 19, between S.R. 19 and C.R. 561, at the intersection of Slim Haywood Avenue. There is a single family dwelling located on each parcel. The property is currently zoned Urban Residential R-6 in the County. The owner, Cometerra Acquisitions/Tavares Crossroads, is requesting a City Highway Commercial (C-2) zoning.

The new Publix Shopping Center and main entrance off from Slim Haywood is located directly across the road from this property. The applicant also owns that development. The Kangaroo Express service station is situated 90 feet to the north. S.R. 19 is rapidly becoming a major commercial corridor for Tavares. It is staff's opinion that a Highway Commercial (C-2) zoning is the most compatible designation for this property. At this time, the applicant has no development plans for this property but desires to add to their commercial inventory of land.
The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Urban Low to City of Tavares Commercial on the Future Land Use Map 2020.

There was no discussion.

MOTION
Mr. Stevenson made a motion to recommend approval of Ordinance 2016-05. Mr. Thomas seconded the motion. The motion passed 6-0.

2) Ordinance 2016-06 – Tavares Crossroads/Comterra – SSFLUM

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

Ordinance 2016-06 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Numbers 1751179 & 2615851) is 1.77 acres in size, located on the east side of S.R. 19, between S.R. 19 and C.R. 561, at the intersection of Slim Haywood Avenue. The new Publix Shopping Center and its main entrance off from Slim Haywood is located directly across the road from this property. The applicant also owns that development. The Kangaroo Express service station is situated 90 feet to the north. S.R. 19 is rapidly becoming a major commercial corridor for Tavares. There is a single family dwelling located on each parcel of the subject property. This ordinance would amend the current Future Land Use Designation from Lake County Urban Low Density to City Commercial.

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 Low Density. A City Commercial designation is most compatible with surrounding property.

Compatibility
Lands across the road and to the north from this property are commercial in nature.

Site Conditions
There are currently two single family dwellings on this property. Prior to any redevelopment, an approved site plan will be required. All applicable environmental assessments and permitting must be in place before the site plan is approved.

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

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
FEBRUARY 17, 2016

AGENDA TAB NO. 6 **SECOND READING**
SUBJECT TITLE: **Ordinance 2016-06**
Small Scale FLUM Amendment- Cometerra Acquisitions/Tavares Crossroads- S.R. 19

OBJECTIVE:

To consider an application for a Future Land Use Map amendment from Lake County Urban Low Density to City Commercial for 1.77 acres of property located on the east side of S.R. 19 approximately 700 feet south of the intersection of C.R. 561 and S.R. 19.

SUMMARY:

Ordinance 2016-06 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Numbers 1751179 & 2615851) is 1.77 acres in size, located on the east side of S.R. 19, between S.R. 19 and C.R. 561, at the intersection of Slim Haywood Avenue. The new Publix Shopping Center and its main entrance off from Slim Haywood is located directly across the road from this property. The applicant also owns that development. The Kangaroo Express service station is situated 90 feet to the north. S.R. 19 is rapidly becoming a major commercial corridor for Tavares. There is a single family dwelling located on each parcel of the subject property. This ordinance would amend the current Future Land Use Designation from Lake County Urban Low Density to City Commercial.

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 Low Density. A City Commercial designation is most compatible with surrounding property.

Compatibility
Lands across the road and to the north from this property are commercial in nature.

Site Conditions
There are currently two single family dwellings on this property. Prior to any redevelopment, an approved site plan will be required. All applicable environmental assessments and permitting must be in place before the site plan is approved.

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

FINDINGS

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

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

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

OPTIONS:

1. That City Council moves to approve Ordinance 2016-06.
2. That City Council moves to deny Ordinance 2016-06.

PLANNING & ZONING BOARD RECOMMENDATION:

At its January 21st meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-06.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve Ordinance 2016-06.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ORDINANCE 2016-06

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 1.77 ACRES OF LAND GENERALLY LOCATED ON THE EAST SIDE OF S.R. 19, APPROXIMATELY 700 FEET SOUTH OF THE INTERSECTION OF C.R. 561 AND S.R. 19; FROM COUNTY URBAN MEDIUM TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; 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, the City of Tavares is concurrently processing the annexation of this property with proceedings to amend the Future Land Use Map designation pertaining to said property from Lake Urban Medium to City of Tavares Commercial; and

WHEREAS, the property consists of less than ten acres;

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, the City desires to encourage commercial uses in this particular area of the City, and

WHEREAS, a Commercial Future Land Use designation is compatible with surrounding designations and such designation is compatible with both City of Tavares and Lake County surrounding future land use designations; and

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

WHEREAS, the City Council 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 of the City of Tavares, Florida, is hereby amended to reflect a re-designation from Lake County Urban Low Density to City of Tavares Commercial on certain real property as legally described in Exhibit "A". All provisions of the Comprehensive Plan shall hereby apply to said property.

Section 2. Severability and Conflicts

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

Section 3. Transmittal

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

Section 4. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged,

shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND ADOPTED this _____day of _____, 2016 by the City Council of the City of Tavares, Florida.

_____
Robert Wolfe, Mayor
Tavares City Council

First Reading: _____

Second Reading & Final Adoption: _____

ATTEST:

_____
Nancy A. Barnett, City Clerk

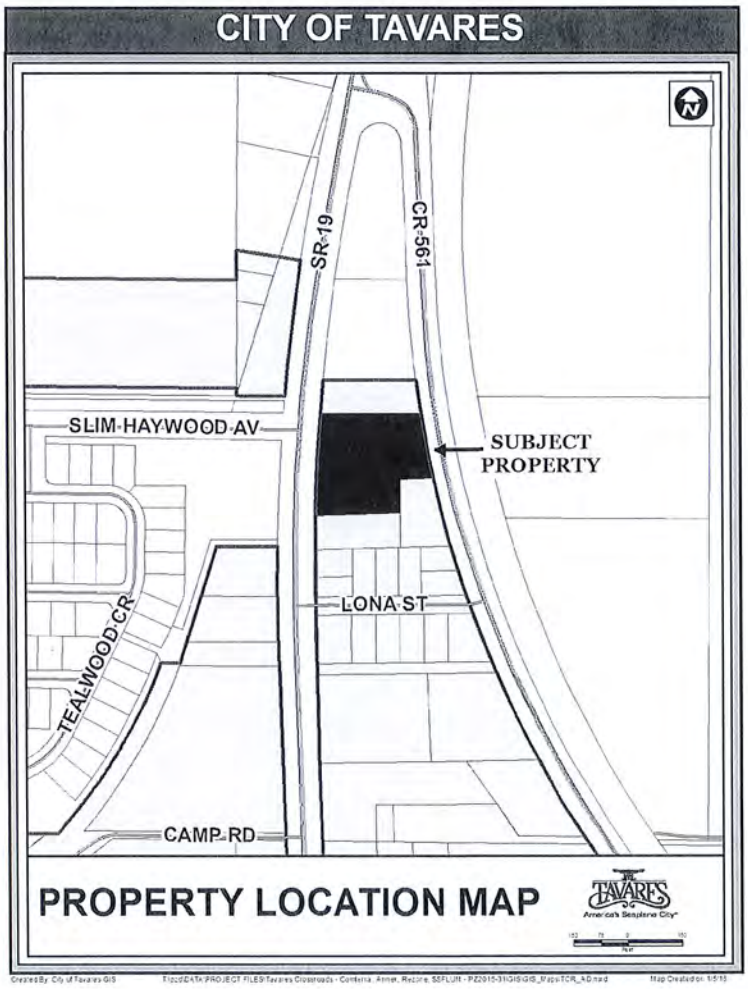
Approved as to form:

_____
Robert Q. Williams, City Attorney

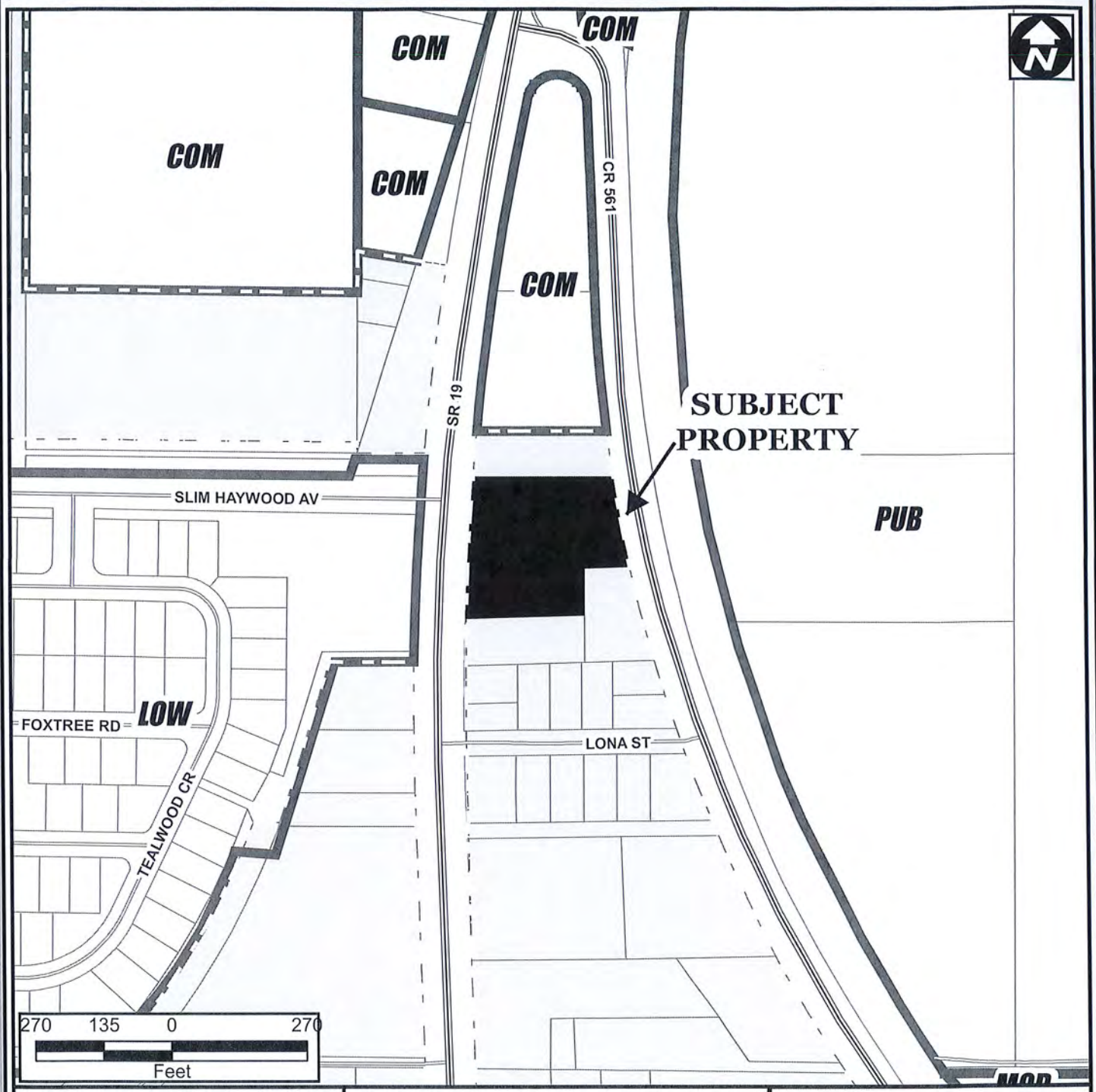
EXHIBIT "A"

LANE PARK, LANE & JACKSON PLAT, THAT PART OF LOT 40--LESS N 90 FT & LESS THE S 185 FT, LYING E OF SR 19 & W OF 561 PB 7 PG 52, ORB 4652 PG 530, ALTERNATE KEY 1751179, 29814 STATE ROAD 19

LANE PARK, LANE & JACKSON PLAT, BEG ON S LINE OF LOT 40 & E R/W OF SR 19, RUN N'LY ALONG HWY 92.63 FT TO POB, CONT N'LY ALONG HWY 92.62 FT, N 89DEG 34MIN 40SEC E 240 FT, S 01DEG 54 MIN 40SEC W 92.59 FT, S 89DEG 34MIN 40SEC W 240.74 FT TO POB, PB 7 PG 52, ORB 4700 PG 1884, ALTERNATE KEY 2615851, 29774 STATE ROAD 19



CITY OF TAVARES ORDINANCE # 2016-06



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

TAVARES
America's Seaplane City

FUTURE LAND USE MAP

ORDINANCE # 2016-06

Tavares Crossroads / Comterra

Current FLU: County Urban LOW Density
Proposed FLU: Commercial

01.77 ± Acres

Legend

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

The new Publix Shopping Center and main entrance off from Slim Haywood is located directly across the road from this property. The applicant also owns that development. The Kangaroo Express service station is situated 90 feet to the north. S.R. 19 is rapidly becoming a major commercial corridor for Tavares. It is staff's opinion that a Highway Commercial (C-2) zoning is the most compatible designation for this property. At this time, the applicant has no development plans for this property but desires to add to their commercial inventory of land.
The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Urban Low to City of Tavares Commercial on the Future Land Use Map 2020.

There was no discussion.

MOTION
Mr. Stevenson made a motion to recommend approval of Ordinance 2016-05. Mr. Thomas seconded the motion. The motion passed 6-0.

2) Ordinance 2016-06 – Tavares Crossroads/Comterra – SSFLUM

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

Ordinance 2016-06 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Numbers 1751179 & 2615851) is 1.77 acres in size, located on the east side of S.R. 19, between S.R. 19 and C.R. 561, at the intersection of Slim Haywood Avenue. The new Publix Shopping Center and its main entrance off from Slim Haywood is located directly across the road from this property. The applicant also owns that development. The Kangaroo Express service station is situated 90 feet to the north. S.R. 19 is rapidly becoming a major commercial corridor for Tavares. There is a single family dwelling located on each parcel of the subject property. This ordinance would amend the current Future Land Use Designation from Lake County Urban Low Density to City Commercial.

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 Low Density. A City Commercial designation is most compatible with surrounding property.

Compatibility
Lands across the road and to the north from this property are commercial in nature.

Site Conditions
There are currently two single family dwellings on this property. Prior to any redevelopment, an approved site plan will be required. All applicable environmental assessments and permitting must be in place before the site plan is approved.

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

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

FINDINGS

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

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

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

There was no discussion.

MOTION

Mr. Stevenson made a motion to recommend approval of Ordinance 2016-06. Mr. Root seconded the motion. The motion passed 6-0.

3) Ordinance 2016-03 - Lake Dora Dr. Properties - Rezoning

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

Tavares has energetically revitalized the City's Downtown Commercial/Entertainment District. The construction of the new Pavilion on the Lake, the Children's Splash Park and the many events hosted in the newly redeveloped Wooton Park and Seaplane Base have created an activity hub for tourists and residents in the east end of our downtown.

The City's adopted Downtown Master Plan suggests implementation strategies to promote sustainable economic growth. One of these strategies is the establishment of a transition zoning to buffer downtown commercial land uses from single family land uses. The Alfred/Caroline Street Mixed Use Corridor acts as this transition from our highly active downtown and the residential areas north of Caroline Street.

Although the Master Plan ends at Disston Avenue, the same strategy and need for transition is applicable east of our Downtown. Overtime, much of the land uses on Lake Dora Drive have changed to uses other than residential. The existing zonings on the north side of Lake Dora Drive are Public Facilities, Industrial and Mixed Use Districts. Staff is not recommending any change to these existing zonings. Properties on the south side of Lake Dora Drive are zoned single family residential although several of the parcels, primarily the Duncan House and King Machine and Repair, do not fit well with the residential zoning. Ordinance 2016-03 will rezone these properties from Residential Single Family (RSF-1) to Mixed Use. A single family dwelling is permitted under the Mixed Use designation and the legal status of those existing homes will not be affected by this zoning change.

Rezoning these properties not only supplies a needed buffer and transition to our vibrant Downtown, but it also provides an opportunity to redevelop or repurpose these lands to low intensity commercial uses that compliment and support our growing downtown economy.

Orlando Sentinel

Publication Date: 01/18/2016

Ad Number: 3875486-1
Insertion Number:
Size: 3 x 10.5
Color Type: B&W

Client Name: City of Tavares
Advertiser:
Section/Page/Zone: Lake Zone/E002/LAK
Description: ff/ORD. 2016-05 and Ord 2016-06

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.

YOUR COMMUNITY IN BRIEF

Voting open for GeorgeFest 2016 King and Queen

STAFF REPORT

It's time to bestow royalty status on two Eustis residents.

Voting for the Lake Eustis Chamber of Commerce's GeorgeFest 2016 King and Queen is open now through 5 p.m. Jan. 22. Winners will be announced at the Feb. 11 chamber breakfast. This year's festival is Feb. 26-28 with the theme "Proud to be an American."

Queen candidates are Vivian Thompson Bruns, Geri McCauslin and Jeannie Sutton. King candidates are Robert Dunston, Mayor Michael Holland and Pete Kenjosian.

To vote, go to eustischamber.org. Details: 352-357-3434.

Non-credit courses

Lake-Sumter State College is offering a bevy of spring noncredit Continuing Education courses beginning Tuesday at the Leesburg campus, 9501 U.S. Highway 441, and Clermont campus, 1250 N. Hancock Road.

Courses offered include photography, watercolor painting, American sign language, Microsoft Excel, Access and Word, conversational Spanish and more. Cost varies from $34 to $210.

A 120-hour Florida Professional Child Care Credential course is also being offered at the college's Sumterville campus, 1405 County Road 526A. Class times are from 8 a.m. to 4 p.m. Jan. 30 to March 19 or from 5:30 to 9:30 p.m. Jan. 26 to March 24. Scholarships to help cover costs may be available.

To attend a class, go to LSSC.edu, click Community and select Continuing Education. Details: 352-365-3556 or email Coned@lssc.edu.

RSVP needs volunteers

The Retired & Senior Volunteer Program, which places people 55 and older with volunteer opportunities at nonprofits, needs volunteers for a new program, Goodwill Book Works. Volunteers will read to children at child-care centers and present each child with a book.

RSVP also needs volunteers for its Big Brothers Big Sisters, which pairs mentors with at-risk children.

Volunteers also are needed to tutor elementary grade students; mentor low-income high-school students who are college bound; participate in after-school educational/enrichment programs; deliver meals and/or make telephone reassurance calls to homebound seniors; provide transportation for cancer patients; sort and distribute food to the needy; and support veterans and military families.

To volunteer or more information, call 352-365-1995.

Submit community news items to jfallstrom@tribune.com

JERRY FALLSTROM/STAFF FILE PHOTO

A vintage car carries a portrait of George Washington during a recent GeorgeFest parade in Eustis. This year's festival is Feb. 26-28.

FREE SIEMENS HEARING AIDS

HEARING AIDS AT NO COST TO FEDERAL WORKERS AND RETIREES!
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(352) 483-HEAR (4327)
2755 S. Bay St., Suite F
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THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2016-05 & Ordinance 2016-06 titled as follows:

ORDINANCE 2016-05

AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 1.77 ACRES LOCATED ON THE EAST SIDE OF S.R. 19, APPROXIMATELY 700 FEET SOUTH OF THE INTERSECTION OF C.R. 561 AND S.R. 19; REZONING SAID PROPERTY FROM LAKE COUNTY URBAN RESIDENTIAL (R-6) TO CITY OF TAVARES HIGHWAY COMMERCIAL (C-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2016-06

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 1.77 ACRES OF LAND GENERALLY LOCATED ON THE EAST SIDE OF S.R. 19, APPROXIMATELY 700 FEET SOUTH OF THE INTERSECTION OF C.R. 561 AND S.R. 19; FROM COUNTY URBAN LOW DENSITY TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2016-05 & Ordinance 2016-06 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on January 21, 2016, at 3 p.m.; and
2. Tavares City Council meeting on February 3, 2016, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on February 17, 2016, 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 2016-05 & Ordinance 2016-06 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 Skult, Community Development Director, at 742-6404.

THINGS TO DO

Aquatics

MOUNT DORA SWIM TEAM is taking registrations. Fee: $40 per month with practices from 4:30-6 p.m., Monday, Tuesday, Thursday, Friday. No Wednesday practices. Location: heated Mount Dora City Pool. Details: Beth Kornowski at 352-516-2731.

LEESBURG AQUATICS for swimmers from age 5 through masters (19 and older) is inviting recreational swimmers looking to develop their swimming skills. Fees: $35-$55 per month and other fees for meets and USA Swimming registration. Year-round and summer recreational programs are available. Details: leesburgaquaticsclub.com, 407-421-8049, or email leesburgaquaticsclub@hotmail.com.

GOLDEN TRIANGLE YMCA is running a swim-lesson program for students from 6 months old to adults. Fees: $45 for members for eight sessions, $90 for nonmembers for eight sessions. Details: Contact aquatics director Pam Sanders, psanders@cfymca.org, or call 352-343-1144.

SAFE START program by the Central Florida YMCA teaches youngsters to float, rest, breathe and swim to the wall. It is a six-week program taught five days a week for 10 minutes by Heather Worrell, certified Safe Start instructor. Details: 352-343-1144, Ext. 235, or email heathersafestart@gmail.com.

NTC AQUATICS is for children who are competitive swimmers or would like to learn the basic fundamentals of swimming in a team atmosphere. Ages 5-18. This is a year-round program offering seven different categories/teams based on skill level. Details: Ozzie Quevedo at ozzie.quevedo@orlandohealth.com or 352-241-7144, Ext. 4293.

KIDS SPLASH CAMP (ages 5-14) offers six one-week sessions, 9 a.m.-4 p.m. weekdays. The programs provide specific instruction in swimming, springboard diving and field-group activities. Details: 321-282-2558.

GOLDEN TRIANGLE YMCA Sharks team is a fun way to get in shape and develop swimming skills. Ages: 5-18. Details: 352-343-1144.

GOLDEN TRIANGLE YMCA Masters swim team is a competitive team for adults. Meetings are Saturdays at 9:30 a.m. Details: 352-343-1144.

WATER AEROBICS classes are 12:30-1:15 p.m. Mondays, Wednesdays and Fridays at the Leesburg swimming pool in Venetian Gardens on Dozier Circle off Dixie Avenue. Details: Phyllis Rzeminski, 352-343-8305.

Archery

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

Baseball

MOUNT DORA BASEBALL ACADEMY is offering training sessions Mondays from 6-8 p.m. There are 12 hitting stations, a speed and agility workout. Program is for players 7-12. Fee: $15 per session or $50 a month, and special pricing is available for families. Reservations are taken at 352-735-0015 or at mtdorabaseballacademy@gmail.com. Private lessons, camps and clinics also are offered.

COAST TO COAST BASEBALL is seeking skilled players (ages 10-18) to represent the U.S. in competition in Puerto Rico or to work with top college coaches and pro scouts at one of their Florida or Arizona camps and showcase events at a major-league spring-training complex. Details: Visit the tryout section of the website CoastToCoastAthletics.com or call 740-373-4455.

LAKE-SUMTER STATE COLLEGE assistant coach Jarod Mathis will be conducting private baseball lessons throughout the year. All ages, all ability levels. Lessons at LSCC baseball field on Leesburg campus. Details: Contact Mathis at 863-660-4629.

Equestrian

RIDING LESSONS, trail rides, horse leasing, pony rides and barn tours are being offered at 10639 Toad Road, Clermont. Riding lessons ($30), horse leasing ($100 a month), trail riding ($35), pony rides ($10), barn tours ($5). Proceeds are used for horse rescue. Reservations: 352-398-5491 or email dchorses@cfl.rr.com.

Fishing

HARRIS CHAIN BASSMASTERS INC., a fishing club, meets at 7 p.m. the first Tuesday of every month at the Veterans of Foreign Wars Post 8087, 4065 N. County Road 19A, Mount Dora. Fishing is held once a month on a Sunday. The club is seeking new members. Boaters and nonboaters are welcome. Details: 352-223-1602 or 386-801-5093.

SOUTH LAKE BASS ANGLERS Fishing Club is seeking new members. Boaters and nonboaters welcome. The club meets once a month and fishes the third Saturday of every month. Details: southlakebassanglers.com or call Al Smith, 352-396-6381.

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

TRI-COUNTY FLY FISHERS CLUB meets the third Wednesday of the month in Wildwood Community Center, 6500 County Road 139 (Powell Road), 5:30-8 p.m. Fly-tying, fly-casting and rod-building are taught by qualified instructors. Local fishing opportunities are discussed. Saltwater- and freshwater-fishing excursions are planned each month. Details: Tom Green, 321-229-2924, or email capintom@yahoo.com.

Fitness

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

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

Submit information by fax at 352-742-5938

PICKLES

AGENDA SUMMARY
TAVARES CITY COUNCIL
FEBRUARY 17, 2016

TAB NO. 7 **TRANSMITTAL HEARING**

SUBJECT TITLE: **Ordinance 2016-04**
Large Scale FLUM Amendment to Mixed Use Neighborhood
South of Lake Dora Drive between Disston and Dora Avenues

OBJECTIVE:

To consider a Future Land Use Map amendment from Low Density Residential to Mixed Use Neighborhood of a combined total of approximately 10.95 acres of land generally located along the south side of Lake Dora Drive from Disston to Dora Avenues.

SUMMARY:

Ordinance 2016-04 proposes a large scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan. This amendment will change the Future Land Use designation of these lands to Mixed Use Neighborhood. The purpose of this amendment is to provide and recognize transitional land uses between the city's established Commercial Downtown and easterly residential neighborhoods.

The combined area of the subject property is approximately 10.95 acres in size, has multiple owners and includes the following addresses and parcel alternate key numbers:

Alt Key	Property Addresses
1379555	111 SOUTH DISSTON AVE
1689759	107 SOUTH DISSTON AVE
1379547	426 LAKE DORA DR
1689741	504 LAKE DORA DR
1755000	508 LAKE DORA DR
1799856	512 LAKE DORA DR
1379539	524 LAKE DORA DR
3554256	608 DORA DR
1754992	612 LAKE DORA DR
1769574	616 LAKE DORA DR
1379628	700 LAKE DORA DR
1379610	720 LAKE DORA DR
1379601	722 LAKE DORA DR
1379598	724 LAKE DORA DR
1379580	726 LAKE DORA DR
1379652	728 LAKE DORA DR
1379679 1379661 1379636 1379644	

An ordinance to rezone these properties to Mixed Use is concurrently under review.

Future Land Use Amendment/Compatibility

These properties abut the east boundary of the City's Commercial Downtown District. Properties on the north side of Lake Dora Drive are designated a mix of Public Facility, Industrial and Mixed Use Neighborhood. The subject lands are mostly residential in nature, although a historic Bed & Breakfast Establishment and a Machine Shop stand out as existing non-residential uses. The City is seeking this amendment to:

1. Establish a transition zone to buffer downtown commercial land uses from single family land uses. This strategy is suggested by the City's Downtown Master Plan and was used to buffer the northern boundary of the city's downtown from existing residential neighborhoods.
2. To provide an opportunity to redevelop or repurpose these lands to low intensity commercial uses that compliment and support our growing downtown economy.

Site Conditions

All of the parcels in the subject area, other than the mentioned Bed & Breakfast Establishment and the Machine Shop are either vacant or developed with large, waterfront single family homes. The City's Mixed Use zonings allow single family dwellings as a permitted use.

Impact on City Services

All of the parcels are currently served with municipal water and sewer and any future development would be required to use these utilities. The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. It is anticipated that this amendment will not implicate any significant increase on Levels of Service.

FINDINGS

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

1. A Mixed Use Neighborhood 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 future development of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 8)

OPTIONS:

1. That City Council moves to approve transmittal of Ordinance 2016-04, a Large Scale Comprehensive Plan Amendment, to the State Department of Economic Opportunity for review.
2. That City Council moves to deny the proposed Large Scale Comprehensive Plan Amendment - Ordinance 2016-04.

PLANNING & ZONING BOARD RECOMMENDATION:

On January 21st, the Planning & Zoning Board voted unanimously to recommend denial of Ordinance 2016-04.

STAFF RECOMMENDATION:

Staff recommends that the City Council moves to approve transmittal of Ordinance 2016-04, a Large Scale Comprehensive Plan Amendment, to the State 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 2016-04

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 A COMBINED TOTAL OF APPROXIMATELY 10.95 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF LAKE DORA DRIVE, BETWEEN DISSTON AND DORA AVENUES; FROM RESIDENTIAL LOW DENSITY TO MIXED USE NEIGHBORHOOD; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tavares is initiating an amendment to the Tavares Comprehensive Plan Future Land Use Map 2020 to change the designation of the properties identified in Exhibit A from Low Density Residential to Mixed Use Neighborhood; and

WHEREAS, the City of Tavares has advertised in accordance with Florida State 166.041 for two public hearings, as is its option, prior to adoption of this ordinance; and

WHEREAS, the city's Downtown Master Plan generally encourages a Mixed Use buffer to act as a transition between the highly active Commercial Downtown and neighboring Single Family residential areas of our downtown; and

WHEREAS, Mixed Use zonings that allow low intensity commercial and office uses and single family and multi-family uses are permitted within the Mixed Use Neighborhood Future Land Use designation; and

WHEREAS, these types of land uses would not only permit existing residential uses but would also provide an opportunity to redevelop or repurpose these lands to uses that compliment and support our growing downtown economy; and

WHEREAS, designating these land as Mixed Use Neighborhood under the City's Comprehensive Plan is consistent with the existing mix of Land Uses of properties on the north side of Lake Dora Drive specifically Public Facilities, Industrial and Mixed Use Neighborhood; 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 Mixed Use Neighborhood 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 Mixed Use Neighborhood 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 _____, 2016 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

TAVARES ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT 16 BLK 27, GOV PLAT 1 PG 28, ORB 556 PG 92 ORB 1603 PG 2254, ALTERNATE KEY 1379555, 111 SOUTH DISSTON AVE

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT 17 BLK 27,GOV PLAT 1 PG 28, ORB 689 PG 1589 ORB 1603 PG 2251, ALTERNATE KEY 1689759, 107 SOUTH DISSTON AVE

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT 15—LESS E 15 FT--BLK 27 GOV PLAT 1 PG 28, ORB 3157 PG 458, ALTERNATE KEY 1379547, 426 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT 14, E 15 FT OF LOT 15 BLK 27 GOV PLAT 1 PG 28, ORB 665 PG 1072, ALTERNATE KEY 1689741, 504 LAKE DORA DR

TAVARES, ST CLAIR ABRAMS EXT SUPPLEMENTAL PLAT W 70 FT OF LOT 13 BLK 27 GOV PLAT 1 PG 28, ORB 2450 PG 1067, ALTERNATE KEY 1755000, 508 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT E 73.6 FT OF W 143.6 FT OF LOT 13 BLK 27 GOV PLAT 1 PG 28,ORB 1751 PG 1396 ORB 1873 PG 1399, ALTERNATE KEY 1799856, 512 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT 12, E 5 FT OF LOT 13 BLK 27 GOV PLAT 1 PG 28, ORB 4056 PG 530, ALTERNATE KEY1379539, 524 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT W 2.85 FT OF LOT 10, LOT 11 BLK 27 GOV PLAT 1 PG 28, ORB 4132 PG 761, ALTERNATE KEY 3554256, 608 DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT 10 BLK 27--LESS W 2.85 FT--GOV PLAT 1 PG 28, ORB 4477 PG 678, 612 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT J BLK 28, 30 FT UNNAMED ST LYING W OF LOT J BLK 28 & E OF LOT 10 BLK 27 GOV PLAT 1 PG 28, ORB 1068 PG 1263-1265, ORB 1297 PG 2205, ORB 2101 PGS 162 164, ORB 3535 PG 2123, ALTERNATE KEY 1769574, 616 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT, BLK 28, GOV PLAT 1 PG 28, ORB 1977 PG 1677, ALTERNATE KEY 1379628, 700 LAKE DORA DR

TAVARES ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT H BLK 28, GOV PLAT 1 PG 28, ORB 938 PG 200, ORB 1202 PG 398, ALTERNATE KEY 1379610, 720 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT W 55 FT OF LOT G BLK 28 GOV PLAT 1 PG 28, ORB 4104 PG 424, ALTERNATE KEY 1379601, 722 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT W 87 FT OF E 90 FT OF LOT G BLK 28 GOV PLAT 1, PG 28, ORB 820 PG 2482, ALTERNATE KEY 1379598, 724 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT LOT F, E 3 FT OF LOT G BLK 28 GOV PLAT 1 PG 28, ORB 541 PG 673, ALTERNATE KEY 1379580, 726 LAKE DORA DR

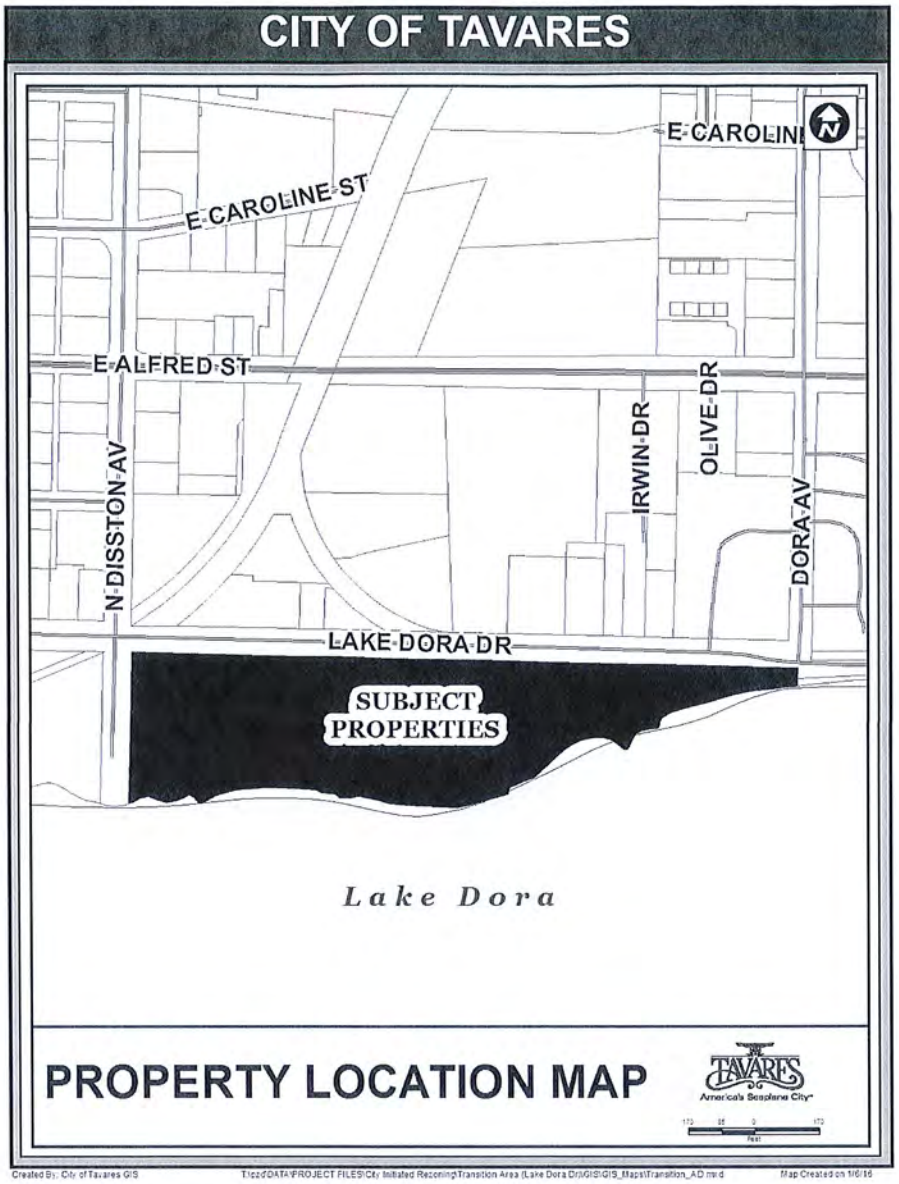
TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT W 150 FT OF LOT 4 BLK 29 GOV PLAT 1 PG 28, ORB 565 PG 649, ALTERNATE KEY 1379652, 728 LAKE DORA DR

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT W 50 FT OF E 208 FT OF LOT 4 BLK 29 GOV PLAT 1 PG 28, ORB 4680 PG 2198, ALTERNATE KEY 1379679

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT W 25 FT OF E 158 FT OF LOT 4 BLK 29 GOV PLAT 1 PG 28, ORB 4680 PG 2198, ALTERNATE KEY 1379661

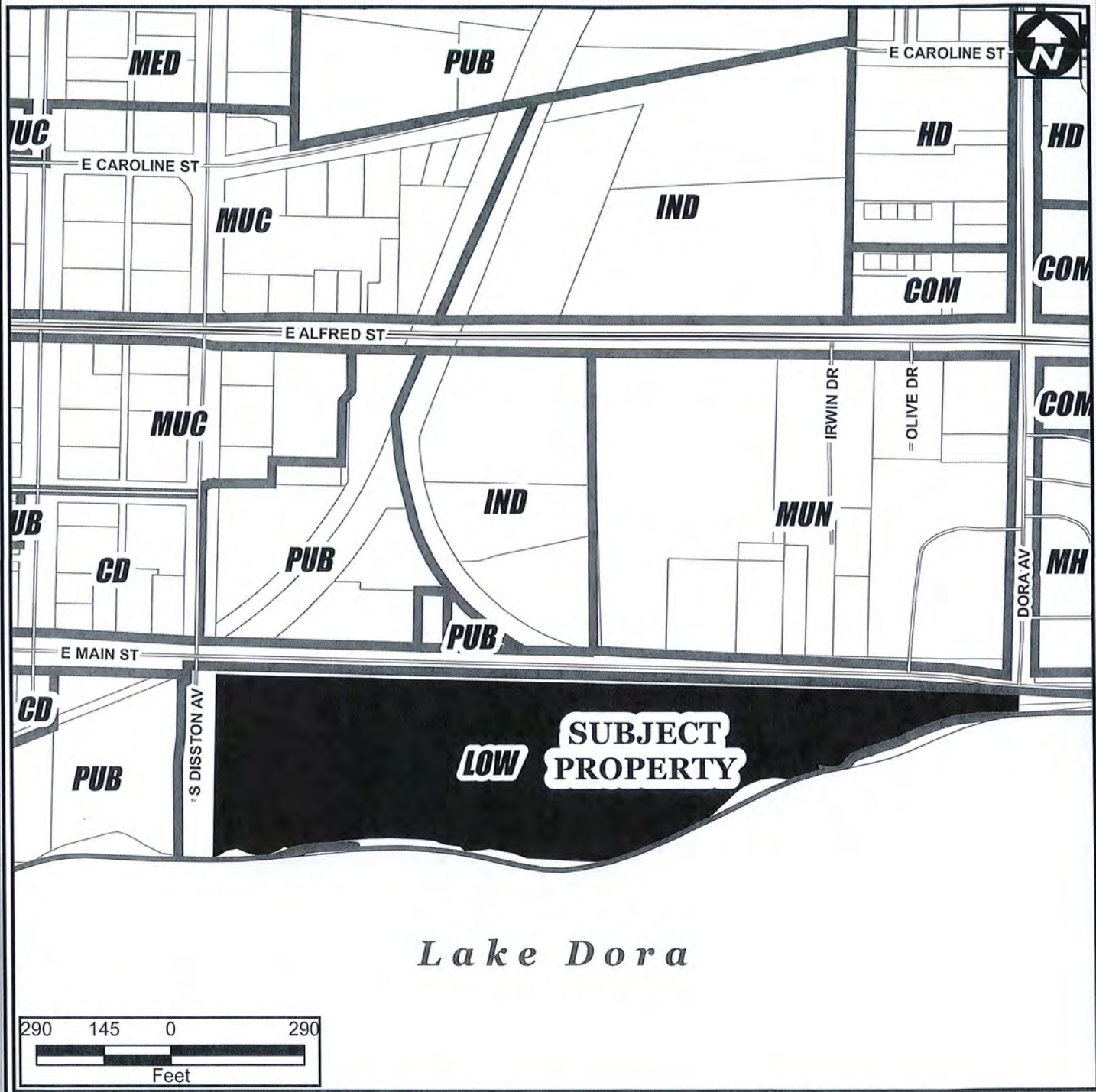
TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT W 25 FT OF E 133 FT OF LOT 4 BLK 29 GOV PLAT 1 PG 28, ORB 3011 PG 1739, ALTERNATE KEY 1379636

TAVARES, ST CLAIR-ABRAMS EXT SUPPLEMENTAL PLAT E 108 FT OF LOT 4 BLK 29 GOV PLAT 1 PG 28, ORB 1598 PG 81, ALTERNATE KEY 1379644


CITY OF TAVARES
E CAROLINE
E CAROLINE ST
E ALFRED ST
N DISSTON AV
IRWIN DR
OLIVE DR
DORA AV
LAKE DORA DR
SUBJECT PROPERTIES
Lake Dora
PROPERTY LOCATION MAP
TAVARES
America's Seaplane City
Created By: City of Tavares GIS
Map Created on 1/6/16

1
2

CITY OF TAVARES ORDINANCE # 2016-04



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

TAVARES

FUTURE LAND USE MAP

ORDINANCE # 2016-04

Lake Dora Dr.

Current FLU: LOW
Proposed FLU: MUN

10.95 ± Acres

Legend

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

Jacques Skutt stated that staff could look at alternatives for allowing the Duncan House to operate as a business.

Bill Stomp stated opposition to the rezoning and that the rezoning of the properties along Lake Dora Dr. seemed to be over reaching to accommodate the Duncan House property. He supports the idea of the Duncan House being redeveloped.

Morris Osborn asked if the Duncan House property could be split to allow 2 homes.

Jacques stated that it was a possibility.

Richard Root and Bill Stomp commended the audience for their participation.

Gary Santoro asked the City Attorney if comments and suggestions made by the P&Z Board in support of the Duncan House could be taken into consideration by City Council.

Attorney Williams stated that comments and recommendations may be considered.

Morris Osborn suggested that the owners / representatives of the Duncan House petition the City of Tavares for changes to that property specifically.

MOTION
Mr. Root made a motion to recommend denial of Ordinance 2016-03 with a recommendation that the Duncan House be addressed separately. Mr. Thomas seconded the motion. The motion for denial passed 6-0.

4) Ordinance 2016-04 - Lake Dora Dr. Properties - LSFLUM

City Attorney Williams stated that because the Planning & Zoning Board had recommended denial of Ordinance 2016-03 that a review of the proposed land use change would not be necessary and that the Planning & Zoning Board may proceed with a motion for Oridinance 2016-04.

MOTION
Mr. Root made a motion to recommend denial of Ordinance 2016-04 with a recommendation that the Duncan House be addressed separately. Mr. Thomas seconded the motion. The motion for denial passed 6-0.

There was no further business and the meeting adjourned at approximately 4:19 p.m.

Respectfully submitted,

_____
Michael Fitzgerald, Development Coordinator

Orlando Sentinel
Publication Date: 01/11/2016
Ad Number: 3875443-1
Insertion Number:
Size: 3 x 10.5
Color Type: B&W
Client Name: / PO# Mike Fitzgerald
Advertiser: City of Tavares
Section/Page/Zone: Lake Zone/E003/LAK
Description: ff/ORD. 2016-03 and Ord 2016-04

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.

LAKE SENTINEL

THING TO DO

Aquatics

MOUNT DORA SWIM TEAM is taking registrations. Fee: $40 per month with practices from 4:30-6 p.m., Monday, Tuesday, Thursday, Friday. No Wednesday practices. Location: heated Mount Dora City Pool. Details: Beth Kornowski at 352-516-2731.

LEESBURG AQUATICS for swimmers from age 5 through masters (19 and older) is inviting recreational swimmers looking to develop their swimming skills. Fees: $35-$55 per month and other fees for meets and USA Swimming registration. Year-round and summer recreational programs are available. Details: leesburgaquaticsclub.com, 407-421-8049, or email leesburgaquaticsclub@hotmail.com.

GOLDEN TRIANGLE YMCA is running a swim-lesson program for students from 6 months old to adults. Fees: $45 for members for eight sessions, $90 for nonmembers for eight sessions. Details: Contact aquatics director Pam Sanders, psanders@cfymca.org, or call 352-343-1144.

SAFE START program by the Central Florida YMCA teaches youngsters to float, rest, breathe and swim to the wall. It is a six-week program taught five days a week for 10 minutes by Heather Worrell, certified Safe Start instructor. Details: 352-343-1144, Ext. 235, or email heathersafestart@gmail.com.

NTC AQUATICS is for children who are competitive swimmers or would like to learn the basic fundamentals of swimming in a team atmosphere. Ages 5-18. This is a year-round program offering seven different categories/teams based on skill level. Details: Ozzie Quevedo at ozzie.quevedo@orlandohealth.com or 352-241-7144, Ext. 4293.

KIDS SPLASH CAMP (ages 5-14) offers six one-week sessions, 9 a.m.-6 p.m. weekdays. The programs provide specific instruction in swimming, springboard diving and field-group activities. Details: 321-282-2558.

GOLDEN TRIANGLE YMCA Sharks team is a fun way to get in shape and develop swimming skills. Ages: 5-18. Details: 352-343-1144.

GOLDEN TRIANGLE YMCA Masters swim team is a competitive team for adults. Meetings are Saturdays at 9:30 a.m. Details: 352-343-1144.

WATER AEROBICS classes are 12:30-1:15 p.m. Mondays, Wednesdays and Fridays at the Leesburg swimming pool in Venetian Gardens on Dozier Circle off Dixie Avenue. Details: Phyllis Rzeminski, 352-343-8305.

Archery

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

Baseball

MOUNT DORA BASEBALL ACADEMY is offering training sessions Mondays from 6-8 p.m. There are 12 hitting stations, a speed and agility workout. Program is for players 7-12. Fee: $15 per session or $50 a month, and special pricing is available for families. Reservations are taken at 352-735-0015 or at mtdorabaseballacademy@gmail.com. Private lessons, camps and clinics also are offered.

COAST TO COAST BASEBALL is seeking skilled players (ages 10-18) to represent the U.S. in competition in Puerto Rico or to work with top college coaches and pro scouts at one of their Florida or Arizona camps and showcase events at a major-league spring-training complex. Details: Visit the tryout section of the website CoastToCoastAthletics.com or call 740-373-4455.

LAKE-SUMTER STATE COLLEGE assistant coach Jarod Mathis will be conducting private baseball lessons throughout the year. All ages, all ability levels. Lessons at LSCC baseball field on Leesburg campus. Details: Contact Mathis at 863-660-4629.

Equestrian

RIDING LESSONS, trail rides, horse leasing, pony rides and barn tours are being offered at 10639 Toad Road, Clermont. Riding lessons ($30), horse leasing ($100 a month), trail riding ($35), pony rides ($10), barn tours ($5). Proceeds are used for horse rescue. Reservations: 352-398-5491 or email dchorses@cfl.rr.com.

Fishing

HARRIS CHAIN BASS-MASTERS INC., a fishing club, meets at 7 p.m. the first Tuesday of every month at the Veterans of Foreign Wars Post 8087, 4065 N. County Road 19A, Mount Dora. Fishing is held once a month on a Sunday. The club is seeking new members. Boaters and nonboaters are welcome. Details: 352-223-1602 or 386-801-5093.

SOUTH LAKE BASS ANGLERS Fishing Club is seeking new members. Boaters and nonboaters welcome. The club meets once a month and fishes the third Saturday of every month. Details: southlakebassanglers.com or call Al Smith, 352-396-6381.

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

TRI-COUNTY FLY FISHERS CLUB meets the third Wednesday of the month in Wildwood Community Center, 6500 County Road 139 (Powell Road), 5:30-8 p.m. Fly-tying, fly-casting and rod-building are taught by qualified instructors. Local fishing opportunities are discussed. Saltwater- and freshwater-fishing excursions are planned each month. Details: Tom Green, 321-229-2924, or email capintom@yahoo.com.

Fitness

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

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

CENTRAL FLORIDA DREAMPLEX, 2400 S. U.S. Highway 27, Clermont offers Zumba fitness, Zumba Gold, gentle yoga, chair yoga and boot camps to the general public. Class fee is $5 per class for nonmembers. Low-cost fitness center memberships are available. Details: 352-404-4085 or cgomes@CFLdreamplex.com.

GOLDEN TRIANGLE YMCA is offering a fitness assessment that will include a measure of total body composition, BMI, lean mass, fat weight, strength endurance and stamina. Accurate goal weight is projected, based on lean mass, by a certified personal trainer. YMCA members only; fee-based. Details: 352-343-1144.

McLIN FITNESS CENTER in Mount Dora offers Zumba, Pilates, yoga, boot camp and a full-service, state-of-the-art fitness facility to the public. Please call 352-735-6532 after 5 p.m. Monday-Friday for more information.

GITTER FITTER, an aerobic class, meets 5:30-6:30 p.m. Tuesdays and Thursdays at The Church at Whistling Pines, 1638 Whistling Pines Road, Umatilla. Moderate impact class using light weights, toning, sitting and standing routines to music. Each class is $3. Details: Kim Linn, 352-406-6713.

GITTER FITTER FOR THE SITTER, designed for anyone who is physically challenged, meets at 12:30 p.m. Tuesdays and 10 a.m. Thursdays at The Church at Whistling Pines, 1638 Whistling Pines Road, Umatilla. Light weights and chair routines to music. Each class is $3. Details: Kim Linn, 352-406-6713.

Golf

PLANTATION MEN'S GOLF ASSOCIATION invites men in the area to join them on Tuesday mornings. Annual dues: $15. Fee: $2 each week for game prizes. One-week trial for $2 green fees only. Once a month social after golf. A GHIN handicap is needed (pro shop can help you establish one). Details: 352-365-0526.

MEN'S SENIOR GOLFERS are invited to play with the Green Valley Country Club's men's association on Wednesday mornings. Fee: $7 plus greens fees each week, entire fee is returned to the winners. Handicaps are helpful or you can establish a handicap if necessary. Details Guy Craig 352-394-1570, or Mike O'Bryan 352-241-4247. The club is on State Road 50 between Clermont and Groveland.

SOUTH LAKE MEN'S GOLF LEAGUE is looking for members who enjoy competitive golf, every Thursday morning at 8:30 at various courses within a 20-mile drive of Clermont. Three rounds establish handicap. Annual dues: $25. One-week trial for green fees only. Details: Steve Maples at semaples@gmail.com or call 407-257-6403.

CLERMONT MEN'S SENIOR GOLF LEAGUE is a great way to meet new friends. Year-round golf in league or open play. Handicaps will be established according to USGA rules. All dues go to prize money at the end of the year. Details: Ken Dudash (352-243-2765) or e-mail amdudash@aol.com

Gymnastics

GOLDEN TRIANGLE YMCA tumbling class for ages 2-5. Classes are Wednesday and Friday from 11 a.m.-noon. Members and nonmembers welcome. Class teaches youngsters body control. Details: 352-343-1144.

Karate

MOUNT DORA PARKS AND RECREATION MARTIAL ARTS program in Uechi-ryu karate is Mondays and Wednesdays: (children) 5-11 years old, 5-5:30 p.m.; (juniors) 12-15 years old, 5:30-6 p.m. Teacher is George E. Mattson, 10th-degree black belt; (adults) 6-7:30 p.m. Teacher is David Berndt, renshi. Also classes in traditional Okinawa weapon training for adults, 7:30-10 p.m. Teacher is Tom Bentley, renshi, and traditional Wado-Ryu karate for Adults on Thursdays 7-10 p.m. Teacher is Tom Bentley, renshi. Tuition: single program: $50 per month.

Kayaking

KAYAK lessons, rentals and eco-tours in Lake County with Oak Orchard Canoe and Kayak of Waterport, N.Y. Ages 10 and older. Sit-in and sit-on models for off-premises rentals or on private sandy beach, $55-$70 per boat. Details: wfinley2133@yahoo.com or 352-272-9561.

KAYAK CLERMONT'S wilderness at Crooked River Reserve near U.S. Highway 27 and Lake Louisa Road. Equipment, shuttle included. Fee: $75 per person. For appointments: 352-272-9561 or wfinley2133@yahoo.com.

Kickboxing

GOLDEN TRIANGLE YMCA is sponsoring kickboxing Mondays and Wednesdays from 7:30-8:30 p.m.

Submit information by fax at 352-742-5938 or or by emailing dmanis@tribune.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 2016-03 & Ordinance 2016-04 titled as follows:

ORDINANCE 2016-03

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING A COMBINED TOTAL OF APPROXIMATELY 10.95 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF LAKE DORA DRIVE, BETWEEN DISSTON AND DORA AVENUES; FROM RESIDENTIAL SINGLE FAMILY (RSF-A) TO MIXED USE (MU); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2016-04

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 A COMBINED TOTAL OF APPROXIMATELY 10.95 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF LAKE DORA DRIVE, BETWEEN DISSTON AND DORA AVENUES; FROM RESIDENTIAL LOW DENSITY TO MIXED USE NEIGHBORHOOD; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

PROPERTY LOCATION MAP

Proposed Ordinance 2016-03 & Ordinance 2016-04 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on January 21, 2016, at 3 p.m.; and
2. Tavares City Council meeting on February 3, 2016, at 4 p.m. (Introduction and First Reading by Title Only – Ordinance 2016-03); and
3. Tavares City Council meeting on February 17, 2016, at 4 p.m. (Second Reading – Ordinance 2016-03, Transmittal Hearing – Ordinance 2016-04)
4. Tavares City Council Adoption Hearing for Ordinance 2016-04 TBD following completion of 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 2016-03 & Ordinance 2016-04 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 / Transmittal Hearing, 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

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 2016-05 & Ordinance 2016-06 titled as follows:

ORDINANCE 2016-05

AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 1.77 ACRES LOCATED ON THE EAST SIDE OF S.R. 19, APPROXIMATELY 700 FEET SOUTH OF THE INTERSECTION OF C.R. 561 AND S.R. 19; REZONING SAID PROPERTY FROM LAKE COUNTY URBAN RESIDENTIAL (R-6) TO CITY OF TAVARES HIGHWAY COMMERCIAL (C-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2016-06

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 1.77 ACRES OF LAND GENERALLY LOCATED ON THE EAST SIDE OF S.R. 19, APPROXIMATELY 700 FEET SOUTH OF THE INTERSECTION OF C.R. 561 AND S.R. 19; FROM COUNTY URBAN LOW DENSITY TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2016-05 & Ordinance 2016-06 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on January 21, 2016, at 3 p.m.; and
2. Tavares City Council meeting on February 3, 2016, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on February 17, 2016, at 4 p.m. (Second Reading)

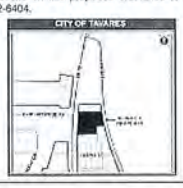
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed Ordinance 2016-05 & Ordinance 2016-06 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 Skult, Community Development Director, at 742-6404.



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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: February 17, 2016

AGENDA TAB NO. 8

SUBJECT TITLE: Resolution No. 2016-05 to provide for Plan Restatement to meet recent legislative requirements.

OBJECTIVE:
To approve Resolution No. 2016-05 providing for restatement of the City of Tavares Employee General Employees Defined Contribution Plan with the ICMA for members not eligible for FRS Membership, Plan Number 106575 to include legislative actions to meet IRS Restatement requirements of all governmental plans to maintain "qualified" status.

SUMMARY:

In 2006, the City provided membership to current employees to the Florida Retirement System (FRS). This election was irrevocable. Employees electing FRS membership were by irrevocable election moved to the FRS, and the Hartford/MassMutual Plan was closed for new membership. Future employees are mandatory members of the FRS unless they are not eligible for FRS Membership because they are deemed retired from FRS. Annual plan contributions are the same as the FRS Investment Plan. The plan has one member.

Every five (5) years the Internal Revenue Service (IRS) requires plan documents of individual designed plans to be restated to reflect changes due to legislation or other IRS guidance. Governmental plans must now be restated to incorporate the Pension Protection Act of 2006 (PPA), Heroes Earnings Assistance and Relief Act of 2008 (HEART, including IRS Notice 2010-15), Worker, Retiree, and Employer Recovery Act of 2008 (WRERA), and other IRS guidance ("PPA restatement").

To ensure that the plan is in compliance with current law, the plan must be restated by the applicable filing deadline for government plans.

The attached resolution is required so that a formal mechanism is in place to support the Plan restatement for compliance.

Staff recommends approval of Resolution No. 2016-05 which provides authorization for plan restatement.

Restatement documentation provided by the ICMA for the Plan has been reviewed by the City's Independent Pension Advisor, The Bogdahn Group.

OPTIONS:

1. **Approve** Resolution No. 2016-05 providing for restatement of the City of Tavares ICMA Plan, No. 106575.

2. **Do Not Approve** Resolution No. 2016-05

STAFF RECOMMENDATION:

Move to Approve Resolution No. 2016-05 providing for restatement of the City of Tavares ICMA Plan Number 106575.

FISCAL IMPACT: None.

LEGAL SUFFICIENCY: Resolution has been forwarded to the City Attorney for review.

RESOLUTION 2016 - 05

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, PROVIDING FOR PLAN RESTATEMENT OF THE GENERAL EMPLOYEES ICMA RETIREMENT PLAN NO. 106575, A DEFINED CONTRIBUTION PLAN WITH THE ICMA RETIREMENT CORP TO COMPLY WITH REQUIREMENTS OF THE PPA ACT OF 2006, THE HEART ACT OF 2008, AND THE WRERA ACT OF 2008.

WHEREAS, the Employer has maintained the City of Tavares-General Employee ICMA Plan ("Plan") since 2007 for the benefit of non eligible FRS employees.

WHEREAS, the Employer has decided to restate the above-referenced Plan to comply with the requirements of the Pension Protection Act of 2006 (PPA), the Heroes Earnings Assistance and Relief Tax Act of 2008 (HEART Act), the Worker, Retiree, and Employer Recovery Act of 2008 (WRERA) and other applicable guidance.

WHEREAS, the Employer wishes to appoint Lori Houghton, Finance Director as Trustee(s) of the Plan.

NOW, THEREFORE, BE IT RESOLVED that the Employer hereby adopts the City of Tavares-General Employee Pension Plan as a complete restatement of the prior Plan, to be effective on 1-1-2016.

RESOLVED FURTHER that the Employer is authorized to execute the restated Plan document and perform any other actions necessary to implement the adoption of the Plan restatement. The Employer may designate any other authorized person to perform the actions necessary to adopt the Plan restatement. A copy of the Plan shall be retained in the business office of the Employer.

RESOLVED FURTHER that the Employer will act as administrator of the Plan and will be responsible for performing all actions necessary to carry out the administration of the Plan. The Employer may designate any other person or persons to perform the actions necessary to administer the Plan.

RESOLVED FURTHER that Plan participants shall be provided with a summary of the Plan provisions within a reasonable period of time following the adoption of the Plan.

_____

Robert Wolfe, Mayor
Tavares City Council

ATTEST:

_____

Nancy Barnett, City Clerk

_____

Approved as to form and legality:
Robert Q. Williams, City Attorney

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: February 17, 2016

AGENDA TAB NO. 9

SUBJECT TITLE: Request Council to rescind bid award to Iberia Bank, and Award Bid to Hancock Bank for the cost of acquiring capital equipment and the cost of various capital improvements

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OBJECTIVE:
To request City Council to rescind bid awarded to Iberia Bank on February 3, 2015, and award bid to Hancock Bank for the cost of various capital improvements.

SUMMARY:
On December 16, 2015, the City Council directed staff to issue an RFP for short-term financing to fund the purchase of capital items included in the FY2016 Adopted Budget identified for debt financing plus cost of issuance.

BUDGETED CAPITAL ITEMS FOR DEBT FINANCING		
Item	**Department**	**Amount**
Fire Truck	Fire	500,000.00
Battalion Chief Vehicle	Fire	50,000.00
City Hall Chiller	Gen Svcs	250,000.00
Caroline St. Streetscape	Comm Dev	450,000.00
City Hall Improvements	Gen Svcs	234,000.00
Cost of Issuance, etc.		16,000.00
		$ 1,500,000.00

RFP responses were due on January 18, 2016. The City received five responses on January 18, 2016. As City Staff began preparations for the Public Safety Complex financing, it was determined that bids should be left unopened and all responders given the opportunity to include a "non-bank qualified" quote as well. IRS rules allow issuers to issue no more that $10 million in bank qualified debt in a calendar year. Updated bids were due back on January 28, 2016.

Iberia provided two bids, and the Bank Qualified bid inadvertently was opened as the Non-Bank Qualified bid thus the wrong bid was recommended and awarded.

The Bid Responses with the following rates for non-bank qualified debt were received from the following Banks:

- BB&T – 2.62% - non BQ
- Capital One Public Funding – 3.07% non BQ
- Hancock Bank – 2.15% non BQ
- USbancorp - 2.327% non BQ!
- Iberia Bank – 3.17% (previously awarded at 2.15% for non BQ)

- Loan Amount: $1,525,000 (includes capital project costs and cost of issuance)
- Rate – 2.15%
- Term – 10 Years
- CBA – Covenant to Budget and Appropriate annual debt service payments
- Semi-annual payments on May 1st and November 1st, beginning May 1, 2016.

OPTIONS:

1. Move to rescind award to Iberia Bank for Capital Equipment and Capital Improvement Financing, and award bid to Hancock Bank and direct staff to negotiate final terms, and bring back a resolution and related loan documents for approval.
2. Do Not Approve.

STAFF RECOMMENDATION:

1. **Option 1**: Move to rescind award to Iberia Bank for Capital Equipment and Capital Improvement Financing, and award bid to Hancock Bank and direct staff to negotiate final terms, and direct staff to work with the City's Financial Advisor and Bond Council to bring back debt resolution and agreement for Council Approval at the next Council meeting.

2. Do not approve

FISCAL IMPACT:

There is no fiscal impact to award the bid.

Lease/loan proceeds will be used to acquire and purchase the capital equipment and capital improvements. Semi-annual debt service payments will begin in Fiscal Year 2016, and are included in the 2016 Adopted Budget.

LEGAL SUFFICIENCY: Bids have been reviewed by the City Attorney.

Hancock Bank
PUBLIC FINANCE DEPARTMENT

Via Overnight Mail ("Sealed" Revised Bid)

January 26, 2016

Honorable Mayor and City Council
City of Tavares, Florida

C/o Ms. Nancy Barnett (overnight mail)
City Clerk
City of Tavares
201 E. Main Street
Tavares, Florida 32778

C/o Mr. Mark P. Galvin (electronic copy)
Senior Vice President
First Southwest
450 S. Orange Ave. (Suites 460)
Orlando, Florida 32801

Re: $1,525,000 maximum Capital Improvement Revenue Note, Series 2016
RFP # 2016-0010 **as amended by the City's letter dated January 21, 2016**
"Revised Proposal" from Hancock Bank (Non-Bank Qualified interest rate)

Please accept this revised letter **(revised to reflect a non-bank qualified interest rate pursuant to the City's addendum dated January 21st)** as a commitment of Hancock Bank (Whitney Bank doing business as Hancock Bank) or the "Bank" to purchase the above captioned Note upon the terms and conditions outlined below:

Issuer: City of Tavares, Florida.

Amount: $1,525,000 maximum "bank loan" in the form of a Capital Improvement Revenue Note, Series 2016 (the "Series 2016 Note" or "Note").

Purpose of Issue: Proceeds of the Note will be used to make various equipment purchases and other capital improvements as outlined in the City's RFP and to pay for the cost of issuance related to the financing (collectively the "Project").

113 Designer Circle / Dothan, AL 36303
334-792-8422 / Fax 334-792-8424 / Toll Free (888) 516-7373

Authority for Issue: Provisions of the Florida Constitution, the Charter of the City of Tavares Florida, as amended; Chapter 166, Part II of the Florida Statutes, and any other valid constitutional and statutory authority.

Dated Date of Note - Date of Delivery

Form of Certificate: The Note will be issued as single typewritten or printed certificate, in fully registered form.

Interest Rate & Term: The City has requested a fixed rate financing with a final maturity of approximately 11 years. Pursuant to this request the Bank is offering the following fixed rate financing option as follows:

Fixed Rate Option** (Non-bank qualified tax exempt):

Term ##	Annual Interest Rate #
11 years approximate term – fully amortized	**2.15%** (Non-bank qualified tax exempt)

** The Issuer would fully fund the loan on the day we close the loan.

The quoted fixed interest rate is contingent upon the City accepting our proposal by no later than 10 days from the date of this letter. If the City accepts our proposal by the stipulated time, we will **hold** the above referenced fixed interest rate **firm**, provided that the Note is **closed** (fully funded) no later than **45 days** from the date of this proposal. Based on your RFP (estimated closing date of February 11, 2016), the 45 day time frame should provide more than adequate time to "lock-in" the interest rate. Should the Note not be funded within the 45 day time frame a different rate could apply, which would be based upon the same pricing methodology we used to calculate the above referenced fixed interest rate.

Our pricing is based on the estimated amortization of principal that the City presented in its RFP. We realize that the final amortization schedule could change slightly in order to better meet the City's needs and therefore we are open to some changes in this proposed amortization structure; however our pricing is based on the final amortization of principal not having an average life that exceeds 6.25 years. Should the final amortization have an average life that exceeds 6.25 years, our rate would be higher than that offered above.

Interest and Principal Payments: interest would be calculated on a 30 over 360 day basis. Interest would be payable semi-annually on May 1 and November 1 of each year, commencing May 1, 2016. Principal would be reduced annually on November 1 with the first principal payment commencing on November 1, 2016 and the last principal payment being on November 1, 2026, as outlined in the City's RFP.

The loan would be structured such that minimum principal denominational units would be in units of one-thousand ($1,000.00) or multiples thereof.

Prepayment Provisions: - the principal may be prepaid in whole on any date with 10 days advance written notice to the Bank *without prepayment penalty*. Principal may be prepaid in part on any principal payment date (each November 1st) with 10 days advance written notice to the Bank *without prepayment penalty,* provided that the City pays all accrued interest which shall have accrued to the date of prepayment and provided further that any principal prepayments shall be in multiples of one-thousands ($1,000.00). Prepayments shall be deemed to apply to those principal installments with the latest maturities on the Note in inverse order.

Credit Approval: Already approved.

Security: The City would "covenant to budget and appropriate" (**CBA**) legally available non-ad valorem revenues from all legally available non-ad valorem revenues. Such "covenant to budget and appropriate" would be subject only to the payment of debt secured by a lien on specific non-ad valorem revenues and the requirement that the City fund essential governmental services (the City will not otherwise be entitled to fail to budget and appropriate debt service in order to balance its budget). Such covenant to budget and appropriate shall be cumulative to the extent not paid, and shall continue until such non-ad valorem revenues in amounts sufficient to make all such required payments shall have been budgeted, appropriated, deposited, and actually paid. The covenant to budget and appropriate in the manner stated herein shall have the effect of making revenues available for payment of principal and interest on the Note, and placing on the City a positive duty to appropriate and budget (by amendment if necessary) amounts sufficient to meet its obligations under the Note.

The City would covenant to deposit into a Debt Service Fund sufficient non-ad valorem revenues to meet the Note's debt service requirement.

Additional Bonds Test (ABT)
Regarding the City's non-ad valorem revenues, the City would not incur additional debt secured by a lien on all or a portion of the legally available non-ad valorem revenues or by a covenant to budget and appropriate unless it shall first certify in writing to us that the legally available non-ad valorem revenues, after provision for essential governmental services that will be budgeted and paid from those non-ad valorem revenues, is no less than 1.40 times the maximum annual debt service on all debt secured by a covenant to budget and appropriate from legally available non-ad valorem revenues, including any debt payable from a lien on all or a portion of one or more specific non-ad valorem revenue sources, and any future proposed debt secured by a covenant to budget and appropriate or a specific lien on all or a portion thereof on one or more non-ad valorem revenue sources. Such ABT certificate would be in a form and substance acceptable to us prior to the City being able to issue any debt secured by non-ad valorem revenues or any additional CBA obligations.

Required Funds and Accounts: We would not require that the City set up a Reserve Fund. We would however require that the City establish a sinking fund (Debt Service Fund) into which it would make monthly proportional deposits (1/6 and 1/12) from its legally available non-ad valorem revenues in sufficient amounts to meet it next upcoming principal and interest payments. The City would covenant to deposit into the Debt Service Fund sufficient amounts of legally available non-ad valorem revenues to meet the City's upcoming payments in any one year.

Documentation: All documentation would need to be acceptable to the Bank and "Bank Counsel". The Bank and Bank Counsel would need to review and approve all documentation prior to adoption and/or acceptance by the Issuer's Board. We understand that the City will use its Bond Counsel *Akerman LLP* to draft all documents related to the Note issuance. Bond Counsel would draft the loan documents and issue the customary legal and tax opinions. Based on this, the role of "Bank Counsel" would be limited to that of a "review function" only. We have outlined the cost of Bank Counsel in the paragraph captioned "Closing costs, fees and expenses" presented below.

Additional Terms and Conditions:
* The loan documentation would include standard terms, conditions, and covenants which are customary for this type of financing and as are acceptable to the Bank and Bank Counsel.

* All legal and tax opinions would be addressed to the Bank and be in a form and substance acceptable to the Bank and Bank Counsel.

* Prior to funding the Series 2016 Note the City's Financial Advisor would furnish to us a final "Sources and Uses" of funds statement, based on the final numbers.

* Prior to closing the Note the City would provide to the Bank a certificate to the effect that i) the financial statements were prepared in accordance with GAAP and present fairly the financial condition of the City as of their date and ii) since the date of the information presented in the 2014 audit (latest audit available at this time) there has been no material adverse change in the financial condition of the City or the pledged sources of revenue.

* We would require that the interest rate on the loan be "grossed up" and applied retroactively to the date of any event of taxability should it be determined by the Internal Revenue Service that the tax status of the Note has changed due to the actions or inaction of the Issuer. Such "gross up" would not exceed any statutory limit imposed by the State of Florida and would be equal to the tax equivalent yield as originally contemplated by the Bank.

* Provision would be made for a "default interest rate" equal to 6% or any statutory interest rate limitation imposed by the State of Florida, whichever is less.

* The loan documentation would define standard events of default as are customary for this type of transaction and would provide reasonable remedies to the Bank in the event of default under the loan documents. The City would reimburse the Bank (or its agent e.g., receiver, trustee, etc.) for all reasonable legal and collection costs to exercise its remedies or collect its payments for the loan in the event of default.

* The City would be required to notify the Bank immediately if an event of default were to occur.

* In the event of default of the Note, in conjunction with any event of acceleration of any other debt payable from or secured directly (in whole or part) by a lien on the City's non-ad valorem revenues or by a CBA, the Bank shall have the right to accelerate the principal and interest of the Series 2016 Note and upon the exercise of such right the principal and interest of the Series 2016 Note shall become immediately due and payable.

* Hancock Bank's remedies could be exercised independently of all other series of debt obligations of the City and would require no other bondholders', noteholders' or creditors' approvals to exercise such remedies in the event of default.

* The City would agree to provide to the Bank (at no cost) the following information: a copy of its audited financial statement within 180 days following the end of its fiscal year, annual operating budget (if requested by the Bank), and such other financial information (if requested by the Bank) as the Bank may reasonably request.

* Hancock Bank is purchasing this Note for its own account and has no intention to resell the Note. However, the Bank would not be subject to transfer restrictions, provided that we don't sell the Note to a non-permitted lender or in denominations of less than $100,000.

Closing costs, fees and expenses: The Bank would charge **no fees** and assess **no closing costs for its own benefit.** However, we would require the City to *reimburse* the Bank for "Bank Counsel" expense. Bank Counsel's expense would not exceed $4,500 for the role outlined above in the paragraph captioned "Documentation". All other expenses pertaining to Bond Counsel, the City's Local Counsel, and the City's Financial Advisor would be paid by the City.

Tax Status of the Note: The quoted interest rate is predicated upon the Note being a tax exempt obligation pursuant to Section 103 of the Internal Revenue Service Code of 1986, as amended.

Delivery: As soon as possible after all approvals, but in any event the Note would be closed no later than 45 days from the date of this proposal in order for us to hold firm the quoted interest rate.

Hancock Bank's experience in Public Lending: A summary of our experience and information on the Public Finance team at Hancock Bank is included as an attachment to this proposal.

This proposal shall remain valid for a period of 45 days provided the City accepts this proposal within 20 days from the date of this letter.

Yours very truly,

HANCOCK BANK **

By: _____
Steven E. Cole
Senior Vice President
Public Finance Department

** "Hancock Bank" is a trade name used by Whitney Bank, a Mississippi chartered banking corporation, in providing products and services through its locations in Florida, Alabama and Mississippi. Any obligations incurred with regard to this proposal would be payable to Whitney Bank.

Accepted and Approved:

The City of Tavares has accepted this Financing Proposal from Hancock Bank and hereby selects Hancock Bank to finance the above referenced Project.

Approved and accepted: As of this the _____ day of _____ 2016.

_____

Attest:

_____

Hancock Bank - Public Lending Experience

Hancock Bank (Whitney Bank d/b/a Hancock Bank) information and the Lending Team information:
Hancock Bank has been in business for over 116 years (founded in October 1899). Our long term "issuer" credit ratings at the bank level are: BBB+ (S & P) and Baa1 Moody's. Our "bank deposit" ratings are: A-2 (S& P) and A-1/P-1 Moody's. As of December 31, 2014 the Bank's Tier 1 regulatory capital was $1,777,348,000. Hancock Bank has made numerous loans to many different types of local governments (cities, counties/parishes, school districts, special districts, etc.) during its years in business. You can obtain additional information about the Bank from its web site at:www.hancockbank.com.

For a number of years the Bank has elected to specialize in lending to local units of government within the states in which we are located. Because of this specialization, the Bank has formed a separate Public Finance Department (part of our Institutional Line of Business group) in order to better meet the needs of our local governmental clients. The Bank would utilize the people in its Public Finance Department to work with the City on this particular loan.

Steve Cole (lending officer) would be the City's primary contact for this loan. Steve is located in Dothan, AL (see business card enclosed) and handles lending to public bodies for the Bank in the states of Florida and Alabama. Steve has 23+ years of experience in Public Finance lending and has made numerous loans (in several states including Florida) to various types of public entities, including but not limited to, cities, counties/parishes, universities, school districts, and various other special municipal districts. Steve has been with Hancock Bank for 17+ years and he would be the primary "day to day contact person" for this loan.

Roxanne Reynolds would serve in a support role and is located at the Bank's "home office" in Gulfport, MS - her contact information is shown below. Roxanne serves as the *Public Finance Administrator* and would be available for day to day contact and support as well. Roxanne has been with Hancock Bank for 12+ years.

Both Steve and Roxanne report to Jason Thomas, who is the Institutional Line of Business (and Public Finance Department) Manager. Jason is located at the Bank's home office in Gulfport, MS and would be available to the City as needed. Mr. Thomas has been with Hancock Bank for 17 years and has 17 years of Public Finance and Public Deposit Experience.

Collectively, Steve, Roxanne, and Mr. Thomas have 46+ years of experience in making loans to public entities.

** Steve Cole's contact information: (see attached business card)

** Roxanne Reynolds' contact information:

Roxanne Reynolds
Public Finance Administrator
Hancock Bank
One Hancock Plaza (street address)
2510 14th Street
Gulfport, Mississippi 39501
Phone (direct): 1-228-563-5708
Phone (toll free): 1-800-522-6542
Fax: 1-228-563-5721
E-mail: roxanne.reynolds@hancockbank.com

Roxanne's Mailing Address:
P. O. Box 4019
Gulfport, Mississippi 39502-4019

** Jason Thomas contact information:

Jason L. Thomas
Manager, Institutional Line of Business (ILOB)
P. O. Box 4019
Gulfport, Mississippi 39502-4019
Phone (direct): 1-228-563-5710

usbancorp

All of us serving you

Government Leasing and Finance

January 18, 2016

City of Tavares, FL

At your request, U.S. Bancorp Government Leasing and Finance, Inc. ("USBGLF") has prepared for your consideration the following proposal for financing ("Proposal"). **This is only a proposal and does not represent a commitment by U.S. Bancorp Government Leasing and Finance, Inc.**

Amount (approximately): $1,525,000

Purpose: Capital equipment and improvements

Interest Rate: 2.327%

Interest Rate Expiration: March 15, 2016

Amortization Schedule: Attached

Fees and Expenses: None

Escrow Account: Funds will be deposited into a no fee U.S. Bank N.A. escrow account at closing

Prepayment Option: Permitted on any payment date at the lessor of a standard make whole provision or 103% of outstanding balance.

The financing will be structured as a tax-exempt Note, with title in the Borrower's name secured by a covenant to budget and appropriate legally available non-ad valorem revenues. Documentation will be provided by Akerman LLP, including (i) standard representations, warranties and covenants by the Borrower pertaining to the accuracy of information, organization, authority, essential use, compliance with laws, pending legal action, location and use of collateral, insurance, financial reporting and financial covenants; and (ii) standard USBGLF provisions pertaining to events of default and remedies available upon default. This offer is subject to the execution of all documentation by the Borrower within a reasonable time and in form and substance acceptable to Borrower, USBGLF and USBGLF's counsel, including terms and conditions not outlined in this Proposal.

This Proposal is conditioned on there being no material adverse change in the financial condition of the Borrower. Additionally, the terms and conditions outlined herein are subject to final review and approval (including collateral and essential use review) by USBGLF's business, legal, credit, and equipment risk management personnel. If you would like to proceed, please complete the Essential Use Application and return along with a link to your 3 most recent Comprehensive Annual Financial Reports.

Thank you for the opportunity to present this proposal. Other financing options are available on request.

Sincerely,

Denise Beauchamp
Vice President
Direct (904) 284-3520
denise.beauchamp@usbank.com

usbancorp

All of us serving you®

Government Leasing and Finance

Tavares

Compound Period: Monthly

Nominal Annual Rate: 2.327%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

	Date	Payment	Interest	Principal	Balance
Loan	2/11/2016				1,525,000.00
1	5/1/2016	7,800.38	7,800.38	0.00	1,525,000.00
2	11/1/2016	106,829.62	17,829.62	89,000.00	1,436,000.00
3	5/1/2017	16,789.07	16,789.07	0.00	1,436,000.00
4	11/1/2017	141,789.07	16,789.07	125,000.00	1,311,000.00
5	5/1/2018	15,327.62	15,327.62	0.00	1,311,000.00
6	11/1/2018	144,327.62	15,327.62	129,000.00	1,182,000.00
7	5/1/2019	13,819.41	13,819.41	0.00	1,182,000.00
8	11/1/2019	146,819.41	13,819.41	133,000.00	1,049,000.00
9	5/1/2020	12,264.44	12,264.44	0.00	1,049,000.00
10	11/1/2020	149,264.44	12,264.44	137,000.00	912,000.00
11	5/1/2021	10,662.70	10,662.70	0.00	912,000.00
12	11/1/2021	151,662.70	10,662.70	141,000.00	771,000.00
13	5/1/2022	9,014.19	9,014.19	0.00	771,000.00
14	11/1/2022	154,014.19	9,014.19	145,000.00	626,000.00
15	5/1/2023	7,318.91	7,318.91	0.00	626,000.00
16	11/1/2023	157,318.91	7,318.91	150,000.00	476,000.00
17	5/1/2024	5,565.18	5,565.18	0.00	476,000.00
18	11/1/2024	159,565.18	5,565.18	154,000.00	322,000.00
19	5/1/2025	3,764.68	3,764.68	0.00	322,000.00
20	11/1/2025	162,764.68	3,764.68	159,000.00	163,000.00
21	5/1/2026	1,905.72	1,905.72	0.00	163,000.00
22	11/1/2026	164,905.72	1,905.72	163,000.00	0.00
Grand Totals		1,743,493.84	218,493.84	1,525,000.00	

Branch Banking and Trust Company

Governmental Finance
P.O. Box 714
Columbia, SC 29202
(803) 251-1328

January 19, 2016

Mr. Mark Galvin
First Southwest
450 S. Orange Ave.
Orlando, Fl 32801

Dear Mr. Galvin:

Branch Banking and Trust Company ("BB&T") is pleased to offer this proposal for the financing requested by the City of Tavares, FL ("City").

(1) **Projects:** Capital Improvement Rev. Note, Series 2016

(2) **Amount to be financed:** $1,525,000

(3) **Interest Rates, Financing Terms and Corresponding Payments:**

We offer a "bank qualified" financing in which the interest rate will be fixed at 2.25% for the entire term. In the event that the transaction is "non-bank qualified" our rate will be 2.62%. Final maturity will be November 1, 2026. Interest on the principal balance of the Bond shall accrue based on a 30/360 day count basis. BB&T must approve the final amortization schedule and anticipates that annual debt service will be approximately level over the term of the Bond.

The interest rate stated above is valid for a closing not later than 45 days after today. Closing of the financing is contingent upon completing documentation acceptable to BB&T and its counsel.

BB&T's legal review expenses and underwriting fees for this financing transaction shall be $5,000.00. All applicable taxes, permits, costs of counsel for the City and any other costs shall be the City's responsibility and separately payable by the City.

The financing documents shall allow prepayment of the principal balance in whole on a scheduled payment date with a one percent prepayment penalty. As an alternative, the City may elect to have the transaction to be noncallable for the first half of the term and prepayable in whole on a payment date without penalty after that point.

The financing documents shall include provisions that will outline appropriate changes to be implemented in the event that this transaction is determined to be taxable in accordance with Florida State Statutes or the Internal Revenue Service code. These provisions must be acceptable to BB&T. In addition, any amount due hereunder not paid when due shall bear interest at a default rate equal to the interest rate on the Series 2015 Note plus 2% per annum from and after five (5) days after the date due.

The stated bank qualified interest rate above assumes that the City expects to borrow $10,000,000 or less in the calendar year 2016 and that the financing shall comply with the applicable IRS Code Sections 141, 148, 149(e), 265(b)(3).

(4) Financing Documents:

It shall be the responsibility of the City to retain and compensate counsel to appropriately structure the financing documents according to Florida State statutes. BB&T shall also require the City to provide an unqualified bond counsel opinion. BB&T and its counsel reserve the right to review and approve all documentation before closing.

(5) Security:

The Note shall be secured by a covenant to budget and appropriate from legally available Non-Ad Valorem Revenues of the City.

BB&T appreciates the opportunity to make this financing proposal and requests to be notified within ten days of this proposal should BB&T be the successful proposer.

BB&T shall have the right to cancel this offer by notifying the City of its election to do so (whether or not this offer has previously been accepted by the City) if at any time prior to the closing there is a material adverse change in the City's financial condition, if we discover adverse circumstances of which we are currently unaware, if we are unable to agree on acceptable documentation with the City or if there is a change in law (or proposed change in law) that changes the economic effect of this financing to BB&T.

Please call me at (803) 251-1328 with your questions and comments. We look forward to hearing from you.

Sincerely,

BRANCH BANKING AND TRUST COMPANY

Andrew G. Smith

Andrew G. Smith
Sr. Vice President

Capital One Public Funding, LLC
jaci.bretz@capitalone.com

Jacqueline Bretz
Vice President
866-617-2337 office
631.457.9582 cell
866.617-2330 fax

January 21, 2016

City Clerk
City of Tavares
201 East Main Street,
Tavares, FL 23778

Subject: **RFP 2016-0010**

Dear City Clerk:

Capital One Public Funding, LLC ("COPF") is pleased to present this proposal letter ("Proposal") for the City of Tavares, Florida ("City").

This Proposal contains an outline of suggested terms only, and it does not represent a commitment by COPF or create any obligation whatsoever on COPF's part. It is for discussion purposes only, and the outlined terms have not received final approval by the appropriate COPF lending authorities.

Type of Financing:	Tax-exempt, Capital Improvement Revenue Note ("Note").
Par Amount:	$1,525,000
Issuer:	**City of Tavares**
Purchaser:	Capital One Public Funding, LLC ("COPF").
Use of Proceeds:	Proceeds will be used for vehicles, equipment and capital improvements
Term and Payments:	Annual principal and semi-annual interest payments. Final maturity is November 1, 2026
Interest Rate:	The fixed rate is **3.07%.** This rate is valid provided that COPF and the City have funded the transaction February 22, 2016.
Fees:	No fees shall be charged by COPF to the City for execution of the Note.
Documentation:	Documentation shall be provided by the City's Bond counsel at the City's expense, subject to review by the COPF and its counsel. The City shall provide an opinion of legal counsel attesting to the legal, valid, and binding nature of the Note and stating that the interest component of the Note payments is exempt from taxation.

No Note Rating, DTC, Offering Document or CUSIP:

The Note shall be delivered in physical, non-book-entry, certificated form and registered in the name of COPF. The Note shall not be (i) assigned a separate rating by any Rating Agency; (ii) registered with The Depository Trust Company or any other securities depository; (iii) issued pursuant to any type of official statement, private placement memorandum or other offering document; or (iv) assigned a CUSIP number.

Call Provision:

The City shall have the right to pre-pay the Note, in whole (but not in part), on any interest payment date, provided that the City gives COPF at least thirty (30) days prior written notice of its intent to do so. The prepayment provisions shall be as follows:

Years 1-5	Non-callable
Thereafter	Par

Role of Capital One Public Funding, LLC:

This Proposal is submitted in response to your Request for Proposal dated January 6, 2016. The contents of this proposal and any subsequent discussions between us, including any and all information, recommendations, opinions, indicative pricing, quotations and analysis with respect to Note, are provided to you in reliance upon the exemption provided for responses to requests for proposals or qualifications under the municipal advisor rules of the Securities and Exchange Commission (Rule 15Ba1-1 et seq.).

The City acknowledges and agrees that: (i) the information contained in this proposal letter is for discussion purposes only and sets forth certain proposed terms and conditions of an arm's-length commercial transaction between the City and COPF and does not constitute advice, an opinion or a recommendation by COPF; (ii) the City will make its own determination regarding whether to enter into the proposed transaction and the terms thereof, and will consult with and rely on the advice of its own financial, accounting, tax, legal and other advisors; (iii) COPF is acting solely for its own account in connection with the proposed transaction, and is not acting as a municipal advisor, financial advisor, agent or fiduciary to the City or any other person or entity (including to any financial advisor or placement agent engaged by the City) and the City, its financial advisor and placement agent are free to retain the services of such advisors (including as it relates to structure, timing, terms and similar matters and compliance with legal requirements applicable to such parties) as it deems necessary or appropriate; (iv) COPF has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to the City with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto; (v) neither COPF nor any of its affiliates is acting as a broker, dealer, underwriter or placement agent with respect the transactions contemplated hereby; (vi) the only

obligations COPF has to the City with respect to the transaction contemplated hereby expressly are set forth in this proposal letter; and (vii) COPF is not recommending that the City take an action with respect to the transaction contemplated by this proposal letter. Before taking any action with respect to the contemplated transaction, the City should discuss the information contained herein with the City's own legal, accounting, tax, financial and other advisors, as it deems appropriate. If the City would like a municipal advisor in this transaction that has legal fiduciary duties to you, the City is free to engage a municipal advisor to serve in that capacity.

Credit Approval:

This Proposal contains an outline of suggested terms only, and it does not represent a commitment by COPF or create any obligation whatsoever on COPF's part. It is for discussion purposes only, and the outlined terms have not received final approval by the appropriate COPF lending authorities.

COPF shall obtain a final credit decision as expeditiously as possible. To the extent that updated financial and other credit materials have not already been provided to COPF or are not available through public resources, COPF may require and request the following: audited and unaudited financial statements; budgets; information on outstanding Note issues, lease transactions, and contingent/material liabilities; tax base details; and other reasonable and customary information relevant to the City's credit quality and the transaction's source of repayment.

Proposal Expiration:

This Proposal shall expire if not accepted by the January 29, 2016 by the City. Once accepted, this Proposal shall expire if the transaction has not closed by February 22, 2016

Thank you for the opportunity to offer this Proposal. Should you have any questions, please do not hesitate to contact me at 866-617-2337 or jaci.bretz@capitalone.com.

Sincerely,

Jacqueline Bretz
Capital One Public Funding, LLC

ACCEPTED BY: CITY OF TAVARES, FLORIDA

_____
By

_____
Name

_____
Title

_____

IBERIABANK
1420 West Orange Blossom Trail
Apopka, FL 32712
www.iberiabank.com

Inadvertently used this one.

January 19, 2016

Ms. Nancy Barnett, City Clerk
City of Tavares
201 East Main Street
Tavares, Florida 32778

Re: RFP 2016-0010

Dear Ms. Barnett

In accordance to RFP 2016-0010, Iberia Bank is pleased to provide the City of Tavares with the following loan proposal:

Loan Amount: An amount not exceeding $1,525,000.00

Closing Date: On or about February 11, 2016

Interest Rate: A fixed rate of 2.15%. The proposed interest rate will be binding through February 29, 2016.

Prepayment Penalty: None

Maturity Date: November 1, 2026

Interest payment Dates: Semi-annually on May 1st and November 1st beginning May 1, 2016

Interest Compounding: None

Interest Day Count Method: 360

Principal Payment Date: Annually commencing November 1, 2016

Bank Counsel Fee's: Not to exceed $3000.00

We look forward to working with the City of Tavares on this transaction. Should you have any questions or need clarification, please don't hesitate to contact me.

Respectfully,

David Rankin
Senior Vice President
Business Banking Group Manager
(321)319-1819 Office
(407)814-7057 Fax
(407)421-8116 Cell
David.Rankin@Iberiabank.com

IBERIABANK
1420 West Orange Blossom Trail
Apopka, FL 32712
www.iberiabank.com

January 26, 2016

Ms. Nancy Barnett, City Clerk
City of Tavares
201 East Main Street
Tavares, Florida 32778

Re: RFP 2016-0010

Dear Ms. Barnett

In accordance to RFP 2016-0010, Iberia Bank is pleased to provide the City of Tavares with the following loan proposal:

Loan Amount: An amount not exceeding $1,525,000.00

Closing Date: On or about February 11, 2016

Interest Rate: A fixed rate of 3.17% on a non-qualified basis. The proposed interest rate will be binding through February 29, 2016.

Prepayment Penalty: None

Maturity Date: November 1, 2026

Interest payment Dates: Semi-annually on May 1st and November 1st beginning May 1, 2016

Interest Compounding: None

Interest Day Count Method: 360

Principal Payment Date: Annually commencing November 1, 2016

Bank Counsel Fee's: Not to exceed $3000.00

We look forward to working with the City of Tavares on this transaction. Should you have any questions or need clarification, please don't hesitate to contact me.

Respectfully,

David Rankin
Senior Vice President
Business Banking Group Manager
(321)319-1819 Office
(407)814-7057 Fax
(407)421-8116 Cell
David.Rankin@Iberiabank.com

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: February 17, 2016

AGENDA TAB NO. 10
SUBJECT TITLE: Community Grant Applications

OBJECTIVE:

To report on community grant applications received and receive Council approval to allocate grant funds as recommended.

SUMMARY:

The fiscal year 2015-2016 budget included $3500 for community grants ($1000 of which was rolled over from the 2014-2015 budget). Attached is the policy regarding the Community Grant program. The solicitation of applications was advertised in January in the Lake Sentinel, Daily Commercial, and on the city's web site. Staff comprised of the City Clerk, Finance Director, and Community Services Director, met to review the applications.

The following applications were received. Each agency provided a 501C3 registration and applied for $500. All applicants indicate that they serve Tavares citizens.

Name of organization	Type of Service	Event or Type of Support
*Classic Race boat Assoc.	Preservation of history of power boat racing in FL	General operations for Classic Race Boat Event March 12-13
Lake Co Soccer Club	Promotion of youth soccer for ages 4-14; awards scholarships	General operations (assistance with utility expenses)
Lifestream Behavioral Center	"Open Door" Program – drop in center for homeless individuals and families – coordinates services	Assistance with general services (food, clothing, etc.)
Early Learning Coalition of Lake County	Subsidized child care services to families who are income eligible; training for parents, families & child care personnel. (Legislatively mandated to seek six percent in local revenues to leverage the state & federal child care block grant funding provided through Florida's Office of Early Leaning.)	General
New Vision for Independence	Training for people with low vision or blindness	General operations
Tavares Theater Inc.	To enrich the lives of the total community through interaction with the forum of theater and to provide economic stimulus to the businesses in Tavares	Materials & technical improvements, i.e. sound system

*Please note that Classic Race Boat receives in kind services from the City such as the use of Wooton Park, trash receptacles & removal, barricades, and porta lets.

OPTIONS:

1) **Move to approve grants in the amount of $500 each to: the Early Learning Coalition; Lake County Soccer Club; Lifestream Behavioral Center for the "Open Door" Center; New Vision for Independence; and the Tavares Theater Inc. and roll over remaining funds of $1000 to the 2016-2017 Fiscal Year Budget.**
2) **Move to approve grants in the amount of $500 each to: the Early Learning Coalition; Lake County Soccer Club; Lifestream Behavioral Center for the "Open Door" Center; New Vision for Independence; and the Tavares Theater Inc. and keep remaining funds for other community needs that may arise during the current budget year.**
3) **Move to approve grants to applicants that is different than that recommended by staff.**
4) **Do not approve any grants**

STAFF RECOMMENDATION:

1) **Move to approve grants in the amount of $500 each to: the Early Learning Coalition; Lake County Soccer Club; Lifestream Behavioral Center for the "Open Door" Center; New Vision for Independence; and the Tavares Theater Inc. and keep remaining funds for other community needs that may arise during the current budget year.**

FISCAL IMPACT:

$2500 from the Community Grant line item in the current fiscal year budget, leaving $1000 balance in this line item.

LEGAL SUFFICIENCY:

Legally sufficient.

CITY OF TAVARES — ADMINISTRATION POLICY/PROCEDURE

TITLE: CITY GRANTS FOR COMMUNITY SERVICES	EFFECTIVE DATE: DECEMBER 3, 2014
ADMINISTRATION POLICY #08	SUPERCEDES: MAY 6, 2009
PAGE 1 OF 1	
AUTHORIZED BY:	JOHN H. DRURY, CITY ADMINISTRATOR
REVIEWED FOR LEGAL SUFFICIENCY:	ROBERT Q. WILLIAMS, CITY ATTORNEY

Purpose

The purpose of this policy is to outline the policy and procedures and define the categories that the City of Tavares will consider when the municipal budget includes funding for community services.

Policy

The City will consider applications for funding from not for profit organizations whose programs promote the social and economic well being of the residents and visitors to Tavares. Organizations with a 501C3 status that provide social services, senior services and/or children's services will be eligible to apply. Grants will be limited to $500 per agency.

Procedures:

1. The City will post a notice on its web site and in a newspaper of general circulation that applications are being accepted for grants after the fiscal year budget has been approved effective October 1st.
2. Requests for funding should be submitted to the City Clerk using the Community Grant Application. Due dates will be posted in the annual notice. Grants will be reviewed by a Grant Review Committee composed of the City Clerk, Finance Director and the Director of Community Services. Grant ranking will be submitted to the City Council for review and approval in January.
3. Grants serving Tavares residents will receive higher ranking.

Publication: Orlando Sentinel; Date: Jan 3, 2016; Section: Lake Sentinel; Page: JA2

INVITATION TO SUBMIT COMMUNITY GRANT APPLICATIONS

The City of Tavares invites applications from area not-for-profit organizations with a 501C3 designation for funding for community and social services projects serving residents in the City of Tavares. Grants of up to $500 will be awarded to successful applicants.

Applicants may obtain an application on line at **www.Tavares.org** or by contacting the City Clerk, City Hall, 201 E. Main Street at 352-253-4546. **(nbarnett@Tavares.org).**

Deadline for applications is January 29, 2016.

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: February 17, 2016

AGENDA TAB NO. 11

SUBJECT TITLE: Approval of Agreement Amendment with Another Day in Paradise Boat Club, LLC, a Florida limited liability company, d/b/a Freedom Boat Club of Tampa Bay.

OBJECTIVE:

To have City Council approve the attached Agreement Amendment with Another Day in Paradise Boat Club, LLC, a Florida limited liability company, d/b/a Freedom Boat Club of Tampa Bay.

SUMMARY:

Freedom Boat Club has been a marina tenant to the City of Tavares since 2014. During that time the club has been a good tenant, shown a willingness to work with the City in support of city events and has demonstrated the ability to grow.

The original agreement between the City of Tavares and Freedom Boat Club was designed to get the boat club operation started, and has been effective. In an effort to better align the agreement with the present operation of the marina and Freedom Boat Club, an agreement amendment has been prepared. When Freedom Boat Club started operation their fleet consisted of four (4) boats. Since that time the fleet has grown to a house boat as a base of oeprations and five (5) rental boats, with the potential for additional growth in the future. This agreement amendment will provide a procedure for Freedom Boat Club to request additional boat slips and increase their rental fleet size in the future.

Further, the agreement amendment lays out a predictable framework for the City to charge for the additional boat slips not covered by the existing agreement. The amendment will also extend the term of the agreement, now that the club has shown growth and stability.

Finally, the amendment will add a specific phrase requiring Freedom Boat Club to remove their boats from their assigned slips and possibly the entire marina when requested by the City for events, dock repairs or similar circumstances. This clause is contained in all of the single boat slip agreements the City enters into with individual boat owners/operators and will help standardize our agreements.

OPTIONS:

1. To approve the attached Agreement Amendment with Another Day in Paradise Boat Club, LLC, a Florida limited liability company, d/b/a Freedom Boat Club of Tampa Bay.

2. To not approve the attached Agreement Amendment with Another Day in Paradise Boat Club, LLC, a Florida limited liability company, d/b/a Freedom Boat Club of Tampa Bay.

STAFF RECOMMENDATION:

Staff recommends that the Council moves to approve the attached Agreement Amendment with Another Day in Paradise Boat Club, LLC, a Florida limited liability company, d/b/a Freedom Boat Club of Tampa Bay.

FISCAL IMPACT:

The monthly revenue from Freedom Boat Club will increase from $405.00 per month to $475.00 per month.

LEGAL CONSIDERATIONS:

The City Attorney has reviewed and approved the attached Agreement Amendment.

AMENDMENT TO AGREEMENT

This amendment forms a part of that Agreement dated August 11, 2014 by and between the City of Tavares, ("City") and Another Day in Paradise Boat Club, LLC, a Florida limited liability company, d/b/a Freedom Boat Club of Tampa Bay, ("Vendor").

1. Paragraph 2, item 1.a. of the Agreement is hereby replaced in its entirety:

   ~~a. Initiate Freedom Boat Club rental operations as of August 1, 2014 initially from four (4) designated boat slips as shown on the attached Exhibit 1.~~

   a. Vendor operations as of March 1, 2016 will be based in six (6) designated boat slips as show on the attached Exhibit 1, dated 1 February 2016. From time to time the vendor may desire to add additional boats to their rental fleet. If the Vendor wishes to add an additional boat, a request must be made to the Aviation Manager, who will permit an additional slip for vendor usage, space permitting. Even when the slips are in use by the Vendor, the City may from time to time require the Vendor to remove boat(s) from the slip(s) and marina for dock maintenance, events or other purposes as determined by the City.

2. Paragraph 2, item 2. City's Obligations, part a. is hereby replaced in its entirety:

   ~~a. Provide four (4) boat slips for Vendor's boats.~~

   b. Provide six (6) boat slips for Vendor's boats.

3. Paragraph 3 of the Agreement is hereby replaced in its entirety:

   ~~**Term**. The term of this Contract shall be from August 1, 2014 to September 30, 2015 (Hereinafter "Term") and shall automatically renew each year for three (3) years thereafter unless terminated by either party without cause upon thirty (30) day written notice prior to the end of the initial lease period.~~

   Term. The term of this Agreement shall be from March 1, 2016 through February 28, 2017 and shall automatically renew for two (2) two year renewals on February 28, 2017 and again of February 28, 2019, unless terminated by either party without cause upon thirty (30) day written notice.

4. Paragraph 6 of the agreement is hereby amended as follows:

   ~~**Monthly Lease/Usage Payment to City**. The Vendor shall pay the City THREE HUNDRED TWNETY-FIVE DOLLARS ($325.00) per month, beginning August 1, 2014, and on the 1st day of each month thereafter for six months. Beginning February 1, 2015 and on the first of each month thereafter, vendor shall pay the City THREE HUNDRED FIFTY DOLLARS ($350.00) per month for the next twelve months. In the~~

~~event the contract is renewed after eighteen months, the City and the vendor shall renegotiate the new monthly amount to be paid by the Vendor to the City.~~

Monthly Lease/Usage Payment to City. The Vendor shall pay the City FOUR HUNDRED SEVENTY FIVE DOLLARS ($475.00) per month on the 1st day of each month, beginning March 1, 2016. If the Vendor wishes to add an additional boat, a request must be made to the Aviation Manager, who will permit an additional slip for vendor usage, space permitting, at the rate of $75.00 per month.

5. Except as modified herein all the terms and conditions of the Agreement shall remain in full force and effect.

Dated this _____ day of _____, 2016, in Tavares, Lake County, Florida.

CITY OF TAVARES, FLORIDA

_____
John Drury, City Administrator

ATTEST:

_____
Nancy Barnett, City Clerk

Approved as to Form:

_____
Robert Q. Williams, City Attorney

VENDOR

ANOTHER DAY IN PARADISE BOAT CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, D/B/A FREEDOM BOAT CLUB OF TAMPA BAY

By: _____

GLENN BERGOFFEN

Its: President

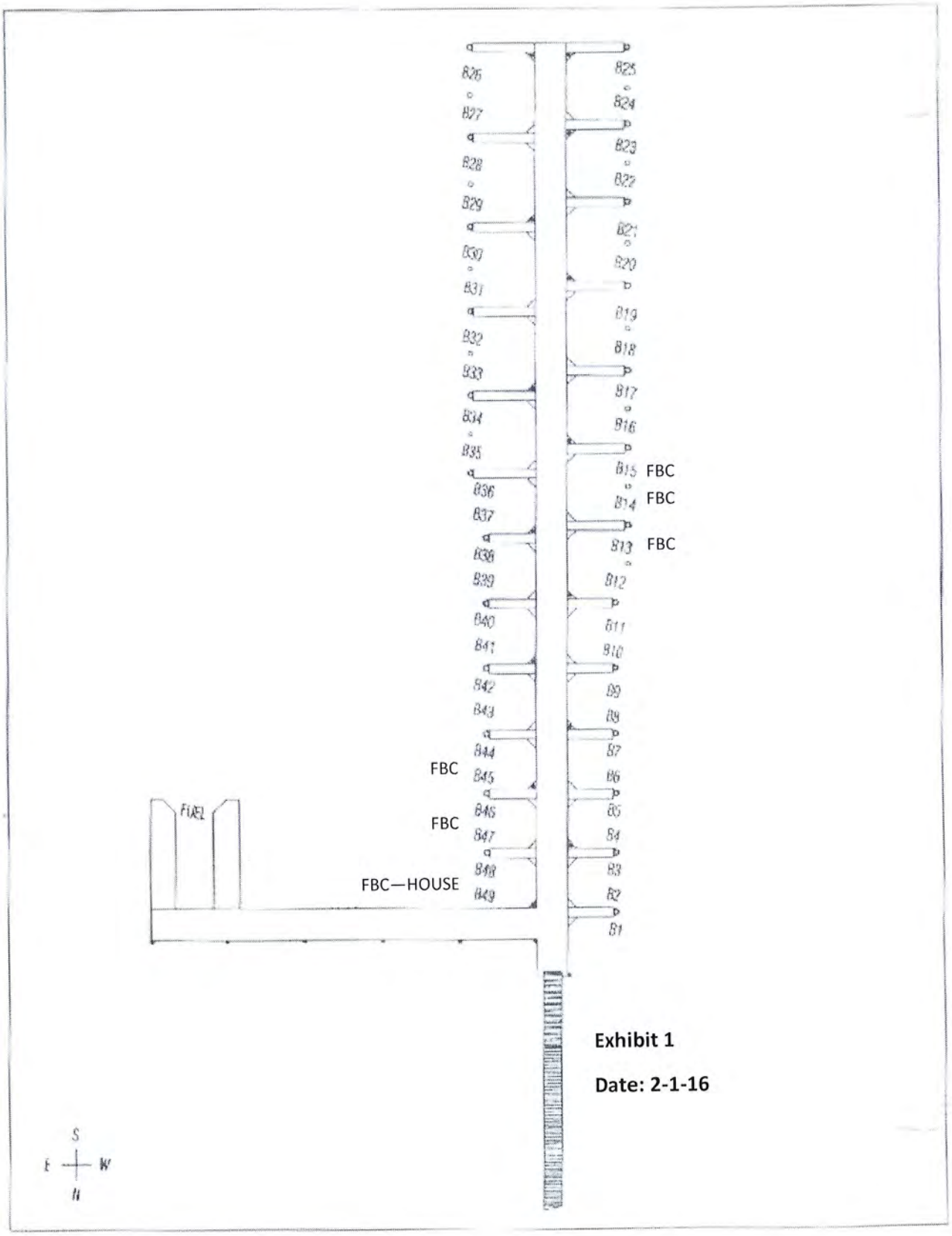

Exhibit 1

Date: 2-1-16

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TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: February 17, 2016

AGENDA TAB NO. 12

SUBJECT TITLE: Request Council's approval to issue Request for Proposal (RFP) for Debt Financing for Public Safety Complex.

OBJECTIVE:
Request Council approval to issue an RFP for Bank Qualified Revenue Note for 15 year debt financing to fund design, engineering, permitting, acquisition, installation, construction, and any other related costs for a Public Safety Complex pledging renewed infrastructure sales tax.

SUMMARY:
On October 15, 2015 the City Council reviewed funding options for Public Safety Complex Project. Funding options presented included issuing debt for the project supported by Pledge of Infrastructure Sales Tax Revenue. At this meeting the Council directed staff to pursue renewal of the Infrastructure Sales Tax as a designated funding source for the project.

On November 3, 2015, Lake County Board of County Commissioners held a successful referendum that renewed the Infrastructure Sales Tax Revenue. The renewed tax will be effective January 1, 2018 through December 31, 2032 (15 years). An interlocal agreement for distribution of these revenues was executed on June 16, 2015.

On February 3, 2016, the City Council approved Resolution No. 2016-03 which expressed the intent of the City to issue tax-exempt debt for design, permitting, acquisition, installation, and construction of the Public Safety Complex. The Resolution provides a mechanism for the City to be reimbursed for expenditures incurred and spent prior to the issuance of the debt.

On February 3, 2016, the City Council authorized to staff to issue a "Notice to Proceed" to GatorSktch Corporation for final design, bid preparation, and permitting (completion of Phases I, II, & III).

The Finance Director proposes to work with the City Financial Advisor, and Bond Council to prepare a Request for Proposal (RFP) for the debt issuance to include the following:

- Revenue Note (Revenue Bond)
- Term: 15 year financing
- Payments: semi-annual
- Preference for no pre-payment penalty
- Pledge Revenues will be Infrastructure Sales Tax Receipts approved by Referendum on November 3, 2015 with Revenue streams beginning January 2018.
- The loan principal amount is estimated at $12,000,000
- The RFP will be issued for an estimated period of 45 days.

Staff estimates that the timeline for the issuance, approval and closing for the loan to be as follows:

- Issue RFP on or before March 1, 2016
- Bring RFP award recommendation to the City Council for approval on May 18, 2016
- Bring Resolution and loan document to Council for approval on June 2, 2016.
- Loan closing soon after Resolution and Loan Document Approval

OPTIONS:

1. Move to Direct the Finance Director to work with the City Financial Advisor to issue an RFP for Infrastructure Sales Tax Revenue Note for a term of 15 years for the design, engineering, permitting, acquisition, installation, construction, and related costs for a Public Safety Complex in a principal amount not to exceed $12,000,000 plus cost of issuance.

2. Move to not approve.

STAFF RECOMMENDATION:

1. **Move to Direct the Finance Director** to work with the City Financial Advisor to issue an RFP for Infrastructure Sales Tax Revenue Note for a term of 15 years for the design, engineering, permitting, acquisition, installation, construction, and related costs for a Public Safety Complex in a principal amount not to exceed $12,000,000 plus cost of issuance.

FISCAL IMPACT:

There is not fiscal impact to issue an RFP.

LEGAL SUFFICIENCY: Meets Legal Sufficiency.

AGENDA SUMMARY
TAVARES CITY COUNCIL
February 17, 2016

AGENDA TAB NO. 13
SUBJECT TITLE: City Administrator Report

OBJECTIVE: To inform Council on city related matters.

SUMMARY: Will be presented at meeting

CITY OF TAVARES PUBLIC MEETINGS

City Council Regular Meeting	*March 2, 2016 – 4 p.m.(City Council meetings held 1st and 3rd Wed. of the month) – City Council Chambers*
Planning & Zoning Board	*March 17, 2016 – 3 pm – City Council Chambers (NO FEBRUARY MEETING)*
Code Enforcement Special Master Hearing	*February 23, 2016 – 5:00 p.m. – City Council Chambers*
Tavares Library Board	*February 17, 2016 – 2:00 p.m. – Library Conference Room*
Public Hearing for Seaplane Base Master Plan Project	*February 25, 2016 – 4:30 to 6:30 p.m.*
Police & Fire Pension Board	*March 18, 2016 – 1:30 – 3:30 – City Council Chambers*

OTHER OUTSIDE AGENCY MEETINGS

Lake County League of Cities	*Friday, March 11, 2016 – 12:00 noon Elks Lodge*
Lake & Sumter MPO	*February 24, 2016 – 2:00 p.m.*
Lake County Community Service Awards	*May 11, 2016 – Lake Receptions (nominations received until February 26)*

OTHER COMMUNITY EVENTS

VA Clinic Ribbon Opening	*March 11, 2016 – 1:00 p.m. 1390 E. Burleigh Blvd.*
Creeds Cause 5K run	*April 30, 2016*
Muscular Dystrophy Muscle Walk	*May 7, 2016*

CITY SPONSERED OR AFFILIATED EVENTS

Senior Shakedown Party	*Tavares Civic Center – March 7- 1:00pm-3:00pm – Free admission – Call 742-6477 (First Monday of the month)*
Black Tie Gala	*February 20, 2016 – Tavares Pavilion on the Lake call 742-6338 or 742-6319*
Rubber Ducky Races	*March 5, 2016*
Lakeland Jr. Bassmasters	*March 5, 2016*
Classic Raceboat Regatta	*March 12-13, 2016*
Presidential Primary	*March 15, 2016 (City Hall is a precinct)*
Sunnyland Boat Show	*March 17-20, 2016*
Dragonboat Races	*April 1-2, 2016*
Steamboat Meet	*April 1-2, 2016*
Power Boat Races	*2nd Annual Grand Prix of the Seas – April 8-9, 2016*
Planes, Trains & BBQ & Seaplane Fly-In	*April 30 – May 1, 2016*

Saturday	
Public Works Expo	*May 14, 2016*
Employee Picnic	*May 27, 2016*
4th of July Celebration *Independence Day*	*Monday July 4th* *5:00 p.m. Parade – Fireworks approximately 9:00 pm.*
Monster Splash	*October 25, 2016*
General Election	*November 8, 2016 (City Hall is a Precinct)*
Christmas Parade & *Party in the Park*	*December 3, 2016* *Parade at 5:00 p.m. on Main Street*

AGENDA SUMMARY
TAVARES CITY COUNCIL
February 17, 2016

AGENDA TAB NO. 14

SUBJECT TITLE: City Councilmembers Report

OBJECTIVE:

To inform Council on city related matters.

SUMMARY:

Council will be offered an opportunity to provide a report at the meeting.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

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