



America's Seaplane City™

**AGENDA
TAVARES CITY COUNCIL**

**April 6, 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 agenda item titled "Audience to be Heard" for matters not on the Agenda. For further information contact the City Clerk at (352) 742-6209 or nbarnett@tavares.org)

I. INVOCATION

Pastor Rick Fountain, First Baptist Church of Tavares

II. CALL TO ORDER

Mayor Wolfe

III. APPROVAL OF AGENDA

Mayor Wolfe

IV. APPROVAL OF MINUTES

Tab 1) Approval of Minutes for March 2, 2016

Mayor Wolfe

V. PROCLAMATIONS/PRESENTATIONS

**Tab 2) Presentation to Rookie Teacher of the Year
- Tabitha Abbott, Tavares Elementary School**

Mayor Wolfe

**Tab 3) Presentation to Brad Hayes – LEED Certification
For Utility Administration Building**

Mayor Wolfe

**Tab 4) Proclamation to Commemorate the 40th Anniversary of
Flotilla 43, District 7, of the United States Coast Guard
Auxiliary, Lake County, FL**

Mayor Wolfe

**Tab 5) Proclamation for National Library Week
April 10-16, 2016**

Mayor Wolfe

Tab 6) 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 7) Approval of Agreement with H2X Racing for Hydro-X Tour
Jet Ski Event in Wooton Park – April 16-17, 2016

Bob Tweedie

IX. ORDINANCES/RESOLUTIONS – PUBLIC HEARING

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

First Reading

Tab 8) Ordinance #2016-07 – Rezoning of 2 Acres from RMF3
(Residential Multi Family) to RMHP (Residential Mobile Home
Park) on the North Side of Dead River Road adjacent to
Tiki Village to allow RV Park

Jacques Skutt

Tab 9) Ordinance #2016-08 – Small Scale Future Land Use Map
Amendment for 2 Acres on the North Side of Dead River Road
Adjacent to Tiki Village from Medium Density Residential to
Mobile Home to allow RV Park

Jacques Skutt

Tab 10) Ordinance #2016-09 – Rezoning of 180 Acres of the
Westerly End of Woodlea Road (Peninsula PUD) from
Planned Development to RSF-A (Low Density Residential)

Jacques Skutt

Tab 11) Ordinance #2016-10 – Amendment to Land Development
Regulations Chapter 3 (Definitions) and Chapter 8 (Zoning Regulations)
For Boutique Hotel in Mixed Use Downtown, C1 and C2
Zoning Districts

Jacques Skutt

Second Reading - none

RESOLUTIONS

- Tab 12) Resolution #2016-07 – Adoption of Lake County Local Mitigation Strategy: Multi-Jurisdictional Plan 2016-2021 & Presentation of Plan Richard Keith
- Tab 13) Resolution #2016-10 – Amendment to State Revolving Fund Loan for CRA Wastewater Project Lori Houghton
- Tab 14) Resolution #2016-11 – Interlocal Service Boundary Agreement Initiating Negotiations with City of Eustis Jacques Skutt

X. GENERAL GOVERNMENT

- Tab 15) State Revolving Loan Agreement for Lake Francis Stormwater Project and Lift Station 49 Lori Houghton
- Tab 16) Discussion on Options for Replacing Roof at Fire Station #1 Chris Thompson
- Tab 17) Selection of Commercial Real Estate Broker for Tavares Square Bob Tweedie
- Tab 18) Lime Light Project Ribbon Cutting Tammy Rogers

XI. OLD BUSINESS

XII. NEW BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. REPORTS

- Tab 19) City Administrator John Drury
- Tab 20) Council Reports City Councilmembers

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

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

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TAVARES CITY COUNCIL
MINUTES

March 2, 2016
4:00 P.M.

TAVARES CITY HALL COUNCIL CHAMBERS

COUNCILMEMBERS PRESENT

ABSENT

Robert Wolfe, Mayor
Lori Pfister, Vice Mayor
Bob Grenier, Councilmember
Lisa Johnson, Councilmember
Kirby Smith, 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
Tammy Rogers, Community Services Director
Richard Keith, Fire Department
Jacques Skutt, Director of Community Development
Stoney Lubins, Police Chief

I. INVOCATION

Pastor Brooks Braswell, First Baptist Church of Umatilla

II. CALL TO ORDER

Mayor Wolfe

III. APPROVAL OF AGENDA

Mayor Wolfe

Mayor Wolfe asked to move Tab 6 until the presenter has arrived which will be later in the meeting.

MOTION

Kirby Smith moved to approve the agenda with the change requested, seconded by Bob Grenier. The motion carried unanimously 5-0.

IV. APPROVAL OF MINUTES

Tab 1) Approval of Minutes for February 17, 2016

51
52 **MOTION**
53

54 Kirby Smith moved to approve the minutes of February 17, 2016, seconded by Bob
55 Grenier. The motion carried unanimously 5-0.
56

57 **V. PROCLAMATIONS/PRESENTATIONS**
58

59 **Tab 2) Presentation to Andrea Vineyard, Lake County Teacher of the Year**
60

61 Mayor Wolfe read a proclamation in honor of Andrea Vineyard for being chosen as Lake County
62 Teacher of the Year. Mayor Wolfe and Vice Mayor Pfister presented the proclamation and Lou
63 Buigas from the Waterfront Entertainment District presented a gift of appreciation.
64

65 Ms. Vineyard thanked Council for the recognition. She spoke about her career and involvement
66 in Special Olympics for Lake County. She said today is her birthday and today is also the
67 beginning of "Spread the Word to End the Word" which is to teach the community not to see use
68 the "R" word for special needs people.
69

70 Councilmember Johnson said she hoped Ms. Vineyard would still be at the high school when
71 her daughter moves from middle school. She said special needs children need more time and
72 patience and she appreciated Ms. Vineyard's dedication to her profession. Councilmember
73 Smith reiterated that he has special needs students in his family and he thanked Ms. Vineyard
74 for her time and commitment.
75

76 **VI. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EX-PARTE CONTACTS**
77

78 **None.**
79

80 **VII. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD**
81

82 Ms. Barnett read the following resolution by title only:
83

84 **RESOLUTION NO. 2016-06**
85

86 **A RESOLUTION OF THE CITY OF TAVARES, FLORIDA ACCEPTING THE**
87 **PROPOSAL OF WHITNEY BANK d/b/a HANCOCK BANK TO PURCHASE THE**
88 **CITY'S NOT TO EXCEED \$1,525,000 CAPITAL IMPROVEMENT REVENUE**
89 **NOTE, SERIES 2016, TO FINANCE THE CITY'S COST OF ACQUIRING**
90 **AND/OR CONSTRUCTING VARIOUS CAPITAL IMPROVEMENTS INCLUDING,**
91 **BUT NOT LIMITED TO, A FIRE TRUCK AND BATTALION CHIEF VEHICLE,**
92 **A CHILLER FOR CITY HALL, STREETSCAPE IMPROVEMENTS TO**
93 **CAROLINE STREET AND IMPROVEMENTS TO CITY HALL; AUTHORIZING**
94 **THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH SAID**
95 **BANK TO SECURE THE REPAYMENT OF THE 2016 NOTE; PROVIDING**
96 **FOR THE PAYMENT OF THE 2016 NOTE FROM THE CITY'S**
97 **COVENANT TO BUDGET AND APPROPRIATE NON AD VALOREM**
98 **REVENUES, ALL AS PROVIDED IN THE LOAN AGREEMENT; AUTHORIZING**
99 **THE PROPER OFFICIALS OF THE CITY TO DO ANY OTHER**
100 **ADDITIONAL THINGS DEEMED NECESSARY OR ADVISABLE IN**

101 CONNECTION WITH THE EXECUTION OF THE LOAN AGREEMENT, THE
102 2016 NOTE, AND THE SECURITY THEREFORE; AUTHORIZING THE
103 EXECUTION AND DELIVERY OF OTHER DOCUMENTS IN CONNECTION
104 WITH THE 2016 NOTE; . PROVIDING FOR SEVERABILITY;
105 AND PROVIDING AN EFFECTIVE DATE.
106

107 **VIII. CONSENT AGENDA**

108
109 Mayor Wolfe asked if anyone in the audience opposed the items on Consent Agenda.
110

111 Councilmember Smith asked to have Tab 3 under the Consent Agenda moved to the regular
112 agenda (Request to transfer funds from Solid Waste Reserves for Emergency Truck Repair).
113

114 **MOTION**

115
116 **Lori Pfister moved to approve the Consent Agenda, Tab 4 [Amendment of Interlocal**
117 **Agreement with Lake County relating to Contribution of Funds for Construction of**
118 **Woodlea sports Complex], seconded by Bob Grenier. The motion carried unanimously 5-**
119 **0.**
120

121 **Tab 3) Request to Transfer Funds from Solid Waste Reserves Chris Thompson**
122 **For Emergency Truck Repair**
123

124 Mr. Hayes said the city has a small trash truck to negotiate in the small mobile home parks
125 along with a backup vehicle when that truck is down. Staff had intended on putting this repair for
126 the backup vehicle into the upcoming budget however the truck needs to be put out of service
127 now. Therefore staff is requesting to take the \$25,448.15 out of solid waste reserves. This
128 should make the backup vehicle road worthy and able to function for another five to six years.
129

130 Councilmember Smith asked the reserve balance. Ms. Houghton stated the current balance for
131 this fund is \$1,485,000. Councilmember Smith said he felt it was important to read the balance
132 into the record.
133

134 **MOTION**

135
136 **Kirby Smith moved to approve the request to transfer funds of \$25,448.15 from Solid**
137 **Waste Reserves into account #402-3401-534.61-11 for emergency repairs to truck #617,**
138 **seconded by Bob Grenier. The motion carried unanimously 5-0.**
139

140 **IX. ORDINANCES/RESOLUTIONS – PUBLIC HEARING**

141 **(All Ordinances under First Reading are not discussed, unless otherwise noted, until the**
142 **Second Reading)**
143

144 **No first or second readings.**
145

146 **RESOLUTIONS**

147
148 **Tab 5) Resolution #2016-06 - Approval of RFP and Contract Documents For Capital**
149 **Financing Loan**
150

151 Ms. Houghton said this is to authorize a loan with Hancock Bank for the purchase of capital
152 equipment: fire truck, Battalion Chief vehicle, City Hall chiller, Caroline Street streetscape
153 improvements, City Hall improvements, and cost of issuance. She said this board awarded the
154 RFP at the last meeting on February 17th. She reviewed the salient points of the loan.
155

156 **MOTION**

157
158 **Bob Grenier moved to approve Resolution #2016-06, seconded by Kirby Smith. The**
159 **motion carried unanimously 5-0.**
160

161 Attorney Williams discussed the upcoming pre-closing meeting and final closing on March 9th.
162

163 **X. GENERAL GOVERNMENT**

164
165 **Tab 6) Update on Public Outreach Program for Reconstruction of Ruby Street**
166

167 Mr. Hayes stated Ms. Wettstein was present to give an update on the outreach program for the
168 Ruby Street project.
169

170 Ms. Wettstein said the public outreach program is being launched and the first priority will be
171 community meetings March 28th. One will be at 11:30 for business owners and one at 5:30 for
172 local residents. She distributed meeting notices noting the information has been mailed and put
173 on the city web site. She said she had also been in contact with all of the HOA presidents from
174 the large communities and with the media. She said the Chamber is also involved in
175 communications.
176

177 **Tab 7) Appointment of Planning & Zoning Board Member**
178

179 Mayor Wolfe stated he had received one application that had met the deadline and wished to
180 appoint Lou Buigas to the Planning & Zoning Board.
181

182 **MOTION**

183
184 **Kirby Smith moved to approve the Mayor's recommendation, seconded by Bob Grenier.**
185 **The motion carried unanimously 5-0.**
186

187 **Tab 8) Lake County Library Impact Fee Grant Application For Design, Engineering &**
188 **Permitting of the Library Expansion Project**
189

190 Ms. Rogers advised that this grant for \$234,045 would pay for the first phase of the library
191 expansion which is all of the professional design work. She commended Marli Lopez for her
192 excellent narrative for the application which is needed for a successful grant application. She
193 also commended Ms. Rosario for her assistance in the application.
194

195 **MOTION**

196
197 **Lori Pfister moved to approve the request to apply for library impact fees, seconded by**
198 **Bob Grenier.**
199

200 Councilmember Smith asked if a larger amount could be requested. Ms. Rogers said the County

201 will want specifics and the second phase costs are not known as yet.

202

203 **The motion carried unanimously 5-0.**

204

205 **Tab 9) Proposal from DMC for Design/Engineering/Construction Management for Pavilion**
206 **Storage Facility**

207

208 Ms. Rogers advised there is money in the current budget to build an adjacent facility to the
209 existing equipment gazebo for the pavilion. As business continues to grow there is a need to
210 store tables and support items. This is a proposal from the engineering company who will be
211 designing the facility and staff will move forward to bid the project once complete.

212

213 **MOTION**

214

215 **Lori Pfister moved to approve the proposal from Dredging and Marine Consultants to**
216 **provide design, engineering, permitting, bidding and construction management for the**
217 **construction of a storage facility to be built adjacent to the existing equipment gazebo,**
218 **seconded by Kirby Smith. The motion carried unanimously 5-0.**

219

220 Councilmember Grenier asked for clarification on the cost. Ms. Rogers stated it is \$8,500.00.

221

222 **The motion carried unanimously 5-0.**

223

224 **Tab 10) Amendment to State Revolving Loan Agreement for CRA Stormwater Project SW**
225 **350940**

226

227 Ms. Houghton stated this will be Amendment #2. She reviewed the previous actions taken. She
228 said this amendment combines all phases of the Downtown Stormwater project Phase 1, pre-
229 construction, and construction, and adjusts the loan funding amount for construction activities
230 for the grant portion. The disburseable construction portion is now \$1,697,194. It provides a total
231 disburseable amount for the project of \$1,944,610 which includes the preconstruction and the
232 construction portion. It provides for a loan financing rate of .37 per annum rate for the
233 construction disburseable portion of the loan. This provides for an additional estimated loan
234 service fee in the amount of \$33,944.00 for a total amount of \$38,892.00.

235

236 **MOTION**

237

238 **Lori Pfister moved to approve Amendment No. 2 to the FDEP SRF Stormwater Phase 1**
239 **Project Loan No. SW350940, which combines preconstruction and construction and**
240 **adjusts the disburseable loan amount to reflect awarded Stormwater Grants. The motion**
241 **was seconded by Bob Grenier. The motion carried unanimously 5-0.**

242

243 **Tab 11) Authorization for Florida Department of Transportation to Build Retention Pond**
244 **at the Tavares Nature Park**

245

246 Ms. Rogers stated the city has been approached by FDOT who is in the discovery phase of
247 widening SR 19 and will need a location for stormwater runoff. They are looking at three sites
248 with the Nature Park being one of them. The park is a 101 acre site. There are two different
249 sizes (3.71 acres and 6.26 acres) being considered. She said FDOT is aware that the land was
250 purchased through a grant and have a list of parameters to consider.

251
252 Councilmember Smith expressed concern about FDOT's willingness to build an aesthetic pond.
253 He said the pond to be built behind the jail would provide an excellent template for this retention
254 pond. He said he would not be in favor of any retention pond that did not create a gateway
255 feature or was not educational. He said he would not be in favor of approving until he knows the
256 details however would approve going ahead to discuss with FDOT.

257
258 Councilmember Grenier agreed. He asked Attorney Williams if it would remain the city's
259 property. Attorney Williams said it would, but FDOT would have a permanent easement.
260 Councilmember Grenier asked if the city had the right to dictate what the pond would look like.

261
262 Attorney Williams said it is blank slate and the two foremost concerns of staff were that it met all
263 environmental issues and that the pond would be aesthetic in appearance.

264
265 Mr. Drury suggested that a motion to move this request from FDOT forward, would be to work
266 with FDOT to bring back a design.

267
268 **MOTION**

269
270 **Bob Grenier moved to approve staff recommendation for agenda Tab #11, seconded by**
271 **Lori Pfister.**

272
273 Discussion followed about the need to clarify that Council expected to see a design back from
274 FDOT before final approval to construct, as the staff recommendation mentioned construction.

275
276 **Councilmember Smith said his understanding is that the motion is to approve to move**
277 **forward with the FDOT to have them come up with a design to bring back to Council for**
278 **further consideration. Councilmember Grenier concurred.**

279
280 **The motion carried unanimously 5-0.**

281
282 **Tab 12) Request to Create a Bulk Rental Rate at Woodlea Sports Complex for the**
283 **Ballfields**

284
285 Ms. Rogers invited Scott Aldrich to make the presentation. Mr. Aldrich reported that this is to
286 request approval to allow staff to reduce the rates for the baseball/softball rentals for the Nations
287 of Greater Orlando. Mr. Aldrich said the city has worked with Nations about 12 times over the
288 past year to do baseball tournaments in mostly the Woodlea complex. Most of their tournaments
289 are actually held in Seminole County and occasionally they have a need for more fields. This
290 has been done in the past at the normal rate. Recently they approached the city and said if
291 Tavares could match Lake County's rates of \$10.00 per hour, they would make Tavares the
292 host site along with Lake County for the tournaments from June to November. It will occur about
293 once or twice a month.

294
295 Mr. Aldrich reviewed the data he had prepared, noting that the normal rates are \$30.00 an hour
296 for a similar group or a maximum of \$150 per day. Reducing the rate to \$10.00 an hour would
297 match the County and also provide more revenue. They would not rent just one or two fields as
298 in the past: they would rent all nine of the fields—five at Woodlea and four at Stover.

299
300 Councilmember Smith asked if there was a guarantee that they will rent all nine fields. Mr.

301 Aldrich said there is not a guarantee and the County does not have a guarantee in terms of their
302 fee for how many fields.

303
304 Councilmember Smith expressed his concern about future teams wanting a bulk rate.

305
306 Mr. Aldrich stated the conditions could be put into the agreement. Councilmember Smith said
307 five fields should meet the current rental revenue so it should be five fields or more.

308
309 **MOTION**

310
311 **Councilmember Smith moved to approve the bulk rate of \$10.00 an hour per field as long**
312 **as there is a minimum of five fields being rented at a time, seconded by Bob Grenier.**

313
314 Councilmember Grenier said he expected that they would use at least five of the nine fields and
315 he expected that all nine fields would be used.

316
317 Mr. Aldrich noted that this was intended only for June through November of this year for this
318 customer.

319
320 **Councilmember Smith clarified that his motion was for a bulk rate of \$10.00 an hour for**
321 **the rental of five fields or more for anyone [during this time period of June through**
322 **November].**

323
324 Vice Mayor Pfister asked Mr. Aldrich about his thoughts when considering the request. Mr.
325 Aldrich said staff did not wish to rent just one field [at that rate] and nothing had been put into
326 place until staff received feedback from Council. He said another concern had been the
327 preparation of the fields as most of the tournaments start at 9:00 in the morning so this will be
328 an additional workload for the maintenance staff. He said staff discussed this but felt that the
329 potential tourism impact would have a positive economic benefit and would outweigh the
330 negatives.

331
332 **The motion passed unanimously 5-0.**

333
334 **Tab 13) Broad Budget Priorities Fiscal Year 2016-2017** **John Drury**

335
336 Mr. Drury reviewed the individual budgets for each fund that will be developed during the
337 upcoming budget process. He said he had provided recent historical information for Council
338 from the past two years to provide perspective and the minutes from last year when the prior
339 year goals were set. He noted that the city had implemented most of them. He added he had
340 also presented information on future needs of the city.

341
342 Mr. Drury asked Council to touch upon six issues as they discuss their broad budget priorities:

- 343
- 344 • Maintaining or not maintaining a similar level of service
 - 345 • Adding or not adding new programs and services
 - 346 • Employee compensation and benefits
 - 347 • The non-property tax supported operations: utilities, pavilion, garbage collection,
 - 348 seaplane base

- 349 • Capital Projects: The following projects need attention: Public Works Complex; Library
350 Expansion project; and street paving throughout the entire city.

Council Discussion

Councilmember Smith

- 351
352
353
354 • Decrease the millage rate and maintain a similar level of service
355 • Look into having an international trade zone or sub zones within the city and county
356 • Secure at least one manufacturing company that employees 15 or more people
357 • Communication with the owner of the parking lot next to Ruby Street to see if the City
358 can help him to find some investors to sell that property and get the building done
359 • Continue to work on Tavares Square
360 • See a notable increase in youth sports participation; have a campaign to encourage
361 more youth to participate in soccer, baseball, kickball, badminton, or tennis, etc.
362 • Have the new city flag flying on a majority of the city properties
363 • Complete the Master Plan for the Seaplane Base this year
364 • In reference to the five issues: the Library Expansion is already underway and there is a
365 paving plan in place approved two years ago. Mr. Drury responded that there is a
366 program in place that recommends \$700,000 a year to be spent to maintain the roads at
367 the current level of service. Last year the City was able to budget \$100,000. He said he
368 needed to hear whether this level should be increased in the coming budget.
369 Councilmember Smith suggested doing five roads a year. Mr. Drury said the issue is the
370 amount of paving not the number of streets. Councilmember Smith said to spend as
371 much as possible and reduce the millage rate.

Councilmember Johnson

- 372
373 • Lower the millage rate and keep the same level of service
374 • Recruit businesses for the downtown
375 • Find a different facility for the summer camp; Ingraham Center is too small
376

Councilmember Grenier

- 377
378 • Capital projects – keep going on the current projects (library expansion, Public
379 Safety building, Public Works building; continue to work on the street improvements)
380 • Plan for the development on SR 19 and avoid sprawl
381 • Brick pave another alleyway downtown
382 • Plan for future of Squibb Park

Vice Mayor Pfister

- 383
384 • Millage – ideal for it to drop however is realistic about the needs of the city to provide
385 services
386 • More budgeted for road improvements
387 • Address employee compensation
388 • Continue to work on the library expansion
389 • Address everything that was put off from last year; i.e. landscaping for rest of Alfred
390 Street widening project
391 • Increase Economic Development Director's budget for events
392 • Do more to have cultural activities and the arts

393 • Gateway Signs – get finished

394 **Mayor Wolfe**

- 395 • Maintain the same level of service
- 396 • Compensate the employees
- 397 • Try to get \$350,000 in the roads budget
- 398 • Gateway signs – finish up
- 399 • Request more funding from the County for more funding for the parks (Woodlea Sports Complex)
- 401 • Ensure that the capital projects already approved, such as the Public Safety Complex, continually move forward
- 402 • Millage – if it can drop some ok but the continued improvements require the taxes to come in for that purpose
- 403 • SR 19 will provide opportunities for more businesses that may want to relocate

406 Mr. Drury asked Council to consider their collective goals. He asked if there is any issue that
407 three or more Councilmembers do not want to include in the budget.
408

409 Councilmember Smith asked if Councilmember Johnson was asking the staff to find a new
410 existing facility for summer camp. Ms. Johnson replied in the affirmative. Councilmember Smith
411 asked if the City did not have an agreement with the School Board to use their facilities.
412

413 **Consensus to move forward to include all goals in the budget.**

414 Mr. Drury said he will be back with a draft budget in two months and will schedule the Public
415 Workshops to go through the budget by line item for each department.
416

417 **XI. OLD BUSINESS**

418 **XII. NEW BUSINESS**

419 **XIII. AUDIENCE TO BE HEARD**

420 Vance Joachim, 12619 Milwaukee

421 Mr. Joachim said he looks forward to the development in the Nature Park.
422

423 Mr. Joachim said he wanted to provide an update about the Three Palms Mobile Home Park.
424 He said since the last report five to seven owners have given up the titles to their homes to the
425 owner. Mr. Joachim went on to discuss various actions taken by the owner or not taken by the
426 owner that he believed were unethical or illegal. He discussed complaints he has filed or
427 attempted to file with various agencies. He said he would provide written information to Council.
428

429 **XIV. REPORTS**

430 **Tab 14) City Administrator**

John Drury

431 Mr. Drury noted this weekend is Rubber Ducky races and the opening for the baseball seasons,
432 and a fishing tournament event. The Chamber of Commerce is opening on Saturday.
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Mr. Drury noted over 1000 people were downtown on a Sunday recently with 40 boats visiting, etc. He said it was impressive to see that many people with no major events going on.

City Clerk

Ms. Barnett said she was glad to see the Teacher of the Year Award. She said she and Ms. Rogers went to the elementary school that day to read to the kindergarten students which had been a fun experience.

Community Services Director

Ms. Rogers thanked Council for encouraging staff to seek sponsorships for the baseball teams. She said all teams have a sponsor now thanks to several councilmembers as well. She said the sponsors will be honored at the opening day ceremonies.

Ms. Rogers showed a new marketing booklet about the Pavilion that had been developed by the sponsors on the back of the brochure.

Finance Director

Ms. Houghton stated that staff had recently rolled out the Innovative Voice Response System for the customers to pay their utility bills over the telephone with a credit card. They can pay 24 hours a day, 7 days a week. This saves staff time and so far there have been no problems.

Tab 15) Council Reports

Councilmember Grenier

Councilmember Grenier thanked Ms. Lopez for her work on the library grant. He said in 1915 the Women's Club was formed in Tavares and lasted for 96 years. He said the first library was started by the Women's Club. He mentioned the building on St. Clair Abrams that held the first public library.

- **Gala** – He said the Pavilion Gala was very enjoyable and he had enjoyed every detail, the souvenirs, the band (British Invasion), and the food.
- **Tavares Theater** – He will be attending the play at the Tavares theater this weekend and encouraged others to attend
- **Public Meeting for Seaplane Base** – Commended Mr. Tweedie and the teamwork that had gone into the meeting
- Will be attending the luncheon of the Daughters of the American Revolution at Osprey Lodge next week and others would be welcome. He said the first president of that chapter was Maude Wakelin.
- Stated that the Florida House and Senate had passed the bills to remove the statute of General Kirby Smith that was put in by the Florida residents in the Hall of Statutory in Washington in 1922. He said he has already emailed Senator Hayes to make a request to get the statute to Lake County.

Councilmember Johnson

490 • Stated she was glad to see Zaks reopen this week.

491

492 **Councilmember Smith**

493

494 Councilmember Smith said General Smith had a great military and educational mind and is little
495 known.

496

497 • Babe Ruth Grand Opening is this Saturday at 10:00 a.m. He encouraged everyone to
498 attend.

499

• Rubber Ducky Race was fantastic

500

• Noted today is National Read Across America Day, (AKA Dr. Seuss Day)

501

• On this day in 1776 Americans started shelling the British in Boston

502

503 **Mayor Wolfe**

504

505 Mayor Wolfe stated the employees do a spectacular job on day to day operations. He said he
506 had received a letter from Joshua P. Edmundson, a local attorney, who wrote to commend Fire
507 Department Administrator Helen Vilissov and Utility Supervisor Philip Clark for their excellent
508 customer service. He said it is nice to see the citizens appreciating the work of the employees.

509

510 **ADJOURNMENT**

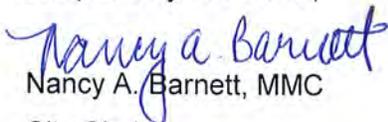
511

512 There was no further business and the meeting was adjourned at 5:48 p.m.

513

514 Respectfully submitted,

515



516

Nancy A. Barnett, MMC

517

City Clerk

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**AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 6, 2016**

AGENDA TAB NO. 2

SUBJECT TITLE: Presentation to Tabitha Abbott, Lake County Rookie Teacher of the Year

OBJECTIVE:

The Mayor will make a presentation to Ms. Abbott, Tavares Elementary Teacher and Lake County Rookie Teacher of the Year.

SUMMARY:

Tabitha Abbott teaches kindergarten students at Tavares Elementary School and was recently awarded 2016 Lake County Rookie Teacher of the Year by the Educational Foundation of Lake County. In recognition of this achievement the Mayor will read a proclamation and recognize Ms. Abbott.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Legally sufficient.



**PROCLAMATION
April 6, 2016
IN RECOGNITION OF TABITHA ABBOTT
LAKE COUNTY ROOKIE TEACHER OF THE YEAR**

WHEREAS, Tabitha Abbott is a kindergarten teacher at Tavares Elementary School; and,

WHEREAS, Tabitha Abbott began her teaching career in 2014 and has been recognized by her principal for her patience and enthusiasm in creating a positive and cooperative learning environment for her students;

WHEREAS, Tabitha Abbott has been honored by the Educational Foundation of Lake County as 2016 Rookie Teacher of the Year;

WHEREAS, the City appreciates the dedication of Ms. Abbott to the Tavares elementary kindergarten students;

NOW, THEREFORE, BE IT RESOLVED that I, Robert Wolfe, Mayor of the City of Tavares hereby extend our gratitude to Tabitha Abbott for her professionalism and enthusiasm and her contribution to the lives of the kindergarten students at Tavares Elementary School.

DONE AND PROCLAIMED this 6th day of April, 2016.

ATTEST:

**Robert Wolfe, Mayor
City of Tavares**

LIFE IN LAKE

ONE OF US: TABITHA ABBOTT

Rookie Teacher of the Year bubbling with enthusiasm

BY LORI CARTER
Correspondent

TAVARES — Tabitha Abbott watches as her students start the school year not knowing letters or sounds, as well as not knowing how to write their names.

By the end of the year they know it all, and that gives Abbott a great deal of joy.

Abbott, 28, is the Rookie Teacher of the Year, an award sponsored by the Educational Foundation of Lake County. She was honored on March 16 during a reception at Lake-Sumter State College.

"I still haven't come off my cloud yet," said Abbott, who has 18 kindergartners in her class at Tavares Elementary. "I don't think I will for a while."

Abbott has been on the job since 2014. Teachers designated as "rookie" are those who have been in the classroom for no more than three full years.

For Abbott, a typical class day starts with the kids learning sight words for that week by setting them to music.

"The kids are allowed to dance, be silly, walk around," she said.

"Once the music stops, they partner up and say the word, and then we do it again. They've grown to love that. It gets them learning not just from me but from each other."

Abbott said working with the



LORI CARTER/CORRESPONDENT

Tabitha Abbott is the Rookie Teacher of the Year for her enthusiasm and skill at teaching kindergartners.

"little ones" is rewarding.

"It takes a lot of patience and training at the beginning of the year," she said. "They make such great gains through the year. It's wonderful to see.

"We celebrate their successes no matter how small it may seem," she said. "They're so impressionable"

Durenda McKinney, principal, said Abbott has "effective teach-

ing strategies in her classroom.

"She has created an environment of cooperative learning with her students," McKinney said. "She is loving and encouraging. And she is always excited — every

single day. Her enthusiasm just spills over to the kids. They are very excited about leaning. She has very high expectations, and students rise to the occasion."

Born in Pensacola and raised in Lake County, she attended Eustis High School through sophomore year and then she and her family moved to Clearwater. She graduated from Dunedin High School.

She said while in college, she visited her mother in Ohio, where she was teaching a kindergarten class.

"I shadowed her for the day and absolutely enjoyed the kids," she said.

Abbott earned her bachelor's in interdisciplinary social science from Florida State University in 2010. She returned to Lake and worked as a warranty administrator for a car dealership and then at the Lake County Property Appraiser's Office.

"That's when I went back to school," she said.

Abbott graduated from the Educator Preparation Institute at LSSC.

In addition to her classroom, Abbot keeps busy with making crafts and spending time with her family — husband of four years, Michael, and their 2-year-old daughter Gracie.

"We're always together because family is No. 1 for me," she said.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 6, 2016**

AGENDA TAB NO. 3

SUBJECT TITLE: Presentation of Plaque to Brad Hayes

OBJECTIVE:

The Mayor will present a plaque to Utility Director, Brad Hayes, in recognition of being the first in the City of Tavares to receive Leadership in Energy and Environmental Design (LEED) Certification for the Utility Administration Building.

SUMMARY:

In 2012 the City Council approved Ordinance #2012-04 which added Division 6 in Chapter 23 to create green building incentives and an award program. The City desired to emphasize this as a priority by adding programs for providing incentives, public recognition and awards to those citizens and developers that utilize green construction practices to a degree greater than required by applicable building codes.

The City Council will recognize Brad Hayes, Director of Utilities for providing leadership in this area by receiving the first to receive LEED certification for the Utility Administration Building constructed in 2014.

OPTIONS:

n/a

STAFF RECOMMENDATION:

n/a

FISCAL IMPACT:

n/a

LEGAL SUFFICIENCY:

Legally sufficient



USGBC
2101 L STREET, NW
SUITE 500
WASHINGTON DC 20037
202 828-7422
USGBC.ORG

CEO & FOUNDING CHAIRMAN

S. Richard Fedrizzi

OFFICERS

CHAIR
Marge Anderson
Energy Center of Wisconsin

CHAIR ELECT
Fiona Cousins
Arup

IMMEDIATE PAST CHAIR
George Bandy Jr.
Interface

TREASURER
Stuart Carron
Energize Re, LLC

SECRETARY
Lisa Fay Matthiessen
Integral Group

FOUNDERS

David Gottfried
Michael Italiano
S. Richard Fedrizzi

12/07/2015

Brad Hayes
Utilities Director
City of Tavares
1000 Captain Haynes Rd
Tavares, FL 32778
United States

Greetings,

On behalf of the U.S. Green Building Council, I congratulate you on achieving LEED certification for City of Tavares Utilities Administration Building. Your project has achieved LEED certified certification under the LEED for New Construction Rating System with a total of 41 points.

LEED certification identifies City of Tavares Utilities Administration Building as a showcase example of sustainable design and demonstrates your leadership in transforming the building industry. In honor of this impressive achievement and in appreciation of your participation in LEED, we are pleased to present you with the enclosed certificates recognizing your accomplishment.

Now that your project has achieved LEED certification, we encourage you to share your project with the green building community. Please follow the prompt in LEED Online to make it a "public" project. Public projects appear in our LEED project directory, in our Green building Information Gateway (GBIG), and you will have the ability to share your story by creating a LEED project profile to post to USGBC.org.

Congratulations on earning LEED certification, and thank you for your commitment to our common goal of building a healthy, sustainable future.

Sincerely,

A handwritten signature in black ink, appearing to be "R." with a long horizontal stroke extending to the right.

S. Richard Fedrizzi
CEO & Founding Chairman
U.S. Green Building Council

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ORDINANCE 2012-04

**AN ORDINANCE OF THE CITY OF TAVARES,
FLORIDA, AMENDING THE CITY'S LAND
DEVELOPMENT REGULATIONS BY AMENDING
CHAPTER 23, COMMUNITY ECONOMIC
DEVELOPMENT INITIATIVES, ADDING DIVISION 6,
GREEN BUILDING INCENTIVES AND AWARD
PROGRAM; PROVIDING FOR SEVERABILITY;
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, green construction practices greatly contributes to the continued growth and prosperity of the City of Tavares and its residents; and

WHEREAS, the City of Tavares desires to emphasize this as a priority by amending the City's Land Development Regulations by adding programs for providing incentives, public recognition and awards to those citizens and developers that utilize green construction practices to a degree greater than required by applicable building codes; and

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

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

Section 1. Text Amendments to the City's Land Development Regulations

That the City's Land Development Regulations are hereby amended as follows:

**Chapter 23
Community Economic Development Initiatives**

Table of Contents

DIVISION 1. IN GENERAL	
Sec. 23-1	Reserved
Sec. 23-2	Policy and Intent
DIVISION 2. ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTIONS	
Sec. 23-3	Enactment Authority

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DIVISION 6.

GREEN BUILDING INCENTIVES AND AWARD PROGRAM

Sec. 23-17 Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

City means the City of Tavares, Florida.

Council means the City Council of the City of Tavares, Florida.

City-owned civic or office construction project means city-owned buildings providing a public gathering place or office facilities.

Construction means any project associated with the creation, development, or erection of any building eligible for the program.

FGBC means the Florida Green Building Coalition.

GHDS means the Green Home Designation Standard of the Florida Green Building Coalition.

Green building means generally the resource efficient design, construction, and operation of buildings by employing environmentally sensible construction practices, systems, and materials.

Independent or independent of the city means not employed by, or acting as agents of the city.

L.E.E.D. 2.0 means the Leadership in Energy and Environmental Design Rating System, Version 2.0, of the U.S. Green Building Council.

Municipal means owned by the city.

Private means property not owned by the city.

Program means the city green building program.

Program certification means the final designation awarded to a program participant for satisfying all requirements associated with the program for a particular project.

Program participant means any person or entity seeking program certification for a particular project.

Project means any construction associated with the creation, development, or erection of any building eligible for the program.

1 **Sec. 23-21. Scope.**

2
3 The program shall be administered on a per-unit basis. For the purpose of this section
4 of the program, "per-unit" means each unit built, except that any multi-family dwelling or
5 similarly clustered structure may count as one unit, as determined by the Community
6 Development Director or their designee(s).

7
8 **Sec. 23-22. Coverage.**

9
10 The program shall be comprised of the following sub-programs:

11
12 (1) New residential construction;

13
14 (2) Residential retrofitting/remodeling;

15
16 (3) New commercial/non-city construction, not including any expansions or
17 remodeling; and

18
19 (4) City-owned civic or office construction, not including any expansions or
20 remodeling.

21
22 **Sec. 23-23. Standards.**

23
24 The program shall be administered using standards for certification developed by the
25 Florida Green Building Coalition and the U.S. Green Building Council. These standards
26 shall apply to each sub-program as follows:

27
28 (1) GHDS. For any program participant seeking program certification for new
29 residential construction the program participant must satisfy all of the requirements
30 associated with the current Green Home Designation Standard of the FGBC, including
31 but not limited to, any monetary or certification requirements. For the purpose of this
32 section of the program, "current" means at the time a program participant submits a
33 project application form with the building inspection department.

34
35 (2) L.E.E.D. 2.0. For any program participant seeking program certification for new
36 commercial/non-city construction or new municipal civic or office construction, the
37 program participant must satisfy all of the requirements associated with the L.E.E.D.
38 2.0, including but not limited to any monetary or certification requirements.

39
40 (3) Review. For the purpose of this section of the program, a program participant
41 shall be bound by the standard designated for a particular sub-program unless the
42 program participant both requests to be certified under a more current version of a
43 designated standard and the request is approved by the city department responsible for
44 administering the particular program.

45
46 **Sec. 23-24. Incentives.**

47
48 The Program shall consist of incentives designed to encourage the use of the Program.
49 For any program participant seeking program certification for new residential
50 construction, residential retrofitting/remodeling and new commercial non-city
51 construction the City government shall provide the following incentives:



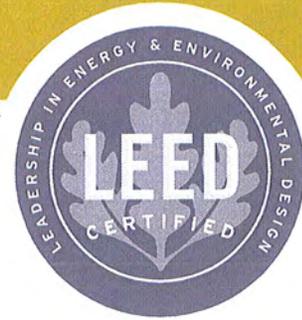
**PRESENTED TO BRAD HAYES, DIRECTOR OF
UTILITIES**

**FOR HIS LEADERSHIP IN ENERGY
AND ENVIRONMENTAL DESIGN**

**IN RECOGNITION OF BEING THE FIRST
IN THE CITY OF TAVARES
TO RECEIVE LEED CERTIFICATION
FOR THE UTILITY ADMINISTRATION
BUILDING COMPLETED IN 2014**

**AS AWARDED BY THE U.S. GREEN BUILDING COUNCIL
ON DECEMBER 7, 2015 AND BY THE CITY COUNCIL OF
THE CITY OF TAVARES**

THIS 6th DAY OF APRIL 2016



CITY OF TAVARES
UTILITIES ADMINISTRATION BUILDING
Tavares, Florida

HAS FULFILLED THE REQUIREMENTS OF THE FOLLOWING LEVEL OF CERTIFICATION ESTABLISHED BY THE U.S. GREEN BUILDING COUNCIL
IN THE LEED GREEN BUILDING RATING SYSTEM™ AND VERIFIED BY THE GREEN BUILDING CERTIFICATION INSTITUTE.

LEED FOR NEW CONSTRUCTION

CERTIFIED

S. RICHARD FEDRIZZI, PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL

December 2015

MAHESH RAMANUJAM, PRESIDENT
GREEN BUILDING CERTIFICATION INSTITUTE

**AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 6, 2016**

AGENDA TAB NO. 4

**SUBJECT TITLE: Proclamation in Recognition of US Coast Guard Auxiliary,
Lake County Florida**

OBJECTIVE:

The Mayor will read a proclamation commemorating the 50th Anniversary of Flotilla 43, District 7, of the United States Coast Guard Auxiliary, Lake County, Florida.

SUMMARY:

Martin S. Goodwin, Flotilla Commander, has requested that the City issue a proclamation to recognize the 50th Anniversary of the US Coast Guard Auxiliary of Lake County, Florida. The proclamation addresses the variety of services provided by the US Coast Guard in such areas as safety patrols, education, compliance with boating laws, and the teaching of boating safety and training classes.

OPTIONS:

The Mayor will read a proclamation to honor Flotilla 43, District 7 of Lake County.

STAFF RECOMMENDATION:

n/a

FISCAL IMPACT:

n/a

LEGAL SUFFICIENCY:

Legally sufficient.



America's Seaplane City™

PROCLAMATION

**50TH ANNIVERSARY OF FLOTILLA 43, DISTRICT 7, OF THE UNITED STATES
COAST GUARD AUXILIARY, LAKE COUNTY, FLORIDA**

WHEAREAS, Flotilla 43, District 7 of the United States Coast Guard Auxiliary was chartered on April 23, 1966 in Lake County, Florida.

WHEREAS, Flotilla 43, District 7 of the United States Coast Guard Auxiliary promotes recreational boating safety on the city's lakes and rivers by performing routine safety patrols and conducting detailed surface operations during public events;

WHEREAS, Flotilla 43, District 7 of the United States Coast Guard Auxiliary fosters wider knowledge and compliance with boating laws and regulations through public education and outreach;

WHEREAS, Flotilla 43, District 7 of the United States Coast Guard Auxiliary in recent years has conducted 5,250 hours of safety patrols, performed 3,414 vessel safety checks, taught 600 hours of boating safety classes, and contributed 41,169 volunteer working hours promoting recreational boating safety;

WHEREAS, Flotilla 43, District 7 of the United States Coast Guard Auxiliary continues to promote boating safety and education to the residents of Tavares, Florida as it has done consistently for the past 50 years;

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

The Council wishes to recognize and commemorate the 50th Anniversary of Flotilla 43, District 7, of the United States Coast Guard Auxiliary by proclaiming April 16, 2016 as Coast Guard Auxiliary Flotilla 43 Day.

PASSED AND DULY ADOPTED on this 6th day of April 2016.

Robert Wolfe, Mayor



United States Coast Guard Auxiliary
Flotilla 43, District 7 - Lake County, Florida

Martin S. Goodwin, Flotilla Commander • P.O. Box 27, Oxford, FL 34484 • 407-761-8764

February 19, 2016

Mayor Robert Wolfe
City of Tavares
201 E. Main Street
P.O. Box 1068
Tavares, FL 32778

Dear Mayor Wolfe,

I am the commander of the Lake County Flotilla of the Coast Guard Auxiliary. This year, we are celebrating 50 years of service to the recreational boating community in Tavares and Lake County. Over the years, our volunteers have contributed thousands of hours performing safety patrols on our lakes and rivers, conducting courtesy vessel safety checks at our boat ramps and marinas, and working with city and county officials to promote life jacket awareness and water safety. We continue to pursue these activities in support of recreational boating safety and are particularly proud of our continuing role in supporting local events to promote maritime safety awareness.

It would be a great honor for our service to the community to be recognized in the form of a Resolution by the Tavares City Council commemorating the 50th Anniversary of the Lake County Flotilla of the Coast Guard Auxiliary. I have enclosed a proposed Resolution for your consideration. We are holding our 50th Anniversary Banquet on April 16th and it would be wonderful if this Resolution could be presented to the Flotilla at this event.

I would also like to extend an invitation for you to attend our 50th Anniversary Banquet. It's being held on Saturday, April 16th, 2016, at the Mid Florida Lakes Community Center, 200 Forest Drive, Leesburg, Florida 34788. Reception and fellowship begins at 5:00pm and dinner will follow. We are asking for a donation of \$22.50 per person to cover meal expenses. This is not a fundraising event, but rather a celebration of our 50 years of service to the community. I hope you are able to join us.

Please contact me with any questions. Please also RSVP for our 50th Anniversary Banquet by returning the enclosed card.

Sincerely,

A handwritten signature in blue ink, appearing to read "Martin S. Goodwin".

Martin S. Goodwin
Flotilla Commander, Flotilla 43
Lake County, Florida
United States Coast Guard Auxiliary

RESOLUTION 2016 – _____

THE CITY OF TAVARES
COMMEMORATES THE 50TH ANNIVERSARY OF FLOTILLA 43, DISTRICT 7, OF THE UNITED STATES COAST GUARD AUXILIARY, LAKE COUNTY, FLORIDA

WHEAREAS, Flotilla 43, District 7 of the United States Coast Guard Auxiliary was chartered on April 23, 1966 in Lake County, Florida.

WHEREAS, Flotilla 43, District 7 of the United States Coast Guard Auxiliary promotes recreational boating safety on the city's lakes and rivers by performing routine safety patrols and conducting detailed surface operations during public events;

WHEREAS, Flotilla 43, District 7 of the United States Coast Guard Auxiliary fosters wider knowledge and compliance with boating laws and regulations through public education and outreach;

WHEREAS, Flotilla 43, District 7 of the United States Coast Guard Auxiliary in recent years has conducted 5,250 hours of safety patrols, performed 3,414 vessel safety checks, taught 600 hours of boating safety classes, and contributed 41,169 volunteer working hours to recreational boating safety;

WHEREAS, Flotilla 43, District 7 of the United States Coast Guard Auxiliary continues to promote boating safety and education to the residents of Tavares, Florida as it has done consistently for the past 50 years;

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

1. The City Council wishes to recognize and commemorate the 50th Anniversary of Flotilla 43, District 7, of the United States Coast Guard Auxiliary by proclaiming April 16, 2016 as Coast Guard Auxiliary Flotilla 43 Day.
2. This Resolution shall become effective upon adoption.

DONE AND RESOLVED this _____ day of _____ 2016.

Robert Wolfe, Mayor

**AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 6, 2016**

AGENDA TAB NO. 5

SUBJECT TITLE: Proclamation for National Library Week April 10-16, 2016

OBJECTIVE:

The Mayor will read a proclamation in recognition of National Library Week.

SUMMARY:

First sponsored in 1958, National Library Week is a national observance sponsored by the American Library Association (ALA) and libraries across the country each April. It is a time to celebrate the contributions of our nation's libraries and librarians and to promote library use and support. The theme this year is *Libraries Transform*.

OPTIONS:

n/a

STAFF RECOMMENDATION:

n/a

FISCAL IMPACT:

n/a

LEGAL SUFFICIENCY:

Legally sufficient.



PROCLAMATION

**National Library Week
April 10 – 16, 2016**

Libraries Transform

W HEREAS, National Library Week is a time to celebrate the contributions of our nation's libraries and library workers and to promote library use and support. From free access to books and online resources for families to library business centers that help support entrepreneurship and retraining, libraries offer opportunity to all.

WHEREAS, libraries create potential and possibilities within their communities, campuses and schools; and

WHEREAS, libraries and librarians open up a world of possibilities through on-line programming resources; job-seeking resources and the power of reading; and

WHEREAS, librarians are trained, tech-savvy professionals, providing technology training and access to downloadable content like e-books; and

WHEREAS, libraries, librarians, library workers and supporters across America are celebrating National Library Week; and

WHEREAS, the City Council, staff, and residents wish to show their appreciation for the Tavares Library Staff who go over and above in serving the public with professionalism and courtesy;

NOW, THEREFORE, be it resolved that I Robert Wolfe, Mayor proclaim National Library Week, April 10-16, 2016. I encourage all residents to visit the library this week to take advantage of the wonderful library resources available at your library.

DONE AND PROCLAIMED THIS 6th DAY OF APRIL 2016

Robert Wolfe, Mayor

**AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 6, 2016**

AGENDA TAB NO. 6

SUBJECT TITLE: Tavares Chamber of Commerce Update

OBJECTIVE:

To receive an update from the Interim Executive Director of the Tavares Chamber of Commerce.

SUMMARY:

J. Scott Berry, new Interim Executive Director of the Tavares Chamber of Commerce, will provide an update on the Chamber's activities to Council.

OPTIONS:

n/a

STAFF RECOMMENDATION:

That Council receive the update.

FISCAL IMPACT:

n/a

LEGAL SUFFICIENCY:

Legally sufficient.

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**AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING:**

AGENDA TAB NO. 7

SUBJECT TITLE: Approval of Agreement with H2X Racing for Hydro-X Tour Jet Ski Racing Event in Wooton Park – April 16-17, 2016

OBJECTIVE:

To have City Council approve the attached Agreement for the City to host the H2X Hydro Cross Tour Jet Ski Race Event at Wooton Park on April 16th & 17th, 2016.

SUMMARY:

The City has hosted Hydro-Cross and Hydro-Drag Jet ski Racing events at Wooton Park since 2010. This year's Hydro-X World Finals Qualifier is scheduled to be held in Tavares at Wooton Park on April 16 & 17, 2016. The standard event agreement (attached) between the City and H2X Racing outlines scope, sponsorship requirements and event schedule.

OPTIONS:

1. To approve the attached Agreement for the City to host the Hydro X World Finals Qualifier and authorize payment to H2X Racing.
2. To not approve the attached Agreement for the City to host the Hydro X World Finals Qualifier and authorize payment to H2X Racing.

STAFF RECOMMENDATION:

Staff recommends that the Council moves to approve option 1.

FISCAL IMPACT:

The estimated City sponsorship expenditures of \$5,000 are budgeted in the CRA TIF fund for sponsored events for the FY 16 budget.

LEGAL CONSIDERATIONS:

H2X Racing
3547 53rd Ave W. #221
Bradenton, FL 34210
(850) 376-5495

April 16-17, 2016 World Finals Qualifier Event

Content

I. Introduction

II. Event Services

III. Schedule of Events and Tour Schedule

IV. Hydro-X Tour Information

V. Responsibilities of Host Site

VI. Comments & Suggestions

I. Introduction

The IJSBA was established in order to promote and stage the exciting, action-sport of personal watercraft racing. Mike Young, Director of the HydroX Tour has been producing personal watercraft racing, ski shows, hydrodrags, and Freestyle Moto-X events for over 25 years all across the country and beyond. This IJSBA sanctioned watercross tour is the top racing circuit in Southeastern United States. Our events are recognized and sanctioned by the International Jet Sports Boating Association, of Halfmoon Bay, CA, and they are also recognized as World Finals Qualifiers for the IJSBA World Finals in Lake Havasu City, AZ...this event is in its 35th year! The IJSBA has members in over 45 countries!

II. Hydro-X Tour Information

Our Annual tour attracts several thousand people per the weekend of the event including spectators, participants, crew, and families. As a result the local economy benefits with economic impact of dollars spent at hotels, restaurants, gas stations, and *other local businesses*. We have a very large demographic of participants including children as young as ten years old and adults in their sixty's, which is why the City of

Tavares would benefit greatly by once again, hosting a Hydro-X World Finals Qualifier in 2016, building upon the seed we planted 8 years ago.

III. Services Provided by H2X Racing Promotions

- 1.) Provide a two day, on-the-water racing events, professionally run and specifically designed to entertain an audience for six to seven hours each day.
- 2.) Provide all necessary equipment for the event.
- 3.) *Provide \$1,000,000.00 aggregate insurance policy.*
- 4.) Provide Cash and Prizes for prize purse and oversee the distribution of the purse to event participants.
- 5.) Provide a minimum of 10 qualified officials to run each event.
- 6.) Provide safety patrol boats for official use.
- 7.) Pre-Race promotions and mail outs to entice participation.
- 8.) Prepare all the necessary insurance and official IJSBA paperwork.
- 9.) Provide all rules regulations for event and the administering of those rules.
- 10.) Enforce adherence to safety and insurance requirements which include but are not limited to: signing of waivers by all participants and crew members, the enforcement of safety equipment.
- 11.) Follow a pre-approved racing schedule, which has been tentatively set.
- 12.) Provide all necessary Permits for this event.
- 13.) The Tavares event in April will be titled "The Surf and Turf Championships", presented by the City of Tavares and Lake County"
- 14.) The Hydro-X Tour is responsible either by direct survey of the event participants or other means of verifying overnight lodging stays of the participating members. *This information shall be provided to the City no later than April 17th, 2016. Final payment of host fee will be withheld until verified overnight lodging stay information is submitted.*

H2X Racing Promotions is entitled to all series promotional, sponsorship, and merchandising dollars, as well as, the rider entry fees.

H2X Racing Promotions will agree to honor all event sponsorship commitments regarding signage, booth space, and other commitments that the host site makes pertaining the watercraft event, while the host site agrees to honor all series booth space, signage, and sponsorship commitments made by H2X Racing Promotions.

IV. Schedule of Events

Friday

9am-5pm	Event set up
6pm-8pm	Late registration/rider check-in
9pm-???	Welcome Party

Saturday

8am-9am	Late registration/rider check-in
---------	----------------------------------

9am Mandatory Riders Meeting for all competitors
 10am-12pm HydroX Practice (One turn on each side)
 12pm-1pm Blowsion Flat Water Freestyle Qualifying/Lunch
 1pm-5pm All HydroX Classes Qualifying to Top 4 in each Class

Sunday

10am Riders Meeting
 10:30am-12pm IJSBA Slalom Competition
 12pm-1pm Flatwater Freestyle Competition/Lunch
 1pm-4:30pm All HydroX Racing Finals
 4:30pm Awards Ceremony
 5pm-8pm Event Load Out

2016 H2X Promotions Events

Feb 7	Bradenton, FL	Bradenton Regatta
April 16-17	Tavares, FL	WFQ Florida
June 3-4	Tavares, FL	WFQ Regional
June 11	Eric, PA	Charity Fun Run
July 9-10	Polk City, FL	Summer Nationals
July 23-24	Franklin, TN	Freestyle Championships
September 17-18	Naples, FL	Fall Nationals
Nov 5-6	Tavares, FL	HydroDrag World Finals

V. Responsibilities of Host Site

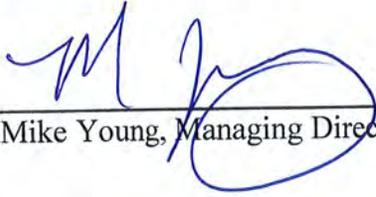
- 1.) Provide a \$5,000 bid fee to Mike Young DBA H2X Racing Promotions for costs associated with producing the event such as insurance, sanctioning fees, payroll, and supplies. A deposit of \$2,500 will be due on March 16th to secure insurance for the June event and the balance of \$2,500 due on April 17th upon receipt of verified overnight lodging stay information provided by H2X Racing Promotions as required.
- 2.) Provide fencing for pit area.
- 3.) Provide shelter area for scoring.
- 4.) Provide Fire and Police (Water)
- 5.) Provide 8 port a jons
- 6.) Provide 50 cinder blocks from Prop Shop
- 7.) Provide 10 trash cans
- 8.) Provide 2 sets of bleachers

VI. Comments and Suggestions

These are suggestions we recommend that City of Tavares do prior to the event:

- Radio spots of the event through local tourism commission
- Notify local news stations and news papers of the event

H2X Racing Promotions

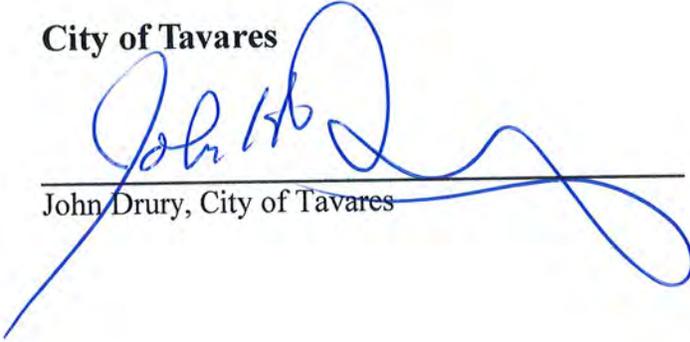


Mike Young, Managing Director H2X Racing

1/26/16

Date

City of Tavares



John Drury, City of Tavares

Date

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**AGENDA SUMMARY
TAVARES CITY COUNCIL
APRIL 6, 2016**

AGENDA TAB NO. 8

FIRST READING

**SUBJECT TITLE: Ordinance 2016-07
1410 Dead River Road – Tiki Village-RV Park - Rezoning**

OBJECTIVE:

To consider the rezoning of approximately 2 acres of property located on the north side of Dead River Road, adjacent to Tiki Village Mobile Home Park, from RMF-3 (Residential Multi-Family) to RMH-P (Residential Mobile Home Park) to accommodate the construction of an RV Park to be associated with Tiki Village.

SUMMARY:

The subject property is located on the northeast corner of Dead River Road and Fern Avenue. The property is vacant. The owners of Tiki Village desire to develop a Recreational Vehicle Park as part of the existing Mobile Home Park. The conceptual plan shows 25 RV lots. Each lot will be equipped with individual sewer, water and electrical hookups. An approved site plan demonstrating compliance with all applicable development regulations must be approved prior to any construction. Fern Avenue will be upgraded to City specifications. Under the city's Land Development Regulations, an RV Park is only permitted in a Mobile Home Park zoning and only if associated with a Mobile Home Park.

OPTIONS:

No Council action required at First Reading.

STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2016-07.

PLANNING & ZONING BOARD RECOMMENDATION:

At its March 17 meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-07.

FISCAL IMPACT: N/A

LEGAL SUFFICIENCY:

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

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ORDINANCE 2016-07

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AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 2 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF DEAD RIVER ROAD, ADJACENT TO TIKI VILLAGE MOBILE HOME PARK, FROM RMF-3 (RESIDENTIAL MULTI-FAMILY) TO RMH-P (RESIDENTIAL MANUFACTURED HOME PARK); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the owner of property described in Exhibit "A" attached hereto, is requesting to rezone said property from RMF-3 (Residential Multi-Family) to RMH-P (Residential Manufactured Home Park); and

WHEREAS, the owners of Tiki Village, an adjacent Mobile Home Park, desire to develop the subject property as an RV Park associated with the existing Mobile Home Park; and

WHEREAS, an RV park is permitted in Residential Mobile Home Parks provided that they are located in a separate section of the park and not intermingled with manufactured or mobile homes and provided that sewer, water and electrical utility connections are supplied; and

WHEREAS, the applicant has provided a Park Master Plan, "Exhibit B" attached hereto, demonstrating compliance with applicable regulations; and

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

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

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

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APPROVED AS TO FORM AND LEGALITY:

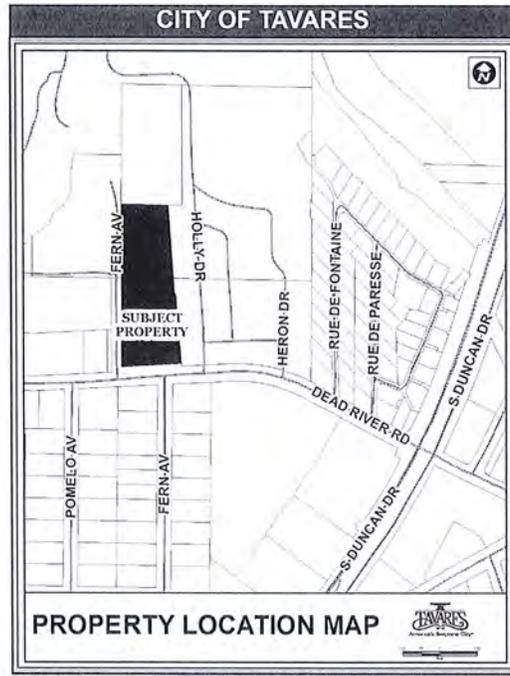
Robert Q. Williams, City Attorney

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EXHIBIT A

Commencing at the Northeast corner of Section 31, Township 19 South, Range 26 East, Lake County, Florida, run thence North 89°52'33" West, along the North line of said Section 31, 659.22 feet to a 4"x4" concrete monument (PRM 3715) on the Easterly line of Lot 8 of vacated Kriz Plaza, as recorded in Plat Book 18, page 3, Public Records of Lake County, Florida, for the Point of Beginning; thence along the said Easterly line of said vacated Kriz Plaza the following three (3) courses: South 04°33'31" East, 62.54 feet to a 4"x4" concrete monument (PRM 3715); South 90°00'00" East, 4.27 feet to a 4"x4" concrete monument (PRM 3715); South 05°48'40" East, 240.29 feet to a 4"x4" concrete monument (PRM 3715) at the Southeast corner of Lot 1 of said vacated Kriz Plaza, said point being on the Northerly right of way line of Dead River Road; thence run South 85°55'44", along said Northerly right of way line of Dead River Road, 156.58 feet to a 4"x4" concrete monument (PRM 3715) at the Southwest corner of Lot 2 of said vacated Kriz Plaza; thence continue South 85°55'44" West, along said Northerly right of way line of Dead River Road, 30.29 feet to a 4"x4" concrete monument (PRM 3715); thence run North 00°51'28" West, 315.05 feet to a 4"x4" concrete monument (PRM 3715) on the North line of said Section 31; thence run South 89°52'33" East, along the said North line of said Section 31, 0.86 feet to a 4"x4" concrete monument (PRM 3715); thence run North 00°11'18" West, 238.54 feet to a 4"x4" concrete monument (PRM 3715) on the Westerly extension of the North line of Lot 12 of said vacated Kriz Plaza; thence run North 89°55'08" East, along said Westerly extension of said Lot 12, 27.39 feet to a 4"x4" concrete monument (PRM 3715) at the Northwest corner of said Lot 12; thence continue North 89°55'08" East, along the North line of said Lot 12, 111.02 feet to a 4"x4" concrete monument (PRM 3715) at the Northeast corner of said Lot 12; thence run South 04°33'31" East, along the East line of said vacated Kriz Plaza, 239.84 feet to the Point of Beginning.

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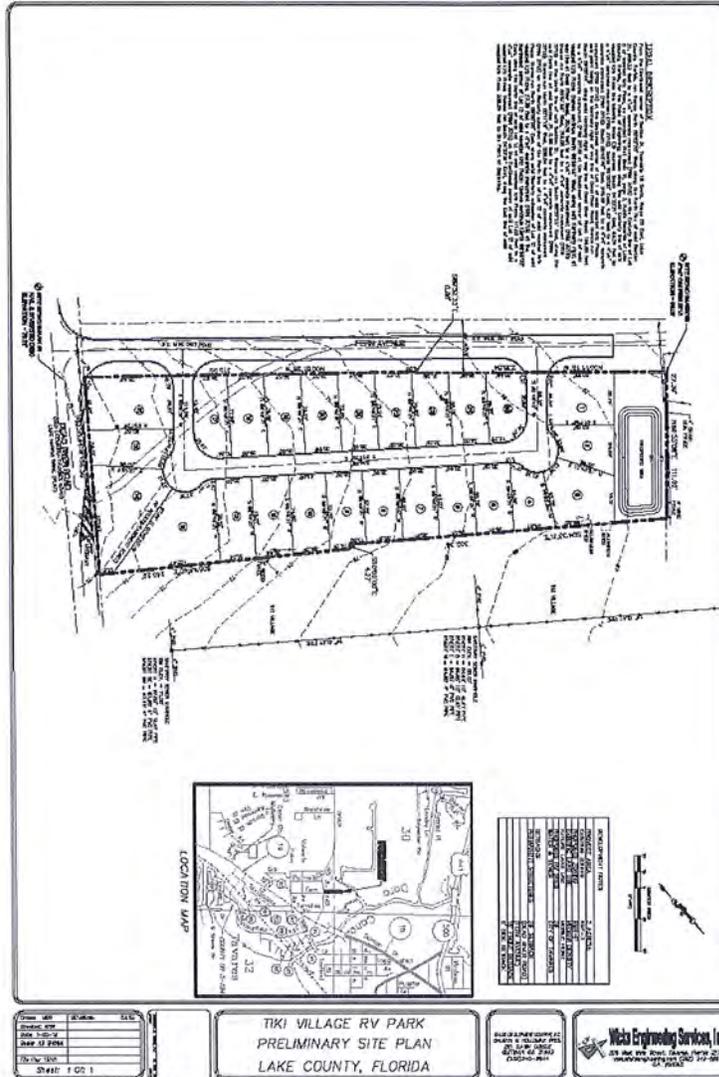


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Exhibit B Master Plan

S:\5141 Tiki Village Hill & RV Park\5141 Tiki Village\5141 Tiki Village.dwg, 3/23/2016 9:59:30 AM, DWG To PDF.plt



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NOTES:

1. Existing Project Area - 35.4 Ac.±
2. Zoning - RMH-P
3. Future Land Use - MH
4. Adjacent Zoning
North - WPA
South - RSF-1
East - RMH-P
West - PD, RMF-3
5. Mobile Home Sites - 214
6. Recreational Vehicle Sites - 14
7. Accessory Structures as noted on plan
8. Setbacks:
5' Side (10' between MHs or RVs)
10' Front
10' Rear
9. Project Address
1300 Dead River Road
Tavares, FL 32778
10. Parcel Numbers - AK # 1708861, 1706602 & 1782678
11. Streets and Utilities are Existing

4

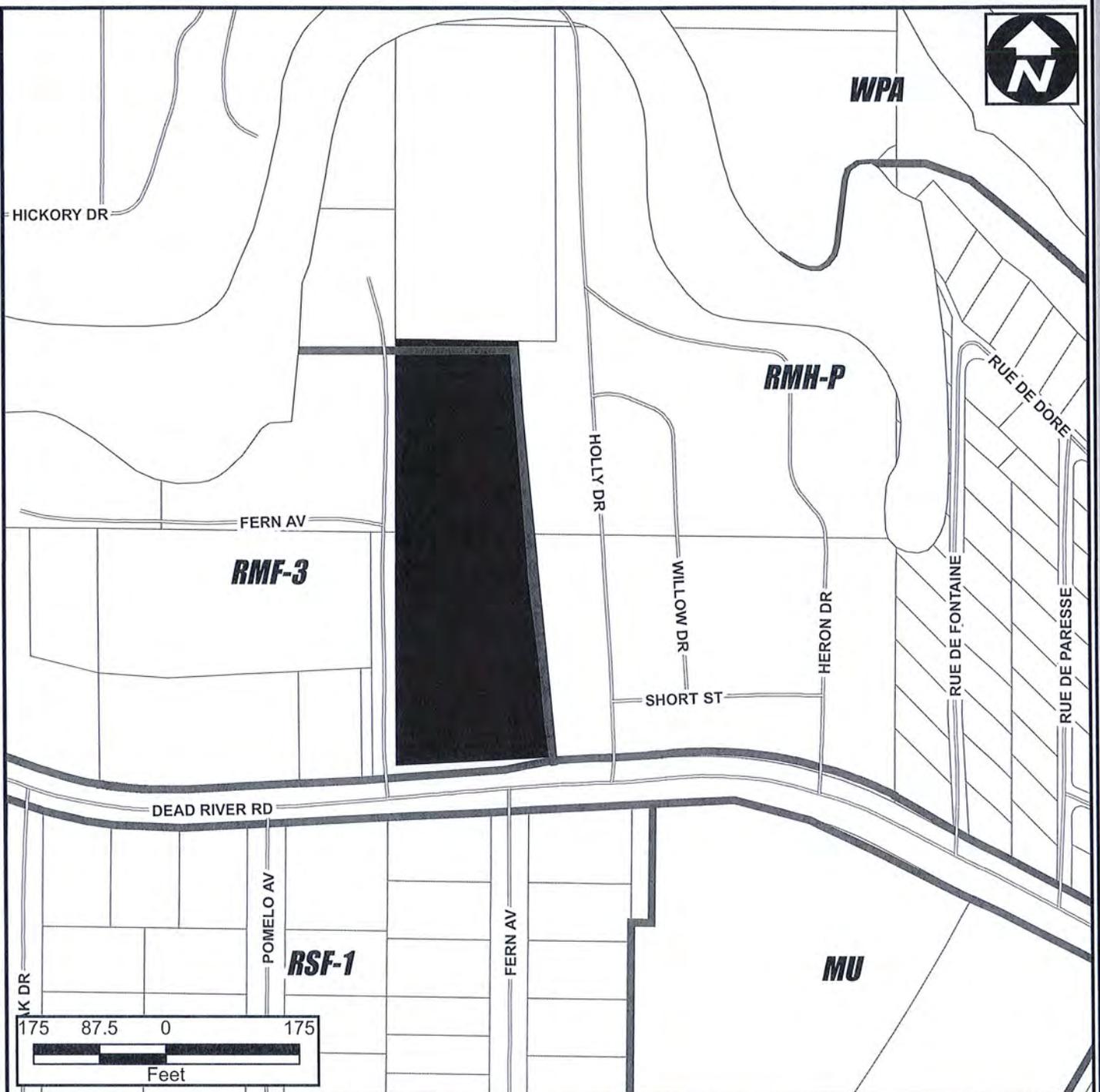
CITY OF TAVARES



PROPERTY LOCATION MAP



CITY OF TAVARES ORDINANCE # 2016-07



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



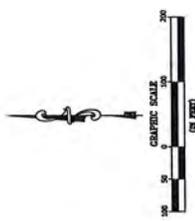
ZONING MAP

ORDINANCE # 2016-07

Tiki Village

Current Zoning: RMF-3
 Proposed Zoning: RMH-P
 02.00 ± Acres

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



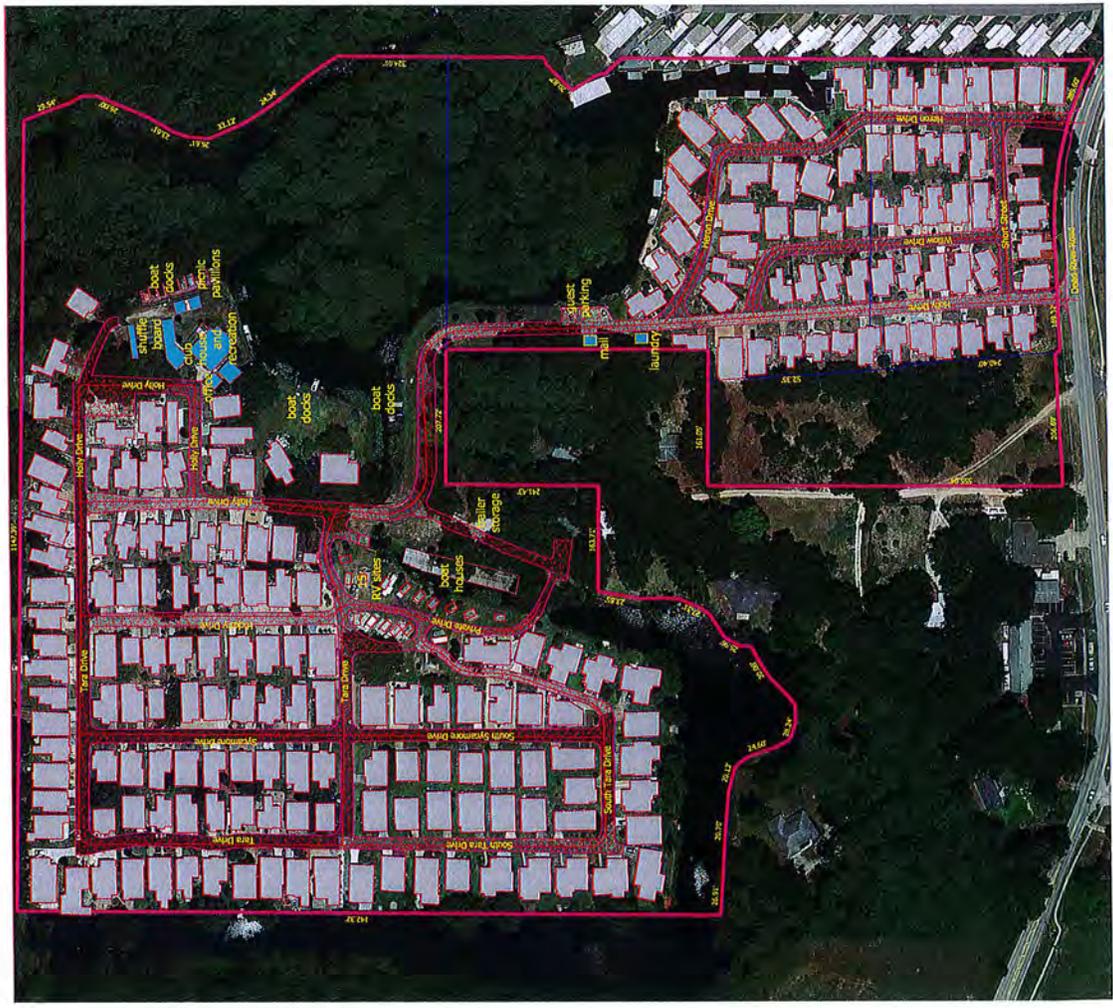
LEGAL DESCRIPTION:

BEG AT NE COR OF SEC, RUN S TO RD, W'LY ALONG RD TO PT Z08 FT E OF W LINE OF NE 1/4 OF NE 1/4, N 05DEG 41MIN W 255.4 FT, W 4.2 FT, N 04DEG 0MIN 30SEC W TO FT W OF POB, E TO POB
 AND
 BEG AT SE COR OF SEC, RUN N 660 FT, W 450 FT, S 410 FT, W 49 FT, S 04DEG 30MIN E TO FT W OF POB, E TO POB—LESS THAT PART OF LAND ADDING ON W'LY OF LOTS 69, 72, 73, 74 DEED IN ORB 1510 PGS 2135, 2137, 2139, 2141 OF LES CHATEAU VILLA MOBILE HOME PARK & LESS BEG AT A POINT ON E LINE OF SE 1/4 OF SAID SEC 30-19-26 WITH NW COR OF LOT 74 IN LES CHATEAU VILLA MOBILE HOME PARK COND CB 2 PGS 62-65, RUN NW'LY ALONG A N'W'LY EXTENSION OF THE W'LY LINE OF SAID LOT 74 TO WATERS OF A CANAL & PT A, RETURN TO POB; RUN N ALONG SAID E LINE OF SE 1/4 OF SEC 30 A DIST OF 151 FT, THENCE RUN W'LY ALONG A LINE THAT IS PERPENDICULAR AND AT RIGHT ANGLES TO THE SAID W LINE OF LES CHATEAU VILLA MOBILE HOME PARK TO WATERS OF CANAL, RUN S'LY ALONG SAID WATERS OF CANAL TO PT A—

AND
 N 1/2 OF SE 1/4 OF SE 1/4, SW 1/4 OF SE 1/4 OF SE 1/4—LESS S 420 FT OF E 310 FT SW 1/4 OF SE 1/4 OF SE 1/4—LESS W 350 FT LYING S & S'LY OF A CANAL & LESS TAVARES SUB—

NOTES:

1. Existing Project Area - 35.4 Ac.±
2. Zoning - RMH-P
3. Future Land Use - MH
4. Adjacent Zoning
 North - WPA
 South - RSF-1
 East - RMH-P
 West - PD, RMF-3
5. Mobile Home Sites - 214
6. Recreational Vehicle Sites - 14
7. Accessory Structures as noted on plan
8. Setbacks:
 5' Side (10' between MHs or RVs)
 10' Front
 10' Rear
9. Project Address
 1300 Dead River Road
 Tavares, FL 32778
10. Parcel Numbers - AK # 1706661, 1706602 & 1782678
11. Streets and Utilities are Existing



Orlando Sentinel

Publication Date: 03/07/2016

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Ad Number: 4014669-1
 Insertion Number: 3 x 10.5
 Size: B&W
 Color Type:
 Client Name: / PO# Mike Fitzgerlad
 Advertiser: City of Tavares
 Section/Page/Zone: Lake Zone/E004/LAK
 Description: County ad/Ordinance No. 2016-07-08

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 2016-07 & Ordinance 2016-08 titled as follows:

ORDINANCE 2016-07

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 2 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF DEAD RIVER ROAD, ADJACENT TO TIKI VILLAGE MOBILE HOME PARK, FROM RMF-3 (RESIDENTIAL MULTI-FAMILY) TO RMH-P (RESIDENTIAL MANUFACTURED HOME PARK); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2016-08

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 2 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF DEAD RIVER ROAD, ADJACENT TO TIKI VILLAGE MOBILE HOME PARK FROM MEDIUM DENSITY RESIDENTIAL TO MOBILE HOME; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2016-07 & Ordinance 2016-08 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on March 17, 2016, at 3 p.m.; and
2. Tavares City Council meeting on April 6, 2016, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on April 20, 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 2016-07 & Ordinance 2016-08 may be inspected by the public between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

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

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



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 2016-09 titled as follows:

ORDINANCE 2016-09

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 180 ACRES OF VACANT UNDEVELOPED PROPERTY GENERALLY LOCATED AT THE WESTERLY END OF WOODLEA ROAD AND EAST OF PENINSULA DRIVE FROM PLANNED DEVELOPMENT TO RFS-A (RESIDENTIAL SINGLE FAMILY); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2016-09 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on March 17, 2016, at 3 p.m.; and
2. Tavares City Council meeting on April 6, 2016, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on April 20, 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 2016-09 may be inspected by the public between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

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

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



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CITY OF TAVARES
PLANNING AND ZONING BOARD MEETING
TAVARES COUNCIL CHAMBERS
March 17, 2016

BOARD MEMBERS PRESENT

Gary Santoro, Chairman
Richard Root, Vice Chairman
Morris Osborn - ABSENT
Norb Thomas
Bill Stomp
Roy Stevenson
Lou Buigas

LAKE COUNTY SCHOOL BOARD

ABSENT

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 January 21, 2016

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 2016-07 – Tiki Village (Hamel Property) - Rezoning

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

OBJECTIVE:

To consider the rezoning of approximately 2 acres of property located on the north side of Dead River Road, adjacent to Tiki Village Mobile Home Park, from RMF-3 (Residential Multi-Family) to RMH-P (Residential Mobile Home Park) to accommodate the construction of an RV Park to be associated with Tiki Village.

SUMMARY:

1 The subject property is located on the northeast corner of Dead River Road and Fern Avenue. The
2 property is vacant. The owners of Tiki Village desire to develop a Recreational Vehicle Park as part of
3 the existing Mobile Home Park. The conceptual plan shows 25 RV lots. Each lot will be equipped with
4 individual sewer, water and electrical hookups. An approved site plan demonstrating compliance with
5 all applicable development regulations must be approved prior to any construction. Fern Avenue will be
6 upgraded to City specifications. Under the city's Land Development Regulations, an RV Park is only
7 permitted in a Mobile Home Park zoning.

8
9 Ted Wicks, applicant representative, stated that Tiki Village wishes to establish a distance separation of
10 RVs and Mobile Homes in Tiki Village. Existing RVs would be relocated to new area.

11
12 Bill Stomp stated that he believed it was a proper use of the property to relocate RV's away from the
13 homes.

14
15 Gary Santoro asked for clarification that the area was not meant for short term transient occupancy.

16
17 Ted Wicks agreed that it was meant for permanent or seasonal use.

18
19 Bill asked if the property would have a master water meter

20
21 Ted Wicks stated that individual services would be provided. No master meter.

22
23 **MOTION**

24 Mr. Stomp made a motion to recommend approval of Ordinance 2016-07. Mr. Stevenson seconded the
25 motion. The motion passed 6-0.

26
27
28 **2) Ordinance 2016-08 – Tiki Village (Hamel Property) – SSFLUM**

29
30 Jacques Skutt, Community Development Director provided the following staff report;

31
32 **OBJECTIVE:**

33
34 *To consider a Future Land Use Map amendment for approximately 2 acres of property located on the*
35 *north side of Dead River Road, adjacent to Tiki Village Mobile Home Park, from Medium Density*
36 *Residential to Mobile Home.*

37
38 **SUMMARY:**

39
40 *Ordinance 2016-08 proposes a small scale amendment to the Future Land Use Map 2020 of the*
41 *Comprehensive Plan.*

42
43 *The subject property (Parcel Alternate Key Number 1201071) is 2 acres in size, located on the*
44 *northeast corner of Dead River Road and Fern Avenue. An application to rezone this property to*
45 *Residential Manufactured Home Park is concurrently under consideration. This ordinance would amend*
46 *the current Future Land Use Designation from Medium Density Residential to Mobile Home.*

47
48 *Future Land Use Amendment/Compatibility*

49 *This property is adjacent to an existing Mobile Home Park (Tiki Village). The applicant desires to*
50 *develop a small 25 lot RV Park as part of the existing Mobile Home Park. An RV Park at this location is*
51 *compatible with surrounding properties and uses.*

52
53 *Site Conditions*

**AGENDA SUMMARY
TAVARES CITY COUNCIL
APRIL 6, 2016**

AGENDA TAB NO. 9

FIRST READING

**SUBJECT TITLE: Ordinance 2016-08
1410 Dead River Road - Tiki Village - RV Park
Future Land Use Map Amendment**

OBJECTIVE:

To consider a Future Land Use Map amendment for approximately 2 acres of property located on the north side of Dead River Road, adjacent to Tiki Village Mobile Home Park, from Medium Density Residential to Mobile Home.

SUMMARY:

Ordinance 2016-08 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Number 1201071) is 2 acres in size, located on the northeast corner of Dead River Road and Fern Avenue. An application to rezone this property to Residential Manufactured Home Park is concurrently under consideration. This ordinance would amend the current Future Land Use Designation from Medium Density Residential to Mobile Home.

Future Land Use Amendment/Compatibility

This property is adjacent to an existing Mobile Home Park (Tiki Village). The applicant desires to develop a small 25 lot RV Park as part of the existing Mobile Home Park. An RV Park at this location is compatible with surrounding properties and uses.

Site Conditions

The property is vacant. A site plan demonstrating compliance with all city regulations including applicable state and federal environmental laws must be approved prior to the issuance of permits allowing site modifications.

Impact on City Services

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

FINDINGS

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

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

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

OPTIONS:

No Council action required at First Reading.

STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2016-08.

PLANNING & ZONING BOARD RECOMMENDATION:

At its March 17 meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-08.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ORDINANCE 2016-08

1
2
3 AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE
4 TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020,
5 PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON
6 APPROXIMATELY 2 ACRES OF PROPERTY GENERALLY LOCATED ON
7 THE NORTH SIDE OF DEAD RIVER ROAD, ADJACENT TO TIKI VILLAGE
8 MOBILE HOME PARK FROM MEDIUM DENSITY RESIDENTIAL TO MOBILE
9 HOME; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING
10 FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.
11

12
13 WHEREAS, the owner of property described in Exhibit "A" attached hereto, is requesting
14 an amendment to the Tavares Comprehensive Plan Future Land Use Map 2020 to change the
15 designation of said property from Medium Density Residential to Mobile Home; and
16

17 WHEREAS, the property consists of less than ten acres; and
18

19
20 WHEREAS, the City of Tavares has advertised as required by law for two public
21 hearings prior to adoption of this ordinance; and
22

23 WHEREAS, the City has held such public hearings and the records of the City provide
24 that the owners of the land affected have been notified as required by law; and
25

26 WHEREAS, a Mobile Home Land Use designation is compatible with surrounding future
27 land use designations; and
28

29 WHEREAS, the City of Tavares Planning and Zoning Board, Local Planning Agency,
30 and City Council held duly noticed public hearings providing opportunity for individuals to hear
31 and be heard regarding the adoption of the proposed map amendment; and
32

33 WHEREAS, the City Council has reviewed and considered all relevant evidence and
34 information and testimony presented by witnesses, the public, and City staff; and
35

36 WHEREAS, the City Council finds this amendment in compliance with Chapter 163,
37 Florida Statutes, and the City of Tavares Comprehensive Plan; and
38

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

3
4 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Tavares,
5 Florida as follows:

6
7 **Section 1. Future Land Use Amendment**

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

12
13 **Section 2. Severability and Conflicts**

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

18
19 **Section 3. Transmittal**

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

27
28 **Section 4. Effective Date**

29 The effective date of this plan amendment, if the amendment is not timely challenged,
30 shall be 31 days after the state land planning agency notifies the local government that the plan
31 amendment package is complete. If timely challenged, this amendment shall become effective
32 on the date the state land planning agency or the Administration Commission enters a final order
33 determining this adopted amendment to be in compliance. No development orders, development
34 permits, or land uses dependent on this amendment may be issued or commence before it has
35 become effective. If a final order of noncompliance is issued by the Administration Commission,

1 this amendment may nevertheless be made effective by adoption of a resolution affirming its
2 effective status, a copy of which resolution shall be sent to the state land planning agency.

3
4

5 **PASSED AND ADOPTED** this _____ day of _____, 2016 by the City Council of
6 the City of Tavares, Florida.

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13

Robert Wolfe, Mayor
Tavares City Council

14 First Reading: _____

15
16 Second Reading & Final Adoption: _____

17
18

19 ATTEST:

20
21
22

Nancy A. Barnett, City Clerk

24 Approved as to form:

25
26
27
28
29
30
31

Robert Q. Williams, City Attorney

EXHIBIT "A"

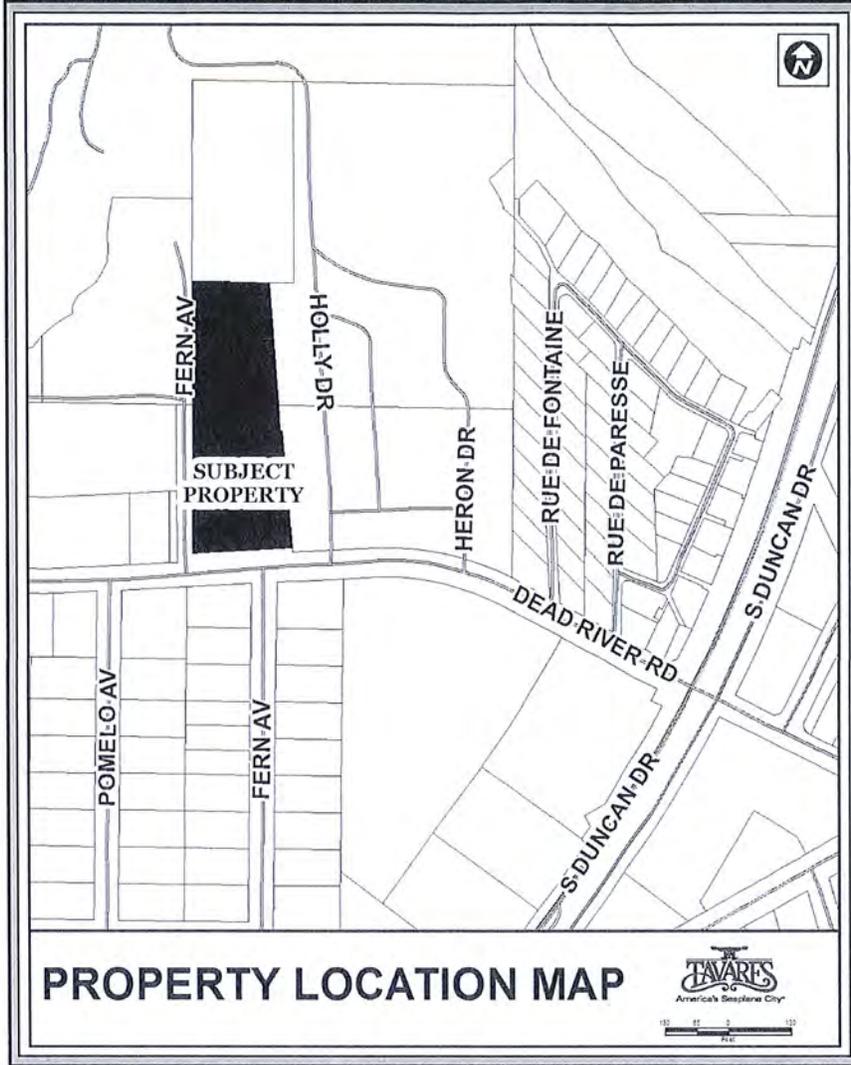
TIKI VILLAGE RV PARK LEGAL DESCRIPTION

Commencing at the Northeast corner of Section 31, Township 19 South, Range 26 East, Lake County, Florida, run thence North 89°52'33" West, along the North line of said Section 31, 659.22 feet to a 4"x4" concrete monument (PRM 3715) on the Easterly line of Lot 8 of vacated Kriz Plaza, as recorded in Plat Book 18, page 3, Public Records of Lake County, Florida, for the Point of Beginning; thence along the said Easterly line of said vacated Kriz Plaza the following three (3) courses: South 04°33'31" East, 62.54 feet to a 4"x4" concrete monument (PRM 3715); South 90°00'00" East, 4.27 feet to a 4"x4" concrete monument (PRM 3715); South 05°48'40" East, 240.29 feet to a 4"x4" concrete monument (PRM 3715) at the Southeast corner of Lot 1 of said vacated Kriz Plaza, said point being on the Northerly right of way line of Dead River Road; thence run South 85°55'44", along said Northerly right of way line of Dead River Road, 156.58 feet to a 4"x4" concrete monument (PRM 3715) at the Southwest corner of Lot 2 of said vacated Kriz Plaza; thence continue South 85°55'44" West, along said Northerly right of way line of Dead River Road, 30.29 feet to a 4"x4" concrete monument (PRM 3715); thence run North 00°51'28" West, 315.05 feet to a 4"x4" concrete monument (PRM 3715) on the North line of said Section 31; thence run South 89°52'33" East, along the said North line of said Section 31, 0.86 feet to a 4"x4" concrete monument (PRM 3715); thence run North 00°11'18" West, 238.54 feet to a 4"x4" concrete monument (PRM 3715) on the Westerly extension of the North line of Lot 12 of said vacated Kriz Plaza; thence run North 89°55'08" East, along said Westerly extension of said Lot 12, 27.39 feet to a 4"x4" concrete monument (PRM 3715) at the Northwest corner of said Lot 12; thence continue North 89°55'08" East, along the North line of said Lot 12, 111.02 feet to a 4"x4" concrete monument (PRM 3715) at the Northeast corner of said Lot 12; thence run South 04°33'31" East, along the East line of said vacated Kriz Plaza, 239.84 feet to the Point of Beginning.

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CITY OF TAVARES



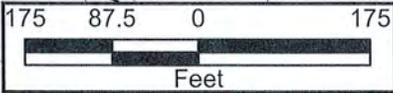
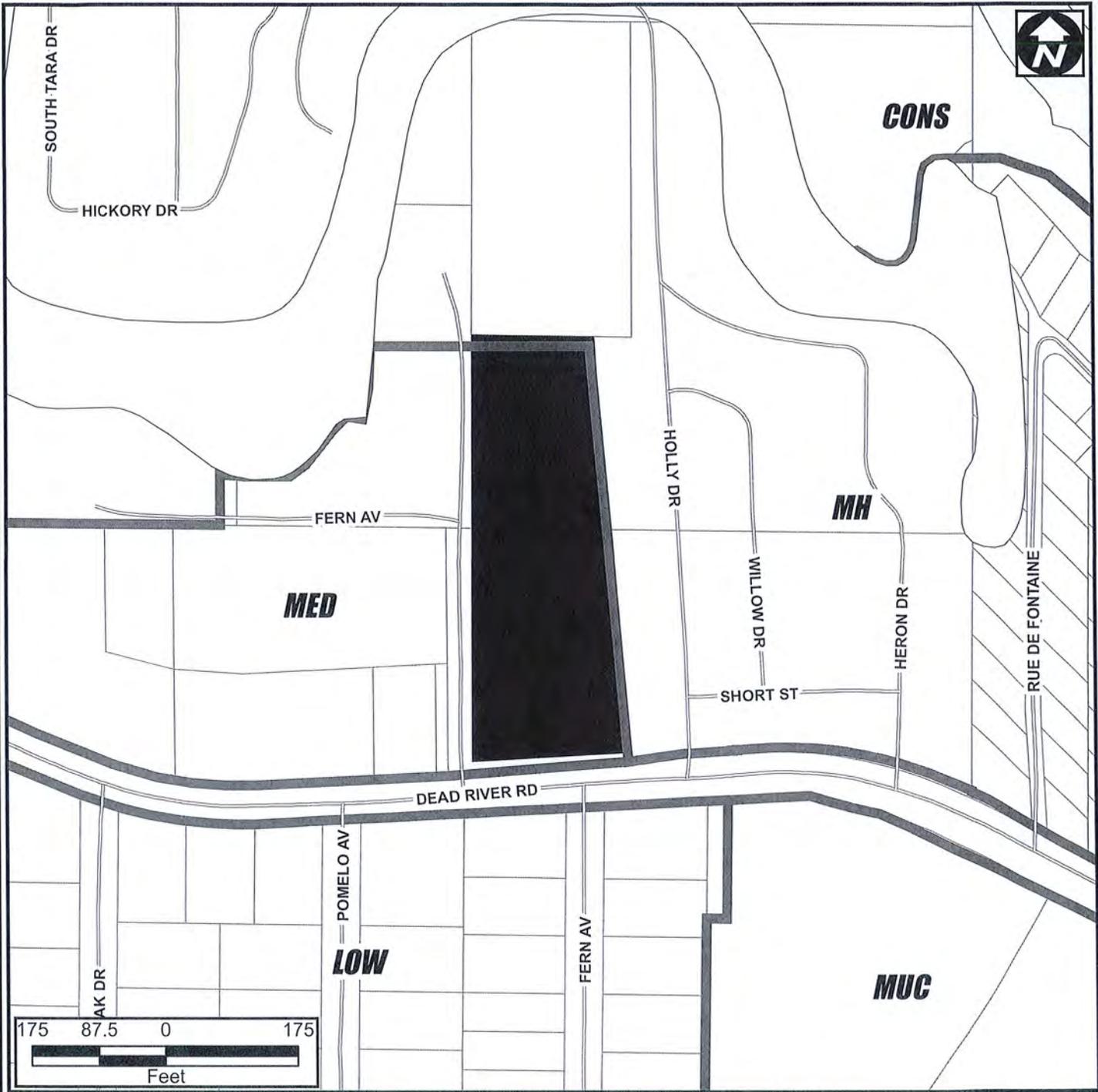
PROPERTY LOCATION MAP

Created By: City of Tavares GIS

T:\GIS\DATA\PROJECT FILES\Tiki Village (Hamel Property) - P22016-02\GIS_Maps\Tiki_A0.mxd

Map Created on 2/12/16

CITY OF TAVARES ORDINANCE # 2016-08



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



FUTURE LAND USE MAP ORDINANCE # 2016-08

Tiki Village

Current FLU: MED
Proposed FLU: MH
02.00 ± Acres

Legend	
	CITY BOUNDARY
	MAJOR ROADS
	STREETS
	FLU
	CONS/WETLANDS
	UNINCORPORATED
	PARCELS

Orlando Sentinel

Publication Date: 03/07/2016

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Ad Number: 4014669-1
 Client Name: / PO# Mike Fitzgerlad
 Insertion Number: 3 x 10.5
 Advertiser: City of Tavares
 Section/Page/Zone: Lake Zone/E004/LAK
 Size: B&W
 Color Type: B&W
 Description: County ad/Ordinance No. 2016-07-08

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 2016-07 & Ordinance 2016-08 titled as follows:

ORDINANCE 2016-07

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 2 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF DEAD RIVER ROAD, ADJACENT TO TIKI VILLAGE MOBILE HOME PARK, FROM RMF-3 (RESIDENTIAL MULTI-FAMILY) TO RMH-P (RESIDENTIAL MANUFACTURED HOME PARK); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2016-08

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 2 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF DEAD RIVER ROAD, ADJACENT TO TIKI VILLAGE MOBILE HOME PARK FROM MEDIUM DENSITY RESIDENTIAL TO MOBILE HOME; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2016-07 & Ordinance 2016-08 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on March 17, 2016, at 3 p.m.; and
2. Tavares City Council meeting on April 6, 2016, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on April 20, 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 2016-07 & Ordinance 2016-08 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

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

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



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 2016-09 titled as follows:

ORDINANCE 2016-09

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 180 ACRES OF VACANT UNDEVELOPED PROPERTY GENERALLY LOCATED AT THE WESTERLY END OF WOODLEA ROAD AND EAST OF PENINSULA DRIVE FROM PLANNED DEVELOPMENT TO RFS-A (RESIDENTIAL SINGLE FAMILY); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2016-09 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on March 17, 2016, at 3 p.m.; and
2. Tavares City Council meeting on April 6, 2016, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on April 20, 2016, at 4 p.m. (Second Reading)

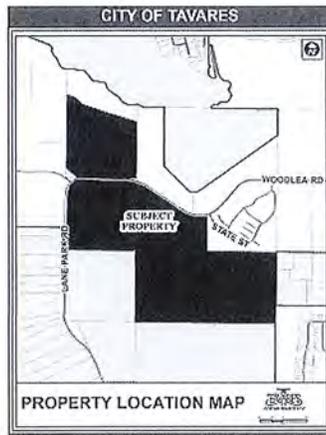
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed Ordinance 2016-09 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 ordinance. It is City Council policy to limit public discussion of proposed ordinances to the Planning & Zoning Board meeting and City Council Second Reading. Any persons wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings is made.

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

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



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 President & Wife Linda

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CLERMONT
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HEARING AID SOCIETY OF AMERICA
 NATIONAL HEARING SOCIETY

1 The subject property is located on the northeast corner of Dead River Road and Fern Avenue. The
2 property is vacant. The owners of Tiki Village desire to develop a Recreational Vehicle Park as part of
3 the existing Mobile Home Park. The conceptual plan shows 25 RV lots. Each lot will be equipped with
4 individual sewer, water and electrical hookups. An approved site plan demonstrating compliance with
5 all applicable development regulations must be approved prior to any construction. Fern Avenue will be
6 upgraded to City specifications. Under the city's Land Development Regulations, an RV Park is only
7 permitted in a Mobile Home Park zoning.

8
9 Ted Wicks, applicant representative, stated that Tiki Village wishes to establish a distance separation of
10 RVs and Mobile Homes in Tiki Village. Existing RVs would be relocated to new area.

11
12 Bill Stomp stated that he believed it was a proper use of the property to relocate RV's away from the
13 homes.

14
15 Gary Santoro asked for clarification that the area was not meant for short term transient occupancy.

16
17 Ted Wicks agreed that it was meant for permanent or seasonal use.

18
19 Bill asked if the property would have a master water meter

20
21 Ted Wicks stated that individual services would be provided. No master meter.

22
23 **MOTION**

24 Mr. Stomp made a motion to recommend approval of Ordinance 2016-07. Mr. Stevenson seconded the
25 motion. The motion passed 6-0.

26
27
28 **2) Ordinance 2016-08 – Tiki Village (Hamel Property) – SSFLUM**

29
30 Jacques Skutt, Community Development Director provided the following staff report;

31
32 **OBJECTIVE:**

33
34 *To consider a Future Land Use Map amendment for approximately 2 acres of property located on the*
35 *north side of Dead River Road, adjacent to Tiki Village Mobile Home Park, from Medium Density*
36 *Residential to Mobile Home.*

37
38 **SUMMARY:**

39
40 *Ordinance 2016-08 proposes a small scale amendment to the Future Land Use Map 2020 of the*
41 *Comprehensive Plan.*

42
43 *The subject property (Parcel Alternate Key Number 1201071) is 2 acres in size, located on the*
44 *northeast corner of Dead River Road and Fern Avenue. An application to rezone this property to*
45 *Residential Manufactured Home Park is concurrently under consideration. This ordinance would amend*
46 *the current Future Land Use Designation from Medium Density Residential to Mobile Home.*

47
48 *Future Land Use Amendment/Compatibility*

49 *This property is adjacent to an existing Mobile Home Park (Tiki Village). The applicant desires to*
50 *develop a small 25 lot RV Park as part of the existing Mobile Home Park. An RV Park at this location is*
51 *compatible with surrounding properties and uses.*

52
53 *Site Conditions*

1 The property is vacant. A site plan demonstrating compliance with all city regulations including applicable
2 state and federal environmental laws must be approved prior to the issuance of permits allowing site
3 modifications.
4

5 *Impact on City Services*

6 The subject property and RV sites will be connected to municipal water and sewer utilities. The City's
7 Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond
8 the adopted levels of service for all regulated public facilities. It is anticipated that this amendment will not
9 implicate any significant increase on Levels of Service.
10

11
12 **FINDINGS**

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

- 15
16 1. A Mobile Home Future Land Use designation would serve as the most appropriate land use for
17 the subject property in accordance with Future Land Use policy 1-1.1.6.
18
19 2. Impacts of the proposed development of the subject property shall be monitored through the
20 City's Concurrency Management System. (Comp Plan, Chapter 7A)
21

22 Bill Stomp asked for clarification on the difference between the reference to Residential Manufactured
23 Home Park, and Mobile Home as it relates to land use.
24

25 Jacques Skutt explained that Residential Manufactured Home Park refers to Zoning, and Mobile Home
26 refers to Future Land Use.
27

28 **MOTION**

29 Mr. Stevenson made a motion to recommend approval of Ordinance 2016-08. Mr. Root seconded the
30 motion. The motion passed 6-0.
31

32 **3) Ordinance 2016-09 – Caldwell Property - Rezoning**

33
34 Jacques Skutt, Community Development Director provided the following staff report;
35

36 **OBJECTIVE:**

37
38 *To consider the revocation of the easterly balance of lands (180 acres) covered under PUD Ordinance*
39 *93-37 as amended and to assign the subject property a zoning designation with the lowest intensity and*
40 *density consistent with the Comprehensive Plan (RSF-A, Residential Single Family 3/du/acre).*
41

42 **SUMMARY:**

43
44 *On December 3, 2014, the City of Tavares adopted Ordinance 2014-15, an ordinance that created*
45 *a time limit for the development of approved planned developments, that provided for the automatic*
46 *revocation of planned developments that failed to develop within prescribed deadlines and that*
47 *provided that City Council shall take action to rezone the subject property to the lowest intensity and*
48 *density zoning designation consistent with the Comprehensive Plan.*
49

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

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**AGENDA SUMMARY
TAVARES CITY COUNCIL
APRIL 6, 2016**

AGENDA TAB NO. 10

FIRST READING

**SUBJECT TITLE: Ordinance 2016-09
Revocation of the Easterly Balance of the Peninsula PUD &
Rezoning to RSF-A (Single Family Residential)**

OBJECTIVE:

To consider the revocation of the easterly balance of lands (180 acres) covered under PUD Ordinance 93-37 as amended and to assign the subject property a zoning designation with the lowest intensity and density consistent with the Comprehensive Plan (RSF-A, Residential Single Family 3/du/acre).

SUMMARY:

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

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

Gorgeous Groves consented to a City initiated rezoning of the westerly 213 acres of the PUD lands in 2015 which was finalized with the passing of Ordinance 2015-16. Caldwell Citrus Grove Management, the owner of the remaining PUD lands has similarly consented in writing to a City initiated rezoning of the easterly 180 acres to RSF-A (Residential Single Family 3/du/acre). This is the lowest intensity and density zoning consistent with the existing Comprehensive Plan designation of Suburban.

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

OPTIONS:

No Council action required at First Reading.

PLANNING & ZONING BOARD RECOMMENDATION:

At its March 17 meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-09.

STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2016-09.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

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ORDINANCE 2016-09

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 180 ACRES OF VACANT UNDEVELOPED PROPERTY GENERALLY LOCATED AT THE WESTERLY END OF WOODLEA ROAD AND EAST OF PENINSULA DRIVE FROM PLANNED DEVELOPMENT TO RSF-A (RESIDENTIAL SINGLE FAMILY); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Peninsula PUD, initially approved circa 1993, other than Phase One that is situated on the west side of Peninsula Drive, has not been developed or platted as a subdivision; and

WHEREAS, portions of these undeveloped lands have been sold and the property is no longer under unified control;

WHEREAS, the undeveloped portions of the Peninsula PUD have been automatically revoked under Ordinance 2014-15 and City Council, under that ordinance, shall take action to rezone the subject property to the lowest intensity and density zoning designation consistent with the Comprehensive Plan; and

WHEREAS, the owner of the westerly 213 acres of the Peninsula PUD, has previously consented to the rezoning of those lands to RSF-A (Residential Single Family) under Ordinance 2015-16 which is the lowest intensity and density zoning designation consistent with the existing, applicable Future Land Use designation of Suburban; and

WHEREAS, the owner of the easterly 180 acres has similarly consented in writing to the rezoning of lands legally described in **Exhibit "A"**, which constitutes the remaining lands covered under the old Peninsula PUD to RSF-A (Residential Single Family) which is the lowest

1 intensity and density zoning designation consistent with the existing, applicable Future Land
2 Use designation of Suburban; and

3
4 **WHEREAS**, the City of Tavares has advertised in accordance with Florida State 166.041
5 for two public hearings, as is its option, prior to adoption of this ordinance; and

6
7 **WHEREAS**, the City of Tavares held these duly noticed public hearings before the
8 Planning and Zoning Board and the City of Tavares City Council, providing opportunity for
9 individuals to hear and to be heard regarding the proposed amended zoning; and

10
11 **WHEREAS**, the City Council has reviewed and considered all relevant evidence and
12 information and testimony presented by witnesses, the public, and City staff; and

13
14 **WHEREAS**, the City Council finds this amendment in compliance with the City of
15 Tavares' Land Development Regulations and Comprehensive Plan; now therefore

16
17 **BE IT ORDAINED** by the City Council of the City of Tavares, Florida, as follows:

18
19 **Section 1. Rezoning**

20 The said properties, as legally defined in **Exhibit "A"**, attached hereto and made a part
21 herewith, are hereby rezoned from Planned Development to RSF-A (Residential Single Family).

22
23 **Section 2. Severability.**

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

27
28 **Section 3. Effective Date.**

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

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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

1
2
3

EXHIBIT "A"

PARCEL ID #: 0120250001-000-00200

The North 1/2 of Government Lots 2 and 3, Section 1, Township 20 South, Range 25 East, Lake County, Florida.

TOGETHER WITH an easment for ingress and egress over that portion of Section 36, Township 19 South, Range 25 East, Lake County, Florida described as follows:

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Commence at the Southwest corner of said Section 36; thence run S89°10'49"E along the South line of said Section 36 a distance of 2367.56 feet for the point of beginning; thence departing said South line run N00°39'53"E a distance of 640.20 feet to the Southerly right of way line of Lane Park/Woodlea Road per Maintenance Map dated September 15, 2004 as recorded in Maintenance Map Book 9, Pages 89 through 94, Public Records of Lake County, Florida, said point being situated on a curve concave Northeasterly and having a radius of 588.69 feet, to which a radial line bears S12°49'49"W; thence run Southeasterly along the arc of said curve and right of way line through a central angle of 04°56'18" an arc distance of 50.74 feet; thence departing said right of way line run S00°39'53"W a distance of 631.79 feet to the aforesaid South line of Section 36; thence run N89°10'49"W along said South line a distance of 50.00 feet to the point of beginning.

THAT PORTION OF SECTION 36 TOWNSHIP 19 SOUTH, RANGE 25 EAST, AND THAT PORTION OF WEBLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING WITHIN LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

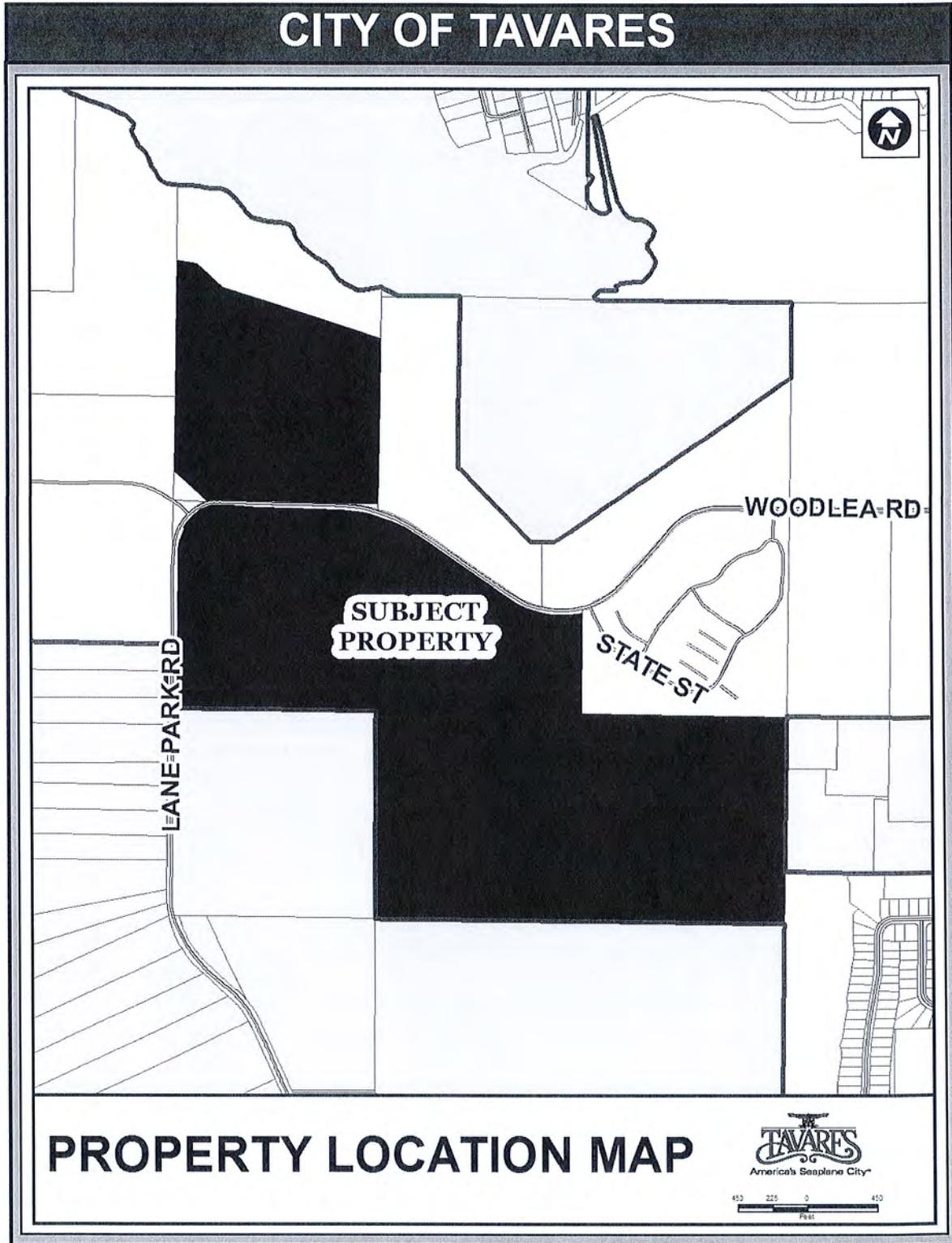
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN N00°39'25"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1506.84 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N00°39'25"E ALONG SAID WEST LINE A DISTANCE OF 1132.13 FEET TO THE WEST 1/4 SECTION CORNER OF SAID SECTION 36; THENCE CONTINUE N00°39'25"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 207.51 FEET; THENCE DEPARTING SAID WEST LINE RUN S83°07'31"E A DISTANCE OF 131.38 FEET; THENCE RUN S47°59'34"E A DISTANCE OF 229.39 FEET; THENCE RUN S72°37'08"E A DISTANCE OF 1059.40 FEET TO THE EAST LINE OF GOVERNMENT LOT 5 OF SAID SECTION 36; THENCE RUN S00°39'34"W A DISTANCE OF 1101.70 FEET TO THE NORTHERLY RIGHT OF WAY OF WOODLEA/LANE PARK ROAD PER MAINTENANCE MAP DATED SEPTEMBER 15, 2004 AS RECORDED IN MAINTENANCE MAP BOOK 9, PAGES 89 THROUGH 94, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING SITUATED ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY TO WHICH A RADIAL LINE BEARS N16°29'28"E AND HAVING A RADIUS OF 961.18 FEET; THENCE RUN ALONG THE NORTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID WOODLEA/LANE PARK ROAD THE FOLLOWING 11 COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°56'49" AN ARC DISTANCE OF 250.74 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 21.28 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 2.00 FEET; THENCE RUN N 88°27'21"W A DISTANCE OF 298.62 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 1.00 FOOT; THENCE RUN N88°27'21"W A DISTANCE OF 237.39 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 7.00 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 118.94 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 6.00 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 105.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 248.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°13'39" AN ARC DISTANCE OF 74.57 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN N47°31'04"W A DISTANCE OF 288.25 FEET TO THE POINT OF BEGINNING.

Containing 38.09 acres, more or less
Subject to easements, right of ways and matters of record

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Map of Area



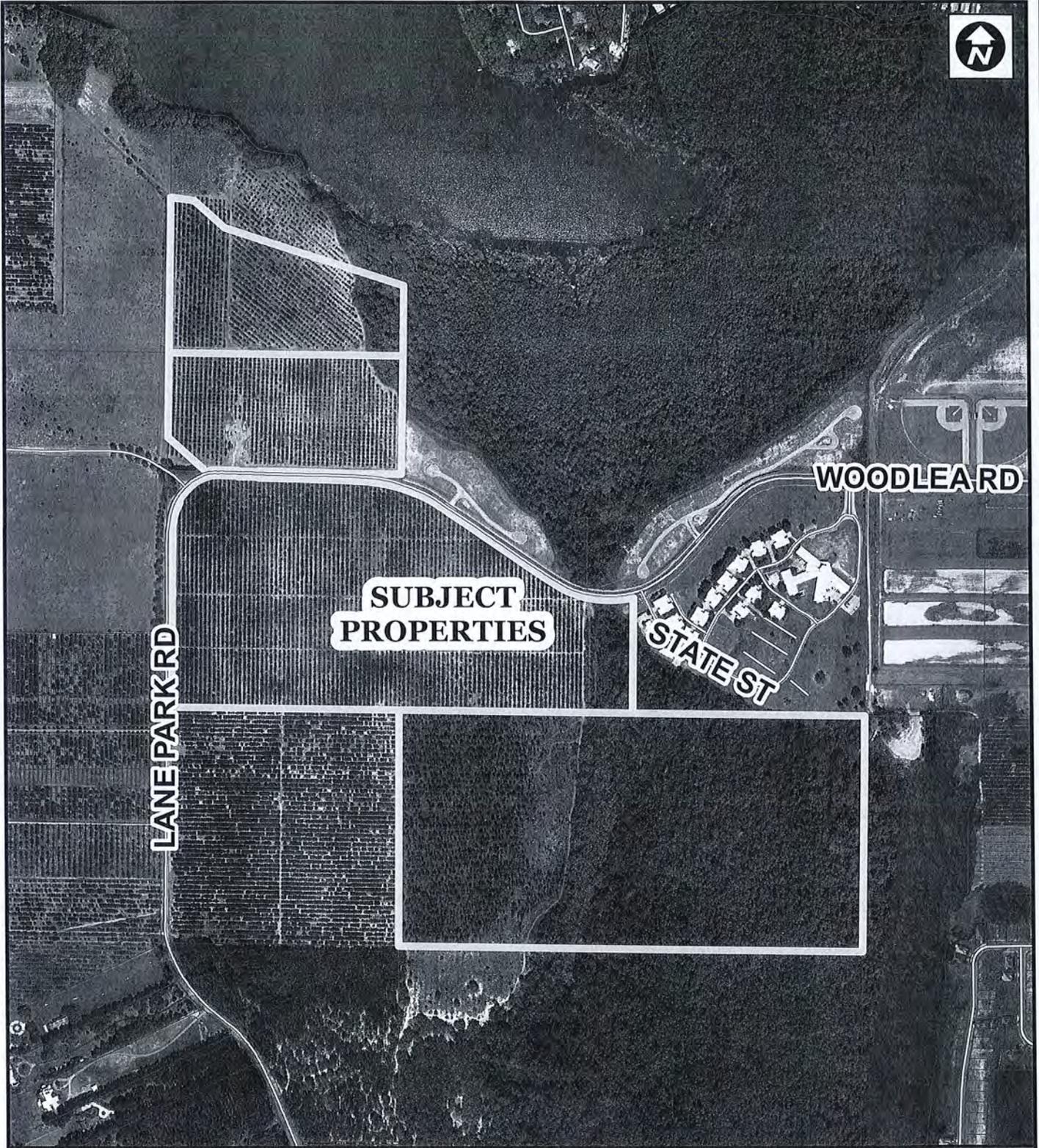
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Map Created on 2/12/16

4

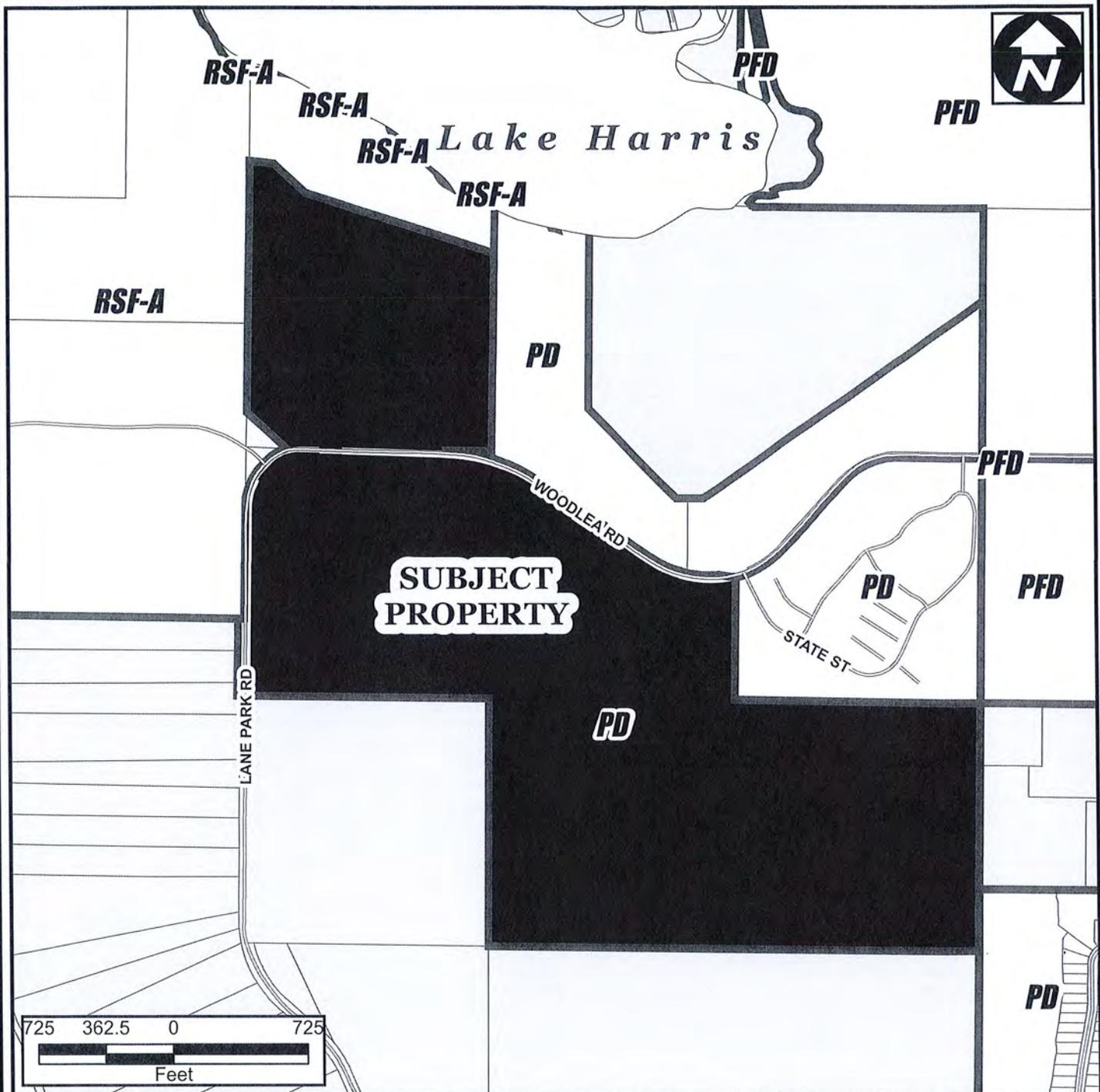
CITY OF TAVARES



PROPERTY LOCATION MAP



CITY OF TAVARES ORDINANCE # 2016-09



SUBJECT PROPERTY

- 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 # 2016-09

Caldwell Property

Current Zoning: PD
Proposed Zoning: RSF-A
180.00 ± Acres

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

Orlando Sentinel

Publication Date: 03/07/2016

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 Client Name: / PO# Mike Fitzgerald
 Insertion Number: City of Tavares
 Size: 3 x 10.5
 Section/Page/Zone: Lake Zone/E004/LAK
 Color Type: B&W
 Description: County ad/Ordinance No. 2016-09

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 2016-07 & Ordinance 2016-08 titled as follows:

ORDINANCE 2016-07

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 2 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF DEAD RIVER ROAD, ADJACENT TO TIKI VILLAGE MOBILE HOME PARK, FROM R1F-3 (RESIDENTIAL, MULTI-FAMILY) TO R1H-P (RESIDENTIAL MANUFACTURED HOME PARK); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2016-08

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 2 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF DEAD RIVER ROAD, ADJACENT TO TIKI VILLAGE MOBILE HOME PARK, FROM MEDIUM DENSITY RESIDENTIAL TO MOBILE HOME; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2016-07 & Ordinance 2016-08 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on March 17, 2016, at 3 p.m.; and
2. Tavares City Council meeting on April 6, 2016, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on April 20, 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 2016-07 & Ordinance 2016-08 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

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

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



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 2016-09 titled as follows:

ORDINANCE 2016-09

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 180 ACRES OF VACANT UNDEVELOPED PROPERTY GENERALLY LOCATED AT THE WESTERLY END OF WOODLEA ROAD AND EAST OF PENINSULA DRIVE FROM PLANNED DEVELOPMENT TO RFS-A (RESIDENTIAL SINGLE FAMILY); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2016-09 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on March 17, 2016, at 3 p.m.; and
2. Tavares City Council meeting on April 6, 2016, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on April 20, 2016, at 4 p.m. (Second Reading)

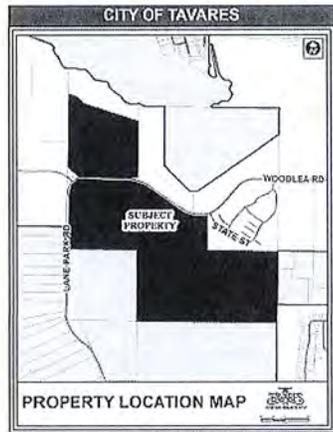
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed Ordinance 2016-09 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.

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



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1 The property is vacant. A site plan demonstrating compliance with all city regulations including applicable
2 state and federal environmental laws must be approved prior to the issuance of permits allowing site
3 modifications.

4
5 **Impact on City Services**

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

10
11
12 **FINDINGS**

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

- 15
16 1. A Mobile Home Future Land Use designation would serve as the most appropriate land use for
17 the subject property in accordance with Future Land Use policy 1-1.1.6.
18
19 2. Impacts of the proposed development of the subject property shall be monitored through the
20 City's Concurrency Management System. (Comp Plan, Chapter 7A)

21
22 Bill Stomp asked for clarification on the difference between the reference to Residential Manufactured
23 Home Park, and Mobile Home as it relates to land use.

24
25 Jacques Skutt explained that Residential Manufactured Home Park refers to Zoning, and Mobile Home
26 refers to Future Land Use.

27
28 **MOTION**

29 Mr. Stevenson made a motion to recommend approval of Ordinance 2016-08. Mr. Root seconded the
30 motion. The motion passed 6-0.

31
32 **3) Ordinance 2016-09 – Caldwell Property - Rezoning**

33
34 Jacques Skutt, Community Development Director provided the following staff report;

35
36 **OBJECTIVE:**

37
38 To consider the revocation of the easterly balance of lands (180 acres) covered under PUD Ordinance
39 93-37 as amended and to assign the subject property a zoning designation with the lowest intensity and
40 density consistent with the Comprehensive Plan (RSF-A, Residential Single Family 3/du/acre).

41
42 **SUMMARY:**

43
44 On December 3, 2014, the City of Tavares adopted Ordinance 2014-15, an ordinance that created
45 a time limit for the development of approved planned developments, that provided for the automatic
46 revocation of planned developments that failed to develop within prescribed deadlines and that
47 provided that City Council shall take action to rezone the subject property to the lowest intensity and
48 density zoning designation consistent with the Comprehensive Plan.

49
50 The Peninsula PUD was approved in 1993. This Planned Development consisted of 500 homes of
51 varying types. Other than the 18 lakefront lots in Phase 1, the project was not constructed and
52 portions of the land have been sold. The PUD time limit has expired and the original owner
53 (Gorgeous Groves) no longer has unified control over the entire parcel.

1
2 *Gorgeous Groves consented to a City initiated rezoning of the westerly 213 acres of the PUD lands in*
3 *2015 which was finalized with the passing of Ordinance 2015-16. Caldwell Citrus Grove Management,*
4 *the owner of the remaining PUD lands has similarly consented in writing to a City initiated rezoning of*
5 *the easterly 180 acres to RSF-A (Residential Single Family 3/du/acre). This is the lowest intensity and*
6 *density zoning consistent with the existing Comprehensive Plan designation of Suburban.*
7

8 *The proposed RSF-A zoning for this property, if approved, will not be time limited and any future*
9 *development of these lands will be done in conformity with the requirements of the City's Land*
10 *Development Regulations for this zoning designation.*
11

12 Lou Buigas asked if there would be a minimum square footage requirement for homes constructed
13 under the new zoning.

14 Jacques Skutt stated that there would be no minimum square footage requirement.

15
16
17 **MOTION**

18 Mr. Stevenson made a motion to recommend approval of Ordinance 2016-09. Ms. Buigas seconded
19 the motion. The motion passed 6-0.
20
21
22

23 **4) Ordinance 2016-10 – Land Development Regulation – Boutique Hotels**

24
25 Jacques Skutt, Community Development Director provided the following staff report;
26

27 **OBJECTIVE:**

28
29 *To consider an amendment to the Land Development Regulation that would define, create and provide*
30 *governing regulations for Boutique Hotels.*
31

32 **SUMMARY:**

33
34 *A definition for a Boutique Hotel was not included in the Land Development Regulations or*
35 *contemplated as a permitted Land Use. We have a received a request to allow Boutique Hotels within*
36 *the city. If adequately regulated, these could provide a unique, up-scale alternative to traditional hotels*
37 *that may enhance the historic and cultural foundation of our growing city. Boutique Hotels have become*
38 *increasingly popular in communities that are working to attract sophisticated tourists with varied*
39 *interests.*
40

41 *Proposed Ordinance 2016-10 defines Boutique Hotels and most importantly limits the size to a*
42 *maximum of 25 guest rooms. Boutique Hotels are always small in size to insure that guests are fully*
43 *immersed in the unique experience offered.*
44

45 *Under the proposed ordinance, a Boutique Hotel may conduct indoor and outdoor special functions,*
46 *including but not limited to boutique weddings, receptions, showers, parties, art, music and cultural*
47 *events subject to the following requirements:*
48

- 49 a. *If the Boutique Hotel is located within the MU zoning district, special functions conducted*
50 *outdoors and outdoor activities related to special functions are prohibited after 10:00 p.m. on*
51 *Sunday through Thursday nights, except evenings before national holidays, and are prohibited*
52 *after 11:00 p.m. on Friday or Saturday nights and the evenings before national holidays.*

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