America's Seaplane City™

AGENDA
TAVARES CITY COUNCIL

April 20, 2016
4:00 P.M.
TAVARES CITY HALL COUNCIL CHAMBERS

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

I. INVOCATION

Tom Cavanaugh, First Baptist Church of Mt. Dora

II. CALL TO ORDER — **Mayor Wolfe**

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

IV. APPROVAL OF MINUTES

Tab 1) Approval of Minutes for March 16, 2016 — **Mayor Wolfe**

V.PROCLAMATIONS/PRESENTATIONS

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 2) Approval of Agreement Amendment with Freedom Boat Club of Tampa Bay — **Bob Tweedie**

Tab 3) Approval of Agreement with Dennis Schmitz as BBQ Contest Coordinator for Planes, Trains & BBQ Event — **Bob Tweedie**

Tab 4) Appointment to MPO Committees — **Mayor Wolfe**

IX. ORDINANCES/RESOLUTIONS – PUBLIC HEARING

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

First Reading

None

Second Reading

Tab 5) 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 6) 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 7) 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 8) 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**

RESOLUTIONS

X. GENERAL GOVERNMENT

Tab 9) Conversion of Overhead Cable to Underground Cable on Ruby Street — **John Drury**

Tab 10) Date of November 2016 Council Meeting — **Nancy Barnett**

Tab 11) Acceptance of CDBG Grant for Restrooms at Nature Park — **Tammy Rogers**

XI. OLD BUSINESS

XII. NEW BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. REPORTS

Tab 12) City Administrator — **John Drury**

Tab 13) 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.

THIS PAGE INTENTIONALLY LEFT BLANK

TAVARES

America's Seaplane City™

TAVARES CITY COUNCIL
MINUTES

March 16, 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

Lori Houghton, Finance Director/Acting City Administrator
Robert Q. Williams, City Attorney
Nancy A. Barnett, City Clerk
Lori Tucker, Human Resources Director
Richard Keith, Fire Department
Jacques Skutt, Director of Community Development
Stoney Lubins, Police Chief

I. INVOCATION

Pastor Rick Fountain, First Baptist Church of Tavares and Pastor Ngoc Nguyen from Powers Drive Baptist Church, gave the invocation in English and Vietnamese and led those present in the Pledge of Allegiance.

II. CALL TO ORDER — Mayor Wolfe

III. APPROVAL OF AGENDA — Mayor Wolfe

Mayor Wolfe asked if staff had any changes to the agenda. Ms. Houghton said there were none.

MOTION

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

IV. APPROVAL OF MINUTES

Tab 1) Approval of Minutes for March 2, 2016 - Deferred

V.PROCLAMATIONS/PRESENTATIONS

Tab 2) Proclamation for the Freedom and Heritage Flag of the Vietnamese-American Community of Florida

Mayor Wolfe read the proclamation for the Freedom and Heritage Flag of the Vietnamese Community of Florida and presented it to the members of the Vietnamese-American community present. He thanked those in attendance for their promotion of goodwill. He then presented the proclamation along with Vice Mayor Pfister to those present.

John McKinney thanked the Mayor and City Council, the City Attorney, staff and residents for the opportunity to receive the proclamation. He said this would make the 112th city in the United States who has recognized the Heritage Flag. He discussed his adoption 50 years ago when he was 12 years old in Viet Nam by an American captain who lived in Eustis and his American's father's interest in how the Americans and Vietnamese could come together. He said America is the land of opportunity and the Vietnamese have tried to work hard and set an example for their children and for the community. He said he wished to give back to the community for the younger generation to make it a better world.

Mr. McKinney introduced other individuals in attendance: his sister Tong who lives in Tavares and her husband; his wife Lisa; Mr. Luu Van Tuoi, President of the Vietnamese Community of Florida; the former Major General of the VNCH, Republic of South Viet Nam and Advisor of Vietnamese Veteran of Central Florida--Mr. Tran Ba Di; Mr. Pho Quoc Uy, the President of the Vietnamese Veterans Association of Central Florida; Colonel Le hung Phong (his brother), United States Airforce Volunteer Reserve; Mr. Nguyen Huu Cang, President Assembly of Veterans of former Republic of Vietnam South Eastern Division and reporter for Saigon Broadcasting Television Network, Mr. Ong Do Xuan Hung, Reporter of Tre Magazine, and Pastor Nguyen Thank Ngoc of Orlando.

Tab 3) Proclamation for Surveyors Week

Mayor Wolfe a proclamation in recognition of Surveyors Week, March 20-26, 2016. He presented the proclamation with Vice Mayor Pfister to the group of surveyors present. Richard Allen, President of the Central Florida Chapter of the Surveying and Mapping Society thanked Council for recognizing the field of surveying.

Tab 4) Tavares Chamber of Commerce Update

Janet Noack, President of the Tavares Chamber, invited Council to come to the Chamber on Saturdays as they are now open for business. She noted Councilmember Smith had volunteered the week before. She said they have been getting visitors on Saturdays and some from out of the area. She said the Board has selected J. Scott Berry as the Chamber's Interim Executive Director. She said he will attend the next Council Meeting. Ms. Noack thanked Council for their support. Councilmember Smith invited those present to volunteer and to attend the downtown events.

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

Attorney Williams advised the second reading on the Small Scale Future Land Use Amendment for the Disston & Lake Dora Avenue is Quasi-Judicial. He gave the oath to those who wished to speak.

Attorney Williams asked Council if they had had communications with anyone regarding this amendment. Councilmember Smith said he had spoken to Rick Gonzales and Vice Mayor Pfister said she had spoken with Bill Purser. Mayor Wolfe added that he had also spoken with Bill Purser.

VII. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Ms. Barnett read the following ordinance by title only:

ORDINANCE NO. 2016-04

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON A COMBINED TOTAL OF APPROXIMATELY 2.91 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF LAKE DORA DRIVE, BETWEEN DISSTON AND DORA AVENUES; FROM RESIDENTIAL LOW DENSITY TO MIXED USE NEIGHBORHOOD; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

VIII. CONSENT AGENDA

Mayor Wolfe asked if anyone in the audience opposed the items on Consent Agenda (Tabs 5, 6 and 7). There was no opposition.

MOTION

Lori Pfister moved to approve the Consent Agenda, Tab 5 [Amendment to Ruby Street Stormwater Project FDEP Agreement G0401]; Tab 6 [Award of Bid for Delaware Court/Maine Court Drainage Improvements]; and Tab 7 [Authorization to Apply for CDBG Funds from Lake County for Road Improvements], seconded by Bob Grenier. The motion carried unanimously 5-0.

IX. ORDINANCES/RESOLUTIONS – PUBLIC HEARING

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

Tab 8) Ordinance #2016-04 – Small Scale Future Land Use Amendment for Properties between Disston & Lake Dora Avenue

Mr. Skutt said this amendment is a companion to the mixed use rezoning of the three properties on the corner of Disston and Lake Dora Avenue approved by Council on February 17th. The

amount of land was downscaled from 10 acres to 2.91 acres, therefore the status of the amendment has gone from a Large Scale Amendment to a Small Scale Amendment. The hearing was re-advertised to comply with State Statutes. This amendment changes the designation of 111 and 107 S. Disston and 426 Lake Dora Drive to Mixed Use Neighborhood from Low Density Residential. The use is compatible with the Mixed Use Zoning approved previously and staff recommends approval.

Pike Hamlin – 107 & 111 S. Disston Avenue

Mr. Hamlin said he was confused about the sequence and thought there would be discussion about what was going to be allowed or not, at the Duncan House before the rezoning took place. He said that discussion is now going to take place tomorrow with discussion of a Boutique Hotel [at P&Z meeting]. He said there was a letter drafted back in December of 2012 saying the outdoor events and noise at night was against the noise ordinance and bed and breakfast ordinance so he assumed that was still in effect with the Mixed Use zoning.

Attorney Williams said it is still in effect. Mr. Hamlin said the residents' concern is outdoor music. He said he is in favor of the Mixed Use zoning and progress for the City but wants to protect the residential interests.

Kay Hauserman – 504 Lake Dora Drive

Ms. Hauserman said the area has been a quiet residential area serving as the gateway to Tavares. She said she lives next door to the Duncan House and has some major concerns regarding the proposal to make the Duncan House a boutique hotel. She said the proposal is geared more towards events all of which can already occur at other existing establishments. She said her biggest concern is the noise from events. She said previously the noise from the weddings had been a problem and that she and her husband remained against the rezoning of the property.

Gail Heneghan – 512 Lake Dora Drive

Ms. Heneghan said she looked forward to the restoration of the house. She said she is opposed to the current ordinance as it appears that the present planning is for a boutique hotel to be occupied there. She said the city planners' definition of boutique hotel which includes outdoor venues, does not specify the volume of the music or the type of music. She said there has been no attempt to gather residents to work with possible developers and the city. She proposed that a dialogue be held and that this movement to change the aspect of the Duncan House be suspended and slowed down. She said she would like the ordinance for the rezoning to be turned down and the boutique hotel description to be redefined with taking in the residents' concerns, and a committee to be formed.

Vice Mayor Pfister asked the effect of the Mixed Use zoning on the property, noting the Bed and Breakfast rules would not apply.

Attorney Williams clarified that Council had already approved the rezoning--the narrowed down portion of the three structures and two properties. Originally the application had requested Mixed Use all the way down Lake Dora which was rejected. When a rezoning is done the City is

required to amend its Comprehensive Plan as well and there is a process for that which depends on the size of the property. He said the Comprehensive Plan is the overall framework for the City and is not specific as to zoning.

Attorney Williams said the residents are concerned about what will be allowed in the Mixed Use zone now that it has been designated. There is no category that allows boutique hotels in the city now however the legislation that the P&Z Board considers tomorrow will include a definition. He encouraged the residents to attend that meeting. The ordinance will then come to Council for further discussion and determination. He said there is a Bed and Breakfast ordinance in the City which has not changed which also applies in that area. Anyone opening a bed and breakfast today would have to comply with the existing bed and breakfast ordinance.

Vice Mayor Pfister asked if someone could buy the property now and have a bar with music on the lake. Mr. Skutt confirmed.

MOTION

Kirby Smith moved to approve Ordinance #2016-04, seconded by Bob Grenier.

Councilmember Grenier said the city would continue to accept input from the citizens.

Mayor Wolfe noted the purpose for having the property rezoned had been to set more restrictions on what could or could not be done at the property.

Attorney Williams said the boutique hotel ordinance will be brought forward to the Planning & Zoning Board as to whether that should be an allowable use within the Mixed Use District. The current Mixed Use ordinance specifies what kinds of uses are allowable within that zoning if they meet the criteria. He said one option for Council's consideration will be to allow the boutique hotel within Mixed Use by defining a boutique hotel and any development obligations. This is not zoning that will pertain simply to the Duncan House; it is an amendment to the Mixed Use that will apply throughout the City.

The motion carried 4 to 1 as follows:

Robert Wolfe	**Yes**
Lori Pfister	**No**
Kirby Smith	**Yes**
Lisa Johnson	**Yes**
Bob Grenier	**Yes**

X. GENERAL GOVERNMENT

Tab 9) Agreement with Michael Pape for Construction Management of Caroline Street Landscaping Project

Mr. Skutt reported this is a request to enter into a contract with Michael Pape & Associates for construction oversight of the Caroline Street landscaping and related streetscaping improvements. He said in 2010 City Council selected BESH engineering to perform the

engineering design of the Alfred-Caroline One Way Street project. The second component was to develop a standardized streetscaping plan that the City could use to uniformly restore the downtown streets as the underground infrastructure systems was refurbished. This themed design included carefully selected landscaping and appropriate irrigation, branded furnishings, and brick paver crosswalks and alleyways. BESH subcontracted with Michael Pape and Associates to design the streetscaping portion of the contract. Mr. Pape, city staff, Vice Mayor Pfister met several times to review options and in 2012 the final plan was approved.

The City allowed the County to complete the basic road construction with the intent to phase in the streetscaping as funding became available. Under this year's approved budget, the city has approved funds to complete the Caroline Street streetscaping which will include the landscaping, irrigation, brick paved crosswalks and accents, and themed furniture. Phase 2 will be Alfred Street which has been suggested as a priority for next year. He said the project requires a professional to oversee the project because of its complexity and magnitude. The protected total of the contract is $62,000.

MOTION

Lori Pfister moved to approve the contract with Michael Pape and Associates, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 10) Award of Construction Bid for Ruby Street Stormwater Project

Ms. Houghton advised this is a request to award the bid for the downtown stormwater community redevelopment Area A improvement program. The bid is in the amount of $5,419,226. This includes a bid alternate of $90,720 for some street brick paving along Ruby Street. She reviewed the previous actions taken on this project and the bidding process. This project is funded by State Revolving Loan funds as well as three stormwater improvement grants.

Councilmember Smith questioned the bid surface pavement that includes sand bedding which is $266,000. Mr. Shannon said that is the base that goes under the brick. He said there had been concern about settling on Ruby Street so some additional reinforcement was added. Mr. Shannon said everything along Ruby Street was all going to be brick surface. He said the discussion has to do with how much support to go under the red bricks.

Councilmember Smith asked for the bid price of just the pavement as Council was to have two options in order to know the cost of the brick. He asked to know the difference between asphalt and brick. Mr. Shannon said he would need to review the bid documents and then would come back to report to Council.

There was discussion regarding tabling the contract. Attorney Williams asked to defer this item until the end of the meeting to give Mr. Shannon time to answer the question.

Mayor Wolfe asked to take up Tab 12 next while Mr. Shannon reviewed the documents.

At 5:27 Mr. Shannon returned to speak on this issue. He said that Councilmember Smith was correct—the cost of the brick was $226,800, the cost of the additive alternate (asphalt in place

of brick) is $90,720, so there would be a net deduct of $136,000 to the contract value for asphalt instead of brick. The brick will cost $136,000. Councilmember Smith said he would prefer to brick the sidewalks and not the street.

Discussion followed. Councilmember Smith expressed concern about continued maintenance of brick.

MOTION

Lori Pfister moved to approve the award of bid and contract in the amount of five million four hundred nineteen thousand twenty six dollars ($5,419,026) inclusive of the bid alternate to Prime Construction Group for the Downtown CRA Area A Stormwater Treatment Improvement Project (Ruby Street Improvements Project) and authorize the City Administrator to execute a contract agreement with Prime. The motion was seconded by Bob Grenier. The motion carried 3-2 as follows:

Robert Wolfe	**Yes**
Lori Pfister	**Yes**
Kirby Smith	**No**
Lisa Johnson	**No**
Bob Grenier	**Yes**

Tab 11) Agreement with Arcadis for Resident Project Representation Services for the Downtown CRA Stormwater Improvements

Ms. Houghton said this agreement in the amount of $295,586 includes services for a resident project representative and also includes items such as:

- Conduct and record on site observations of the work in progress\
- Serving as city's project manager liaison with the contractor
- Reporting to Arcadis, the engineer of record and the project manager for any work that is unsatisfactory, faulty or does not conform to the contract documents
- Accompany visiting inspectors representing public or other agencies having jurisdiction in the project
- Consulting with the contractor in advance of the scheduled task inspections or start of major phases
- Arranging and conducting major progress meetings
- Reviewing applications with the contractor for compliance

Mr. Shannon discussed some of the issues regarding the staffing level of the low bidder (Prime) to ensure they could meet the deadlines. He noted that 80% of the contract is with a sub consultant with whom they have worked in the past so that he is on site regularly. Councilmember Smith asked for clarification on what services would be available if this agreement was not approved. Mr. Shannon said that his firm would do some construction administration services but not this type of specific on site supervision and observation. Councilmember Smith said he wanted this to be brought out, because he believed it was important to have a contractor on site.

MOTION

Lori Pfister moved to approve the work authorization with Arcadis U.S., Inc. to perform Resident Project Representation Services for the improvements in the Downtown CRA for a total lump sum fee of $295,856.00, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 12) Request to Authorize the City Attorney to Negotiate Counter Offer for Land Purchase of Sparks Property Adjacent to Public Safety Complex Property at US 441 & SR 19 "Gateway Property"

Chief Keith reviewed the previous actions taken on this issue. Because of the wide variance on the original appraisals between the City and Mr. Jesse Sparks III, the City had a reviewer appraiser's report done and that report came in with a value of $136,800. Chief Keith said that on February 22nd, Mr. Sparks contacted the city with a counter offer of $170,000 and $10,000 in tax credits and extinguishment of all outstanding utilities on the property. He said tax credits are outside the City's authority.

Chief Keith stated that staff recommendation is to authorize the City Attorney to negotiate the counter offer at $170,000 and extinguishment of all outstanding utilities/assessments due on the property up to the date of closing, which as of last week had a value of $928.50.

Councilmember Smith asked Mr. Skutt what could be built on that property now. Mr. Skutt said if it is mixed use it could be a restaurant or an office building but it would be limited because of the size.

Councilmember Pfister questioned the difference between the two appraisals and said she would have difficulty approving this new amount.

Attorney Williams said both appraisers are well qualified. He said the third appraisal came from a review appraiser who looks at the two appraisals and tries to see if a mistake was made. He said there is a question of whether Old 441 is a 100 ft. dedicated right of way or not. He said the County had advised the first appraiser that they had 100 ft. of right of way and when this amount is plotted it takes up much of the property, so the first appraisal was based on a smaller square foot land value. The Orlando review appraiser pulled records and looked at the right of way dedication and came up with a theory that it is not really 100 ft.--it was an offer to dedicate 100 ft. that was never accepted and used. He said it would probably need a judicial answer to resolve. He discussed the estimated court costs if this could not be resolved through negotiations.

Mayor Wolfe spoke in support of approving the new counter offer. Councilmember Grenier asked if there would be other costs. Attorney Williams said the city had offered to pay the closing costs. He said some of the fees in the utility liens have to do with penalties and interest which can be reduced. Vice Mayor Pfister reiterated that she thought the city should stand on its previous offer.

MOTION

Bob Grenier moved to approve to authorize the City Attorney to negotiate a counter offer to Mr. Jesse Sparks for the purchase of the Quonset hut property at a price of $170,000 and extinguishment of all outstanding utilities/assessments due on the property up to the date of closing (currently $928.50), seconded by Kirby Smith. The motion carried 4 to 1 as follows:

Robert Wolfe	**Yes**
Lori Pfister	**No**
Kirby Smith	**Yes**
Lisa Johnson	**Yes**
Bob Grenier	**Yes**

XI. OLD BUSINESS

Councilmember Smith said at the last meeting, Council developed goals and he wished to add another goal. He said he would like to see if the City could get a CRA designation between Disston Avenue and Bay Road along the Old 441 corridor, working with the County. Attorney Williams said the CRA statutes are complicated but his thought is that it has to be municipal property and some of that property is not in the city yet. He discussed the process and benefits of a CRA district and added it is often not supported by the Counties.

Councilmember Smith said perhaps his goal should be to look at the area from Disston to Bay Road on Old 441 to see the feasibility of getting a CRA zoning in that area.

Ms. Houghton confirmed staff would add that goal.

XII. NEW BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. REPORTS

Tab 14) Acting City Administrator

Ms. Houghton referred to the events listed on the City Administrator report.

City Attorney

Attorney Williams said that staff had met and reviewed the final pay application for Emmett Sapp for the pavilion. He said they had submitted to him what they believe is the appropriate final pay. He said he had received a response from his office manager saying they will be respond by April 1st.

Tab 15) Council Reports

Councilmember Grenier

- Noted he will not be at the next meeting as he will be away visiting family

- Discussed the recent VA opening and ribbon cutting
- The Tavares theater seems to be doing well and he attended a recent production
- Attended a 100th anniversary colonial tea at the Osprey Lodge for the Daughters of the American Revolution (Ocklawaha Chapter)
- **History:**
- Major Alexander St. Clair Abrams' birthday is March 10th
- Captain Melton Haynes' (whose career was a surveyor) birthday is Monday March 21st
- In 44 BC March 15th (the Ides of March) Julius Caesar was murdered in the Senate.
- Noted he has a new schedule at Disney
- One of the Senate House Bills for removing confederate flags in public places died and Tavares was mentioned as an example of the economic benefits of reenactments

Councilmember Johnson

- Wished everyone a Happy St. Patrick's Day
- Noted she is looking forward to the Sunnyland Boat Festival this weekend
- Stated she has a question about the Monster Splash on the schedule [clerical error on the calendar – the Monster Splash is October 22]

Councilmember Smith

- Encouraged those present to volunteer at the Chamber on Saturdays
- Will be attending the Sunnyland Boat Show
- Today is National Everything You Think is Wrong Day
- Historical: on this date in 1802 the US Military Academy was established

Mayor Wolfe

- This past weekend was the Babe Ruth Opening Day which went well, 260 youth with 24 teams and every team had a sponsor (thanked those who were sponsors)
- The VA Clinic had its ribbon cutting and he was pleased to see it come to Tavares

ADJOURNMENT

There was no further business and the meeting was adjourned at 5:50 p.m.

Respectfully submitted,

Nancy A. Barnett

Nancy A. Barnett, MMC
City Clerk

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 20, 2016

AGENDA TAB NO: 2

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

OBJECTIVE:

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

SUMMARY:

On February 18, 2016, Council approved an agreement amendment which included multiple items such as a clause that required Freedom Boat Club to relocate their boats temporarily for City events, a prescribed plan to add boats and a rate increase from $325.00/month to $475.00/month associated with the addition of two dedicate boat slips for the use of Freedom Boat Club.

Following the Amendment to the Agreement on February 18, 2016, Freedom Boat Club had a business need to relocate one rental boat from their Tavares location to a new location to supplement the startup of their new location while new boats are arriving. As a result, their need for boat slips has changed from six (6) to five (5). This amendment will reduce their rent and free up a boat slip for another customer to rent. The amendment will lower their monthly rent from $475.00 to $400.00.

OPTIONS:

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

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

STAFF RECOMMENDATION:

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

FISCAL IMPACT:

The monthly revenue from Freedom Boat Club will decrease from $475.00 per month to $400.00 per month.

LEGAL CONSIDERATIONS:

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

AMENDMENT TO AGREEMENT

This amendment forms a part of that Agreement dated August 11, 2014, amended on February 18, 2016 by and between the City of Tavares, ("City") and Another Day in Paradise dba: Freedom Boat Club of Tampa Bay, ("Vendor").

1. Item 1 of the Amendment dated February 18, 2016 is hereby amended:

    a. Vendor operations as of March 1, 2016 will be based in five (5) ~~six (6)~~ designated boat slips as show on the attached Exhibit 1, dated 1 February 2016. From time to time the vendor may desire to add additional boats to their rental fleet. If the Vendor wishes to add an additional boat, a request must be made to the Aviation Manager, who will permit an additional slip for vendor usage, space permitting. Even when the slips are in use by the Vendor, the City may from time to time require the Vendor to remove boat(s) from the slip(s) and marina for dock maintenance, events or other purposes as determined by the City.

2. Item 2 of the Amendment dated February 18, 2016 is hereby amended:

    a. Provide five (5) ~~six (6)~~ boat slips for Vendor's boats.

3. Paragraph 6 of the agreement, amended in the February 18, 2016 Amendment is hereby amended as follows:

    Monthly Lease/Usage Payment to City. The Vendor shall pay the City FOUR HUNDRED DOLLARS ($400.00) ~~FOUR HUNDRED SEVENTY FIVE DOLLARS ($475.00)~~ per month on the 1st day of each month, beginning May 1, 2016 ~~March 1, 2016~~. If the Vendor wishes to add an additional boat, a request must be made to the Aviation Manager, who will permit an additional slip for vendor usage, space permitting, at the rate of $75.00 per month.

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

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

CITY OF TAVARES, FLORIDA

_____

John Drury, City Administrator

ATTEST:

_____

Nancy Barnett, City Clerk

Approved as to Form:

_____

Robert Q. Williams, City Attorney

VENDOR

FREEDOM BOAT CLUB OF TAMPA BAY

By: _____

GLENN BERGOFFEN

Its: President

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 20, 2016

AGENDA TAB NO: 3

SUBJECT TITLE: Approval of Agreement with Dennis Schmitz as BBQ Contest Coordinator for the Planes, Trains & BBQ event.

OBJECTIVE:

To have City Council approve the attached Agreement with Dennis Schmitz for the 2016 Planes, Trains & BBQ event for a total estimated expense of $7,206.31.

SUMMARY:

The City of Tavares has hosted the Planes, Trains & BBQ event at Wooton Park since 2011. In order to successfully conduct a fairly executed and competitive contest the services of a professional BBQ Coordinator to direct the contest activities has been contracted for all previous Planes, Trains & BBQ events. This year's Planes, Trains & BBQ event is scheduled for April 30. The cost for the BBQ Coordinator including the Coordinator team's costs and contest prize money is $7,206.31.

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

Staff is requesting that Council approve the attached Agreement to have BBQ Coordinator for the 2016 Planes, Trains & BBQ event.

OPTIONS:

1. To approve the attached Agreement to have a BBQ Coordinator for the 2016 Planes, Trains & BBQ event.

2. To not approve the attached Agreement to have a BBQ Coordinator for the 2016 Planes, Trains & BBQ event.

STAFF RECOMMENDATION:

Staff recommends that the Council moves to approve the attached Agreement to have a BBQ Coordinator for the 2016 Planes, Trains & BBQ event.

FISCAL IMPACT:

The estimated City out-of-pocket expenditures of $7,206.31 will be covered by FY 2016 CRA – TIF revenues contained in the City approved FY2016 budget.

LEGAL CONSIDERATIONS:

The City Attorney has reviewed and approved the attached Agreement.

AGREEMENT

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

RECITALS

1. The City desires to enter into an agreement with Vendor for the provision of BBQ Contest Coordinator services at the Planes, Trains & BBQ event at Wooton Park.

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

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

The Vendor agrees to provide BBQ Contest Coordinator services at Planes, Trains & BBQ at Wooton Park. BBQ Coordinator services include coordinating the event competitions, meat inspections, team arrival/placement, scoring, managing volunteer judges, award and distribution of contest prizes and working with the City on event ideas and development.

3. Planes, Trains & BBQ is to be held on the Tavares Waterfront on April 30, 2016.

4. In exchange for the Vendor's obligations, the City shall pay Vendor SEVEN THOUSAND TWO HUNDREDN SIX DOLLARS AND THIRTY ONE CENTS

($7,206.31) total on April 29, 2016. Payment will be made in check form on April 29, 2016 to Dennis Schmitz in the amount of FOUR THOUSAND NINE HUNDRED DOLLARS ($4,900), which the Vendor will distribute as cash prizes on April 30 to BBQ contest winners. Payments to winners will follow a prescribed schedule:

- $1,200 - Grand Champion
- $800 - Reserve Champion
- $500 - 3rd Overall
- $300 - 1st Place for each category (Ribs, Brisket, Pork, Chicken)
- $200 - 2nd Place for each category (Ribs, Brisket, Pork, Chicken)
- $100 - 3rd Place for each category (Ribs, Brisket, Pork, Chicken)

Payment will be made in check form on April 30, 2016 for the balance of TWO THOUSAND THREE HUNDRED SIX DOLLARS AND THIRTY ONE CENTS ($2,306.31) in three checks for the individual BBQ Coordinators based on the attached invoices.

- Check made payable to Dennis Schmitz for $819.57
- Check made payable to Dennis Schmitz Jr. for $677.97
- Check made payable to Kent Harriss for $808.77

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

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

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

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

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

Dated this __ day of _____, 2016.

CITY	VENDOR
_____	_____
John Drury, City Administrator City of Tavares, Florida	Dennis Schmidz
Attest:	Attest:
_____	_____

THIS PAGE INTENTIONALLY LEFT BLANK

TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 20, 2016

AGENDA TAB NO. 4

SUBJECT TITLE: Appointment to MPO Committees

OBJECTIVE:

To confirm the Mayor's appointment to the Metropolitan Planning Organization's Bicycle Pedestrian Committee and Technical Advisory Committee.

SUMMARY:

The Mayor has indicated his intention to appoint staff member Dawn McDonald, Planning Coordinator, to the MPO Bicycle Pedestrian Committee (BPO) and the Technical Advisory Committee (TAC). The term for the BPO will be through the end of December 2017. The TAC position will be ongoing.

OPTIONS:

1) Move to approve the Mayor's recommendation of Dawn McDonald to serve on the BPO and the TAC of the Metropolitan Planning Organization.
2) Do not approve.

STAFF RECOMMENDATION:

Move to approve the Mayor's recommendation of Dawn McDonald to serve on the BPO and the TAC of the Metropolitan Planning Organization.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY: Legally sufficient.

THIS PAGE INTENTIONALLY LEFT BLANK

TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
APRIL 20, 2016

AGENDA TAB NO. 5 **SECOND 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:

1. That City Council moves to approve Ordinance 2016-07.
2. That City Council moves to deny the proposed rezoning.

STAFF RECOMMENDATION:

Staff recommends 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.

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.

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

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

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

Section 1. Rezoning

The said property, as legally defined in Exhibit "A", attached hereto and made a part herewith, is hereby rezoned from RMF-3 (Residential Multi-Family) to RMH-P (Mobile Home Park), under the specific provisions as established by the City of Tavares Land Development Regulations.

Section 2. Severability.

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

Section 3. Effective Date.

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

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

_____
Robert Wolfe, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

_____
Nancy Barnett, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____

Robert Q. Williams, City Attorney

EXHIBIT A

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.

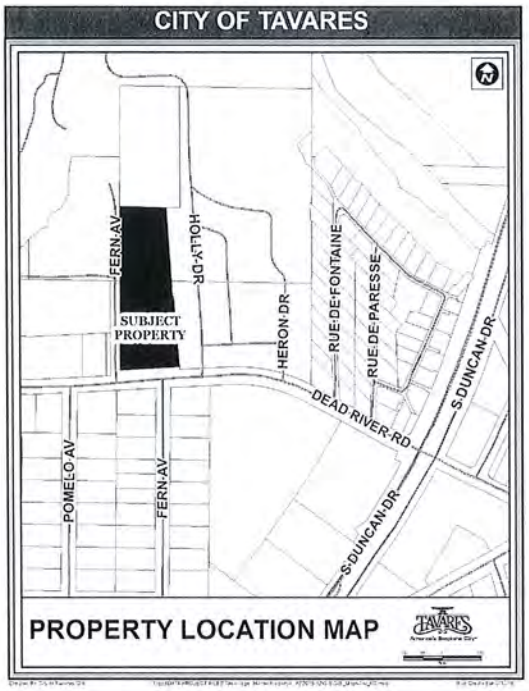
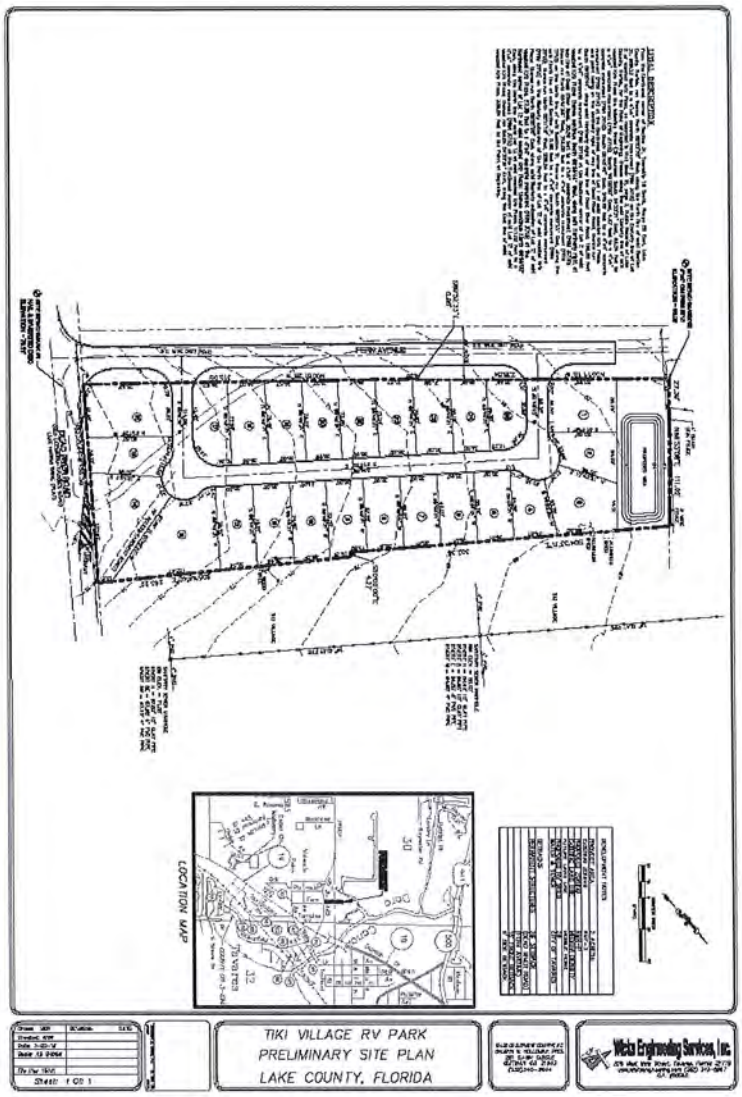


Exhibit B
Master Plan



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

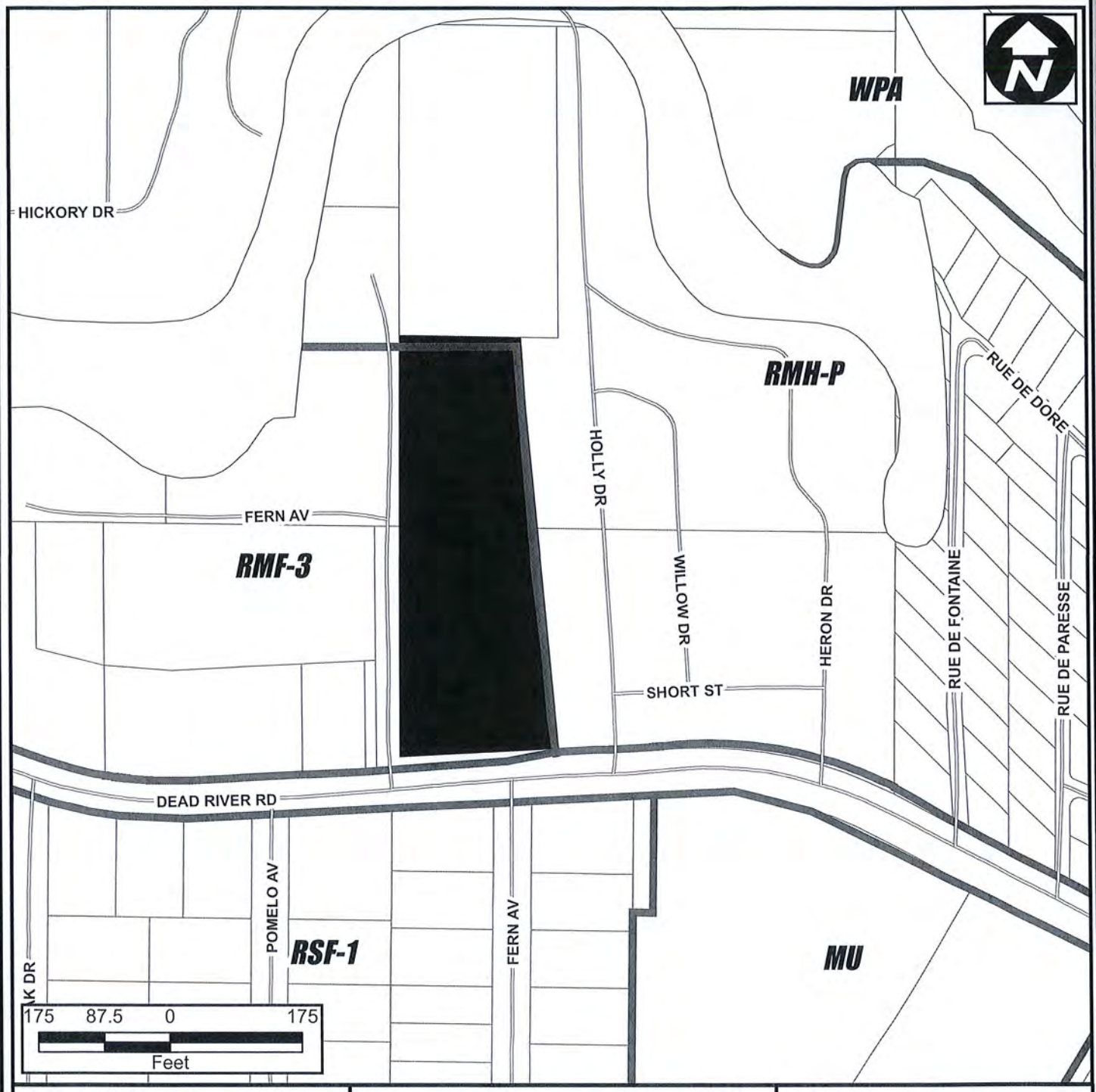
CITY OF TAVARES

PROPERTY LOCATION MAP

TAVARES
America's Seaplane City

100 50 0 100
Feet

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

Orlando Sentinel

Publication Date: 03/07/2016

Ad Number: 4014669-1
Insertion Number:
Size: 3 x 10.5
Color Type: B&W

Client Name: / PO# Mike Fitzgerlad
Advertiser: City of Tavares
Section/Page/Zone: Lake Zone/E004/LAK
Description: County ad/Ordiance No. 2016-07-08

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

THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed 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)

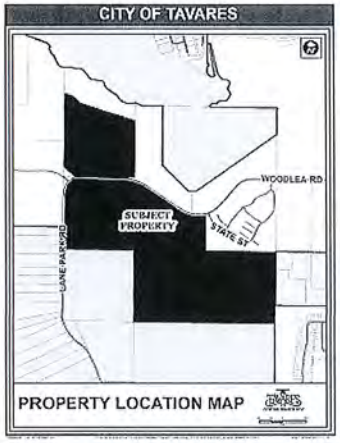
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

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 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.



TRY THE SMALLEST MICRO-CIC IN THE NATION!

SMALL & UNSEEN

LIMITED SUPPLY

MICRO - CIC

Completely In Canal

SATISFACTION GUARANTEED

SIEMENS

Laboratory Direct

Starting At...

$395

WHILE SUPPLIES LAST!

Lake Medical Hearing Centers

Family Owned and Operated

"LAKE COUNTY'S MOST TRUSTED NAME IN HEARING AIDS"

www.lakemedicalhearing.com

Alan Boone, HAS, BC-HIS
President
& Wife Linda

EUSTIS
352-483-HEAR (4327)
2755 S. Bay St. Suite F
(Across from Tractor Supply Company)

CLERMONT
352-243-HEAR (4327)

Mon.-Fri. 8am-5pm, Sat. by appointment

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:

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.

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

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

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

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

Bill asked if the property would have a master water meter

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

MOTION

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

2) Ordinance 2016-08 – Tiki Village (Hamel Property) – SSFLUM

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

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

AGENDA SUMMARY
TAVARES CITY COUNCIL
APRIL 20, 2016

AGENDA TAB NO. 6 **SECOND 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:

1. That City Council moves to approve Ordinance 2016-08.
2. That City Council denies the proposed Future Land Use Amendment.

STAFF RECOMMENDATION:

Staff recommends 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

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 RESIDENTIALTO MOBILE HOME; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

Section 1. Future Land Use Amendment

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

Section 2. Severability and Conflicts

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

Section 3. Transmittal

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

Section 4. Effective Date

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

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

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

_____
Robert Wolfe, Mayor
Tavares City Council

First Reading: _____

Second Reading & Final Adoption: _____

ATTEST:

_____
Nancy A. Barnett, City Clerk

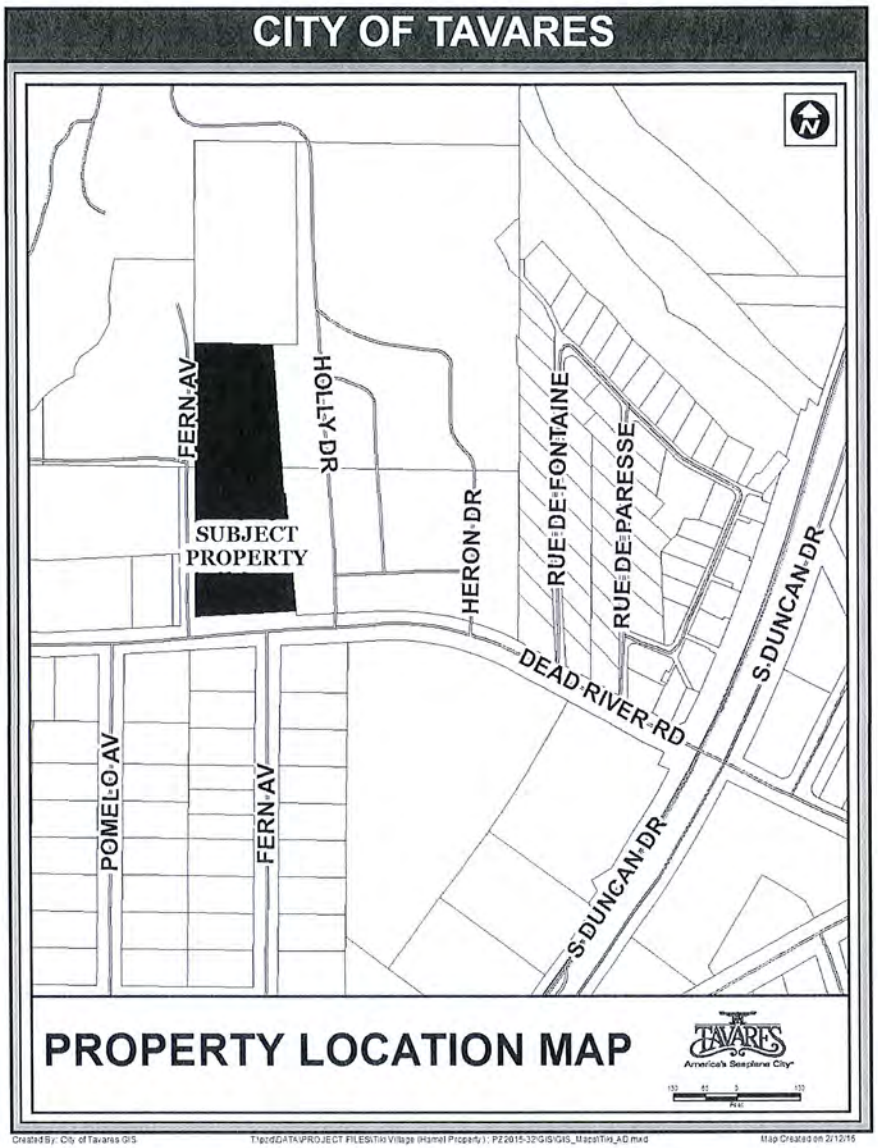
Approved as to form:

_____
Robert Q. Williams, City Attorney

EXHIBIT "A"

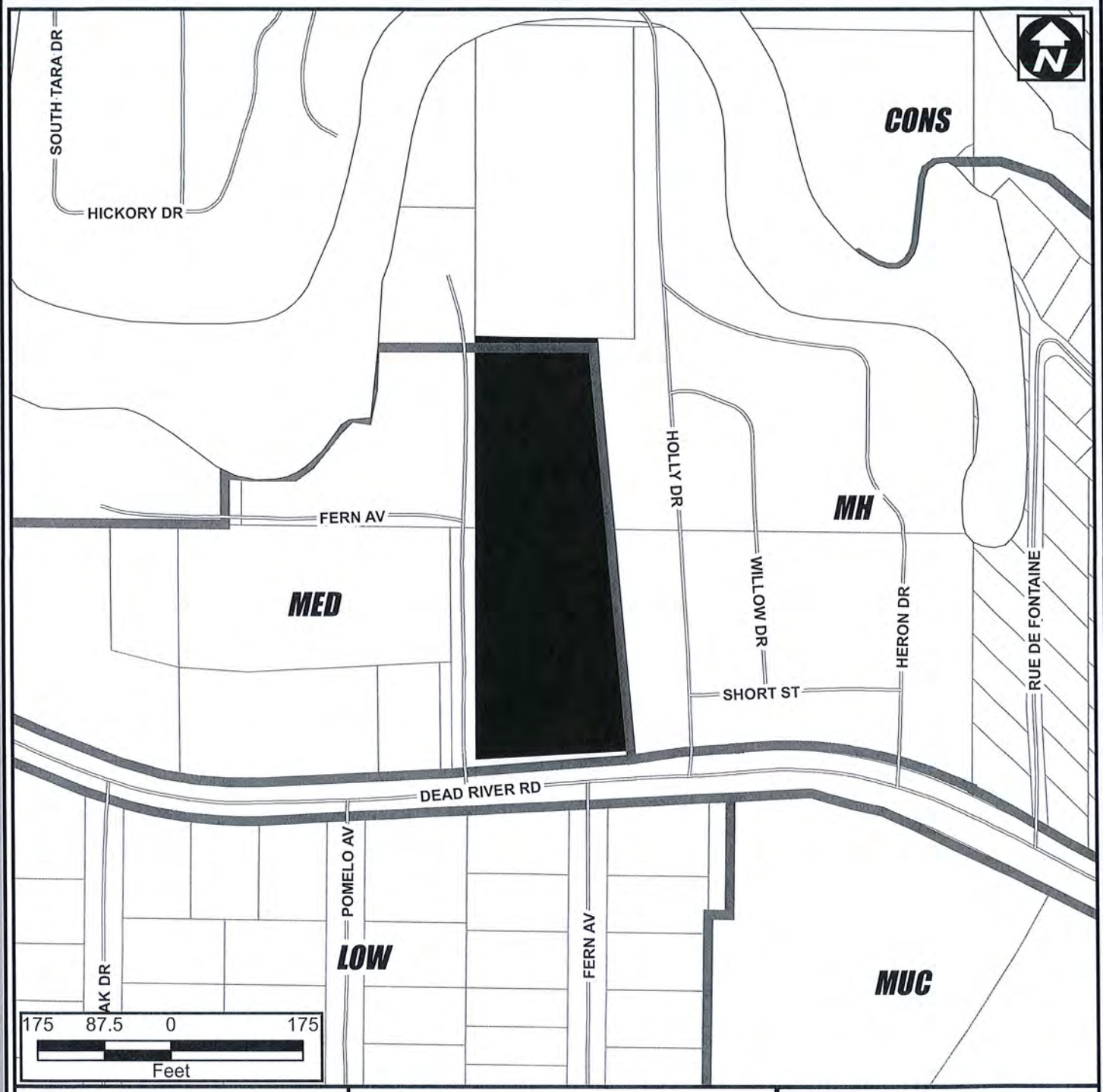
TIKI VILLAGE RV PARK LEGAL DESCRIPTION

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.


CITY OF TAVARES
FERN AV
HOLLY DR
SUBJECT PROPERTY
HERON DR
RUE DE FONTAINE
RUE DE PARESSE
S DUNCAN DR
DEAD RIVER RD
POMELO AV
FERN AV
S DUNCAN DR
PROPERTY LOCATION MAP
TAVARES
America's Seaplane City
Created By: City of Tavares GIS
T:\gcd\DATA\PROJECT FILES\Tiki Village (Hamel Property): PZ2015-32\GIS\Gis_Maps\Tiki_AD.mxd
Map Created on 2/12/16

1

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	Comercial	
CD	Commercial Downtown	25 DU/Acre
IND	Industrial	
PUB	Public Facility/Institutional	
CONS	Westlands & Conservation	

TAVARES

FUTURE LAND USE MAP

ORDINANCE # 2016-08

Tiki Village

Current FLU: MED
Proposed FLU: MH

02.00 ± Acres

Legend

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

Orlando Sentinel

Publication Date: 03/07/2016

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

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

THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed 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)

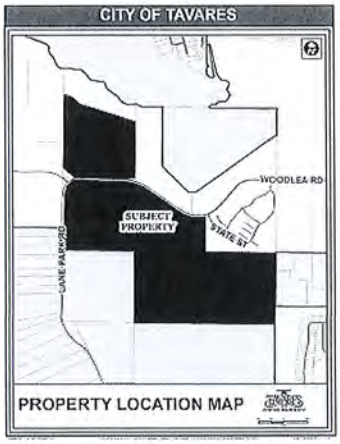
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

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.

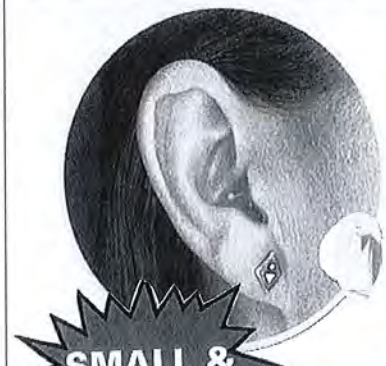
Interested parties may appear at the meetings and, at the Planning & Zoning Board meeting and City Council Second Reading, be heard with respect to the proposed ordinances. It is City Council policy to limit public discussion of proposed ordinances to the Planning & Zoning Board meeting and City Council 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.



TRY THE SMALLEST MICRO-CIC IN THE NATION!



SMALL & UNSEEN

LIMITED SUPPLY

MICRO - CIC

Completely In Canal

SATISFACTION GUARANTEED

SIEMENS

Laboratory Direct

Starting At...

$395

WHILE SUPPLIES LAST!

Lake Medical Hearing Centers

Family Owned and Operated

"LAKE COUNTY'S MOST TRUSTED NAME IN HEARING AIDS"

www.lakemedicalhearing.com

Alan Boone, HAS, BC-HIS
President
& Wife Linda

EUSTIS
352-483-HEAR (4327)
2755 S. Bay St. Suite F
(Across from Tractor Supply Company)

CLERMONT
352-243-HEAR (4327)

Not. This item is not for sale by appointment

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.

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

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

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

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

Bill asked if the property would have a master water meter

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

MOTION

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

2) Ordinance 2016-08 – Tiki Village (Hamel Property) – SSFLUM

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

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)*

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

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

MOTION

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

3) Ordinance 2016-09 – Caldwell Property - Rezoning

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

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.

THIS PAGE INTENTIONALLY LEFT BLANK

TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
APRIL 20, 2016

AGENDA TAB NO. 7 **SECOND 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:

1. That City Council moves to approve Ordinance 2016-09.
2. That City Council moves to deny the proposed rezoning.

PLANNING & ZONING BOARD RECOMMENDATION:

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

STAFF RECOMMENDATION:

Staff recommends 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.

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

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

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

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

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

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

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

Section 1. Rezoning

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

Section 2. Severability.

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

Section 3. Effective Date.

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

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

_____
Robert Wolfe, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

_____
Nancy Barnett, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____
Robert Q. Williams, City Attorney

EXHIBIT "A"

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:

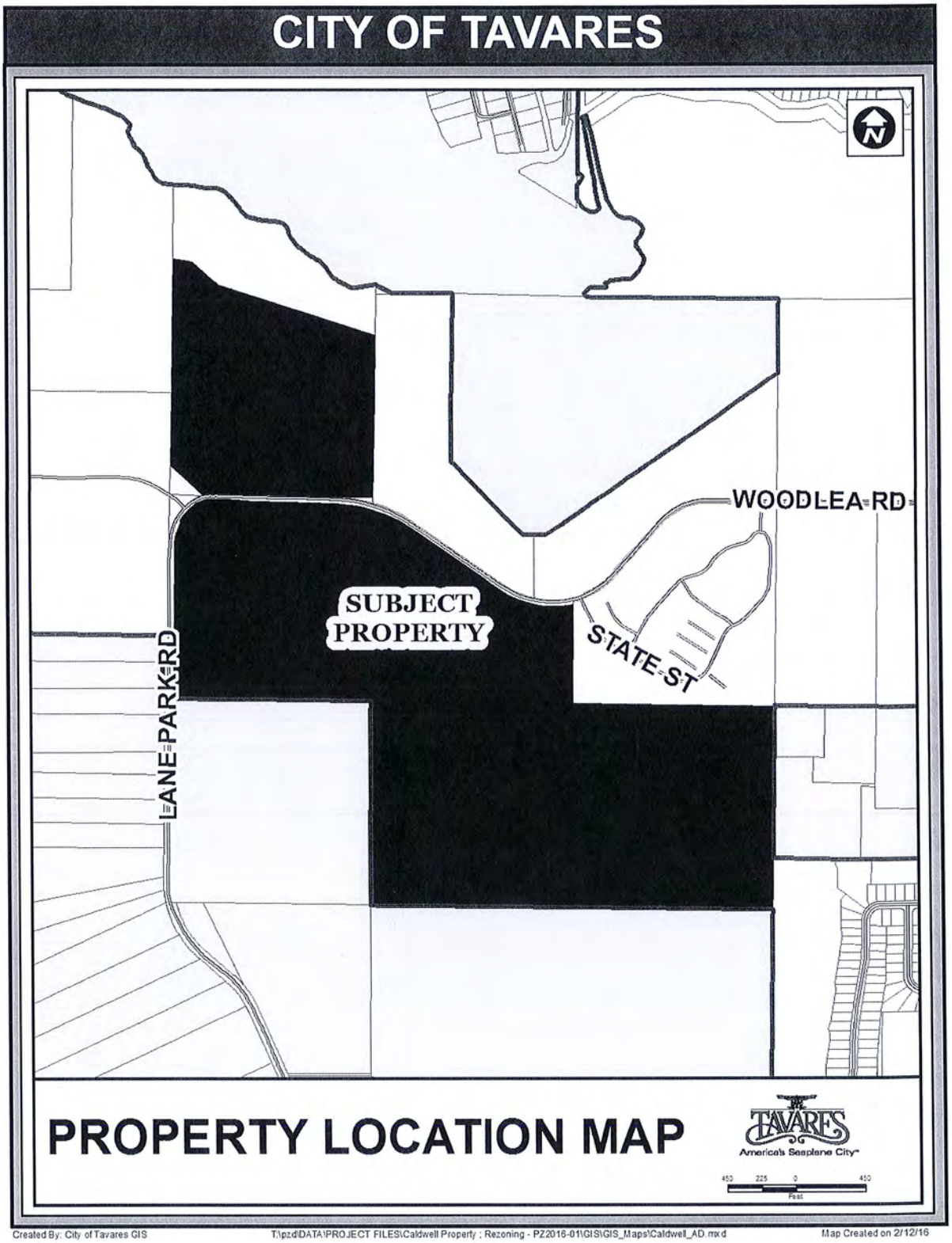
Commence at the Southwest corner of said Section 36; thence run S89°10'49"E along the South line of said Section 36 a distance of 2367.56 feet for the point of beginning; thence departing said South line run N00°39'53"E a distance of 640.20 feet to the Southerly right of way line of Lane Park/Woodlea 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:

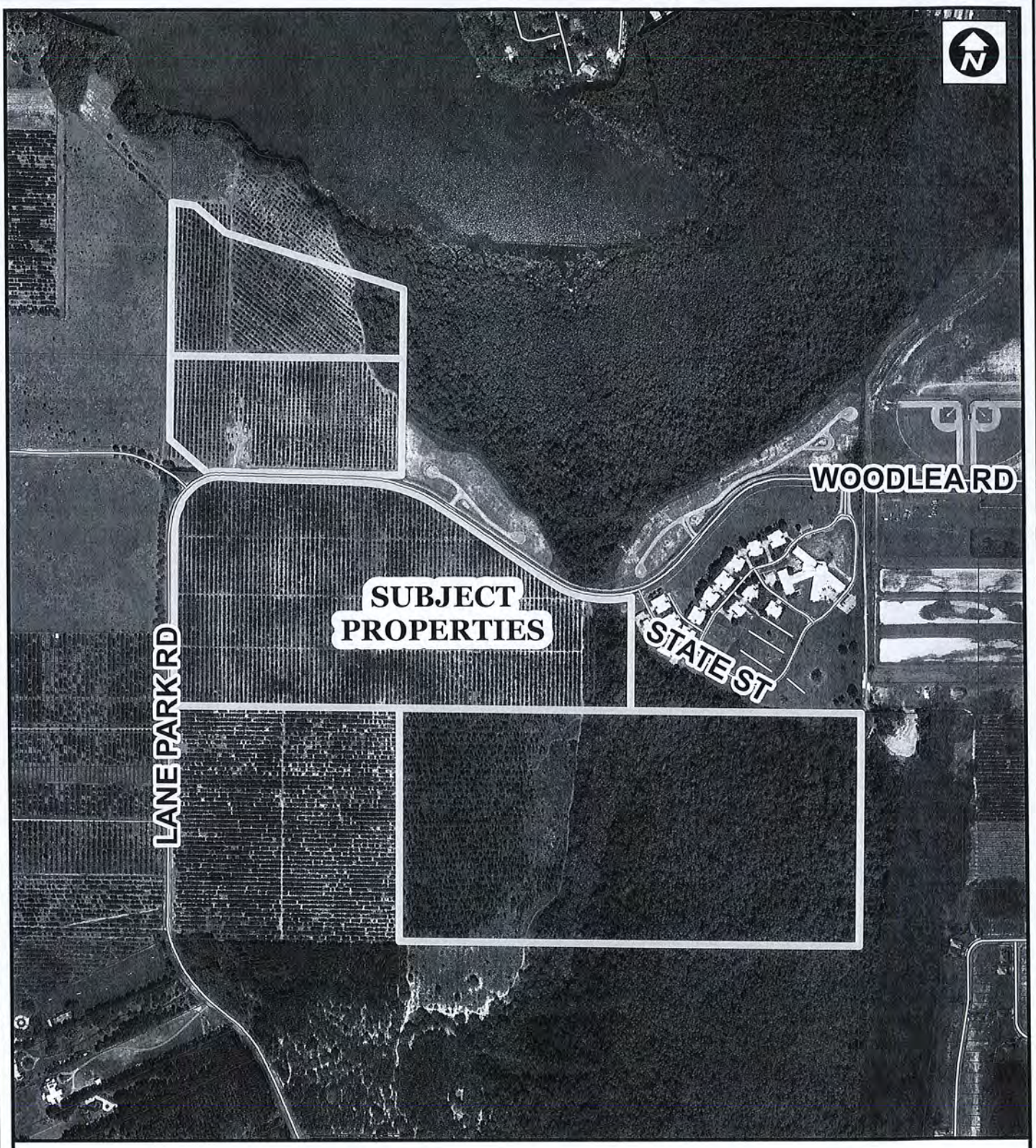
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN N00°39'25"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1506.84 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N00°39'25"E ALONG SAID WEST LINE A DISTANCE OF 1132.13 FEET TO THE WEST 1/4 SECTION CORNER OF 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

Map of Area


CITY OF TAVARES
WOODLEA RD
SUBJECT PROPERTY
STATE ST
LANE PARK RD
PROPERTY LOCATION MAP
TAVARES
America's Seaplane City
450 225 0 450
Feet
Created By: City of Tavares GIS
T:\pzd\DATA\PROJECT FILES\Caldwell Property ; Rezoning - PZ2016-01\GIS\GIS_Maps\Caldwell_AD.mxd
Map Created on 2/12/16

CITY OF TAVARES

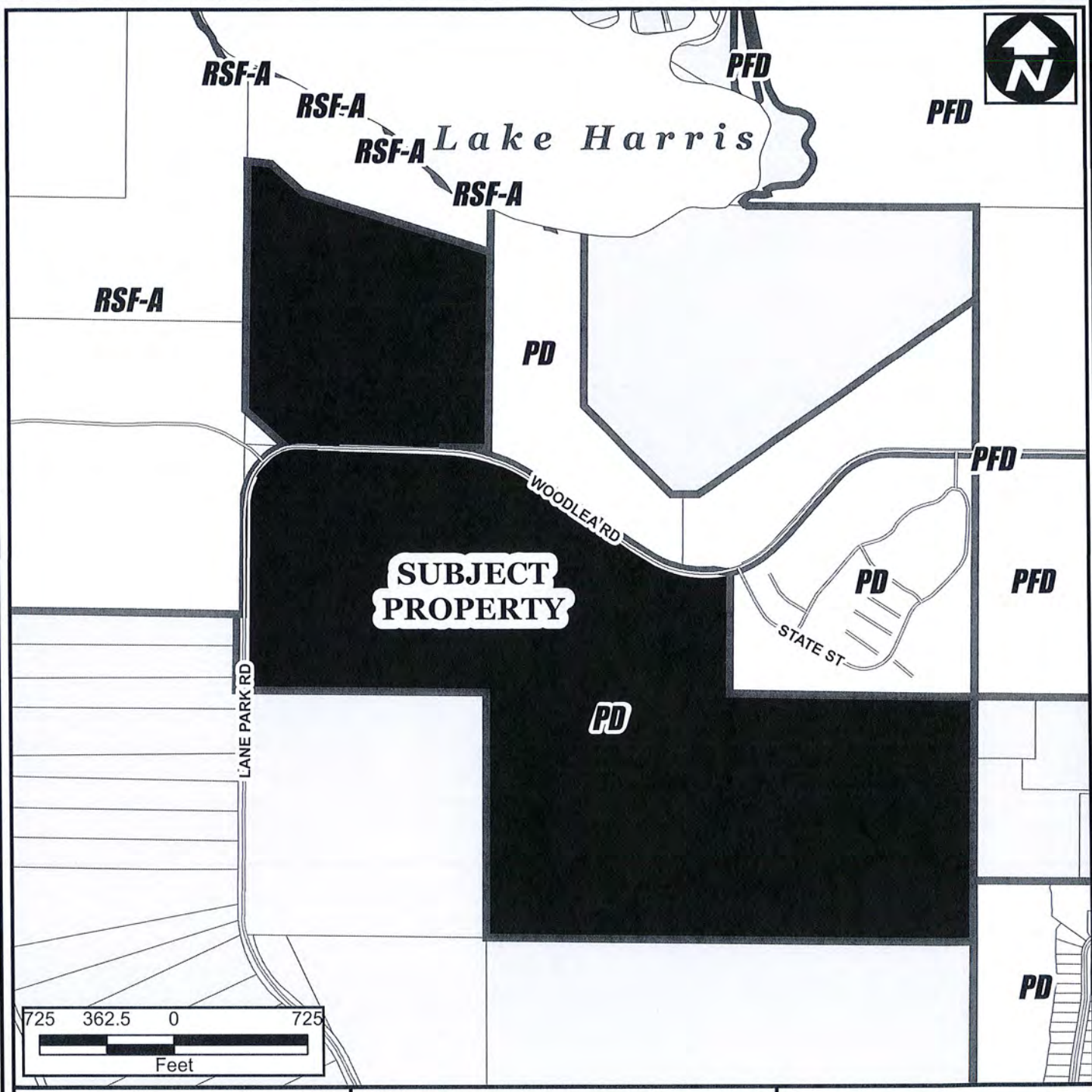


PROPERTY LOCATION MAP

TAVARES
America's Seaplane City

450 225 0 450
Feet

CITY OF TAVARES ORDINANCE # 2016-09



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

TAVARES
America's Seaplane City

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

Ad Number: 4014676-1
Insertion Number:
Size: 3 x 10.5
Color Type: B&W

Client Name: / PO# Mike Fitzgerlad
Advertiser: City of Tavares
Section/Page/Zone: Lake Zone/E004/LAK
Description: County ad/Ordiance No. 2016-09

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

THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed 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)

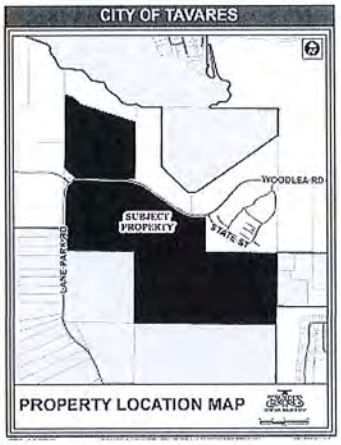
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

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.

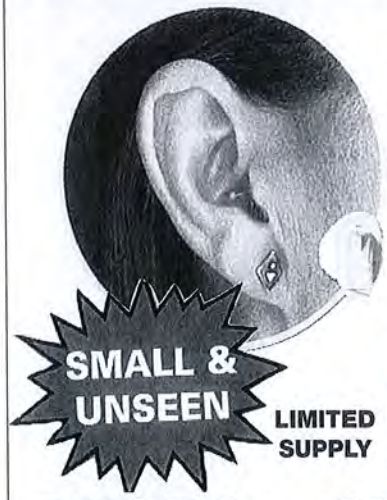
Interested parties may appear at the meetings and, at the Planning & Zoning Board meeting and City Council Second Reading, be heard with respect to the proposed ordinances. It is City Council policy to limit public discussion of proposed ordinances to the Planning & Zoning Board meeting and City Council 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.



TRY THE SMALLEST MICRO-CIC IN THE NATION!



SMALL & UNSEEN

LIMITED SUPPLY

MICRO - CIC

Completely In Canal

SATISFACTION GUARANTEED

SIEMENS
Laboratory Direct
Starting At...
$395
WHILE SUPPLIES LAST!

Lake Medical Hearing Centers
Family Owned and Operated
"LAKE COUNTY'S MOST TRUSTED NAME IN HEARING AIDS"
www.lakemedicalhearing.com

Alan Boone, HAS, BC-HIS
President
& Wife Linda

EUSTIS
352-483-HEAR (4327)
2755 S. Bay St. Suite F
(Across from Tractor Supply Company)

CLERMONT
352-243-HEAR (4327)

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)*

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

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

MOTION

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

3) Ordinance 2016-09 – Caldwell Property - Rezoning

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

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.

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

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

MOTION

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

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

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

OBJECTIVE:

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

SUMMARY:

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

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

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

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

THIS PAGE INTENTIONALLY LEFT BLANK

TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
APRIL 20, 2016

AGENDA TAB NO. 8 **SECOND READING**

SUBJECT TITLE: **Ordinance 2016-10**
To amend the Land Development Regulations by creating a *Boutique Hotel Use* and providing governing regulations.

OBJECTIVE:

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

SUMMARY:

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

Proposed Ordinance 2016-10 defines *Boutique Hotels* and limits the size to a maximum of 25 guest rooms. *Boutique Hotels* are always small in size to insure that guests are fully immersed in the unique experience offered. The proposed Ordinance would allow *Boutique Hotels* as a permitted use in the Mixed Use, Commercial Downtown, General Commercial and Highway Commercial Districts. The ordinance provides regulations specifying special time restrictions for outside functions when the hotel is located in the Mixed Use District and also addresses maximum noise levels, parking and site plan requirements.

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

a. If the *Boutique Hotel* is located within the MU (Mixed Use) zoning district, special functions conducted outdoors and outdoor activities related to special functions are prohibited after 10:00 p.m. on Sunday through Thursday nights, except evenings before national holidays, and are prohibited after 11:00 p.m. on Friday or Saturday nights and the evenings before national holidays.
b. Noise Levels shall be regulated by the Performance Standards stated under Chapter 12 of the City's Land Developments unless the *Boutique Hotel* is located within the City's Downtown Entertainment District in which case those provisions shall govern.
c. Parking Requirements shall comply with Chapter 20, Table 20-A of the City's Land Development Regulations for hotels and motels.

d. A *Boutique Hotel* must comply with all applicable city development regulations for the zoning district in which it is located. Compliance will be demonstrated through an engineered site plan approved by the City of Tavares.

It is staff's opinion that *Boutique Hotels* will provide a needed niche to help compliment our growing tourist economy.

OPTIONS:

1. That City Council moves to approve Ordinance 2016-10 as presented.
2. That City Council moves to approve an amended Ordinance 2016-10 as proposed by the Planning & Zoning Board (removal of outdoor events and functions).
3. That City Council denies Ordinance 2016-10.

PLANNING & ZONING BOARD RECOMMENDATION:

At its March 17 meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-10 with a further recommendation that outdoor events and functions be removed as a permitted use associated with *Boutique Hotels* and that outdoor events be subject to the City's Special Event Permitting Process.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve Ordinance 2016-10 as presented.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ORDINANCE 2016-10

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS BY ADDING A DEFINITION FOR A BOUTIQUE HOTEL UNDER CHAPTER 3, DEFINITIONS; BY AMENDING TABLE 8-2, PERMITTED AND SPECIAL USES UNDER CHAPTER 8 BY ADDING BOUTIQUE HOTELS AS A PERMITTED USE UNDER THE MU, CD, C-1, AND C-2 ZONING DISTRICTS; BY ADDING NOTE 31 TO TABLE 8-2 PROVIDING FOR REGULATIONS APPLICABLE TO BOUTIQUE HOTELS; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, a definition for a *Boutique Hotel,* was not included in the Land Development Regulations or contemplated as a permitted Land Use within the city; and

WHEREAS, the city has received a request to allow *Boutique Hotels* within certain zoning districts within the city; and

WHEREAS, *Boutique Hotels,* if adequately regulated, would provide a unique, up-scale alternative to traditional hotels that may enhance the historic and cultural foundation of our growing city, and

WHEREAS, *Boutique Hotels* are characterized through the provision of exotic amenities such as but not limited to electronics, spas, yoga, music, art and cultural functions. The hotel strives to be a one-of-a-kind with an independent attitude catering to individualistic clientele.

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

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

Chapter 3-2 Definition added:

Boutique Hotel

A *Boutique Hotel* is a small resort destination that provides a unique setting with upscale accommodations typically between 5 and 25 rooms.

Chapter 8-2 - PERMITTED AND SPECIAL USES- *BOUTIQUE HOTEL* ADDED UNDER LODGING IN THE MU, CD, C-1 AND C-2 ZONING DISTRICTS SUBJECT TO NOTE 31

TABLE 8-2 PERMITTED AND SPECIAL USES (31)

LAND USE	ZONING												
	RSF-A	RSF-1	RMF-2	RMF-3	RMH-P	RMH-S	PD	MU	CD	C-1	C-2	I	PFD
LODGING													
Hotel, Motel and Motor Court accommodations							(1)(18)		P(18)		P	S(18)	
Bed and Breakfast Accommodations	S(19)	S(19)	S(19)	S(19)				P(19)					
Tourist Resort							(1)						
Boutique Hotel								P(31)	P(31)	P(31)	P(31)		

NOTES: Table 8-2 Permitted and Special Uses

31. A *Boutique Hotel* is permitted subject to the following regulations: A *Boutique Hotel* may conduct indoor and outdoor special functions, including but not limited to boutique weddings, receptions, showers, parties, art, music and cultural events subject to the following requirements:

a. If the *Boutique Hotel* is located within the MU zoning district, special functions conducted outdoors and outdoor activities related to special functions are prohibited after 10:00 p.m. on Sunday through Thursday nights, except evenings before national holidays, and are prohibited after 11:00 p.m. on Friday or Saturday nights and the evenings before national holidays.
b. Noise Levels shall be regulated by the Performance Standards stated under Chapter 12 of the City's Land Developments unless the *Boutique Hotel* is located within the City's Downtown Entertainment District in which case those provisions shall govern.
c. Parking Requirements shall comply with Chapter 20, Table 20-A of the City's Land Development Regulations for hotels and motels.
d. A *Boutique Hotel* must comply with all applicable city development regulations for the zoning district in which it is located. Compliance will be demonstrated through an engineered site plan approved by the City of Tavares.

Section 2. Severability and Conflicts

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

Section 3. Effective Date

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

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

_____
Robert Wolfe, Mayor
Tavares City Council

First Reading: _____

Second Reading: _____

ATTEST:

_____
Nancy A. Barnett, City Clerk

Approved as to form:

_____
Robert Q. Williams, City Attorney

LAKE CLASSIFIED

Orlando Sentinel

Advertise in 'Cheap Stuff' for FREE!
SELL MERCHANDISE $100 AND UNDER AT ORLANDOSENTINEL.COM/ADVERTISE

To place an ad:
◆ ORLANDOSENTINEL.COM/ADVERTISE
◆ CALL 800-669-5757 FROM 9 A.M. TO 6 P.M. MONDAY THROUGH FRIDAY

Fictitious Name

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute", Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice, the fictitious name, to-wit:
Jelly Grandma
under which (I am) (we are) engaged in business at 33509 Barksdale Drive That the (party) (parties) interested in said business enterprise is as follows:
Anne B. James
33509 Barksdale Drive
Dated at Leesburg, Lake County, Florida, 03/02/2016

LAK41??? 3/4/2016

Notice of Administration

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LAKE COUNTY, FLORIDA
PROBATE DIVISION
IN RE: ESTATE OF
File No. 35-2016-CP-000170-AXXX-XX
Division 10
ROBERT LEE COOK
Deceased.

The administration of the estate of Robert Lee Cook, deceased, whose date of death was July 21, 2015, is pending in the Circuit Court for Lake County, Florida, Probate Division, the address of which is 550 W. Main Street, Tavares, FL 32778. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 26, 2016.

Attorney for Personal Representative:
Kirk T. Bauer
Florida Bar Number: 473305
Bauer & Associates
323 S. Woodland Blvd
DeLand, Florida 32720
Telephone: (386) 734-3313
Fax: (386) 738-0124
E-Mail: kbauer@delandattorneys.com
Secondary E-Mail: sgarcia@delandattorneys.com

Personal Representative:
Connie Cook
32921 SR 44
DeLand, Florida 32720

LAK3????? 2/26, 3/4/2016

Public Hearing Notices

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE

ORDINANCE 2016-__

AN ORDINANCE OF LAKE COUNTY, FLORIDA, PROVIDING FOR A CONTINUATION OF THE EXISTING NORTH LAKE COUNTY HOSPITAL DISTRICT IN LAKE COUNTY; PROVIDING FOR APPROVAL OF THE CONTINUATION BY VOTES IN A REFERENDUM; PROVIDING THAT THE CONTINUATION SHALL BE EFFECTIVE FOR A PERIOD OF TEN (10) YEARS BEGINNING OCTOBER 1, 2017; PROVIDING FOR THE REFERENDUM TO BE CONDUCTED IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD ON NOVEMBER 8, 2016; PROVIDING BALLOT LANGUAGE; PROVIDING FOR NOTIFICATION TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY; AUTHORIZING EXPENDITURES FOR INFORMING THE PUBLIC; PROVIDING FOR SEVERABILITY; PROVIDING A CONFLICT CLAUSE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE.

The Board of County Commissioners shall consider enactment of the proposed Ordinance on **Tuesday, March 15, 2016, at 9 a.m.**, or soon thereafter, in the Meeting Room of the Board of County Commissioners, Second Floor, Administration Building, 315 West Main Street, Tavares, Florida. The proposed Ordinance shall be available for public inspection at the Office of the County Attorney (Third Floor) and the Board Support Office (Third Floor), between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. Interested parties may appear at the meeting and be heard with respect to the proposed Ordinance.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

Persons with disabilities needing assistance to participate in any of the proceedings should contact the Department of Facilities Development and Management, at (352) 343-9760, 48 hours in advance of the meeting.

LAK41???? 3/4/16

Look for Orlando Sentinel CareerBuilder in Sunday's paper.

Public Hearing Notices

THE CITY OF TAVARES
NOTICE OF PUBLIC HEARING
Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2016-10 titled as follows:

ORDINANCE 2016-10

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS BY ADDING A DEFINITION FOR A BOUTIQUE HOTEL UNDER CHAPTER 2, DEFINITIONS; BY AMENDING TABLE 8-2, PERMITTED AND SPECIAL USES UNDER CHAPTER 8 BY ADDING BOUTIQUE HOTELS AS A PERMITTED USE UNDER THE MU, CO, C-1, AND C-2 ZONING DISTRICTS; BY ADDING NOTE 31 TO TABLE 8-2 PROVIDING FOR REGULATIONS APPLICABLE TO BOUTIQUE HOTELS; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

Proposed Ordinance 2016-10 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 2016-10 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

Interested parties may appear at the meetings and, 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 742-6434.

LAK413637 3/7/2016

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

Subcommittee Meeting:

Operational Analysis of Emergency Medical
and Fire Services Deployment and Response System
RFP Selection Committee:
March 7, 2016 – 3:00 pm
Lake EMS Administration Office
2761 W. Old US Hwy 441
Mount Dora, FL 32757

All interested citizens are welcome to attend.
Persons with disabilities needing assistance to participate in any of these proceedings should contact the Facilities Management Division of the Department of Facilities Development & Management at (352) 343-9760, 48 Hours in advance of the scheduled meeting.
One or more Directors/County Commissioners and one or more members of different committees or boards may be in attendance and may participate in discussions on any of the committee or board meetings noticed in this ad.
Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by an above named Committee with respect to any matter considered during any meeting of such Committee, he or she will need a record of the proceedings and that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based.

LAK413?? 3/4/2016

Sale Notices

NOTICE OF UNCLAIMED VEHICLE SALE
Ace's Towing
1006 S. 14th Street
Leesburg, FL 34748
(352) 787-6005
Sale Date: 03/16/2016
2002 HONDA ODESSEY SILVER
VIN# 5FNRL18032B001917

LAK41???? 3/4/2016

Miscellaneous Legals

NOTICE OF PROPOSED ENACTMENT ORDINANCE NO. 2016-02 CITY OF MOUNT DORA, FLORIDA
Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2016-02. The final public hearing on the ordinance will be held on Tuesday, March 15, 2016 at 6:00 p.m., or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance 2016-02 is as follows:

ORDINANCE 2016-02

An Ordinance of the City of Mount Dora, Lake County, Florida, Repealing Chapter 58, "Human Relations," in its entirety, renaming Chapter 58 to be titled "Equal Rights," and creating new sections of Chapter 58 to Provide a Declaration of Findings and Policy; Providing Definitions; Providing General Discriminatory Practices; Providing Sovereign Immunity, No Waiver of Rights or Remedies of Law; Providing Employment Discrimination; Providing Equal Access to Places of Public Accommodations; Providing Fair Housing; Providing for Exemptions; Providing for Conflicts and Severability; Providing for Inclusion into the Mount Dora Code of Ordinances; Providing for an Effective Date.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The file may be inspected by the public at the City Clerk's Office, City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Notice: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of those proceedings. For such purpose, a person 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.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk no later than seven (7) days prior to the proceedings. Telephone (352) 735-7126 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

Published (Legal Notice): Friday March 4, 2016

LAK3????? 3/4/16

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE ORDINANCE 2016–
AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, IN ORDER TO INCORPORATE IRRIGATION DESIGN STANDARDS AND ADOPT SEVERAL FLORIDA WATER STAR PROGRAM CRITERIA TO PROMOTE CONSERVATION OF POTABLE WATER IN LAKE COUNTY; AMENDING CHAPTER II, ENTITLED "DEFINITIONS"; AMENDING LDR CHAPTER IX, SECTION 9.01.06, ENTITLED "LANDSCAPING STANDARDS"; AND AMENDING LDR CHAPTER XIV, SECTION 14.07.05, ENTITLED "CONSTRUCTION REQUIREMENTS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

The Board of County Commissioners shall consider enactment of the proposed Ordinance on **Tuesday, March 15, 2016, at 9 a.m.**, or soon thereafter, in the Meeting Room of the Board of County Commissioners, Second Floor, Administration Building, 315 West Main Street, Tavares, Florida. The proposed Ordinance shall be available for public inspection at the Office of the County Attorney (Third Floor) and the Board Support Office (Third Floor), between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. Interested parties may appear at the meeting and be heard with respect to the proposed Ordinance.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

Persons with disabilities needing assistance to participate in any of the proceedings should contact the Department of Facilities Development and Management, at (352) 343-9760, 48 hours in advance of the meeting.

LAK413?? 3/4/16

Real Estate for Rent

Homes Seminole County for Rent

ALTAMONT SPRINGS
Complete remodel 4br, 3 ba, all tile floors in custom bathrooms, close to Altmont Mall. $1500 month plus deposit. 321-274-7210

Transportation

Sport Utility Vehicles

LEXUS RX 350 – 2009
$17,500 White, 55K, Show Room Cond. Non-Smoker. Call 407-448-1294

Trucks

FORD RANGER – 1999
$3499 XLT Supercab, 113K, V6 Loaded, White Call 407-898-1507

ONLINE
Go to OrlandoSentinel.com to order and pay for your Orlando Sentinel Classified ad. Online. Anytime.
It's fast! It's easy! Visit OrlandoSentinel.com/advertise

Need an hourly job?
Go to
ORLANDOSENTINEL.COM/JOBS
and complete a personal profile

Orlando Sentinel
MEDIA GROUP
3473144

Public notices don't affect me. *Right?*

The property next to the lot you just bought was rezoned as land fill. Maybe you should have read the public notice in your local paper.

BE INFORMED
READ PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE.

FLORIDA PRESS ASSOCIATION
FLORIDA PUBLIC NOTICES
WWW.FLORIDAPUBLICNOTICES.COM

www.FloridaPublicNotices.com

Need to place a Fictitious Name or Dissolution of Marriage Legal Notice? Visit placeanad.orlandosentinel.com to place 24/7.

Need to email your legal notice?
classified_legal@orlandosentinel.com

cars.com
Found on: OrlandoSentinel.com

RESEARCH. LOCATE. BUY.
YOUR ONLINE CAR SOURCE, PERIOD.
New & Used Cars | Photos | Prices | Reviews
Lake Area cars.com Dealers

FORD
Key Scales Ford
Leesburg
Pre-Owned 866-540-2799
New 866-828-4074
Call Our Internet Department

CHEVROLET
Cecil Clark Chevrolet
Leesburg
Pre-Owned 888-346-2089
New 888-765-4757
Call Our Sales Department

George Nahas Chevrolet
Wildwood
Pre-Owned 888-474-6598
New 888-476-4941
Call Our Internet Dept.

Vann Gannaway Chevrolet

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

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

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

PLAZA GROUP
Plaza Cadillac

Plaza Lincoln
Leesburg
New 888-315-2119
Pre-Owned 888-315-1983
Call Our Internet Dept

Plaza CDJR
Inverness
New 888-655-7974
Pre-Owned 888-647-9577
Call Our Internet Dept

BILL BRYAN AUTO GROUP
Bill Bryan Kia
Leesburg
New 888-347-3921
Pre-Owned 888-347-3901
Call our Internet Dept

INDEPENDENT
Car Spot of Central FL
Mount Dora
Pre-Owned 888-479-6160
Call Steve

J & M Affordable Auto Inc.
Leesburg
Pre-Owned 888-391-8879
Call Internet Department

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

Elite Auto Mall, Eustis
Pre-Owned 888-459-7392
Call Joel

Seth Lee Auto Sales
Tavares

Orlando Sentinel
Publication Date: 03/04/2016

Ad Number: 4013627-1S01
Insertion Number:
Size: 1 x 0.07
Color Type: B&W
Client Name:
Advertiser: City of Tavares
Section/Page/Zone: LAKC/F006/LAK
Description: City of Tavares ORDINANCE 2016-10

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

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.

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

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

MOTION

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

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

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

OBJECTIVE:

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

SUMMARY:

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

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

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

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

b. Noise Levels shall be regulated by the Performance Standards stated under Chapter 12 of the City's Land Developments unless the Boutique Hotel is located within the City's Downtown Entertainment District in which case those provisions shall govern.

c. Parking Requirements shall comply with Chapter 20, Table 20-A of the City's Land Development Regulations for hotels and motels.

d. A Boutique Hotel must comply with all applicable city development regulations for the zoning district in which it is located. Compliance will be demonstrated through an engineered site plan approved by the City of Tavares.

It is staff's opinion that Boutique Hotels will provide a needed niche to help complement our growing tourist economy.

Pike Hamlin, 107 & 111 S. Disston Ave., stated his objection to the allowance of events at a Boutique Hotel. He stated that events held at the Duncan House, now mixed use, would be a nuisance / noise issue for the adjacent neighbors. He stated that the hours of operation outlined in Ordinance 2016-10 end too late and do not account for the noise of workers cleaning up after an event. He objected to the fact that the owner of the Duncan House has not attended any Public meetings to address the property use. He asked that the City consider that the best use for the Duncan House is as a single family residence and not a competing interest to the Tavares Pavilion.

Kay Hauserman, 504 Lake Dora Dr., objected to the possibility of the Duncan House becoming a Boutique Hotel, and being used as an event center. She stated that there were many problems for neighbors when weddings / events were taking place at the Duncan House. She stated support for small artistic and cultural events, but not wedding receptions. She expressed concern for the condition of the Duncan House and pool area.

Gail Heneghan, 512 Lake Dora Dr., reiterated the issue of nuisance / noise that neighbors of the Duncan House experienced while events were taking place there. She stated that if the Duncan House is permitted to become a Boutique Hotel that the events would interfere with the neighbor's quiet enjoyment of their property.

Tom Heneghan, 512 Lake Dora Dr., stated his concern about events taking place at the Duncan House. He objected to "vague" language in the ordinance as it pertains to permitted events. He stated that there should have been a Public stakeholder meeting held with regards to redevelopment of the Duncan House.

Richard Root asked the audience if they objected to the Boutique Hotel regulation, or just weddings at the Duncan House.

Kay Hauserman stated that a Bed & Breakfast at the Duncan House would be fine, but events under the Boutique Hotel definition would be too much of a disturbance.

Bill Stomp expressed concern that Ordinance 2016-10 was too specific to the Duncan House.

Jacques Skutt stated that Ordinance 2016-10 would apply to the Duncan House, but also to other zoning classifications and to the overall artistic and cultural nature of the City.

Bill Stomp stated support for the ordinance, but was concerned about the effect it would have on neighbors of the Duncan House.

Jacques Skutt stated that the ordinance relies on our current noise regulations being enforced properly.

Roy Stevenson asked Bob Williams to discuss how noise disturbances would be better addressed through a noise ordinance rather than the ordinance being presented.

Bob Williams stated that noise ordinances would be used to address noise and may be enforced by decibel level or more subjectively. He stated that when the Duncan House was operating as a B&B that the events were in violation of the B&B regulations.

Roy Stevenson stated that the issue of the condition of the pool at the Duncan House is a code enforcement issue, and not applicable to Ordinance 2016-10. He stated support for the Boutique Hotel definition.

Gary Santoro expressed concern about outside events affecting neighboring properties. He suggested eliminating the outside event allowance from the ordinance.

Roy Stevenson suggested that outside events were not necessarily the problem, but the noise associated with them and how the noise regulations are enforced.

Gary Santoro stated that he felt that parking would become an issue for small boutique hotels if they held large outside events.

Bob Williams stated that frequency of events and intensity and size of events would be tough to regulate.

Lou Buigas suggested that perhaps event size could be limited to the occupancy limit of the building.

Gary Santoro stated that event size could not be enforced. He asked if events had to be included in the ordinance.

Jacques Skutt stated that events are included as a necessary part of the boutique hotel business plan for those interested in that type of business.

Bill Stomp asked how the ordinance could be applied and not affect neighboring residential use.

Jacques Skutt stated that the ordinance could apply only to commercial zoning and perhaps not affect abutting residential.

Bill Stomp stated that a representative from the Duncan House should present a business plan to the City.

Gary Santoro stated that the Duncan House is decaying and the City is trying to save it. He believes that in order for the property to be saved the uses must be better established. Redevelopment of the Duncan House will no doubt benefit the community.

Roy Stevenson reiterated that the issue was not necessarily the uses, but the noise associated.

Roy Stevenson made a motion to approve Ordinance 2016-10. There was no second. The motion failed.

Bill Stomp asked Jacques about options regarding updating the ordinance to lessen the effect on neighbors of the Duncan House.

Gary Santoro asked for clarification on the definition of an event held at a boutique hotel.

Lou Buigas stated that she believes that any event held at a boutique hotel would be considered a special event per definition.

Jacques Skutt stated that it becomes an event once outside people (those not staying at hotel) attend the event. He stated that the ordinance pertains to the entire City, and not just the Duncan House.

Gary Santoro asked if it would be a problem if events were removed from the ordinance.

Jacques Skutt stated that he felt events held at a boutique hotel were part of the cultural appeal.

Gary Santoro asked if a special event permit would be required if events were taken out of the ordinance as a permitted use.

Jacques Skutt stated that a special event permit would be required.

MOTION

Ms. Buigas made a motion to recommend approval of Ordinance 2016-10 with a recommendation that the outdoor events be removed from the ordinance and be made subject to the special event permit process. Mr. Stevenson seconded the motion. The motion passed 6-0.

There was no further business and the meeting adjourned at approximately 4:28 p.m.

Respectfully submitted,

_____

Michael Fitzgerald, Development Coordinator

AGENDA SUMMARY

TAVARES CITY COUNCIL

DATE OF MEETING: April 20, 2016

AGENDA TAB NO. 9

SUBJECT TITLE: Move Ruby Street Overhead Electric/Cable/Communication Lines Underground

---

OBJECTIVE:

Seek Council direction in moving the Ruby Street overhead electric/cable/communication lines underground.

SUMMARY:

The Downtown Tavares Redevelopment Master Plan that was developed by the citizens of Tavares with the City Council calls for the burial of overhead utility lines along primary streets (Page 111, Task #31). The Ruby Street Stormwater Improvement and Beautification Plan is designed to improve and protect the water quality of Lake Dora while providing an aesthetically pleasing downtown Entertainment District. The relocating of the existing overhead electric/cable/communication lines underground and removing those poles along Ruby Street will provide a storm-ready infrastructure while contributing to the beautification plan. Undergrounding substantially reduces fires, live-wire contact injuries, tree trimming and structures impacting sidewalks.

The main considerations in making this transition are cost and available right-of-way. Duke Energy provided a preliminary design and cost estimate. The undergrounding design is tight but workable and is estimated to cost $350,000. The individual service connections would add additional cost, estimated at $80,000, and have to be privately contracted. Comcast estimates $25,000 and Century Link estimates $5,000 for their undergrounding costs. The expense for the Leesburg overhead fiber optic cable undergrounding has been approved and included in the Ruby Street Stormwater Improvement and Beautification Plan as part of the design for security cameras at the retention pond area.

There are variables, but an approximate estimate for the undergrounding of the overhead utilities, including $40,000 for construction services is $500,000.

Available Funding Options for this project include:

		Estimated Loan Plus Cost of Issuance	Estimated Annual Debt Service
1	Secure Debt Financing - 10 Years with rate of 4.00% (*Note: the estimated impact on the Millage Rate to fund the debt service of $62,726 is .0911 mills*) FY17 Millage	530,000.00	62,726.00

		Estimated Monthly Assessment	Estimated Annual Assessment
2	Issue Debt, but also assess benefited properties Secure Financing and Include Special Assessment for Project Special Assessment Monthly Payments - 15 Owners @ 4.5% for 10 Years	366.36	4,396.32

		Estimated Millage Needed to yield $500,000
3	Increase the millage rate to fund the project in FY2017 Based on FY2016 Taxable Value plus 3% increase in value	0.7258

Staff is seeking direction from Council

OPTIONS:

Option #1 Authorize staff to move forward with the undergrounding of the overhead lines with funding option number 1; issue debt in the amount of $500,000 plus cost of issuance with estimated annual debt service of $62,726, and increase the FY2017 Ad Valorem millage rate to offset the cost for debt service payments.

Option #2 Authorize staff to move forward with the undergrounding of the overhead lines with funding option number 2; issue debt in the amount of $500,000 plus cost of issuance, and assess benefited property owners.

Option #3 Authorize staff to move forward with the undergrounding of the overhead lines with funding option number 3; increase the FY 2017 Ad Valorem millage rate to offset the cost of the project.

Option #4 Do not authorize staff to move forward with the undergrounding of the overhead lines with funding options.

STAFF RECOMMENDATION:

That Council discuss the placement of the overhead lines along Ruby Street underground.

FISCAL IMPACT:

Estimated cost of $500,000.

LEGAL SUFFICIENCY:

This summary meets Legally Sufficient

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 20, 2016

AGENDA TAB NO. 10

SUBJECT TITLE: Change in Meeting Date for November 2016 City Council Meeting

---

OBJECTIVE:

To discuss and determine an alternate date for the November 2016 City Council meeting.

SUMMARY:

The Elections Supervisor's office has notified the City Clerk that the Canvassing Board for the 2016 General Election will be taking place at a later date this year in expectation of a very large voter turnout. The "Official Certificate of Results" document from their office will not be available until November 18, 2016.

The City's ordinance stipulates that the swearing in of new Councilmembers will take place once the official results are received and the councilmember terms will commence at the first regular meeting following the general election.

As the regular meeting in November is currently scheduled for Wednesday, November 16, 2016 and the results will not be known until Friday November 18th, an alternate date needs to be selected. The week following is Thanksgiving holiday, therefore the choice of dates are Monday, November 21, Tuesday November 22, or Wednesday November 23.

OPTIONS:

1) Move to change the November 16, 2016 City Council Regular Meeting to Wednesday, November 23, 2016
2) Move to change the November 16, 2016 City Council Regular Meeting to an alternate date of November 21 or the 22nd.

STAFF RECOMMENDATION:

Move to change the November 16, 2016 City Council Regular Meeting to Wednesday November 23, 2016.

FISCAL IMPACT: None

LEGAL SUFFICIENCY: Legally sufficient.

THIS PAGE INTENTIONALLY LEFT BLANK

TAVARES

America's Seaplane City™

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: April 20, 2016

AGENDA TAB NO. 11

SUBJECT TITLE: Interlocal Agreement between Tavares and Lake County relating to the allocation of the Community Development Block Grant (CDBG) funds to be used for the construction of the Tavares Nature Park restroom

---

OBJECTIVE: To enter into an interlocal agreement with Lake County government for the acceptance of the 2015-2016 allocation of the Community Devleopment Block Grant funds in the amount of $75,000.

SUMMARY: The City of Tavares applied for and was awarded the 2015-2016 CDBG allocation in the amount of $75,000 for the construction of restroom facilities at the Tavares Nature Park. Over the past several years, CDBG funds have been used to improve the amenities at City parks such as Summerall Park, Aesop's Park and Ingraham Park. This year's allocation will be used to build ADA site-built restrooms at the Tavares Nature Park.

The interlocal agreement for grant funds will be effective for a twelve (12) month period immediately following the date of execution by the last party. Based on our engineer's estimate, the full project costs are projected to be around $125,000 due to the need for vandal-resistant, stainless steel appliances versus our typical porcelain materials. It should be noted that additional funds in the amount of $50,000 will be budgeted in the City FY2017 budget to supplement the grant funding for the full project amount.

OPTIONS:

1) Approve and enter into the interlocal agreement between Tavares and Lake County relating to the 2015-2016 allocation of CDBG funds of $75,000 to be used for the Tavares Nature Park restroom project
2) Do not approve the Interlocal agreement

STAFF RECOMMENDATION:

Move to approve and enter into the interlocal agreement between Tavares and Lake County relating to the 2015-2016 allocation of CDBG funds of $75,000 to be used for the Tavares Nature Park restroom project.

FISCAL IMPACT: 100% grant of $75,000 with no match required. Supplemental funds in the amount of $50,000 will be budgeted in the City FY2017 budget to complete the project.

LEGAL SUFFICIENCY: Meets legal sufficiency

COMMUNITY DEVELOPMENT BLOCK GRANT

PARTNERSHIP AGREEMENT

BETWEEN

LAKE COUNTY

AND

CITY OF TAVARES

FOR

CDBG FY 2015-16

NATURE PARK RESTROOM PROJECT

TABLE OF CONTENTS

Article I	Project Description	Pg. 3
Article II	Disbursements	Pg. 4
Article III	Reporting	Pg. 4
Article IV	Agreement Period and Termination	Pg. 4
Article V	Indemnification	Pg. 5
Article VI	Procedures for Invoicing and Payment	Pg. 6
Article VII	Implementation and Timetable	Pg. 6
Article VIII	Notices	Pg. 7
Article IX	Modification	Pg. 7
Article X	Assurances	Pg. 7
Article XI	Financial Responsibility	Pg. 9
Article XII	Evaluation and Monitoring	Pg. 9
Article XIII	Uniform Administrative Requirements	Pg. 10
Article XIV	Conflict of Interest	Pg. 11
Article XV	Other Requirements	Pg. 11
Article XVI	General Provisions	Pg. 12
Article XVII	Insurance and Bond	Pg. 12
Appendix A	Scope of Services	Appendix A, Page 1
	Implementation Schedule	Appendix A, Page 2
Appendix B	Budget	Appendix B, Page 1
Appendix C	Reimbursement Request for CDBG funds	Appendix C, Page 1
	Vendor/Invoice Form	Appendix C, Page 2
Appendix D	Monthly Status Report	Appendix D, Page 1
Appendix E	Monitoring Instrument	Appendix E, Page 1

PARTNERSHIP AGREEMENT
BETWEEN LAKE COUNTY AND CITY OF TAVARES

This Agreement is made and entered this _____ day of _____, 20__ by and between ***Lake County***, a Political Subdivision of the State of Florida, hereafter referred to as "COUNTY", and ***City of Tavares,*** a municipal corporation organized under the laws of the State of Florida, hereafter referred to as "MUNICIPALITY".

WITNESSETH:

WHEREAS, the COUNTY has been awarded a Community Development Block Grant (CDBG) from the Department of Housing and Urban Development (HUD) which provides for the development, establishment, and administration of projects to benefit low and moderate income families, aid in elimination of slums or blight, or meet an urgent community development need according to CFR 570 HUD Regulations; and

WHEREAS, said Grant allows the COUNTY to develop partnerships with other governmental agencies and non-profit corporations to administer and implement projects that are eligible for CDBG funding; and

WHEREAS, the MUNICIPALITY has entered into an Urban County Cooperation Agreement with the County, whereby the County shares its annual CDBG entitlement with the MUNICIPALITY because the MUNICIPALITY's low and moderate income population was used to qualify the County for the entitlement; and

WHEREAS, the MUNICIPALITY wishes to use a portion of the Lake County FY 2015-16 CDBG entitlement in the total amount of $1,124,715 for the Nature Park Project, more particularly described in **Appendix A**, attached hereto and incorporated herein; and

WHEREAS, the MUNICIPALITY has agreed to implement the above activity and to be reimbursed for the services in an amount not to exceed $75,000; and

WHEREAS, the COUNTY has initially determined that the proposed activity will benefit low and moderate income persons;

NOW THEREFORE in consideration of the mutual premises and covenants, the parties agree as follows:

ARTICLE I
PROJECT DESCRIPTION

1.1 The MUNICIPALITY agrees to implement this activity as described in detail in **Appendix A**, Scope of Services.

ARTICLE II
DISBURSEMENTS

2.1 The COUNTY agrees to reimburse the MUNICIPALITY a maximum amount not to exceed $75,000 from FY2015-16 Community Development Block Grant (CDBG) funds, as outlined in **Appendix B**, Budget.

ARTICLE III
REPORTING

3.1 The MUNICIPALITY shall provide the COUNTY with a monthly report of all activities including a narrative summary of progress and financial statement on expenditures during the report period. Reports may be submitted on the report form attached to this Agreement, **Appendix D**. Reports are due on the tenth working day of each month, unless on an otherwise agreed upon schedule, and shall begin on the effective date of this Agreement and continue until all information concerning the project has been received by the COUNTY for close-out.

3.2 The MUNICIPALITY shall provide the Lake County Department of Community Services with additional program information as needed.

ARTICLE IV
AGREEMENT PERIOD AND TERMINATION

4.1 This Agreement shall be effective for the twelve (12) month period immediately following the date of execution of the Agreement by the last party.

4.2 Suspension and termination for convenience:

a. If the MUNICIPALITY should materially fail to comply with any term of the award, suspension or termination may occur in accordance with 24 CFR 85.43 and in accordance with 24 CFR 85.44. In the event that funds should fail to be or cease to be provided to the COUNTY then the COUNTY may terminate this Agreement immediately.

b. Termination for Convenience: Except as provided above awards may be terminated in whole or in part only as follows:

1. By the COUNTY with the consent of the MUNICIPALITY in which case the two parties shall agree upon the termination condition including the effective date and in case of partial termination the portion to be terminated; or

2. By the MUNICIPALITY upon written notification to the COUNTY setting forth the reasons for such termination, the effective date, and in case of partial termination, the portion to be terminated. However, if, in the case of a partial termination, the COUNTY determines that the remaining portion of the award will not accomplish the purposes for which the award was made, the COUNTY may terminate the award in its entirety.

4.3 The COUNTY may issue a Stop Order to the MUNICIPALITY which will halt all work on the project in the event that the work is not being done according to Federal guidelines and regulations, the assurances contained herein, or the provisions of this Agreement.

4.4 The MUNICIPALITY may not terminate its obligations under Paragraph 11.7-11.9 (Program Income) and may not terminate an Assignment of Proceeds and Grant of Lien without written consent of the COUNTY.

4.5. Hearings Appeals: In taking an enforcement action the COUNTY will provide the MUNICIPALITY an opportunity for such hearing appeal or other administrative proceeding to which the COUNTY or MUNICIPALITY is entitled to under any statute or regulation applicable to the action involved.

4.6 Effects of Suspension and Termination: Costs resulting from obligations incurred by the MUNICIPALITY clearing a suspension after termination of an award are not allowable unless the awarding agency expressly authorizes them in the nature of suspension or termination or subsequently. Other MUNICIPALITY costs during suspension or after termination which are necessary and not reasonably avoidable are allowable if:

a. The costs result from obligations which were properly incurred by the MUNICIPALITY before the effective date of suspension or termination are not in anticipation of it and in case of termination are noncancellable; and

b. The costs would be allowable if the award was not suspended or expired normally at the end of the funding period in which the termination takes effect.

4.7 Relationship to Debarment and Suspension: The enforcement remedies identified in this section including suspension and termination do not preclude the grantee or subrecipient from being subject to "Debarment" under 2 CFR Part 2424.

ARTICLE V
INDEMNIFICATION

5.1 The COUNTY and the MUNICIPALITY, in accordance with Section 768.28, Florida Statutes, agree to be fully responsible for their negligent acts or omissions or intentional tortuous acts which result in claims or suits against the other party, and agree to be liable for any damages proximately caused by said acts or omissions. Nothing herein is intended to serve as a waiver of sovereign immunity by any Subrecipient to which sovereign immunity applies. Nothing herein shall be construed as consent by a state agency or subdivision of the State of Florida to be sued by third parties in any matter arising out of any contract. The MUNICIPALITY agrees that it is an independent contractor of the COUNTY and not an agent or employee.

ARTICLE VI
PROCEDURES FOR INVOICING AND PAYMENT

6.1 All purchasing for consumable, capital equipment, and services shall be made by credit card, purchase order or by a written contract

a. The COUNTY agrees to make payment and reimburse all budgeted costs as specified in **Appendix B** available under Federal, State, and County guidelines.

b. Requests by the MUNICIPALITY for payment shall be accompanied by proper documentation and shall be submitted to the COUNTY for approval no later than thirty (30) days after the last date covered by the request.

c. The COUNTY agrees that it shall pay the MUNICIPALITY within thirty (30) calendar days after proper presentation of invoices and reports approved by the MUNICIPALITY and COUNTY.

d. For purposes of this section, copies of invoices, receipts, or other evidence of indebtedness shall be considered proper documentation. Invoices shall not be honored if received by the COUNTY later than thirty (30) days after expiration date of this Agreement.

e. The COUNTY may withhold payment of reimbursement requests if monthly reports are not current.

6.2 Upon receiving the invoices, reports and other materials, the COUNTY shall review such bid awards, contracts, reports and invoices to determine whether the items invoiced have been completed and that the invoiced items are proper for payment.

6.3 Upon determination by the COUNTY that the services or material invoiced have been received or completed, the COUNTY shall authorize payment to the MUNICIPALITY in the amount it determines to be payable.

6.4 If applicable, a request to subcontract work or services hereunder shall be submitted in writing and shall be subject to each provision of this Agreement and any contract shall be in accordance with County, State, and Federal guidelines and regulations. A list of all subcontractors shall be provided to the Department of Community Services. This in no way relieves the MUNICIPALITY from any other requirements of this Agreement. Reimbursement requests shall include certification such as the certification shown in **Appendix C**, Page 2 in the absence of canceled checks for verification. None of the work or services, including but not limited to, consultant services covered by this Agreement, shall be subcontracted or reimbursed without the prior notice to the COUNTY.

ARTICLE VII
IMPLEMENTATION AND TIMETABLE

7.1 The parties expressly ratify the activities relating to this Agreement and adopt the terms and conditions of this agreement for all such activities undertaken during the term of the Agreement. Expenses incurred during this period will be considered eligible for reimbursement.

7.2 The MUNICIPALITY agrees to implement project(s) and comply with the Scope of Services and timetable set forth in **Appendix A**.

ARTICLE VIII
NOTICES

8.1 The MUNICIPALITY and the COUNTY agree that all notices required by this Agreement shall be in writing and delivered by U.S. Mail, electronic mail, by messenger or personally delivered to the office of the duly authorized representative of the MUNICIPALITY or COUNTY as specified herein.

COUNTY :
Cheryl Howell, Housing Division Manager
Lake County Div. of Housing & Comm. Development
P.O. Box 7800
2008 Classique Lane
Tavares, FL 32778-7800

MUNICIPALITY:
John Drury
City Administrator
City of Tavares
PO Box 1068
Tavares, FL 32778

ARTICLE IX
MODIFICATION

9.1 Any program modification requested by the MUNICIPALITY must be requested at least ninety (90) days prior to the end of the term of this Agreement. No modification to this Agreement shall be binding on either party unless in writing and signed by both parties.

9.2 In the event that the Board of County Commissioners approves any modification, amendment, or alteration to the funding allocation, the MUNICIPALITY shall be notified in writing and such notification shall constitute an official amendment.

9.3 The COUNTY may, at its discretion and upon provision of proper notice to the MUNICIPALITY, amend this Agreement to conform with changes in Federal, State, and/or County guidelines, regulations, directives, and objectives. Such amendments shall be incorporated by written amendment as a part of this Agreement.

ARTICLE X
ASSURANCES

10.1 MUNICIPALITY agrees that it will comply with the following assurances:

a. If applicable, the MUNICIPALITY shall inform affected persons of the benefits, policies, and procedures provided for under HUD regulations.

b. The MUNICIPALITY agrees further that it shall be bound by the standard terms and conditions used in the Grant Agreement between HUD and the COUNTY and such other rules, regulations or requirements as HUD may reasonably impose in addition to the aforementioned assurances at or subsequent to the execution of this Agreement by the parties hereto.

c. In accordance with the Drug Free Workplace Act of 1988, the MUNICIPALITY certifies that it has a policy designed to ensure that the MUNICIPALITY's workplace is free from the illegal use, possession, or distribution of drugs or alcohol.

d. In compliance with Paragraph (2)(a) of Section 287.133, Florida Statutes, a "person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids or leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list."

10.2 The MUNICIPALITY certifies that, to the best of its knowledge and belief that:

a. No federally appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

b. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and It will require that the language of this Paragraph 8.12 be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, United States Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

ARTICLE XI
FINANCIAL RESPONSIBILITY

11.1 The MUNICIPALITY gives the COUNTY, HUD, and the Inspector General, through any authorized representative, access to and the right to examine all records, books, papers, or documents relating to the project.

11.2 The MUNICIPALITY agrees to maintain books, records and documents in accordance with accounting procedures and practices which sufficiently and properly reflect all expenditures of funds provided under this Agreement.

11.3 The MUNICIPALITY further agrees to provide for audit purposes (upon request) all files, records and documents pertaining to related activities and clientele demographic data contained in this Agreement.

11.4 Any funds expended in violation of this Agreement shall be refunded in full from non-Federal resources.

11.5 Funding authorization through a Community Development Block Grant shall be used only for eligible activities specifically outlined in this Agreement. In the event material progress is not evidenced nor commenced within the time limitations of this Agreement, as determined by the COUNTY, the COUNTY may terminate this contract.

11.6 All funds not expended as a result of the aforementioned deficiency of significant material progress or returned as a result of expiration and subsequent termination of the original funding Agreement shall be used by the COUNTY at its discretion for reallocation to other eligible CDBG activities.

11.7 Program income (defined at 24 CFR 570.500) derived from the project, if any, shall be retained by the MUNICIPALITY to be used to recoup costs incidental to generation of the income, such as expendable supplies and labor costs.

11.8 If the MUNICIPALITY executes an Assignment of Proceeds and Grant of Lien to the COUNTY specifying the terms of reversion of proceeds from possible future sale of real property, it is incorporated by reference and made a part of this contract.

11.9 The COUNTY shall have the right to audit and monitor any program income as a result of a Community Development Block Grant activity.

ARTICLE XII
EVALUATION AND MONITORING

12.1 The MUNICIPALITY agrees that the COUNTY may carry out periodic monitoring and evaluation activities as determined necessary by the COUNTY. This Agreement is dependent upon satisfactory monitoring and evaluation of activities and other performance measures, including, but not limited to the terms of this Agreement, comparisons of planned versus actual progress relating to project scheduling, budget, and output measures. The MUNICIPALITY agrees to furnish upon request to the COUNTY or its designees, and make copies and/or transcriptions of such records and information as is determined necessary by the COUNTY. The MUNICIPALITY shall

submit, upon the request of the COUNTY, information and status reports required by the COUNTY or HUD on forms approved by the COUNTY.

12.2 A sample monitoring instrument attached as **Appendix E** contains the minimum monitoring measures to be used by the COUNTY. Other measures may also be utilized.

ARTICLE XIII
UNIFORM ADMINISTRATIVE REQUIREMENTS

13.1 Governmental subrecipients and the County shall comply with the 24 CFR Part 85 "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments":

a. Section 85.3, "Definitions";
b. Section 85.6, "Additions and exceptions";
c. Section 85.12, "Special grant or subgrant conditions for 'high-risk' grantees";
d. Section 85.20, "Standards for financial management systems", except paragraph (a);
e. Section 85.21, "Payment", except as modified by 24 CFR 570.513;
f. Section 85.22, "Allowable costs";
g. Section 85.26, "Non-federal audit";
h. Section 85.32, "Equipment", except in all cases in which the equipment is sold, the proceeds shall be Program Income;
I. Section 85.33, "Supplies";
j. Section 85.34, "Copyrights";
k. Section 85.35, "Subawards to debarred and suspended parties";
l. Section 85.36, "Procurement", except paragraph (a);
m. Section 85.37, "Subgrants";
n. Section 85.40, "Monitoring and reporting program performance", except paragraph (b) - (d) and (f);
o. Section 85.41, "Financial reporting", except paragraphs (a), (b), and (e);
p. Section 85.42, "Retention and access requirements for records";
q. Section 85.43, "Enforcement";
r. Section 85.44, "Termination for convenience";
s. Section 85.51, "Later disallowances and adjustments"; and
t. Section 85.52, "Collection of amounts due".

The COUNTY and governmental subrecipients shall also comply with the provisions of OMB Circular A-133 - Audits of State and Local Governments Non-Profit Organizations; and OMB Circular A-87 - Cost Principles for State and Local Governments.

ARTICLE XIV
CONFLICT OF INTEREST

14.1 In the procurement of services by the MUNICIPALITY, the Conflict of Interest provision in 24 CFR 85.36 shall be adhered to as applicable.

ARTICLE XV
OTHER REQUIREMENTS

15.1 The COUNTY and the MUNICIPALITY agree to comply with all applicable Federal, State, and County laws ordinances, codes and regulations. Any conflict or inconsistency between the above Federal, State or County guidelines and regulations and this Agreement shall be resolved in favor of the more restrictive. More specifically, the COUNTY and the MUNICIPALITY agree to carry out each activity in compliance with all applicable Federal laws and regulations as described below:

- Public Law 88.352 - Title VI of the Civil Rights Act of 1964
- Public Law 90.284 - Title VIII of the Civil Rights Act of 1988
- Executive Order 11063 as amended by Executive Order 12259
- Section 109, Housing and Community Development Act of 1974
- Executive Order 11246 (41 CFR Chapter 60)
- Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 17010)
- Section 504 of the Rehabilitation Act of 1973
- Architectural Barriers Act of 1963
- National Flood Insurance Program
- Environmental Protection Agency Regulations

Furthermore, the COUNTY and the MUNICIPALITY agree to carry out each activity in compliance with all applicable Federal laws and regulations pertaining to:

- Labor Standards
- Relocation and Acquisition
- Employment and Contracting Opportunities
- Lead-Based Paint
- Use of Debarred, Suspended or Ineligible Contractors
- Displacement
- Conditions for Religious Organizations
- Non-Discrimination Based on Disability

15.2 The MUNICIPALITY will conform with the rules and regulations set forth under Section 3 of the Housing and Urban Development Act of 1968 (12 USC 1701u), as amended. If the MUNICIPALITY solicits or requests an invitation for bids, every effort feasible will be made to contact minority-owned and women-owned business enterprises for a response to the solicitation or invitation for bidders.

15.3 Neither the MUNICIPALITY's program nor the funds provided therefore, nor the personnel employed in the administration of the program shall be in any way or to any extent engaged in the conduct of political activities in contravention of the Hatch Act, Chapter 15 of Title 5, United States Code.

ARTICLE XVI
GENERAL PROVISIONS

16.1 The COUNTY and the MUNICIPALITY agree to abide by the provision of Chapter 112.3135, Florida Statutes, pertaining to nepotism, in their performance under this Agreement. The COUNTY and the MUNICIPALITY also agree to abide by Chapter 119, Florida Statutes, entitled "Public Records", and its successors.

16.2 This document incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein and that the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

16.3 This document shall be executed in three (3) counterparts, each of which shall be deemed to be an original.

16.4 Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein and the contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party the contract shall forthwith be physically amended to make such insertion or correction.

ARTICLE XVII
INSURANCE AND BOND

17.1 The MUNICIPALITY shall maintain, at all times throughout the term of this Agreement, the following minimum levels of Insurance and; shall, without in any way altering their liability, obtain, pay for and maintain insurance for the coverages and amounts of coverage not less than those set forth below.

a. Worker's Compensation -- in compliance with State and Federal laws.
b. Comprehensive Automobile Liability -- $1,000,000.00 combined single limit of liability for bodily injuries, death and property damage resulting from any one occurrence, including all owned, hired, and non-owned vehicles.
c. Comprehensive General Liability -- $1,000,000.00 combined single limit of liability for bodily injuries, death, and property damage, and personal injury resulting from any one occurrence, including the following coverages:
   I. Premises and Operations; and
   II. Broad Form Commercial General Liability Endorsement to include blanket contractual liability (specifically covering, but not limited to, the contractual obligations assumed by the firm); Personal Injury (with employment and contractual exclusions deleted); and Broad Form Property Damages coverages.

17.2 The MUNICIPALITY shall provide to the COUNTY original Certificates of Insurance satisfactory to the County to evidence such coverage before any work commences.

17.3 The MUNICIPALITY shall name the COUNTY as an additional insured on all policies related to the project, excluding worker's compensation and professional liability.

17.4 All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.

17.5 The MUNICIPALITY's self-insured retention or deductible per line of coverage shall not exceed $25,000 without the permission of the COUNTY. Such certificates of insurance provide that there shall be no termination, non-renewal modification or expiration of such coverage without forty-five (45) calendar days prior written notice to the COUNTY. In the event of any failure by the MUNICIPALITY to comply with the provisions; the COUNTY may, at its option, on notice to the MUNICIPALITY suspend the project for cause until there is full compliance. Alternatively, the COUNTY may purchase such insurance at the MUNICIPALITY's expense, provided that the COUNTY shall have no obligation to do so and if the COUNTY shall do so, the MUNICIPALITY shall not be relieved of or excused from the obligation to obtain and maintain such insurance amounts and coverages.

17.6 The MUNICIPALITY herein attests and certifies to the COUNTY that during the term of this Agreement, the MUNICIPALITY had all insurance coverages and limits as set forth by the Agreement.

17.7 The undersigned person signing as an officer on behalf of the MUNICIPALITY, a party to this Agreement, hereby severally warrants and represents that said person has authority to enter into this Agreement on behalf of said MUNICIPALITY and to bind the same to this Agreement, and, further that said MUNICIPALITY has authority to enter into this Agreement and that there are no restrictions or prohibitions contained in any article of incorporation or bylaw against entering into this Agreement.

IN WITNESS WHEREOF the parties hereto have made and executed this Agreement on the respective dates under each signature: COUNTY through its Board of County Commissioners, signing by and through its Chairman, and by MUNICIPALITY through its City Council, signing by and through its Mayor.

LAKE COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

_____
Sean M. Parks, Chairman

This ____ day of _____, 2016

ATTEST

_____
Neil Kelly, Clerk of the Board
of County Commissioners
of Lake County Florida

Approved as to form and legality

_____
Melanie Marsh
County Attorney

MUNICIPALITY

ATTEST:

_____
Robert Wolfe, Mayor

_____
Nancy Barnett, City Clerk

This ____ day of _____, 2016.

Approved as to form and legality:

_____
Robert Q. Williams, City Attorney

APPENDIX A
SCOPE OF SERVICES

1. The MUNICIPALITY intends to use its FY 2015-16 Community Development Block Grant (CDBG) funds to ***construct bathrooms for the Tavares Nature Park.*** More specifically, the improvements include:

    - Construction of bathrooms in the Tavares Nature Park, a passive park located in a low-moderate income area in Tavares at 1551 Milwaukee Avenue (hereinafter, "Nature Park").

2. The MUNICIPALITY will oversee implementation of the project with assistance from the County as follows:

    - Construct Restroom Facility at Nature Park (hereinafter, the "Project").

    It shall be the responsibility of the MUNICIPALITY to ensure that all contracted services shall be procured in such a manner as to encourage free and open competition following statutory procurement practices, and, in all contracts for outside labor, to include compliance with federal labor standards, where applicable, and with other federal requirements. The County will assist the MUNICIPALITY to ensure that these requirements are met.

2. Implementation of the Project shall proceed according to the Schedule on Appendix A, Page 2.

Implementation Schedule

Task	Start	Contract Month												End
		04/16	04/16	05/16	06/16	07/16	08/16	09/16	09/16	11/16	01/17	01/17	02/17	
Hire design firm	*04/16*	X	X											*05/16*
Design Phase	*05/16*			X										*06/16*
Construction Solicitation	*06/16*				X									*07/16*
Construction Contract execution	*07/16*					X								*08/16*
Site Preparation & demolition	*08/16*						X	X						*09/16*
Building Construction Phase	*09/17*								X	X	X			*1/17*
Construction Completion & close out	*2/17*											X	X	*2/17*

3. The MUNICIPALITY shall comply with the following other requirements:

- Prior to rehabilitation/construction, Lake County Housing & Community Development Division-CDBG Division staff will review and approve specifications and cost allocations.
- The MUNICIPALITY shall include in all advertising and/or promotional materials a statement that whole or partial funding of the project is supplied by Lake County Community Development Block Grant Funds, or wording to that effect.
- The MUNICIPALITY shall maintain documentation that ensures eligibility and compliance with the National Objectives of the CDBG program.
- The Scope of Service may not be changed or modified without prior written approval by the COUNTY.

APPENDIX B
BUDGET

The MUNICIPALITY shall adhere to the following budget in carrying out this Agreement. LINE ITEMS MAY NOT BE ADDED to the Budget during the term of this Agreement.

Category	Line Item	CDBG Funds	Other Funding	Total
Salaries & benefits (service delivery or labor costs only)				
Materials & equipment				
	Engineering and Construction		$18,000.00	$18,000.00
	Restroom Facility	$75,000.00	$16,000.00	$91,000.00
	Restroom Sewer Connection		$4,000.00	$4,000.00
	Utility connections		$2,000.00	$2,000.00
Consultants & professional services				
Other Revenue	City of Tavares FY 2016 budget		$25,000.00	$25,000.00
	Totals	$75,000.00	$65,000.00	$140,000.00

The MUNICIPALITY may request **PRIOR** approval for Budget line item shifts, except that such line item shifts involving personnel shall not result in an increase in the rate of such salaries. Requests for line item shifts shall be granted by the Lake County Housing & Community Development Division (HCD) as it deems reasonable and necessary for the performance of Services and shall not be deemed approved unless given **IN WRITING** by HCD.

APPENDIX C

REIMBURSEMENT REQUEST FOR CDBG FUNDS

PROJECT NAME: ***CDBG 2015-16 Nature Park Project***
Urban County Partner: ***Tavares***

PAYROLL (Must have authorized timesheets and payroll information): $_____

INVOICES (Attach all relevant invoices and copies of disbursed checks): $_____

EQUIPMENT (Office, etc., along with procurement information): $_____

OTHER CONTRACTS (Provide copies of contracts using CDBG funds): $_____

REIMBURSEMENT REQUEST TOTAL: $_____

_____ _____
Authorized Signature Date

==========
For CDBG Use Only

ACCOUNT NUMBER *(* *)*

SUBJECT TO PROGRAM INCOME? YES_____ NO_____

_____APPROVED PROGRAM SUPERVISOR
SIGNATURE / DATE

_____APPROVED HOUSING MANAGER
SIGNATURE / DATE

NOTES:_____

_____

VENDOR/INVOICE FORM

Account Number *(* *)*
Project Title ***CDBG 2015-16 Nature Park Project***
To: Lake County Department of Housing & Community Development Division
From: ***Tavares***

Paid Invoices (Period Covered) from _____ To _____

List Each Invoice #	Check Number	Vendor Names	Project Total on Invoice
		TOTAL	

IN-KIND CONTRIBUTIONS [report if applicable]: Contributions used in completion of project using other than CDBG funds [e.g., labor, materials, financial contributions, etc.]

TOTAL EARNED	$
LESS RETAINAGE	-$
TOTAL LESS RETAINAGE – BALANCE DUE	$

Awarded Funds:	Previous Balance Forward	Reimbursement Amount	Balance Forward
CDBG FUNDS ($75,000)	$0.00	$0.00	$0.00

I certify that to the best of my knowledge the data reported in this reimbursement request is accurate.

_____/_____
Signature and Title Date

SPECIAL NOTE: ALL Invoices and Checks listed above must be attached (as well as any Bidding Information and Contracts). ALL COPIES MUST BE LEGIBLE AND REPRODUCIBLE.

APPROVAL

_____/_____
CDBG Program Supervisor Date

_____/_____
Housing Division Manager Date

APPENDIX D
CONSTRUCTION MONTHLY STATUS REPORT

[Goals and accomplishments reported must be measurable and specific to activities outlined in the Scope of Services.]

Urban County Partner: ***Tavares***

PROJECT: ***CDBG FY 2015-16 ADA Nature Park Project***

ACCOUNT NUMBER: *(* *)*

REPORT PERIOD _____ THROUGH _____

Activity	Estimated Start Date	Actual Start Date	Estimated Completion Date	Actual Completion Date

Attach narrative documentation for all activities, if applicable.

PROJECT GOALS FOR NEXT REPORTING PERIOD:

_____
_____
_____
_____

Signature:_____ Date:_____

APPENDIX E
Sample Monitoring Instrument

Sample Monitoring Instrument for Public Facilities

Construction activities	Yes	No	N/A
Is there a copy of the contract for professional services?			
Are there copies of all plans and specifications?			
Is there a copy of the Davis Bacon Wage Determination?			
Is there verification of the bid opening?			
Is there documentation of the pre-construction conference?			
Are all monthly reports current?			
Have any requests for Budget changes been properly documented/filed?			
Have all invoices submitted contained the required documentation/backup?			
Are partial payment requests verified by site inspections?			
Are "Change Orders" properly documented and processed?			
Have all payroll requests been verified/adjusted properly?			
Is there a final inspection report preceding final payment?			
Have any/all liens against the contractor been released?			

AGENDA SUMMARY
TAVARES CITY COUNCIL
April 6, 2016

AGENDA TAB NO. 12
SUBJECT TITLE: City Administrator Report

OBJECTIVE: To inform Council on city related matters.

SUMMARY: Will be presented at meeting

CITY OF TAVARES PUBLIC MEETINGS

Tavares Library Board	*May 4, 2016 – 2:00 p.m. – Library Conference Room*
City Council Regular Meeting	*May 4, 2016 – 4 p.m.(City Council meetings held 1st and 3rd Wed. of the month) – City Council Chambers*
Planning & Zoning Board	*April 21, 2016 – 3 pm – City Council Chambers*
Code Enforcement Special Master Hearing	*April 26, 2016 – 5:30 p.m.*
Police & Fire Pension Board Meetings	*September 16, 2016 – 1:30 – 3:30 – City Council Chambers*

CITY SPONSORED OR AFFILIATED EVENTS

Steamboat Meet	*April 3-8 – Wooton Park*
Power Boat Races	*2nd Annual Grand Prix of the Seas – April 8-9, 2016*
Hydro Cross Jet Ski Races	*April 16-17, 2016*
Planes, Trains & BBQ & Seaplane Fly-In	*April 30 – May 1, 2016*
Senior Shakedown Party	*May 2, 2016 – 1:00pm – 3:00pm – Tavares Civic Center – Free Admission – Call 742-6477 (First Monday of the month)*
Mother & Sons Knight Out - Pavilion	*May 5, 2016 – 5:30 – 8:30 pm – Pavilion on the Lake*
Public Works Expo	*May 14, 2016*
Employee Picnic	*May 27, 2016*
4th of July Celebration Independence Day	*Monday July 4th* *5:00 p.m. Parade – Fireworks approximately 9:00 pm.*
Tavares Chamber Business of the Year Gala	*September 8, 2016*
Rifles, Rails & History	*September 23-25, 2016 – Wooton Park*
Un-Boo-Lievable Family Fall Festival	*October 28, 2016 – 6 pm to 9 pm* *Wooton Park*
Monster Splash	*October 29, 2016*
General Election	*November 8, 2016 (City Hall is a Precinct)*
Tavares Chamber Taste of Tavares	*November 10, 2016*
Christmas Parade & Party in the Park	*December 3, 2016* *Parade at 5:00 p.m. on Main Street*

OTHER COMMUNITY EVENTS

Creeds Cause 5K run	*April 30, 2016*
Muscular Dystrophy Muscle Walk	*May 7, 2016 – Wooton Park – 2:00 p.m.*

OTHER OUTSIDE AGENCY MEETINGS

Lake County League of Cities	*Friday, April 8 , 2016 – 12:00 noon* *Elks Lodge*
Lake - Sumter MPO mtg	*April 27, 2016 – 2:00 p.m.*
Lake County Community Service Awards	*May 11, 2016 – Lake Receptions* *6 pm – reception – 7 pm dinner & awards*

AGENDA SUMMARY
TAVARES CITY COUNCIL
April 20, 2016

AGENDA TAB NO. 13
SUBJECT TITLE: City Councilmembers Report

OBJECTIVE:

To inform Council on city related matters.

SUMMARY:

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

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

THIS PAGE INTENTIONALLY LEFT BLANK

TAVARES

America's Seaplane City™