America's Seaplane City™

# AGENDA
# TAVARES CITY COUNCIL

**June 1, 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 AND PLEDGE OF ALLEGIANCE

**Pastor Eric Filkin, Bridges Covenant Church**

**II. CALL TO ORDER** — **Mayor Wolfe**

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

**IV. APPROVAL OF MINUTES**

**Tab 1) Approval of Minutes for April 20, 2016; May 4, 2016 and May 18, 2016** — **Mayor Wolfe**

**V.PROCLAMATIONS/PRESENTATIONS**

**Tab 2) Presentation by Alexander Netwal re: Eagle Scout Project at Aesop's Park** — **Vice Mayor Pfister**

**Tab 3) Presentation by Lake County Transit on Fixed Route Bus System** — **Lori Houghton**

**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**

## IX. ORDINANCES/RESOLUTIONS – PUBLIC HEARING

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

### First Reading

| | |
|---|---|
| **Tab 4) Ordinance #2016-13 – Annexation & Rezoning – To Highway Commercial – 5.6 Acres – Northwest Corner of SR 19 & Slim Haywood** | **Jacques Skutt** |
| **Tab 5) Ordinance #2016-14 – Small Scale Future Land Use 5.65 Acres - Amendment to Commercial – Northwest Corner of SR 19 & Slim Haywood** | **Jacques Skutt** |
| **Tab 6) Ordinance #2016-15 – Annexation & Rezoning – To Mixed Use – 10 Acres - North side of Slim Haywood** | **Jacques Skutt** |
| **Tab 7) Ordinance #2016-16 – Small Scale Future Land Use Amendment to Mixed Use Commercial – 10 Acres - North side of Slim Haywood** | **Jacques Skutt** |
| **Tab 8) Ordinance #2016-17 – Annexation & Rezoning – 30.4 Acres - Orange Groves north of City Water Plant, Slim Haywood** | **Jacques Skutt** |
| **Tab 9) Ordinance #2016-19 – Annexation & Rezoning – To Highway Commercial – 14.25 Acres - South west intersection of SR 19 & Camp Road** | **Jacques Skutt** |
| **Tab 10) Ordinance #2016-21 – Rezone to PD to Allow "Cluster Development" of 3 Single Family Residential Cottages At Southwest Corner of Dora Avenue and South Mt. Homer** | **Jacques Skutt** |
| **Tab 11) Ordinance #2016-22 – Small Scale Future Land Use Amendment to Medium Density Residential – SW corner of Dora Ave & South Mt. Homer** | **Jacques Skutt** |

### Second Reading

### RESOLUTIONS

| | |
|---|---|
| **Tab 12) Resolution #2016-08 – Budget Amendments for Fiscal Year 2015-2016** | **Lori Houghton** |

## X. GENERAL GOVERNMENT

| | |
|---|---|
| **Tab 13) Award of Bid and Authorization to Enter Into Contract To Build Volley Ball Courts in Wooton Park West** | **John Rumble** |
| **Tab 14) Appointments to Boards** | **Mayor Wolfe** |
| **Tab 15) Interlocal Agreement with Lake County for Distribution of Funds from Lake County Impact Fee Trust Fund for Construction of Library Building Expansion** | **Tammy Rogers** |
| **Tab 16) Designation of Voting Delegate to the 90th Annual Florida League of City Conference August 18-20, 2016** | **Lori Houghton** |
| **Tab 17) City Administrator Pay Adjustment** | **Mayor Wolfe** |

## XI. OLD BUSINESS

## XII. NEW BUSINESS

## XIII. AUDIENCE TO BE HEARD

## XIV. REPORTS

| | |
|---|---|
| **Tab 18) Acting City Administrator** | **Lori Houghton** |
| **Tab 19) Council Reports** | **City Councilmembers** |

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

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

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TAVARES

America's Seaplane City™

**TAVARES CITY COUNCIL**
**MINUTES**

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

**COUNCILMEMBERS PRESENT** **ABSENT**

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

**STAFF PRESENT**

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

## I. INVOCATION

**Tom Cavanaugh, First Baptist Church of Mt. Dora gave the invocation and led those present in the Pledge of Allegiance.**

## II. CALL TO ORDER **Mayor Wolfe**

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

Mayor Wolfe asked if staff had any changes to the agenda. Mr. Drury 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 16, 2016**

**MOTION**

**Kirby Smith moved to approve the minutes of March 16, 2016 as submitted, seconded by Lori Pfister. The motion carried unanimously 5-0.**

Mayor Wolfe advised the audience that those who wished to speak to Council on any agenda item should fill out a form and bring it to the City Clerk.

## V.PROCLAMATIONS/PRESENTATIONS

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

Attorney Williams noted there are quasi-judicial items that require swearing in and disclosure: Tabs 5, 6, 7, and 8. He asked those who wished to stand and be sworn in.

Attorney Williams asked Council to disclose any ex parte communications. Councilmember Smith said he had spoken to someone on Tab 8 in Council Chambers and Mayor Wolfe said he had also spoken to someone on that issue (the Boutique Hotel ordinance) in Council Chambers. Vice Mayor Pfister said she had spoken to Mr. and Mrs. Hauserman outside of Council Chambers on Tab 8.

## VII. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Ms. Barnett read the following ordinances by title only:

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

**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.**

**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.**

## VIII. CONSENT AGENDA

Mayor Wolfe asked if anyone in the audience opposed the three items on the Consent Agenda. There was no opposition.

## MOTION

**Bob Grenier moved to approve the Consent Agenda, Tab 2 [Approval of Agreement Amendment with Freedom Boat Club of Tampa Bay]; Tab 3 [Agreement with Dennis Schmitz as BBQ Contest Coordinator for Planes, Trains & BBQ Event]; and Tab 4 [Appointment of Dawn McDonald to MPO Committees – Technical Advisory and Bicycle Pedestrian] seconded by Kirby Smith. 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)**

## FIRST READING – NONE

## SECONDING READING

### Tab 5) Ordinance #2016-07 – Rezoning of 2 Acres from RMF-3 to RMHP on the North Side of Dead River Road adjacent to Tiki Village to allow RV Park

Mr. Skutt said this application will allow the construction of an RV park to be associated with Tiki Village. The property is vacant and 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 it is associated with a Mobile Home Park.

The Planning & Zoning Board voted unanimously to recommend approval on March 17th and staff recommends approval.

Councilmember Smith asked if there will be a fence requirement between the RV Park and the residential area. Mr. Skutt said there will be a landscape buffering requirement. Councilmember Smith asked if the residents next to the rezoning were notified. Mr. Skutt confirmed and said there had been no objections received.

**MOTION**

**Bob Grenier moved to approve Ordinance #2016-07, seconded by Kirby Smith. The motion carried unanimously 5-0.**

**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**

Mr. Skutt this ordinance accompanies the rezoning just approved. It will change the existing designation of medium density residential to Mobile Home. This is the only compatible land use designation with a mobile home park zoning. At the March 17th meeting the Planning & Zoning Board voted unanimously to recommend approval and staff recommends approval.

**MOTION**

**Bob Grenier moved to approve Ordinance #2016-08, seconded by Lisa Johnson. The motion carried unanimously 5-0.**

**Tab 7) Ordinance #2016-09 – Rezoning of 180 Acres at the Westerly End of Woodlea Road (Peninsula PUD) from Planned Development to RSF-A (Low Density Residential)**

Mr. Skutt said the application will revoke the PUD designation that is part of the old Peninsula PUD that was passed in 1993 and rezone it to RSF-A (Residential Single Family Dwelling – Three Dwellings Units per acre). He said in 2014 the City adopted Ordinance #2014-15 which created a time limit for the development of approved Planned Developments. It also provided for the automatic revocation of Planned Developments that failed to develop within prescribed deadlines, and provided that City Council shall take action to rezone the subject property to the lowest density zoning designation consistent with the Comprehensive Plan.

The Peninsula PUD approved in 1993 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 were sold off. The PUD time limit has expired and the original owner Gorgeous Groves, no longer has unified control over their entire parcel. Gorgeous Groves has consented to a city initiated

rezoning of the westerly 213 acres of the PUD in 2015. He noted the property is owned by Caldwell Citrus Grove Management who own the remaining PUD lands zoned under the Peninsula PUD. They have consented in writing to the City to allow the rezoning to RSF-A which is the lowest intensity and zoning that is consistent with the Comprehensive Plan.

The Planning & Zoning Board voted to recommend approval on March 17th and city staff recommends approval.

Mayor Wolfe asked if in the future someone purchases the land, can they request a rezoning. Mr. Skutt confirmed.

**MOTION**

**Lori Pfister moved to approve Ordinance #2016-09, seconded by Bob Grenier. The motion carried unanimously 5-0.**

**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**

Mr. Skutt advised that this amendment will define, create, and provide governing regulations for Boutique Hotels. He said a definition for Boutique Hotels is not included the current City Land Development Regulations and was not contemplated as a permitted land use when those regulations were developed.

Mr. Skutt said a request has been received to allow Boutique Hotels within the City. Boutique Hotels have become increasingly popular in communities that are working to attract sophisticated tourists with varied interests. The ordinance defines Boutique Hotels and limits the size to a maximum of 25 guest rooms. The proposed ordinance will allow Boutique Hotels in the Mixed Use, in Commercial Downtown, in General Commercial, and in Highway Commercial Districts. It provides regulations specifying time restrictions for outside functions when the hotel is located in the Mixed Use District and addresses maximum noise levels, parking and site plan requirements. He listed some of the functions that would be allowed and specific time constraints.

The Planning & Zoning Board voted unanimously to recommend approval with the further recommendation that outdoor events and functions be removed as a permitted use associated with Boutique Hotels and that outdoor events instead be subject to the City's special event permitting process. At the Planning & Zoning Board meeting there were a number of citizens who live and own property adjacent or near the Duncan House who objected to this ordinance. In summary, their objections were based on past experience when the Duncan House was operating, especially with the outside events and the noise generated.

Staff recommends approval of the ordinance as it is presented. The ordinance applies city-wide. The objections received were confined to one location only, premised on the assumption that the Duncan House would be converted to a Boutique Hotel and that the business would not comply with the regulations provided by the ordinance.

Staff offers three options to Council:

1. Move to approve Ordinance #2016-10 as presented
2. Move to approve an amended Ordinance #2016-10 as proposed by the Planning & Zoning Board which would include the removal of outdoor events and functions, and have Special Events be permitted under the current process.
3. Move to deny Ordinance #2016-10

Vice Mayor Pfister asked how many special events can be requested per year. Mr. Skutt said there are no limits. Vice Mayor Pfister asked the criteria for approving the special event and who approves. Mr. Skutt said that staff does the approval and the criteria involves having 300 or more people. Staff may set other conditions during this process and City Council may have to approve road closings or in kind services. Ms. Pfister asked the charge. Mr. Skutt responded that he believed there is a $250 application fee for events outside of the Downtown Entertainment District.

Audience to Speak

Pike Hamlin – 111 South Disston Avenue

Mr. Hamlin said he thought this issue had been resolved at the Planning & Zoning meeting with regard to the difficulty of controlling the noise issue with the noise ordinance only. He said he has no issue with it being a Boutique Hotel but the way the ordinance is worded it will be Boutique Hotel/Event Venue. He said the outdoor receptions and large weddings will be a nuisance to the neighborhood. He said the Pavilion is only 150 feet away and is having outdoor weddings and receptions now on the pier so there will now be outdoor weddings at the Duncan House in addition to the pier. He said he believed that Mixed Use was supposed to be low density commercial activity. He said at the Planning and Zoning meeting there was no one present as a proponent of the ordinance.

Mr. Hamlin added he could not attend the last City Council meeting as his mother had passed away that day. He said he was bothered that the staff was recommending to overrule the group of citizens and the unanimous recommendation of the Planning & Zoning Board.

Gail Heneghan – 512 Lake Dora Drive

Ms. Heneghan said Mr. Hamlin had done a good job explaining the issue. She said she was sorry that Ms. Graham and Mr. Zinkiewicz were not present at the Planning & Zoning Board meeting. She said staff had not listened to all of the complaints from approximately 2008 to 2013 regarding the disturbing noise issue at the Duncan House which was not addressed by the City until it ceased in 2013 with a letter from the City Attorney. She said staff has now created an ordinance to make it legal. She asked Council to consider the residents and look on both sides of the issue.

Kay Hauserman – 504 Lake Dora Drive

Ms. Hauserman said she lives next to the Duncan House and she feels it is not just the Duncan House being discussed as the ordinance proposed affects other areas. She said she believed

Mixed Use is not appropriate for this particular type of hotel because of outdoor events they want to have. She said the city has a number of Mixed Use areas that still have residents. The businesses that have gone up in those areas are attorney offices, or accountants, probate officers, etc. where at the end of the day when they leave, those buildings are vacant and the residents can enjoy the neighborhood and not be disturbed by noise.

Mark Zinkiewicz

Mr. Zinkiewicz said he and Ms. Graham are still activity pursuing working with the Duncan House and moving forward and at the very least trying to save it from its current condition as a historic landmark in Tavares. He said he understands the position of adjacent neighbors, however, he cannot be held hostage to what was done in the past and he did not feel that was fair. He said he believed they have clearly stated their vision for the Duncan House. He said they run a similar high end Boutique Hotel in Maine and have the same business model in mind for the Duncan House. He said if they acquire the property they will abide by the City's ordinances. He said they will need outside events to make the plan work.

Heather Graham

She said what has prompted this issue is the Duncan House however she said they have observed several properties that may work well for a Boutique Hotel. She said one of the issues is how events are defined and she discussed other examples having to do with noise and outside parties/events. She said the Duncan House will be a tremendous financial undertaking and will require more than six rooms and will require events to make it viable.

Council Comment

Councilmember Smith asked if the residents were consulted when the ordinance was written. Mr. Skutt said they were not consulted but they were notified of the Public Hearings. Councilmember Smith said he thought the City had told the residents they would be allowed to come in and have input on the ordinance. Mr. Drury said the input was received on the rezoning of the land, and today is the input on the Boutique Hotel. Councilmember Smith reiterated that he thought they would be invited to help with the creation of an ordinance.

Mr. Skutt said he did not interpret it that way. He said he thought the Planning & Zoning Public Hearing served that function as they had given the residents the opportunity to give input.

Councilmember Smith said if this ordinance passes and if there is a problem with the noise issue, would there be an "out." Mr. Skutt said complaints about the noise levels would have to be directed to the Police. Councilmember Smith asked if the ordinance could be amended by Council if there are problems with persons not abiding by the rules. Mr. Skutt confirmed.

Mayor Wolfe asked what time the noise ordinance stops for single family residences. Chief Lubins said about 10:00 p.m. He said if there is noise that is deemed a nuisance it would be inappropriate for any time frame and the Police can take action. He said it depends on the type and nature of the noise, if it is repetitive and it can be enforced in Mixed Use.

Vice Mayor Pfister said she is not happy with the Mixed Use Zoning and she believed it has

opened up a lot of problems. She said when she realized the Duncan House could become a Drug Rehab Center it was a concern, as it was unfair for people who bought their houses in what they believed, was residential. She said she had to respect the recommendation of the Planning & Zoning Board to require a special permit for any outdoor events.

**MOTION**

**Lori Pfister moved for Option 2, to approve the Planning & Zoning Board's recommendation [to include the removal of outdoor events and functions as a permitted use and to address those events through the regular special event process].**

**The motion failed for lack of a second.**

Councilmember Grenier said Council needed to consider everyone's perspective and that Council needed to make this buildable viable. He said there are some great people on both sides of the issue who will follow the rules and will be courteous neighbors.

**MOTION**

**Bob Grenier moved to approve Option 1, Ordinance #201610 as presented, seconded by Kirby Smith. The motion carried 3-2 as follows:**

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

## X. GENERAL GOVERNMENT

### Tab 9) Conversion of Overhead Cable to Underground Cable on Ruby Street

Mr. Drury showed slides of Ruby Street showing overhead lines. He said the Tavares Redevelopment Master Plan that was developed by the citizens with the City Council, called for the burial of overhead utility lines along primary streets (Page 111, Task #31 of the MP). The Ruby Street Stormwater and Beautification Plan is designed to improve and protect water quality in the downtown and into the lakes. The relocating of the existing overhead electrical lines and removing the poles will provide stormwater ready infrastructure while contributing to the beautification plan. The suggestion is to consider whether this is the time to bury the lines while the Ruby Street construction project is underway. The total estimated cost is around $500,000. The debt service if borrowed for 10 years would be around $62,000 a year and the impact on the millage would be .091 mils. He noted there are options:

1. Budget for the debt service portion of $62,000 in the next fiscal year beginning October 1st
2. Assess all of the property owners along Ruby Street over the 10 year period with an annual assessment of around $4,396
3. Increase the millage rate to pay for the $500,000

4. Not bury the lines

Audience to Speak

Alex Cooke of Key West Resort stated they have three buildings on Ruby Street. He said this is an opportunity to aggressively complete the stormwater project in a reasonable amount of time. He discussed a similar situation with a resort on SR 192 that he managed, where many years were spent redeveloping the highway in front of the resort which was difficult. He said businesses can only survive so long in a hostile environment. He said he would like to see the power lines buried sooner rather than later.

Councilmember Smith asked Mr. Cooke if he supported option 2 (assessment of each building $4,396 per year for 10 years). Mr. Cooke said he was not in favor of that.

Janet Noack, Tavares Chamber of Commerce

Ms. Noack said the Board voted to be in support of this movement for the overhead lines to be put underground. She said she felt it would be a prudent thing to do at this time. She said she had been hearing very positive comments from visitors and this project will help the businesses.

Freddie Belton, Business Owner

Mr. Belton said he came to Tavares to teach in 1971 and he began to look at the future of Tavares at that time. He discussed the properties he had purchased over the years which he had done based on his belief in the city's future. He said when Mr. Drury started with the city he began attending the meetings that he set up. Subsequently he opened up the Ruby Street Grille which became the second largest restaurant. He said as they progressed with renovations he decided to put electrical service underground. He encouraged Council to approve the underground lines now as it will be much more expensive in the future.

Mayor Wolfe spoke in support. Councilmember Smith said he was concerned that monies were not saved during the past 10 years for this project.

Councilmember Smith asked how much money had been added to the project. Ms. Houghton said the estimated project is about 4.2 million for Phase 1 which includes the pond and Ruby Street and the drainage improvements from Main Street. Councilmember Smith asked why conduits could not be run first. Discussion followed.

Mr. Drury said he and Mr. Hayes are working with the grant agencies for more contributions for the project. He said staff will not do a closing the loan if it is approved until the budget is approved. Councilmember Smith noted he approved handling it in the budgeting process.

Mr. Drury said if Council authorizes the staff to move forward, he feels optimistic that during the budget season, staff will be coming back with a lower number.

Vice Mayor Pfister said she is in favor of this project. She said she has been on Council for 10 years and feels that the City has worked very smart on its projects. Vice Mayor Pfister asked for more information on the options and what option was the smartest. Mr. Drury said Option 1

authorizes staff to move forward with the project and during the upcoming budget there will be an estimated $62,000 figure for the debt service associated with burying the lines. He said if approved today, staff will include the figure in the budget and move forward with plans to bury the line, but will wait to instigate it until the budget is approved. He said the effect on the millage rate would be .091 mils.

Attorney Williams noted this is a planning tool only for budgeting purposes. Council is not voting to increase the millage at this meeting.

Jim Elrodt, West Main Street

Mr. Eldrodt noted there were meetings regarding landscaping on Main Street before Mr. Drury joined the City. Phase 1 was done but Phase 2 was not done, and then the focus was on Ruby Street. He said he was in favor of burying the power lines but he hoped the city would not forget the west part of Main Street.

Mr. Drury noted monies have been spent on the west side in paving dirt roads and adding sidewalks. He agreed that more improvements need to be made. He reviewed the various projects that have been completed.

**MOTION**

**Bob Grenier moved to approve Option 1, to authorize staff to move forward with the undergrounding of the overhead lines with funding option 1; issue debt in the amount of $500,000 plus cost of issuance with estimated annual debt service of $62,726 and increase the FY 2017 Ad Valorem millage rate to offset the cost for debt service payments, with the addition that staff will stay aggressive on pursuing grants. The motion was seconded by Lori Pfister. The motion carried unanimously 5-0.**

**Tab 10) Date of November Meeting**

Ms. Barnett advised that the Election Supervisor's office has notified the city that the Canvassing Board meeting for the 2016 General Election will be taking place at a later date this year in expectation of a large voter turnout. The official certificate of results will not be received until Friday November 18th. As the regular meeting is scheduled now for November 16th, staff is recommending to select an alternate date such as November 21, November 22, or November 23rd. November 23rd will be the 4th Wednesday of the month.

Councilmember Smith suggested having the one November meeting on November 2nd and having the next meeting on December 7th. Attorney Williams said the charter says that the new officers take place at the next meeting after the general election. Ms. Houghton said this may affect some of the finance processes with regard to year end.

**MOTION**

**Kirby Smith moved to have one meeting in November (November 2nd) with the next regular meeting with the new Council to be the first meeting in December (December 7), seconded by Lori Pfister. The motion carried unanimously 5-0.**

## Tab 11) Acceptance of CDBG grant

Ms. Rogers said this is an Interlocal agreement with Lake County for the accepting of the allocation for this funding cycle. She said Mr. Aldrich applied for the grant and the city was awarded $75,000 for building restrooms at the Tavares Nature Park which has been part of the management plan for that park for many years. The city will need to budget $50,000 in the upcoming fiscal year to supplement the grant in order to build vandalism proof restrooms with stainless steel fixtures. She said the project has not been bid out so it may come in at a lower price.

## MOTION

**Lori Pfister moved 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, seconded by Kirby Smith. The motion was approved unanimously 5-0.**

## XI. OLD BUSINESS

## XII. NEW BUSINESS

Vice Mayor Pfister said she had been contacted by Fox Run residents regarding access to the new Publix by golf cart. Attorney Williams said it would have to be some way other than State Road 19.

Mr. Drury said staff will look at that request.

## XIII. AUDIENCE TO BE HEARD

Betty Burleigh, 214 N. Hampshire Avenue, asked how many city attorneys that Council thought we have had since 1925. Ms. Burleigh said there have only been three. She said the first attorney was Royal Hamlin who served until 1956 when Carl Duncan became the attorney. Carl Duncan served until 1984 and the present attorney, Bob Williams, has served since April of 1984 and has been here for 32 years.

## XIV. REPORTS

### Tab 14) City Administrator

- Noted the monthly Library Meeting is now at 2:30 p.m.

### Economic Development Director

Mr. Tweedie reminded those present of the upcoming event weekend which is a combination of the annual Planes, Trains and BBQ with the Spring Seaplane Fly In, along with the traditional car show, two air shows, the BBQ competition (28 teams signed up) and 16 vendors. There will be an aviation themed movie in Council Chambers at 5 p.m. and a FAA Pilot Safety Seminar.

Mr. Tweedie introduced Cherie Moan, the new Events Coordinator and Joseph Maynard, the new Aviation Supervisor.

**Community Services Director**

Ms. Rogers discussed the excitement of the new lights at Woodlea fields

**City Attorney**

Attorney Williams noted the closing on the Quonset Hut property will be this week. He said that when he started in 1984, Council had an elected mayor who was Gene Glenn and some of the people he served with became dignitaries in Lake County, i.e. Sandy Minkoff, Richard Swartz, Jimmy Conner, Robert Moore, Lillian Burd, and Tommy Tamsett.

**Tab 15) Council Reports**

**Vice Mayor Pfister**

Thanked Mayor Wolfe for the work he had done on the bricks for the limelight project.

Mr. Drury noted Chris Thompson had also volunteered his time over the weekend to help the Mayor and finish the project. The ribbon cutting is May 13th.

**Councilmember Grenier**

Councilmember Grenier said the ribbon cutting will be fun. He said with Publix coming in on SR 19, the Horizon Team for the south side of Tavares is planning for another Master Plan.

Councilmember Grenier said while he was in Chicago he had appreciated reading the positive emails. He said Mr. Drury has been a great asset to the City and he appreciated Mr. Drury's communications to Council on everything going on in the City.

**Councilmember Johnson**

Councilmember Johnson said this Friday in the downtown there will be a fundraiser for the Best Buddies which is a social inclusion group for people with intellectual and disabilities through one on one friendships through Tavares Middle School. She said it will be similar to a Pub and Grub Crawl. There will be a tent set up at O'Keefe's to buy a wrist band.

**Councilmember Smith**

Councilmember Smith thanked the Chamber of Commerce for their golf event.

He said today is National Cheddar Fry day and on this day in 1861 General Robert E. Lee retired from the U.S. Army to join the Northern Army of Virginia.

Councilmember Grenier added today is National Pineapple Upside Down Cake day.

**Mayor Wolfe**

Mayor Wolfe thanked the audience for its participation in this meeting.

**ADJOURNMENT**

There was no further business and the meeting was adjourned at 5:58 p.m.

Respectfully submitted,

Nancy A. Barnett

Nancy A. Barnett, MMC
City Clerk

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TAVARES

America's Seaplane City™

# TAVARES CITY COUNCIL
# MINUTES

**May 4, 2016**
**4:00 P.M.**
**TAVARES CITY HALL COUNCIL CHAMBERS**

| COUNCILMEMBERS PRESENT | ABSENT |
|---|---|
| Robert Wolfe, Mayor | Kirby Smith, Councilmember |
| Lori Pfister, Vice Mayor | |
| Bob Grenier, Councilmember | |
| Lisa Johnson, Councilmember | |

**STAFF PRESENT**

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

## I. INVOCATION

**Rick Fountain, Pastor, First Baptist Church, gave the invocation and led those present in the Pledge of Allegiance.**

## II. CALL TO ORDER — Mayor Wolfe

Mayor Wolfe noted that if anyone in the audience wished to speak on any item they should complete the request form and bring to the City Clerk.

## III. APPROVAL OF AGENDA — Mayor Wolfe

Mayor Wolfe asked if staff had any changes to the agenda. Mr. Drury said there were none from staff.

**MOTION**

**Bob Grenier moved to approve the agenda, seconded by Lori Pfister. The motion carried unanimously 4-0.**

## IV. APPROVAL OF MINUTES

### Tab 1) Approval of Minutes for April 6, 2016 Regular Council Meeting
### MOTION

**Lori Pfister moved to approve the minutes of April 6, 2016 as submitted, seconded by Bob Grenier. The motion carried unanimously 4-0.**

## V.PROCLAMATIONS/PRESENTATIONS

### Tab 2) Presentation to Jim Wyker for Earle B. Phelps Award – Outstanding Wastewater Treatment Performance

Mayor Wolfe made a presentation to Jim Wyker. He stated the Florida Water Environment Association gives an award annually to recognize wastewater treatment facilities which have maintained the highest removal of major pollution causing constituents prior to discharging effluents. The Tavares wastewater facility won the award based on the 2015 criteria for the advanced secondary wastewater treatment plant category. He said Mr. Wyker has been instrumental in developing processes for removal of effluents resulting in improved quality of reclaim water for the city's residents.

### Tab 3) Presentation to City Attorney

Mayor Wolfe read a plaque in recognition of the City Attorney, Robert Q. Williams, for being the longest serving attorney in the city's history (32 years). Attorney Williams thanked Council for this recognition.

Mr. Drury said he has worked with many attorneys over his 30 year career. He said it has been amazing to work with Attorney Williams. He has been instrumental in helping the city to get things done.

### Tab 4) APWA Project of the Year Award

Mayor Wolfe presented an award to the Public Works Director, Chris Thompson, and his landscaping staff for the Hanging Basket project. Mr. Drury described the hanging plant project which involved installing drip lines up the poles to water live hanging plants. He commended the staff for coming up with the idea and bringing it forward.

### Tab 5) J. Scott Berry, Tavares Chamber of Commerce

Mr. Berry said the event season is slowing down and there has been good cooperation from the community with new members being added every week. He said they are working hard on the 4th of July when they will provide the children's games. Mr. Drury thanked Mr. Berry for joining the Tavares team and for his assistance with recent events.

### Tab 6) Historic Preservation Month – May 2016

Mayor Wolfe read a proclamation designating May as Historic Preservation Month. He said, in

addition, there is a program for celebrating local historic preservation called "This Place Matters", inviting the public to share places of interest in their locality.

Councilmember Grenier discussed the National Trust's theme of "This Place Matters." He said for the City of Tavares it goes beyond structures: the city has embraced the last few years the idea that it is the community and the heritage of the city that matters. He said "This Place Matters" means the City of Tavares.

Mayor Wolfe presented the proclamation to Ms. Betty Burleigh of the Tavares Historical Society for their records.

**Tab 7) Public Works Week May 15-21, 2016**

Mayor Wolfe read a proclamation designating May 15-21 as National Public Works Week which was presented to the Public Works Director and Public Utilities Director. Mayor Wolfe thanked the staff for their work and responsiveness to the residents.

**Tab 8) Central Florida Letter Carriers "Stamp Out Hunger Food Drive" – May 14, 2016**

Mayor Wolfe read a proclamation in support of May 14 as Stamp Out Hunger Food Drive Day.

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

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

Ms. Barnett read the following ordinances by title only:

**ORDINANCE 2016-11**

**AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING APPROXIMATELY 9.46 ACRES OF LAND GENERALLY LOCATED ON THE SOUTHEAST CORNER OF C.R. 448 AND LAKE INDUSTRIAL BOULEVARD; REZONING THE PROPERTY FROM COUNTY HEAVY INDUSTRIAL TO CITY INDUSTRIAL; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.**

**ORDINANCE 2016-12**

**AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 9.46 ACRES OF LAND GENERALLY LOCATED ON THE SOUTHEAST CORNER OF C.R. 448 AND LAKE INDUSTRIAL BOULEVARD; FROM COUNTY INDUSTRIAL TO CITY INDUSTRIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**ORDINANCE NO. 2016-23**

**AN ORDINANCE OF THE CITY OF TAVARES AMENDING CHAPTER 15, PENSIONS AND RETIREMENT, ARTICLE V, FIREFIGHTERS' PENSION TRUST FUND, OF THE CODE OF ORDINANCES OF THE CITY OF TAVARES; AMENDING SECTION 15-101, DEFINITIONS; AMENDING SECTION 15-102, MEMBERSHIP; AMENDING SECTION 15-104, FINANCES AND FUND MANAGEMENT; AMENDING SECTION 15-106, BENEFIT AMOUNTS AND ELIGIBILITY; AMENDING SECTION 15-107, PRE-RETIREMENT DEATH; AMENDING SECTION 15-108, DISABILITY; AMENDING SECTION 15-110, OPTIONAL FORMS OF BENEFITS; AMENDING SECTION 15-115, MAXIMUM PENSION; AMENDING SECTION 15-116, MINIMUM DISTRIBUTION OF BENEFITS; AMENDING SECTION 15-127, PRIOR FIRE SERVICE; AMENDING SECTION 15-128, DEFERRED RETIREMENT OPTION PLAN; ADDING SECTION 15-130, SUPPLEMENTAL BENEFIT COMPONENT FOR SPECIAL BENEFITS; CHAPTER 175 SHARE ACCOUNTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.**

## VIII. CONSENT AGENDA

## IX. ORDINANCES/RESOLUTIONS – PUBLIC HEARING

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

**FIRST READING – Ordinances #2016-11, #2016-12 & #2016-23 Read for First Reading Only**

**SECONDING READING - None**

## X. GENERAL GOVERNMENT

### Tab 12) – Update to the Downtown Master Plan

Mr. Skutt said the Community Development Department is working with Councilmember Johnson to update the downtown master plan. The plan is now 10 years old and needs to be updated periodically to match the changing community needs. Ms. McDonald, the new Planning Coordinator is spearheading this project. The agenda summary lists specific tasks that the Horizon Team is proposing to undertake. Staff is proposing another public visioning process and the major areas of study will be arts and cultural, attracting residents, and increasing residential opportunities in the downtown, historic preservation planning, infrastructure planning, and parking and parks. Staff believes this can be accomplished in-house in about 1 ½ years' time.

Mr. Drury added that he believed about 80% of the original plan's tasks have been completed and the various stakeholders will be invited as was done before.

**MOTION**

**Bob Grenier moved to approve Option 1 for the Community Development Department's staff to begin an in-house update using the task outline, seconded by Lisa Johnson. The motion carried unanimously 4-0.**

**Tab 13) Food for Fines Program**

Ms. Rogers presented the County Library's program. She said if someone has library fines that exceed $10.00 that card is frozen. The program will serve the purpose of supporting the local food banks but also allow children and adults to check out reading material throughout the summer. The program will run from May 16 to the 28th. For every food item brought in $1.00 will be removed from the fines.

**MOTION**

**Bob Grenier moved to approve the program, seconded by Lisa Johnson. The motion carried unanimously 4-0.**

**Tab 14) Request for Funding for Rifles, Rails & History**

Mr. Drury said this request was for $2500 for this event. He said this event is a living history encampment and is a three day event which takes guests back to the Civil War period. He said this family friendly event has grown over the years and has a positive impact on the economy for Tavares. He noted the historic Huntley submarine is brought to the event, which was one of the first submarines during the Civil War era. He said it is unusual as an urban event and is a good opportunity to expose people to history. He said there is currently monies available for an event that was not held which was fireworks for the Dragonboat event.

Denise Laratta, Royal Harbor

Ms. Laratta said she agreed that it was a great event. She said in the budgeting process, what was the process for organizations to request event funding. Mr. Drury said there are two processes, one during the normal budgeting process to come forward and make requests; the other is for the community grant program which opens up in January.

Ms. Laratta asked if a decision was made previously regarding the use of the Dragonboat fireworks monies. Mr. Drury discussed the budget and the assumptions that are made a year and a half in advance. He said the city has provided flexibility if the request is reasonable and good for the economy. He said he will be recommending that the city fund this request.

Vice Mayor Pfister asked the amount that the city already puts towards the event and would in kind services be an option. Mayor Wolfe noted the city provides portalets which is based on a monetary credit from the vendor for a year. Mr. Tweedie said he did not have a total value of the other services provided by the city.

**MOTION**

**Lori Pfister moved to approve the request for $2500 for the Rifles, Rails & History event, seconded by Bob Grenier. The motion carried unanimously 4-0.**

**Tab 15) West Main Gateway Horizon Team**

Mr. Drury stated staff has developed a West End Gateway Horizon Project Team to develop options for Council consideration on developing a featured gateway at the intersection of West Main Street and SR 19. He said staff is looking for a councilmember who would like to join this team.

Councilmember Johnson said that had been one of her goals for Mr. Drury. She volunteered to be on the Horizon Team. **Consensus for Councilmember Johnson to participate on this Horizon Team.**

## XI. OLD BUSINESS

## XII. NEW BUSINESS

## XIII. AUDIENCE TO BE HEARD

Betty Burleigh, 214 N. Hampshire Avenue, reported that on May 10, 1986 the headlines were "Tavares and Mt. Dora Councils put County on notice to keep 911 dispatch on a local level." She said Tavares native and a 2006 high school graduate Natalie Rodriguez was selected as Junior Sailor of the Quarter by Commander of the Navy Region, Mid Atlantic in Norfolk, VA.

Vance Joachim, Tavares

Mr. Joachim said congratulations on the City's entry signs. He said he wished also to give an update on Three Palms Mobile Home Park. Discussed various issues regarding the owner and residents of the park.

Mayor Wolfe asked Attorney Williams if this is a civil matter. Attorney Williams said this is not an issue for the city at the present time unless Council would like to receive it for information.

Mr. Joachim said he wants to provide the information in order that the governments may vet applicants in the future. He said there does not appear to be a place where the residents can go for help.

## XIV. REPORTS

**Tab 14) City Administrator – Noted the meetings coming up on his report.**

**Public Works Director**

Mr. Thompson expressed his appreciation to his staff for the award and especially that it came from ground zero. He said there will be a Public Works Expo on May 14th from 10:00 am to 2:00 p.m. at Wooton Park. He invited all to attend.

**Community Services Director**

Ms. Rogers reported that tomorrow night is the first Mother-Son Night Out for the Pavilion noting Valerie Madsen had been instrumental in planning the event.

Ms. Rogers thanked Council for supporting the Step into the Limelight Event, May 13 at 7:00 p.m. and said there several people signed up to participate.

**Finance Director**

Mr. Houghton wished Happy Mother's Day to Vice Mayor Pfister and Councilmember Johnson.

**City Attorney**

Attorney Williams thanked Ms. Burleigh for bringing up his tenure with the City and said he was very humbled by the award.

**Tab 15) Council Reports**

**Vice Mayor Pfister**

**Councilmember Grenier**

Councilmember Grenier said he was pleased with the proclamations and recognitions.

He recognized Don Campbell and Luis Pena a co-worker from Disney who were in attendance.

Councilmember Grenier said on July 4th his 7th book about WW II veterans, will be released. He said he had been given complimentary copies that he could show to anyone interested.

**Councilmember Johnson**

Councilmember Johnson said she was pleased about the health benefits credit being offered to the employees. She noted she would be providing lime flavored smoothies at the Limelight event.

**Mayor Wolfe**

Mayor Wolfe discussed the recently held Planes, Trains & BBQ event and invited everyone to attend the next year's event. He wished the mothers who were present Happy Mothers' Day.

**ADJOURNMENT**

There was no further business and the meeting was adjourned at 5:07 p.m.

Respectfully submitted,

Nancy A. Barnett

Nancy A. Barnett, MMC
City Clerk

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TAVARES

America's Seaplane City™

**TAVARES CITY COUNCIL**
**MINUTES**

**May 18, 2016**
**4:00 P.M.**
**TAVARES CITY HALL COUNCIL CHAMBERS**

**COUNCILMEMBERS PRESENT** **ABSENT**

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

**STAFF PRESENT**

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

## I. INVOCATION

**Josh Paynter, Associate Pastor, Liberty Baptist Church, gave the invocation and led those present in the Pledge of Allegiance.**

## II. CALL TO ORDER **Mayor Wolfe**

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

Mayor Wolfe asked if staff had any changes to the agenda. Mr. Drury said there were none from staff.

**MOTION**

**Kirby Smith moved to approve the agenda, seconded by Lisa Johnson. The motion carried unanimously 5-0.**

Mayor Wolfe noted that if anyone in the audience wished to speak on any item they should complete the request form and bring to the City Clerk.

## IV. APPROVAL OF MINUTES

### Tab 1) Approval of Minutes for April 20, 2016 Regular Council Meeting

### MOTION

**Kirby Smith moved to approve the minutes of April 20, 2016 as submitted, seconded by Bob Grenier. The motion carried unanimously 5-0.**

## V.PROCLAMATIONS/PRESENTATIONS

### Tab 2) Officers Recognition

Chief Lubins presented the Department's Medal of Valor to Sergeant Tracy Goodknight, Officer Cullen O'Shea, and Officer Christina Connors regarding their actions during a recent event. Chief Lubins presented the event as follows:

*On May 7, 2016 Sergeant Tracy Goodknight, Officer Cullen O'Shea and Officer Christina Connors responded to a structure fire at 347 North Duncan Drive which is called Fire Point Products. This business manufactures products that utilize highly combustible and flammable materials. Upon their arrival, in just under a minute, they immediately saw a metal building heavily engulfed in smoke. They saw a severely burnt man laying outside the door of the business. As the officers assessed the scene, they heard banging from inside the building. Due to the heavy involvement of smoke, they could not enter through the door that was open.*

*The officers then went to a large roll up metal door on the side of the building. They were unable to lift it by hand because the metal was too hot and the paint was blistering. The officers saw a 16 foot metal pole that was lying nearby and the three officers rammed it through the base of the door. They kept ramming and lifting until a large enough gap occurred so that Officer O'Shea and Officer Connors could reach a woman who was trapped inside and suffering from significant burn injuries and smoke inhalation. Officer Connors and Officer O'Shea grabbed the woman's shoulders and feet and dragged her outside. Sergeant Goodknight had to keep holding the door open with the pipe until the rescue was affected. Once outside the officers carried the woman away from the fire.*

*Even after this rescue the officers continued their assistance to the fire and EMS personnel. Officer Connors assisted by placing oxygen on the woman and Officer O'Shea helped the fire department with the hoses.*

*The actions of these officers saved the woman's life. Their quick thinking, decisive action and determination exemplified policing at the highest level while exposing themselves to an extremely dangerous environment. Due to these heroic actions the Tavares Police Department will bestow the Award of Valor, the department's highest award, to Sergeant Goodknight, Officer O'Shea and Officer Connors.*

Chief Lubins stated Sergeant Goodknight has been with Tavares for 15 years; Officer O'Shea for three years; and it was her second day solo on the road for Officer Connors. He noted that she just joined the department not long ago after serving with the U.S. Army.

Chief Lubins presented red ribbons to each individual for the award noting that the medals would follow and those present gave a standing ovation.

**Tab 3) Reuse Person of the Year**

Mayor Wolfe stated at the annual conference of the Florida Water Environmental Association, Mr. Hayes was given the award of Reuse Person of the Year due to his significant accomplishments of water supply infrastructure projects during his 10 years with the city. He noted that the reuse water system project has resulted in offsetting of over 300,000 gallons per day of ground water withdrawals from the Florida aquifer. In addition Mr. Hayes has been accepted into the Select Society of the Sanitary Sludge Shovelers. Mayor Wolfe presented the awards to Mr. Hayes.

**Tab 4) LCS 2016 Business Partner of the Year**

Mayor Wolfe said that on June 2nd in Orlando the City of Tavares will be recognized for this award. He invited Ms. Carmen Cullen-Batt to speak.

Ms. Cullen-Batt stated that the Department of Education has an award each year called CBRA which stands for the Commissioners Business Recognition Award. Lake County Schools has the opportunity to select two partners each year. Eight nominations were received and this year the City of Tavares was selected with Jenkins Auto Group. Ms. Cullen-Batt said the city had been nominated for its support of in-kind services and donations for the Renaissance Faire Education Day, support for the Rubber Ducky Race and Carnival held in Wooton Park, and school-wide collection drive "Red for Ed". Ms. Cullen-Batt said the recognition was about the Tavares staff who were excellent to work with. She said Commissioner Pam Stuart will be formally recognizing Mayor Wolfe and the City of Tavares at the Education Summit in Orlando on June 2nd.

Councilmember Smith thanked the school system. Mayor Wolfe also thanked Ms. Cullen-Batt and said he concurred with her comments on the Tavares staff.

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

Attorney Williams said there were two quasi-judicial hearings on the agenda: Tabs 7 and 8 – The annexation and rezoning of the JBN Group Meat Processing Plant and the accompanying Small Scale Future Land Use Map. He gave the oath to those who wished to speak. He asked Council if anyone had had ex parte communications outside of the room. There were none.

## VII. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Ms. Barnett read the following ordinances by title only:

**ORDINANCE 2016-11**

**AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING APPROXIMATELY 9.46 ACRES OF LAND GENERALLY LOCATED ON THE SOUTHEAST CORNER OF C.R. 448 AND LAKE INDUSTRIAL BOULEVARD; REZONING THE PROPERTY FROM COUNTY HEAVY INDUSTRIAL TO CITY INDUSTRIAL; SUBJECT TO THE**

**RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.**

**ORDINANCE 2016-12**

**AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 9.46 ACRES OF LAND GENERALLY LOCATED ON THE SOUTHEAST CORNER OF C.R. 448 AND LAKE INDUSTRIAL BOULEVARD; FROM COUNTY INDUSTRIAL TO CITY INDUSTRIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**ORDINANCE NO. 2016-23**

**AN ORDINANCE OF THE CITY OF TAVARES AMENDING CHAPTER 15, PENSIONS AND RETIREMENT, ARTICLE V, FIREFIGHTERS' PENSION TRUST FUND, OF THE CODE OF ORDINANCES OF THE CITY OF TAVARES; AMENDING SECTION 15-101, DEFINITIONS; AMENDING SECTION 15-102, MEMBERSHIP; AMENDING SECTION 15-104, FINANCES AND FUND MANAGEMENT; AMENDING SECTION 15-106, BENEFIT AMOUNTS AND ELIGIBILITY; AMENDING SECTION 15-107, PRE-RETIREMENT DEATH; AMENDING SECTION 15-108, DISABILITY; AMENDING SECTION 15-110, OPTIONAL FORMS OF BENEFITS; AMENDING SECTION 15-115, MAXIMUM PENSION; AMENDING SECTION 15-116, MINIMUM DISTRIBUTION OF BENEFITS; AMENDING SECTION 15-127, PRIOR FIRE SERVICE; AMENDING SECTION 15-128, DEFERRED RETIREMENT OPTION PLAN; ADDING SECTION 15-130, SUPPLEMENTAL BENEFIT COMPONENT FOR SPECIAL BENEFITS; CHAPTER 175 SHARE ACCOUNTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.**

**RESOLUTION 2016-09**

**RESOLUTION OF CITY OF TAVARES, FLORIDA ENDORSING AND AUTHORIZING THE SINCLAIR AVENUE/RUBY STREET INTERSECTION (FDOT FINANCIAL MANAGEMENT #433673-1**

## VIII. CONSENT AGENDA

Mayor Wolfe asked if anyone opposed the Consent Agenda.

**MOTION**

**Bob Grenier moved to approve the Consent Agenda [Tab 5 – Approval with Jones Edmunds for Preparing a SRF Construction Loan Application for the Lake Frances Water & Sewer System Upgrades & Lift Station 49 Improvements and Tab 6 – Amendment to**

**Lake County Water Authority Stormwater Grant Agreement for Increase in Grant Award and Time Extension of Agreement]. The motion was seconded by Lori Pfister. 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)**

### FIRST READING – None

### SECOND READING

### Tab 7) Ordinance #2016-11-Annexation & Rezoning – 13910 CR 448 – JBN Group, Meat Processing Plant

Mr. Skutt said this ordinance will annex the above property to Industrial (about 9.46 acres of property located on the southeast corner of CR 448 and Lake Industrial Blvd.). He said the property consists of two parcels of land where the Reddy Ice facility used to operate. The applicant desires to upgrade and improve the building with the intent to run a USDA meat packaging plant from this site. They will be connecting to city water and sewer. The property is contiguous to the City of Tavares boundary. The proposed plant may ultimately involve three shifts of workers and provide new jobs. The Planning & Zoning Board voted unanimously to recommend approval and staff recommends approval.

Mr. Drury said he was excited about the project and noted that the applicants were present. He thanked them for coming to the U.S. and putting up their first facility in Tavares. Mr. Skutt showed a video of the applicant's operations in Brazil.

Councilmember Grenier said he serves on the Horizon Team for this area and he is very supportive of this project. He invited the applicants to introduce themselves. Luis Silva, Paulo Cesar Barao Candido, Maria Stella Saab and Marianne Iozzi Siena, came to the podium. Mr. Silva thanked the city for welcoming them.

### MOTION

**Kirby Smith moved to approve Ordinance #2016-11, seconded by Bob Grenier.**

Vice Mayor Pfister clarified that there would be no slaughtering at the facility. Mr. Silva confirmed.

Vice Mayor Pfister welcomed the group to the city.

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

### Tab 8) Ordinance #2016-12 – Small Scale Future Land Use Map Amendment

Mr. Skutt said this was the accompanying ordinance for the same property just annexed. The applicant is seeking an Industrial Future Land Use designation which is compatible with the

existing Heavy Industrial Future Land Use that is in the County and compatible with the zoning just approved. The Planning & Zoning Board recommended unanimously to approve this ordinance and staff recommends approval.

**MOTION**

**Bob Grenier moved to approve Ordinance #2016-12, seconded by Lisa Johnson. The motion carried unanimously 5-0.**

**Tab 9) Ordinance #2016-23 – Amendment to Fire Pension Plan regarding IRC Standards, Reference to Definition of Firefighter, and to Establish a Share Plan**

Chief Keith stated there were several changes to this ordinance but they were driven by the State of Florida and the federal government. The changes will keep the plan in compliance with Chapter 2015-39 of the Laws of Florida and with the Internal Revenue Code.

Chief Keith said the attorney for both the Fire and the Police Pension Boards had made the changes in the ordinance. He pointed out the cover letter from Attorney Christiansen and the letter of no impact from Foster and Foster, the actuarial for both plans. In addition he pointed out the letter from Bodghan Group who reviewed the ordinance for the City who also indicated there were no issues and recommended adoption.

Councilmember Smith said he appreciated the City Administrator hiring a professional firm to review and help Council in making decisions.

**MOTION**

**Kirby Smith moved to approve Ordinance #2016-23, seconded by Bob Grenier. The motion carried unanimously 5-0.**

**Tab 10) Resolution #2016-09 - Authorization for FDOT to Manage the TAV Lee Trail Local Agency Project (LAP) Grant**

Mr. Tweedie reported this resolution will endorse and authorize the State of Florida Department of Transportation for the administration delivery of the construction of the Phase 2 Tav Lee Trail Extension Component of the Wooton Park Enhancement Project. The project consists of two phases: Phase 1 is the construction of boat ramp, parking lot and similar features funded under city bond funds that were previously for the purchase and improvement of the land. Phase 2 deals with the Tav Lee Trail Extension which currently ends in front of the Sand Bar. There is a gap from there to Sinclair Avenue. This will complete the trail through this FDOT funding through a program called LAP which is federal highway funding. There is a certification process required that the City does not possess currently, however, the FDOT can conduct the project on behalf of the City.

Mr. Drury recognized the Executive Director of the MPO, T.J. Fish who has assisted in the project for the water, trail and railroad functions. Mayor Wolfe thanked Mr. Fish for his assistance.

**MOTION**

**Bob Grenier moved to approve Resolution #2016-09, seconded by Lori Pfister. The motion carried unanimously 5-0.**

## X. GENERAL GOVERNMENT

### Tab 11) – Approval of 2016-2017 TRIM Calendar

Ms. Houghton reported this is to approve the Budget Workshops for the FY 2017 Operating Budget and Truth in Millage Rate. The calendar lists all of the staff workshops and all the dates for public advertisements that is required. Ms. Houghton noted June 15th will be the presentation of the budget for the General Fund and discussion for the proposed Maximum Tentative Millage Rate. July 6th will be Budget Workshop to present the draft 2017 Enterprise and Special Fund budgets. On July 20th will be the workshop for presenting the Capital Improvement Plan and to discuss the General Fund and the Enterprise and Special Revenue funds, and to set the Maximum Tentative Millage Rate. She noted the rate may decrease but once submitted to the Property Appraiser on August 4, 2016, it cannot be increased. The two workshops for discussion and any changes that Council wishes to make will be August 3rd and August 17th of 2016 and two Public Hearings will be held September 7, 2016 and September 21st as the final Public Hearing for Budget and Maximum Millage.

**MOTION**

**Lori Pfister moved to approve the TRIM Calendar, seconded by Bob Grenier. The motion carried unanimously 5-0.**

### Tab 12) Agreement with Utility Technicians for SR 19 Water Main Relocation

Mr. Hayes stated this project is in front of Royal Harbor. He reviewed the background of the FDOT, State Road 19 widening and replacement of the bridge. In 2015 the staff reviewed the FDOT plans for relocation of the existing water line and determined that it would be more cost effective for the city to contract out the work and have more control of the installation.

Councilmember Smith clarified that although the City did not know what FDOT would have charged, the city's past experience has been that it is more expensive for FDOT and more beneficial for the City to have more control over the project.

Attorney Williams commented that the City has handled this both directly and indirectly through contracting out with FDOT in the past. He said he had asked the same questions and he thought this was the best way to handle this especially because the city is being proactive.

**MOTION**

**Lori Pfister moved to approve the bid from Utility Technicians in the amount of $35,794.86 and authorize the City Administrator to sign the contract. The motion was seconded by Bob Grenier. The motion carried unanimously 5-0.**

**Tab 13) Special Parking Permits for Residents during Event**

Mr. Tweedie said this was a request for staff to develop and implement a program for special parking permits for residents during special events. The Downtown Master Plan encourages residential uses within the downtown to enhance cultural and economic vibrancy. He said there are private residences with no off street parking within the downtown area. The special events impact parking by imposing restrictions. The plan would provide parking passes for residents who have only street parking, to be allowed to park in city-owned parking during the special events.

Mayor Wolfe said he was in support as the City was trying to encourage Mixed Use in the downtown. Councilmember Smith also spoke in support.

**MOTION**

**Kirby Smith moved to approve staff's request to develop a plan, seconded by Bob Grenier. The motion carried unanimously 5-0.**

**Tab 14) City Administrator Evaluation and Setting of Annual Goals**

Mayor Wolfe stated that each Councilmember has received a copy of all the evaluations and goals for the City Administrator. He asked that discussion should be held regarding the goals which should be specific and achievable. He asked that the salary review be held at the next meeting.

Mr. Drury said he appreciated each Councilmember taking the time to provide an evaluation. He said he appreciated working for Council and implementing their collective goals.

Mr. Drury read each Councilmember's City Administrator's Goals as follows:

Councilmember Grenier

- Continue economic development initiatives in the SR 19 CR 448 corridor.
- Continue to refer to the Master Plan and pick those items within the plan that can be economically completed.
- Maintain the vision of building on a historic foundation
- Market the development of the Clerk's Site
- Support passenger service from the Seaplane base to other Florida locations
- Continue alleyway improvement program
- Continue to work on current year goals as follows: complete Wooton Park West; secure grants for Woodlea Sports Complex from Lake County; develop funding program for Public Works facility; develop Public Safety Complex; install Gateway Signs at the Chris Daniels fountain park; Upgrade Ruby Street—sidewalks, lighting, brick pavers, bury the electric lines; Performing Cultural Center; Continue to work with the County on paying their fair share of fire protection; have City Flags installed at city buildings where appropriate; implement street paving plan; increase retail community in the downtown.

Councilmember Lisa Johnson

- Entice new business to the downtown
- Market and develop Tavares Square
- Clean up and spruce up the west end of the entrance to the City and Main Street
- Develop Monthly employee appreciation program (Councilmember Smith noted it would need to be budgeted)

Vice Mayor Lori Pfister

- Library expansion (Mr. Drury noted the city is in the preliminary design phases)
- Community Theater (multi-year goal)
- Add a significant signature fall event
- Amphitheater (start the process)
- Expand senior programs
- Balance the budget with no or minimum mill increase
- Complete projects already approved and near completion
- Employee appreciation and compensation
- Take ownership in schools in the city through supporting students

Councilmember Pfister said she was thinking about a Mayor's Youth Council. She said there are a lot around the U.S. and often they take on projects for the city.

Councilmember Kirby Smith

- Start handing off some of the events to the organizations such as the Chamber of Commerce and Tavares Waterfront Entertainment District
- Create a sound budget, keeping the millage rate at the same level or with less than a 2% increase
- Increase the road budget to at least 75% above current
- Finish landscaping project along Alfred Street
- Have Wooton Park West End completed
- Start work on getting bike trails from Tavares to Eustis and Mt. Dora utilizing railroad right-a-way as much as possible (will be multiyear but conversations and evaluation can be done within one year)
- Increase the reserve budget by 2%

Mayor Robert Wolfe

- Start construction of the public safety complex
- Budget no less than $300,000 for repaving the city streets (Councilmember Smith asked if this could state "try" to budget no less than $300,000)
  Mr. Drury noted what he budgets may be that number but what Council approves may be different
- Same level of service and reward employees with a raise
- Bury electric lines during the Ruby Street rehabilitation project
- Secure more funding from the County for the Woodlea Regional Sports Complex
- Start and then finish the Wooton Park West End

Mr. Drury stated he would add all these goals into the work program and will work with each department to facilitate.

Councilmember Grenier complimented Council's goals, noting they are all achievable, and many of the goals are similar.

**MOTION**

**Kirby Smith moved to adopt the goals that the City Administrator has read into the record, seconded by Bob Grenier. The motion carried unanimously 5-0.**

Mayor Wolfe said discussion will be held on an annual pay adjustment for the City Administrator at the next meeting.

## XI. OLD BUSINESS

## XII. NEW BUSINESS

### Eagle Scott Project

Councilmember Pfister said she has been contacted by an Eagle Scout, Alexander Netwal, of Troop 233, who wants to do a project in Tavares. He has asked about either a cleanup at Aesop's Park of the lake, or building benches around the lake. She said he will return to make a presentation.

Mr. Drury suggested the lake clean up because of the change to benches with the city's brand. Councilmember Smith commended the Eagle Scout program and the contributions made to the City in the last three years.

**Consensus to have Mr. Netwal do the Lake Clean up.**

### Speed Limit on Mt. Homer Road

Councilmember Smith noted that the speed limit on Mt. Homer Road just off Dora Avenue is 40 mph and Dora Avenue is 35 mph. He said golf carts cannot legally drive on any streets posted higher than 35 mph and there are several medical businesses and banks that can be accessed from Mt. Homer if the speed limit was lowered.

Mr. Drury said staff will follow up. Mr. Thompson noted it is a County Road. Mr. Drury said staff will go to the County to move this forward.

## XIII. AUDIENCE TO BE HEARD

Denise Laratta, Royal Harbor

Ms. Laratta stated the city has had some negative publicity recently. She commended City Council and Mr. Drury and Attorney Williams for speaking positivity to the press about Tavares.

She commended Mayor Wolfe for handling a difficult situation with dignity.

Betty Burleigh, 214 N. Hampshire Avenue, advised that on May 13the city made history with the cutting of the ribbon for the Limelight. She said everything was green including the ribbon that glowed in the dark. She said the Spanish guitarist was amazing. She said on May 14th was the second annual Public Works Expo and that she had enjoyed the demonstrations. She said she had won a seaplane ride last year and this year she won a birdhouse. She added that Lt. Paynter had spoken at the dining room site at the Union Congregational Church on Monday and he introduced Officer Connors and discussed the three officers and their actions of bravery.

## XIV. REPORTS

### Tab 14) City Administrator

Mr. Drury announced that Royal Harbor won the Civic Volunteer and Advocacy Award for the entire State of Florida. He wished them congratulations.

Mr. Drury reminded Council of the Picnic in the Park for employees on May 27th at 11:30.

### Public Works Director

Mr. Thompson thanked the Police Officers for their actions on behalf of the city. He noted that Mr. Hayes' Sludge Shovelers award is a very prestigious award and is only given to a few people in the country.

Mr. Thompson thanked everyone who were able to attend the Public Works Expo on Saturday. He said a new program will be starting in Tavares called "America in Bloom." Tavares has registered to participate in a national awards program for towns and cities of all sizes. It provides a framework for improving the overall quality of life while focusing on community involvement and beautification. America in Bloom is the only program of its kind that provides on site, one on one mentoring and coaching by a team of expert judges. Ms. Anderson, the Landscape Specialist, will be coordinating the program and more information will be forthcoming.

### Utility Director

Mr. Hayes stated this week is Reuse Week in the State of Florida as proclaimed by the Cabinet and the Governor. He said Florida is the leader in the nation in reuse water. Mr. Drury said since Mr. Hayes is the leader in Florida which makes him the leader in the country.

### Finance Director

### City Attorney

### Tab 15) Council Reports

### Vice Mayor Pfister

**Councilmember Grenier**

- He stated the Civic Center parking lot is one way going the same way as Caroline but it has now become Caroline Street Eastbound and is getting dangerous. He said the large signs that say "Do Not Enter" are not effective.
- He said there is a Eustis city limits sign at the railroad tracks however from there to the Kohl's shopping center is all Tavares so that sign should not be there.
- He said the Limelight Event had been fun and nostalgic to experience
- He and Mr. Drury walked Tavares with House Representative Dennis Baxley whose district in the Senate will include Tavares. He said Representative Baxley is interested in history and he shared with him how interested he was in acquiring the statute of General Kirby Smith.
- He said he will participating in a ceremony in Sorrento to honor the veterans from 9:00 to 3:00 this Saturday at the East Lake Public Library.
- His new book will be out July 4th and said he had gone to visit a 93 year old vet who was on the cover of the book. He said yesterday his parents had received their copy with his dedication to his father.

**Councilmember Johnson**

Councilmember Johnson congratulated Mr. Hayes on the Sludge Shovelers Award. She said that the Public Works event went well.

Councilmember Johnson said in terms of the negativity publicity, that she wanted to thank Mr. Drury and all the staff leaders for keeping the city focused and running. She said now is the time to work together to get the projects done.

**Councilmember Smith**

Councilmember Smith said it is disappointing to have had the negative publicity and wished the Limelight project (one of 14 in the world) could have been featured instead. He suggested that the city move forward and continue to put the city in a good light. He said it is a great city and as America's Seaplane City we need to continue to grow.

Councilmember Smith said today is National "No Dirty Dish Day." He added that on this day in 1860, Abraham Lincoln was nominated to become president and in 1980, Mt. St. Helens began to erupt.

**Mayor Wolfe**

Mayor Wolfe said he had represented the City at the recent Florida League of Mayors convention. He said he heard former Governor Martinez speak and was able to speak with him. He said it was nice to be able to comment on almost everything that was discussed, regarding what the City of Tavares has been doing for the last ten years. He said had been able to comment on how things get done because of how the city's staff, city administrator and City Council work together.

Mayor Wolfe noted he had enjoyed the Limelight Event and the Public Works Expo was unique

and educational for the kids. He commended both the Public Works and Utility Departments.

**ADJOURNMENT**

There was no further business and the meeting was adjourned at 5:35 p.m.

Respectfully submitted,

Nancy A. Barnett

Nancy A. Barnett, MMC
City Clerk

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TAVARES

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**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**DATE OF MEETING: June 1, 2016**

**AGENDA TAB NO. 2**

**SUBJECT TITLE: Presentation by Eagle Scout Candidate – Project for City**

**OBJECTIVE:**

To hear a presentation by Alexander Netwal regarding a proposed Eagle Scout project.

**SUMMARY:**

Vice Mayor Pfister asked Council at the last Council Meeting to consider a project for Eagle Scout Candidate Alexander Netwal in the City of Tavares. After discussion the consensus was that cleaning up the lake in Aesop's Park would be the most helpful.

Mr. Netwal will make a presentation to Council regarding his proposed project.

**OPTIONS:**

1) Approve the project as presented
2) Do not approve the project

**STAFF RECOMMENDATION:**

**Move to approve the project and have Mr. Netwal work with the staff involved with maintenance of this park.**

**FISCAL IMPACT:**

n/a

**LEGAL SUFFICIENCY:**

Legally sufficient

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TAVARES

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**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**DATE OF MEETING: June 1, 2016**

**AGENDA TAB NO. 3**

**SUBJECT TITLE: Presentation by Lake County Transit Division on Fixed Route Bus System**

## OBJECTIVE:

To receive a presentation from the Lake County Transit Division on the Fixed Route (LakeXpress) bus system.

## SUMMARY:

The Lake County Transit Division is making presentations to each of the municipalities located on the Fixed Route (LakeExpress) bus system. The presentation will include information on the system and some new initiatives. The presentation will be made by Tomika Monterville, the Transit Division Manager.

## OPTIONS:

n/a

## STAFF RECOMMENDATION:

n/a

## FISCAL IMPACT:

n/a

## LEGAL SUFFICIENCY:

n/a

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TAVARES

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**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**JUNE 1, 2016**

**AGENDA TAB NO. 4** **FIRST READING**
**SUBJECT TITLE:** **Ordinance 2016-13**
**Annexation & Rezoning –Whitaker Family Partnership**
**Northwest Intersection S.R. 19 & Slim Haywood**

## OBJECTIVE:

To consider the annexation and rezoning to Highway Commercial of approximately 5.28 acres of property generally located on the northwest intersection of S.R. 19 and Slim Haywood Avenue.

## SUMMARY:

The subject property consists of two parcels of property located on Slim Haywood Avenue, approximately 120 feet west of its northwest intersection with S.R. 19. The property is utilized as an orange grove and is currently zoned as Agricultural in the County. The owner, Whitaker Family Partnership, is requesting a City Highway Commercial (C-2) zoning.

The new Publix Shopping Center abuts this property to the north. The main entrance to the shopping center from Slim Haywood Avenue will cross this land. S.R. 19 is rapidly becoming a major commercial corridor for Tavares and the subject property is an obvious site for future commercial uses. It is staff's opinion that a Highway Commercial (C-2) zoning is the most compatible designation for this property.
The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Urban Medium to City of Tavares Commercial on the Future Land Use Map 2020.

## OPTIONS:

No Council action required at First Reading.

## PLANNING & ZONING BOARD RECOMMENDATION:

At the June 19 meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-13.

## STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2016-13.

## FISCAL IMPACT:

N/A

## LEGAL SUFFICIENCY:

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

# ORDINANCE 2016-13

**AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 5.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST INTERSECTION OF S.R. 19 AND SLIM HAYWOOD; REZONING SAID PROPERTY FROM LAKE COUNTY AGRICULTURAL (A) TO CITY OF TAVARES HIGHWAY COMMERCIAL (C-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the property legally defined in **Exhibit "A"** is contiguous with the corporate limits of the City of Tavares and the annexation of said property will not result in the creation of any enclave; and

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

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

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

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

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

**Section 1. Annexation**

The property legally defined as and depicted in **Exhibit "A"** attached hereto, situated in Lake County, Florida, is hereby incorporated into and made a part of the City of Tavares, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes.

**Section 2. Rezoning**

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

**Section 3. Severability.**

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

**Section 4. Effective Date.**

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

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

_____

Robert Wolfe, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

_____

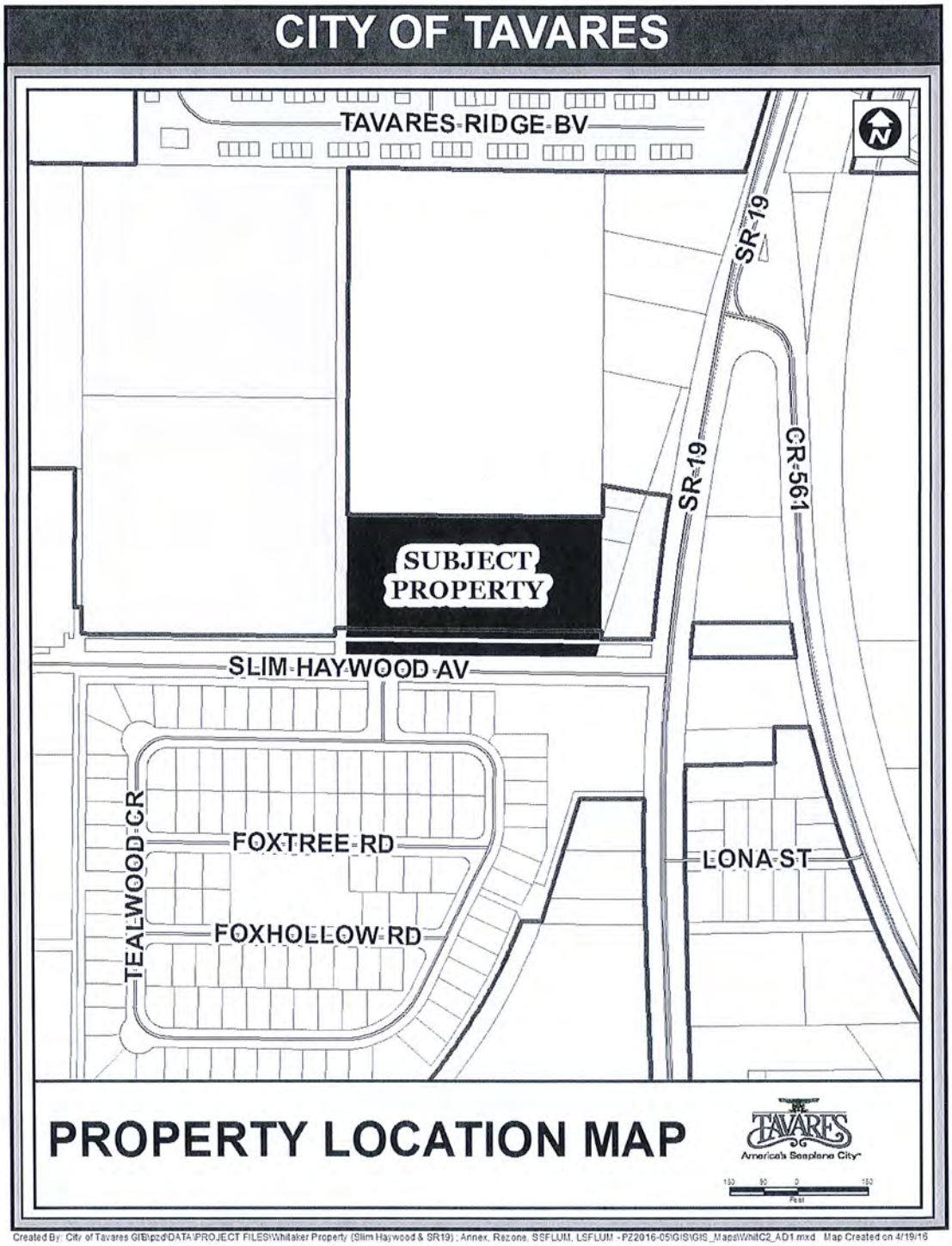
Nancy Barnett, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____

Robert Q. Williams, City Attorney

**EXHIBIT A**

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TAVARES

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**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**JUNE 1, 2016**

**AGENDA TAB NO. 5** **FIRST READING**
**SUBJECT TITLE:** **Ordinance 2016-14**
**Small Scale FLUM Amendment- Whitaker Family Partnership**
**Northwest Intersection S.R. 19 & Slim Haywood**

***OBJECTIVE:***

To consider an application for a Future Land Use Map amendment from Lake County Urban Medium to City Commercial for 5.28 acres of property generally located on the northwest intersection of S.R. 19 and Slim Haywood Avenue.

**SUMMARY:**

Ordinance 2016-14 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Numbers 1027071 & 1097647) is 5.28 acres in size, located approximately 120 feet west of the northwest intersection of S.R. 19 and Slim Haywood Avenue. This ordinance would amend the current Future Land Use Designation from Lake County Urban Medium Density to City Commercial.

Future Land Use Amendment
The city is required to place a future land use designation on annexed property. The subject property is currently designated County Urban Medium Density. A City Commercial designation is most compatible with surrounding property.

Compatibility
Lands adjacent and in the vicinity of this property are commercial in nature.

Site Conditions
The property is currently utilized for agricultural purposes (orange grove). Prior to any redevelopment, an approved site plan will be required. All applicable environmental assessments and permitting must be in place before the site plan is approved.

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

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

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

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

**OPTIONS:**

No Council action required at First Reading.

**PLANNING & ZONING BOARD RECOMMENDATION:**

At the June 19 meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-14.

**STAFF RECOMMENDATION:**

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2016-14.

**FISCAL IMPACT:**

N/A

**LEGAL SUFFICIENCY:**

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

# ORDINANCE 2016-14

**AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APRROXIMATELY 5.28 ACRES OF LAND GENERALLY LOCATED ON THE NORTHWEST INTERSECTION OF S.R. 19 AND SLIM HAYWOOD AVENUE FROM COUNTY URBAN MEDIUM DENSITY TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the City of Tavares is concurrently processing the annexation of this property; and

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

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

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

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

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

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

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

**Section 2. Severability and Conflicts**

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

**Section 3. Transmittal**

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

**Section 4. Effective Date**

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order

determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

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

_____
Robert Wolfe, Mayor
Tavares City Council

First Reading: _____

Second Reading & Final Adoption: _____

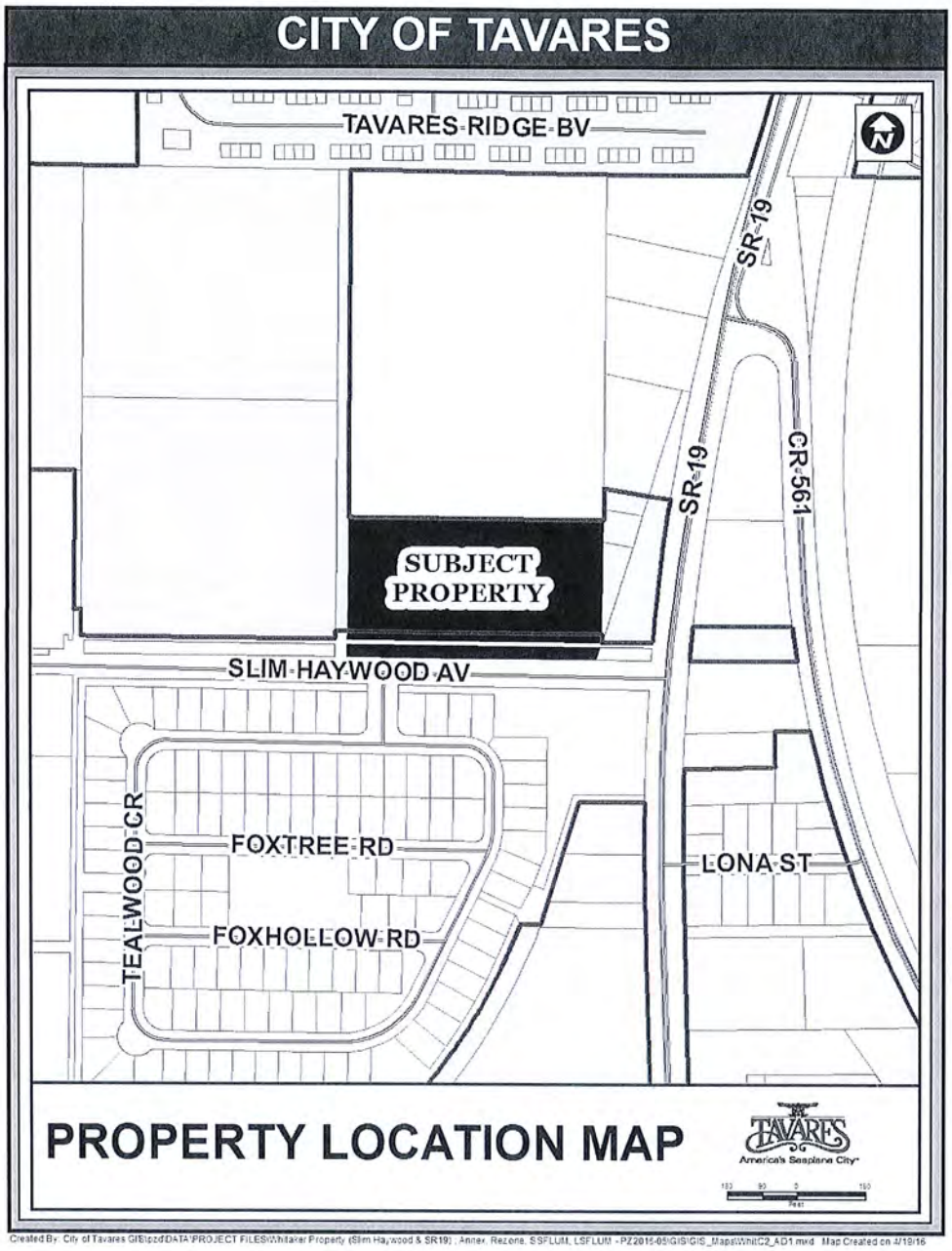
ATTEST:

_____
Nancy A. Barnett, City Clerk

Approved as to form:

_____
Robert Q. Williams, City Attorney

**EXHIBIT "A"**


CITY OF TAVARES
TAVARES RIDGE BV
SR 19
SR 19
CR 561
SUBJECT PROPERTY
SLIM HAYWOOD AV
TEALWOOD CR
FOXTREE RD
FOXHOLLOW RD
LONA ST
PROPERTY LOCATION MAP
TAVARES
America's Seaplane City
Created By: City of Tavares GIS\pzd\DATA\PROJECT FILES\Whitaker Property (Slim Haywood & SR19) ; Annex, Rezone, SSFLUM, LSFLUM - PZ2015-05\GIS\GIS_Maps\WhitC2_AD1.mxd Map Created on 4/19/16

**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**JUNE 1, 2016**

**AGENDA TAB NO. 6** **FIRST READING**

**SUBJECT TITLE:** **Ordinance 2016-15**
**Annexation & Rezoning –Whitaker Family Partnership**
**Slim Haywood Avenue**

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## OBJECTIVE:

To consider the annexation and rezoning to Mixed Use approximately 9.8 acres of property located on the north side of Slim Haywood Avenue, approximately 800 feet west of the intersection of S.R. 19.

## SUMMARY:

The subject property consists of two parcels of property located on the north side of Slim Haywood Avenue, approximately 800 feet west of the intersection of S.R. 19. The property is presently used for agricultural purposes (orange groves). The property is currently zoned Agricultural in Lake County. The owner, Whitaker Family Partnership, is requesting a Mixed Use (MU) zoning.

The new Publix Shopping Center is directly adjacent and east of this property. The applicant at this time envisions a mixture of residential and commercial uses that would be compatible with the commercial development taking place on S.R. 19.

The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Urban Low to City of Tavares Mixed Use Commercial on the Future Land Use Map 2020.

## OPTIONS:

No Council action required at First Reading.

## PLANNING & ZONING BOARD RECOMMENDATION:

At the June 19 meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-15.

## STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2016-15.

## FISCAL IMPACT:

N/A

## LEGAL SUFFICIENCY:

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

# ORDINANCE 2016-15

**AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 9.8 ACRES LOCATED ON THE NORTH SIDE OF SLIM HAYWOOD AVENUE APROXIMATELY 800 FEET WEST OF THE INTERSECTION OF S.R. 19 AND SLIM HAYWOOD AVENUE FROM LAKE COUNTY AGRICULTURAL (A) TO CITY OF TAVARES MIXED USE (MU); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the property legally defined in **Exhibit "A"** is contiguous with the corporate limits of the City of Tavares and the annexation of said property will not result in the creation of any enclave; and

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

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

**WHEREAS**, the property is currently zoned Lake County Agricultural (A) and the applicant has requested that said property be rezoned to a City designation of Mixed Use (MU); and,

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

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

**Section 1. Annexation**

The property legally defined as and depicted in **Exhibit "A"** attached hereto, situated in Lake County, Florida, is hereby incorporated into and made a part of the City of Tavares, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes.

**Section 2. Rezoning**

The property described in **Exhibit "A"** shall hereby be rezoned from Lake County Agricultural (A) to City of Tavares Mixed Use (MU) and shall be subject to the provisions contained within the Land Development Regulations for this zoning designation.

**Section 3. Severability.**

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

**Section 4. Effective Date.**

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

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

_____

Robert Wolfe, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

_____

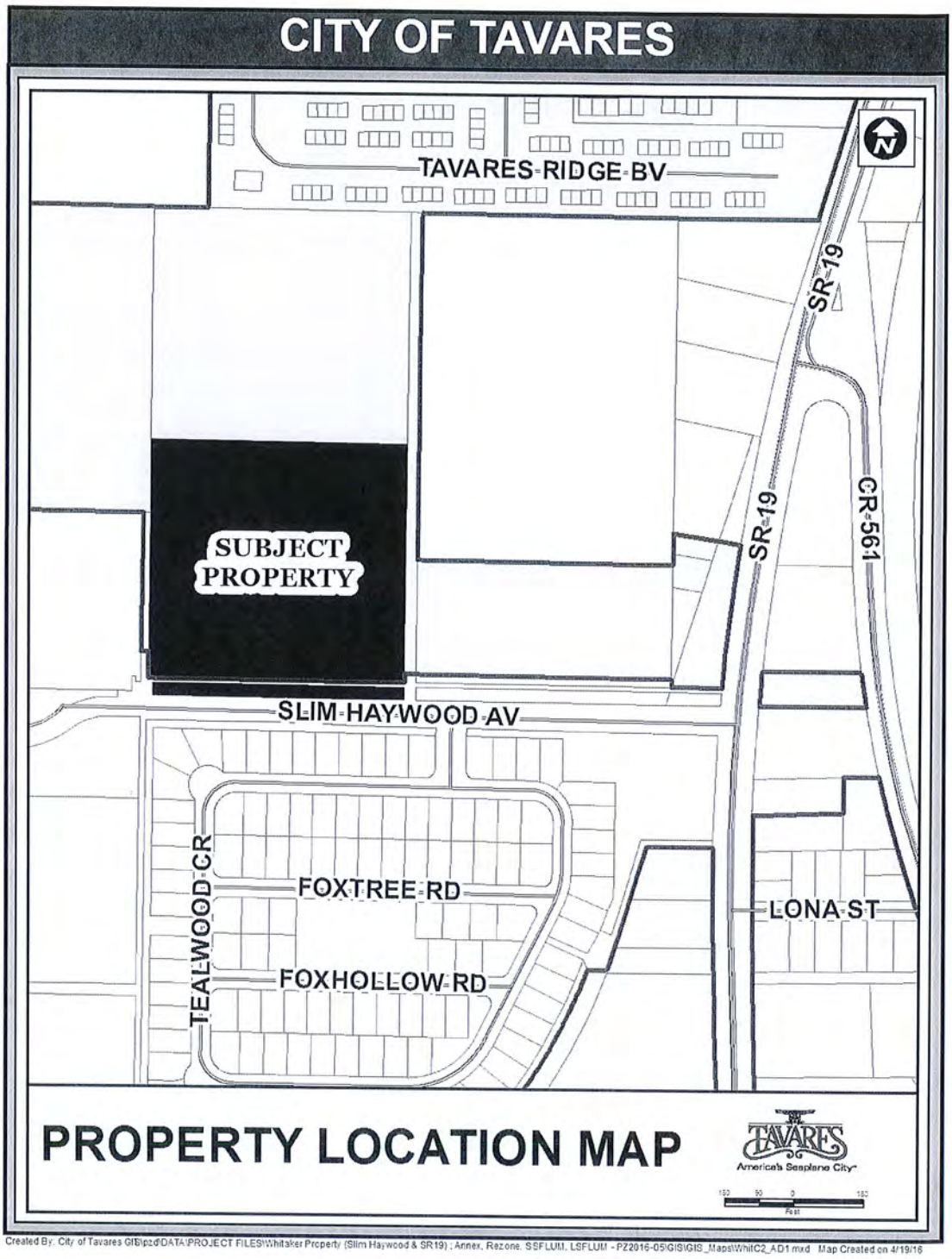
Nancy Barnett, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____

Robert Q. Williams, City Attorney

**EXHIBIT A**




Created By: City of Tavares GIS\pzd\DATA\PROJECT FILES\Whitaker Property (Slim Haywood & SR19) ; Annex, Rezone, SSFLUM, LSFLUM - PZ2016-05\GIS\GIS_Maps\WhitC2_AD1.mxd Map Created on 4/19/16

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TAVARES

America's Seaplane City™

**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**JUNE 1, 2016**

**AGENDA TAB NO. 7** **FIRST READING**
**SUBJECT TITLE:** **Ordinance 2016-16**
**Small Scale FLUM Amendment- Whitaker Family Partnership**
**Slim Haywood Avenue**

---

***OBJECTIVE:***

To consider an application for a Future Land Use Map amendment from Lake County Urban Low Density to City Mixed Use Commercial for 9.8 acres of property located on the north side of Slim Haywood Avenue approximately 800 feet west of the intersection of S.R. 19.

**SUMMARY:**

Ordinance 2016-16 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Numbers 1027071 & 1097649) is 9.8 acres in size, located on the north side of Slim Haywood Avenue, approximately 800 feet west of the intersection of S.R. 19. The new Publix Shopping Center is abutting this land to the east. The property is currently being used for agricultural purposes (orange groves). The applicant envisions residential and commercial mixed uses that compliment the commercial development taking place on S.R. 19. This ordinance would amend the current Future Land Use Designation from Lake County Urban Low Density to City Mixed Use Commercial.

Future Land Use Amendment
The city is required to place a future land use designation on annexed property. The subject property is currently designated County Urban Low Density. A City Commercial Mixed Use Commercial designation is compatible with surrounding property.

Compatibility
The surrounding property is either commercial or residential in nature.

Site Conditions
The property is currently used for agricultural purposes. Prior to any redevelopment, an approved site plan will be required. All applicable environmental assessments and permitting must be in place before the site plan is approved.

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

FINDINGS

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

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

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

**OPTIONS:**

No Council action required at First Reading.

**PLANNING & ZONING BOARD RECOMMENDATION:**

At the June 19 meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-16.

**STAFF RECOMMENDATION:**

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2016-16.

**FISCAL IMPACT:**

N/A

**LEGAL SUFFICIENCY:**

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

# ORDINANCE 2016-16

**AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APRROXIMATELY 9.8 ACRES OF LAND GENERALLY LOCATED ON THE NORTH SIDE OF SLIM HAYWOOD AVENUE APPROXIMATELY 800 FEET WEST OF THE INTERSECTION OF S.R. 19 AND SLIM HAYWOOD AVENUE; FROM COUNTY URBAN LOW DENSITY TO CITY MIXED USE COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the City of Tavares is concurrently processing the annexation of this property; and

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

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

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

**WHEREAS**, the City desires to encourage mixed uses in this particular area of the City, and

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

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

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

**Section 2. Severability and Conflicts**

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

**Section 3. Transmittal**

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

**Section 4. Effective Date**

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

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

_____
Robert Wolfe, Mayor
Tavares City Council

First Reading: _____

Second Reading & Final Adoption: _____

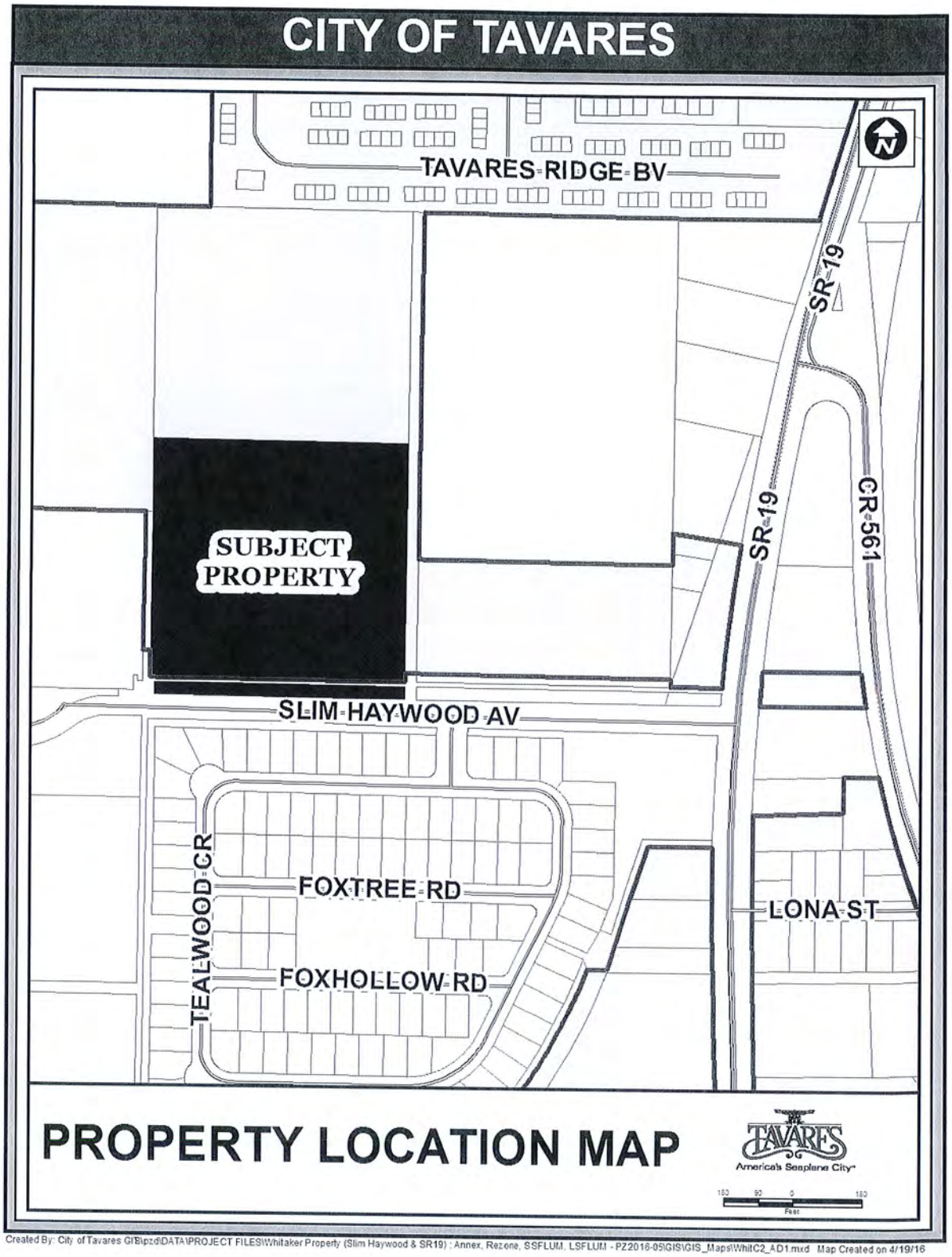
ATTEST:

_____
Nancy A. Barnett, City Clerk

Approved as to form:

_____
Robert Q. Williams, City Attorney

**EXHIBIT "A"**




Created By: City of Tavares GIS\lpzd\DATA\PROJECT FILES\Whitaker Property (Slim Haywood & SR19) : Annex, Rezone, SSFLUM, LSFLUM - PZ2016-05\GIS\GIS_Maps\WhitC2_AD1.mxd Map Created on 4/19/16

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TAVARES

America's Seaplane City™

**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**JUNE 1, 2016**

**AGENDA TAB NO. 8** **FIRST READING**
**SUBJECT TITLE:** **Ordinance 2016-17**
**Annexation & Rezoning –Whitaker Family Partnership**
**36 Acres-West of S.R. 19-North of Slim Haywood**

## OBJECTIVE:

To consider the annexation and rezoning to Mixed Use of approximately 36 acres of property centrally located 600 feet north of Slim Haywood Avenue and 1600 feet west of S.R. 19.

## SUMMARY:

The subject property consists of three parcels of property, centrally located approximately 600 feet north of Slim Haywood Avenue and 1600 feet west of S.R. 19. This property has no direct frontage on a developed road, but is connected to lands owned by the Whitakers that does have frontage onto Slim Haywood Avenue. The property is used for agricultural purposes (orange groves). It is currently zoned Agricultural in the County. The owner is requesting a City Mixed Use (MU) zoning.

The new Publix Shopping Center is located one parcel to the east of the subject property. The applicant at this time envisions a mixture of residential and commercial uses on these lands that would be compatible with the commercial development taking place on S.R. 19.

The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Urban Low to City of Tavares Mixed Use Neighborhood on the Future Land Use Map 2020.

## OPTIONS:

No Council action required at First Reading.

## PLANNING & ZONING BOARD RECOMMENDATION:

At the June 19 meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-17.

## STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2016-17.

## FISCAL IMPACT:

N/A

## LEGAL SUFFICIENCY:

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

# ORDINANCE 2016-17

**AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 36 ACRES OF LAND CENTRALLY LOCATED APPROXIMATELY 600 FEET NORTH OF SLIM HAYWOOD AVENUE AND 1600 FEET WEST OF S.R. 19, REZONING SAID PROPERTY FROM LAKE COUNTY AGRICULTURAL (A) TO CITY OF TAVARES MIXED USE (MU); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the property legally defined in **Exhibit "A"** is contiguous with the corporate limits of the City of Tavares and the annexation of said property will not result in the creation of any enclave; and

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

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

**WHEREAS**, the property is currently zoned Lake County Agricultural (A) and the applicant has requested that said property be rezoned to a City designation of Mixed Use (MU); and,

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

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

**Section 1. Annexation**

The property legally defined as and depicted in **Exhibit "A"** attached hereto, situated in Lake County, Florida, is hereby incorporated into and made a part of the City of Tavares, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes.

**Section 2. Rezoning**

The property described in **Exhibit "A"** shall hereby be rezoned from Lake County Agricultural (A) to City of Tavares Mixed Use (MU) and shall be subject to the provisions contained within the Land Development Regulations for this zoning designation.

**Section 3. Severability.**

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

**Section 4. Effective Date.**

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

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

_____

Robert Wolfe, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

_____

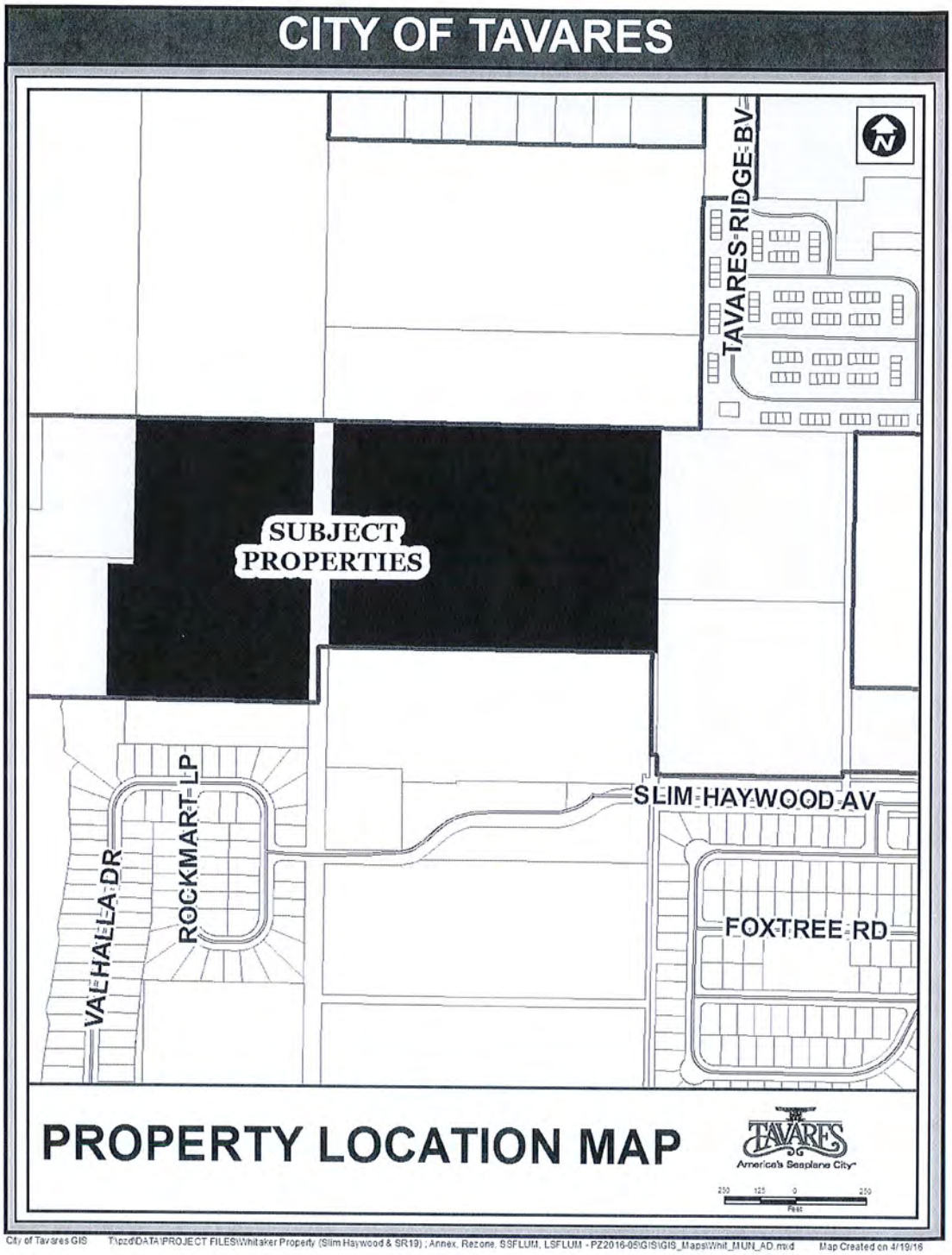
Nancy Barnett, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____

Robert Q. Williams, City Attorney

**EXHIBIT A**


CITY OF TAVARES
TAVARES RIDGE BV
SUBJECT PROPERTIES
SLIM HAYWOOD AV
ROCKMART LP
VALHALLA DR
FOXTREE RD
PROPERTY LOCATION MAP
TAVARES
America's Seaplane City
250 125 0 250
Feet
City of Tavares GIS
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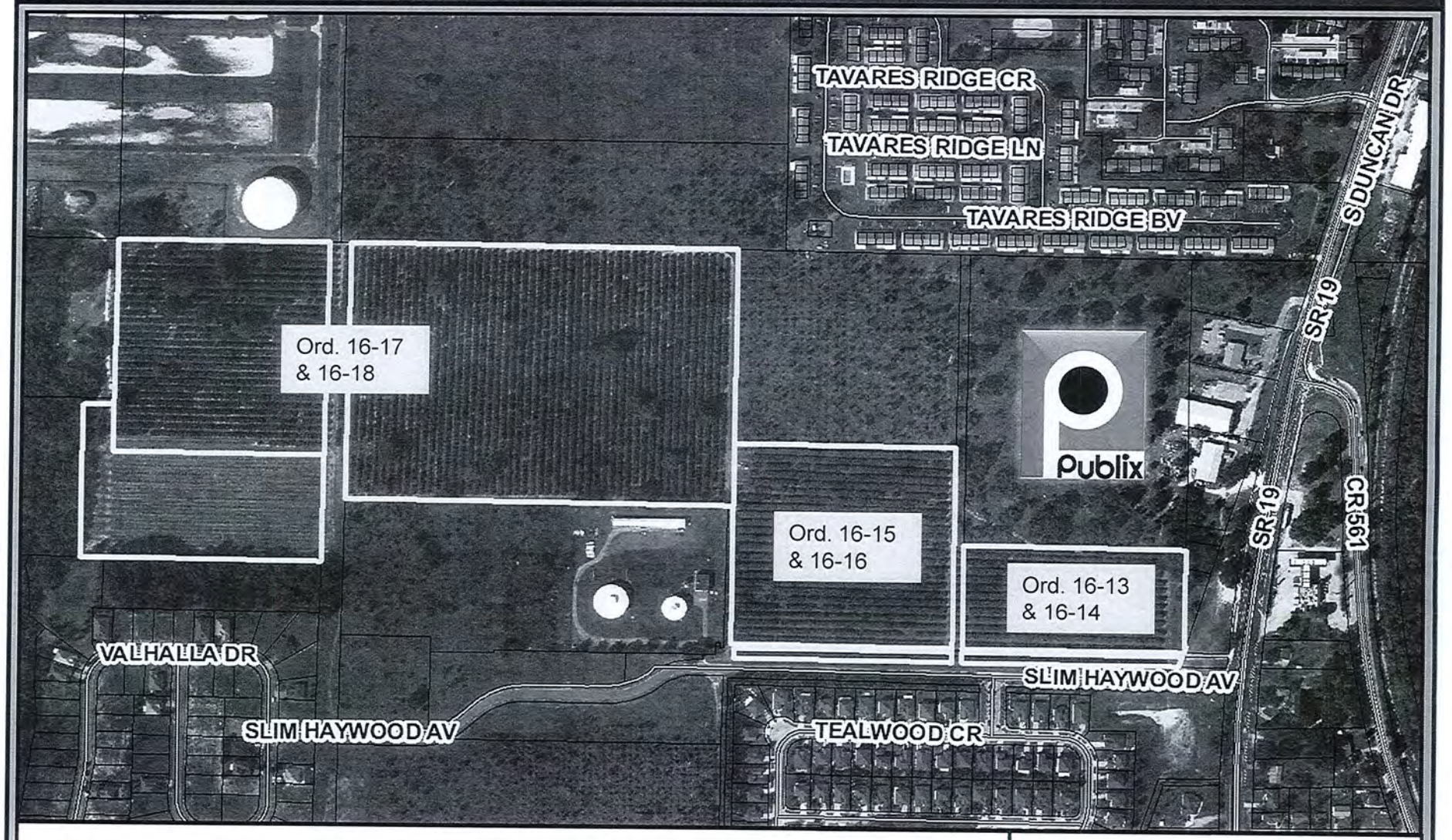
Map Created on 4/19/16

# CITY OF TAVARES - PROPERTY LOCATION MAP




# PROPERTY LOCATION MAP

N

TAVARES
America's Seaplane City

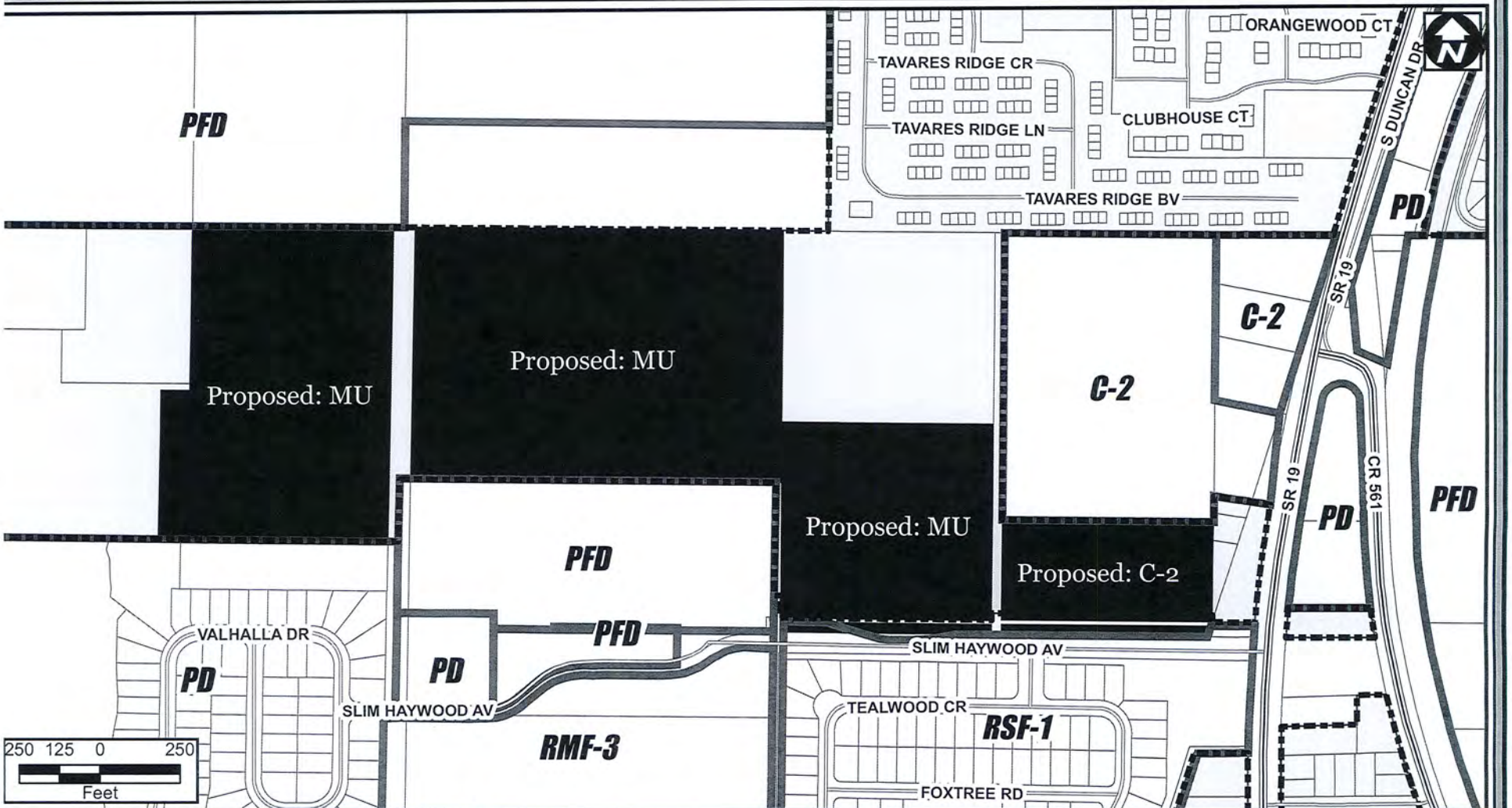
460 230 0 460
Feet

DRAFTED BY: CITY OF TAVARES GIS

T:\pzd\DATA\PROJECT FILES\Whitaker Property (Slim Haywood & SR19) ; Annex, Rezone, SSFLUM, LSFLUM - PZ2016-05\GIS\GIS_Maps\W_LOCPP.mxd

MAP CREATED ON 4/20/16

# CITY OF TAVARES ORDINANCES # 2016-13, 15 & 17




| | |
|---|---|
| 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 Subdivision |
| 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

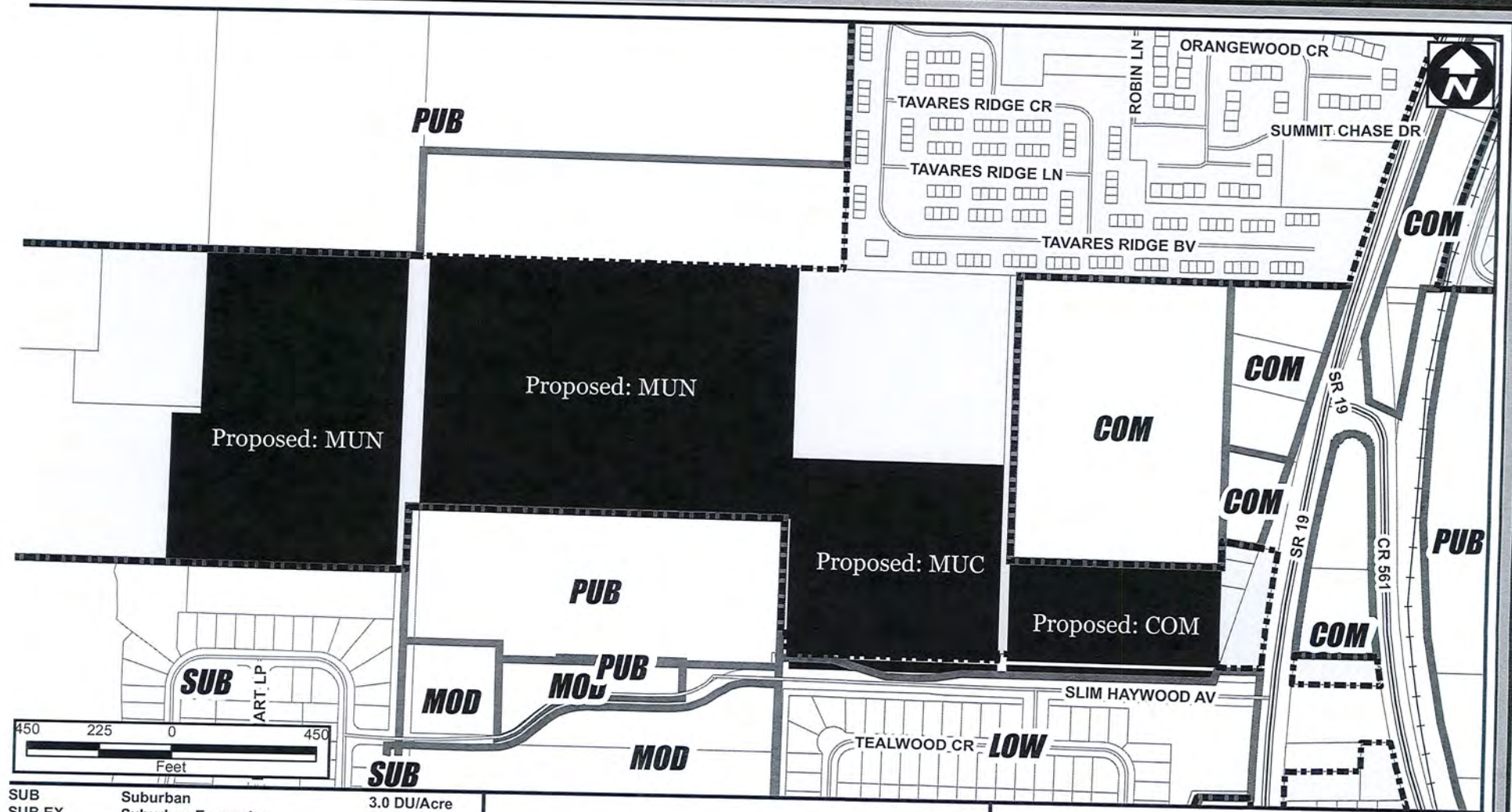
## Whitaker Properties

Current Zoning: Lake County Agriculture
Proposed Zoning: C-2, MU
51.18 ± Acres

Legend

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

# CITY OF TAVARES ORDINANCES # 2016-14, 16 & 18




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

## FUTURE LAND USE MAP

## Whitaker Property

Current FLU: County Agriculture
Proposed FLU: COM, MUC, MUN
51.18 ± Acres

Legend

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

Orlando Sentinel

Publication Date: 05/09/2016

Ad Number: 4162075-1
Insertion Number:
Size: 3 x 10.5
Color Type: B&W
Client Name: City of Tavares
Advertiser:
Section/Page/Zone: Lake Zone/E003/LAK
Description: Ordiance No. 2016-13-14

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

## LAKE SENTINEL

### LAKE THINGS TO DO

*Continued from Page E2*

Details: 352-223-1602 or 386-801-5093.

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

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

**TRI-COUNTY FLY FISHERS CLUB** meets the third Wednesday of the month in Wildwood Community Center, 6500 County Road 139 (Powell Road), 5:30 to 8 p.m. Fly-tying, fly-casting and rod-building are taught by qualified instructors. Local fishing opportunities are discussed. Saltwater- and freshwater-fishing excursions are planned each month. Details: Larry Nazzaro, 352-552-7968, or email Lmnazzaro@comcast.net.

#### Golf

**PLANTATION AT LEESBURG MEN'S GOLF ASSOCIATION** invites men in the area to join them on Tuesday mornings on the Otter Creek course. Annual dues: $15. Weekly fee: $2 for game prizes. Once a month social after golf. A GHIN handicap is needed (pro shop can help you establish one). Details: 352-365-0526.

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

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

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

#### Kayaking

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

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

*Submit information by fax at 352-742-5938 or by emailing dmanis@tribune.com.*

### MOVIES IN LAKE

Political interference in the Avengers' activities causes a rift between former allies Captain America and Iron Man in "Captain America: Civil War," new in theaters. The movie stars Chris Evans, Robert Downey Jr., and Scarlett Johansson.

Or in honor of Mother's Day, consider taking in the movie "Mother's Day," with Julia Roberts, Jennifer Aniston and Kate Hudson.

Here is a listing of local movie theaters and contact information to find about what's playing.

#### Clermont

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

#### Leesburg

AMC ViaPort Florida 12
ViaPort Florida
10401 U.S. Highway 441
888-262-4386
viaportflorida.com/movie-times

#### The Villages

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

■ Old Mill Playhouse
Lake Sumter Landing Market Square
1000 Old Mill Run (south of County Road 466 in Sumter County)
352-259-1111
thevillagestheatres.com/PLAYHOUSE

■ Barnstorm Theater
Brownwood Paddock Square
2720 Brownwood Blvd. (off State Road 44 in Sumter County)
Schedule not provided by theater; call theater for movies and times.
352-259-1111
thevillagestheatres.com/BARNSTORM.html

## 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 2016-13 and Ordinance 2016-14 titled as follows:

**ORDINANCE 2016-13**

**AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 5.28 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST INTERSECTION OF S.R. 19 AND SLIM HAYWOOD; REZONING SAID PROPERTY FROM LAKE COUNTY AGRICULTURAL (A) TO CITY OF TAVARES HIGHWAY COMMERCIAL (C-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**ORDINANCE 2016-14**

**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 5.6 ACRES OF LAND GENERALLY LOCATED ON THE NORTHWEST INTERSECTION OF S.R. 19 AND SLIM HAYWOOD AVENUE FROM COUNTY URBAN MEDIUM DENSITY TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; PROVIDING FOR AN EFFECTIVE DATE.**

Proposed Ordinance 2016-13 and Ordinance 2016-14 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on May 19, 2016, at 3 p.m.; and
2. Tavares City Council meeting on June 1, 2016, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on June 15, 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 2016-13 and Ordinance 2016-14 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

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

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

CITY OF TAVARES

PROPERTY LOCATION MAP

## 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 2016-15 and Ordinance 2016-16 titled as follows:

**ORDINANCE 2016-15**

**AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 9.8 ACRES LOCATED ON THE NORTH SIDE OF SLIM HAYWOOD AVENUE APROXIMATELY 800 FEET WEST OF THE INTERSECTION OF S.R. 19 AND SLIM HAYWOOD AVENUE FROM LAKE COUNTY AGRICULTURAL (A) TO CITY OF TAVARES MIXED USE (MU); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**ORDINANCE 2016-16**

**AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APRROXIMATELY 9.8 ACRES OF LAND GENERALLY LOCATED ON THE NORTH SIDE OF SLIM HAYWOOD AVENUE APPROXIMATELY 800 FEET WEST OF THE INTERSECTION OF S.R. 19 AND SLIM HAYWOOD AVENUE; FROM COUNTY URBAN LOW DENSITY TO CITY MIXED USE COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

Proposed Ordinance 2016-15 and Ordinance 2016-16 will be considered at the following public meetings:

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

Proposed Ordinance 2016-15 and Ordinance 2016-16 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.

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

CITY OF TAVARES

## 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 2016-17 and Ordinance 2016-18 titled as follows:

**ORDINANCE 2016-17**

**AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 36 ACRES OF LAND CENTRALLY LOCATED APPROXIMATELY 600 FEET NORTH OF SLIM HAYWOOD AVENUE AND 1600 FEET WEST OF S.R. 19, REZONING SAID PROPERTY FROM LAKE COUNTY AGRICULTURAL (A) TO CITY OF TAVARES MIXED USE (MU); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**ORDINANCE 2016-18**

**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 36 ACRES OF LAND CENTRALLY LOCATED APPROXIMATELY 600 FEET NORTH OF SLIM HAYWOOD AVENUE AND 1600 FEET WEST OF S.R. 19; FROM COUNTY URBAN LOW DENSITY TO CITY MIXED USE NEIGHBORHOOD; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

Proposed Ordinance 2016-17 and Ordinance 2016-18 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on May 19, 2016, at 3 p.m.; and
2. Tavares City Council meeting on June 1, 2016, at 4 p.m. (Introduction and First Reading by Title Only – Ord. 16-17); and
3. Tavares City Council meeting on June 15, 2016, at 4 p.m. (Second Reading – Ord. 16-17, Transmittal Hearing – Ord. 16-18)
4. Tavares City Council Second Reading for Ord.16-18 will follow completion of State review.

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

Proposed Ordinance 2016-17 and Ordinance 2016-18 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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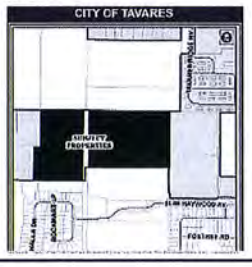
CITY OF TAVARES



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TAVARES

America's Seaplane City™

**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**JUNE 1, 2016**

**AGENDA TAB NO. 9** **FIRST READING**
**SUBJECT TITLE:** **Ordinance 2016-19**
**Annexation & Rezoning –Whitaker Family Partnership**
**Southwest Intersection of S.R. 19 & Camp Road**

## OBJECTIVE:

To consider the annexation and rezoning to Highway Commercial of 14.25 acres of property located at the southwest intersection of S.R. 19 and Camp Road.

## SUMMARY:

The subject property consists of two parcels of property located at the southwest intersection of S.R. 19 and Camp Road. There is an older existing single family dwelling located on the parcel that fronts onto S.R. 19. The property is currently zoned Agricultural in the County. The owner, Whitaker Family Partnership, is requesting a City Highway Commercial (C-2) zoning.

The property is currently being used for agricultural purposes (orange groves). S.R. 19 is rapidly becoming a major commercial corridor for Tavares. It is staff's opinion that a Highway Commercial (C-2) zoning is the most compatible designation for this property.

The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Urban Low to City of Tavares Commercial on the Future Land Use Map 2020.

## OPTIONS:

No Council action required at First Reading.

## PLANNING & ZONING BOARD RECOMMENDATION:

At the June 19 meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-19.

## STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2016-19.

## FISCAL IMPACT:

N/A

## LEGAL SUFFICIENCY:

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

# ORDINANCE 2016-19

**AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 14.18 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHWEST INTERSECTION OF S.R. 19 AND CAMP ROAD; REZONING SAID PROPERTY FROM LAKE COUNTY AGRICULTURAL (A) TO CITY OF TAVARES HIGHWAY COMMERCIAL (C-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the property legally defined in **Exhibit "A"** is contiguous with the corporate limits of the City of Tavares and the annexation of said property will not result in the creation of any enclave; and

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

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

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

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

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

**Section 1. Annexation**

The property legally defined as and depicted in **Exhibit "A"** attached hereto, situated in Lake County, Florida, is hereby incorporated into and made a part of the City of Tavares, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes.

**Section 2. Rezoning**

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

**Section 3. Severability.**

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

**Section 4. Effective Date.**

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

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

_____

Robert Wolfe, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

_____

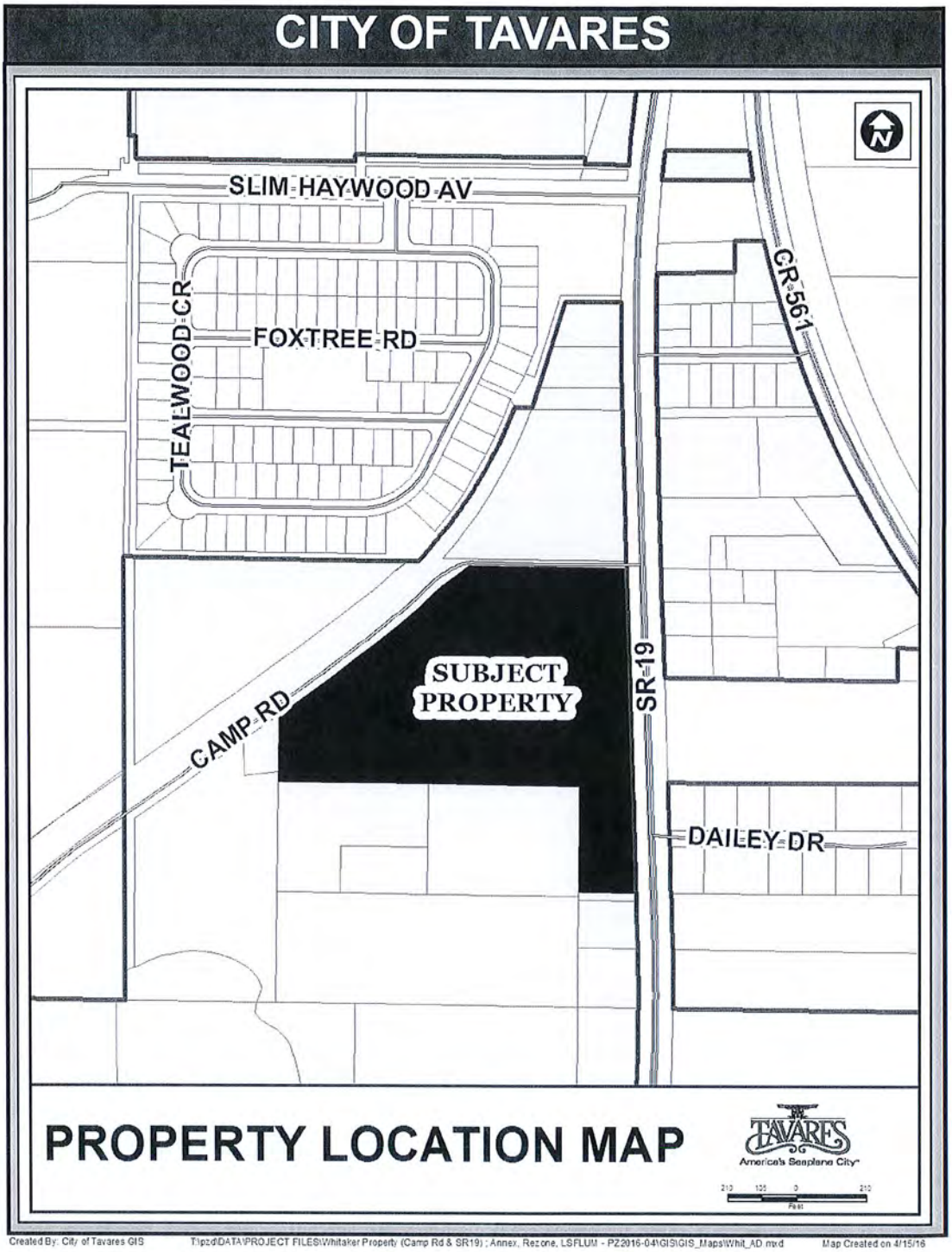
Nancy Barnett, City Clerk

APPROVED AS TO FORM AND LEGALITY:

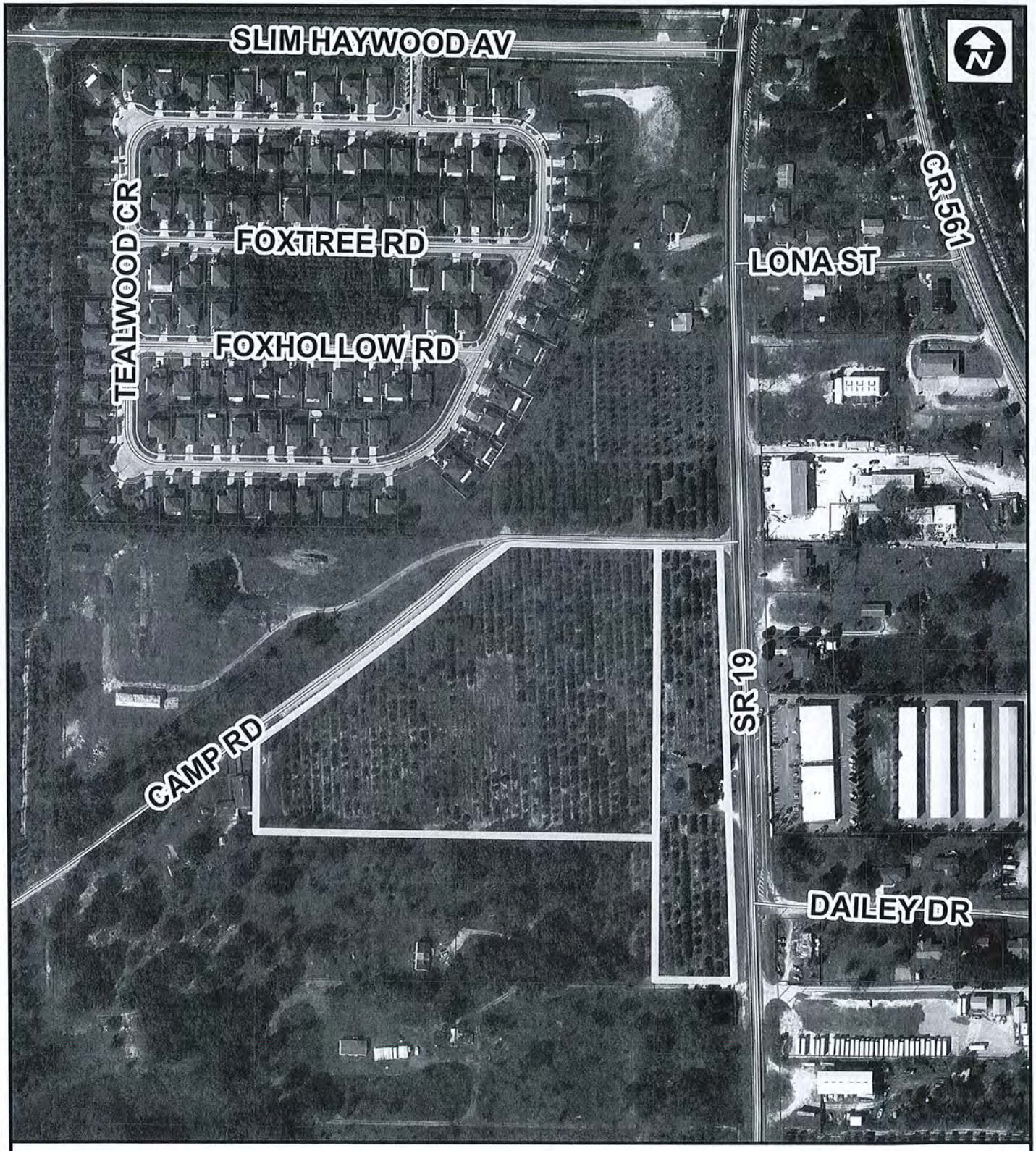
_____

Robert Q. Williams, City Attorney

**EXHIBIT A**


CITY OF TAVARES
SLIM HAYWOOD AV
TEALWOOD CR
FOXTREE RD
CR 561
SUBJECT PROPERTY
SR 19
CAMP RD
DAILEY DR
PROPERTY LOCATION MAP
TAVARES
America's Seaplane City
Created By: City of Tavares GIS
T:\pzd\DATA\PROJECT FILES\Whitaker Property (Camp Rd & SR19) ; Annex, Rezone, LSFLUM - PZ2016-04\GIS\GIS_Maps\Whit_AD.mxd
Map Created on 4/15/16

# CITY OF TAVARES

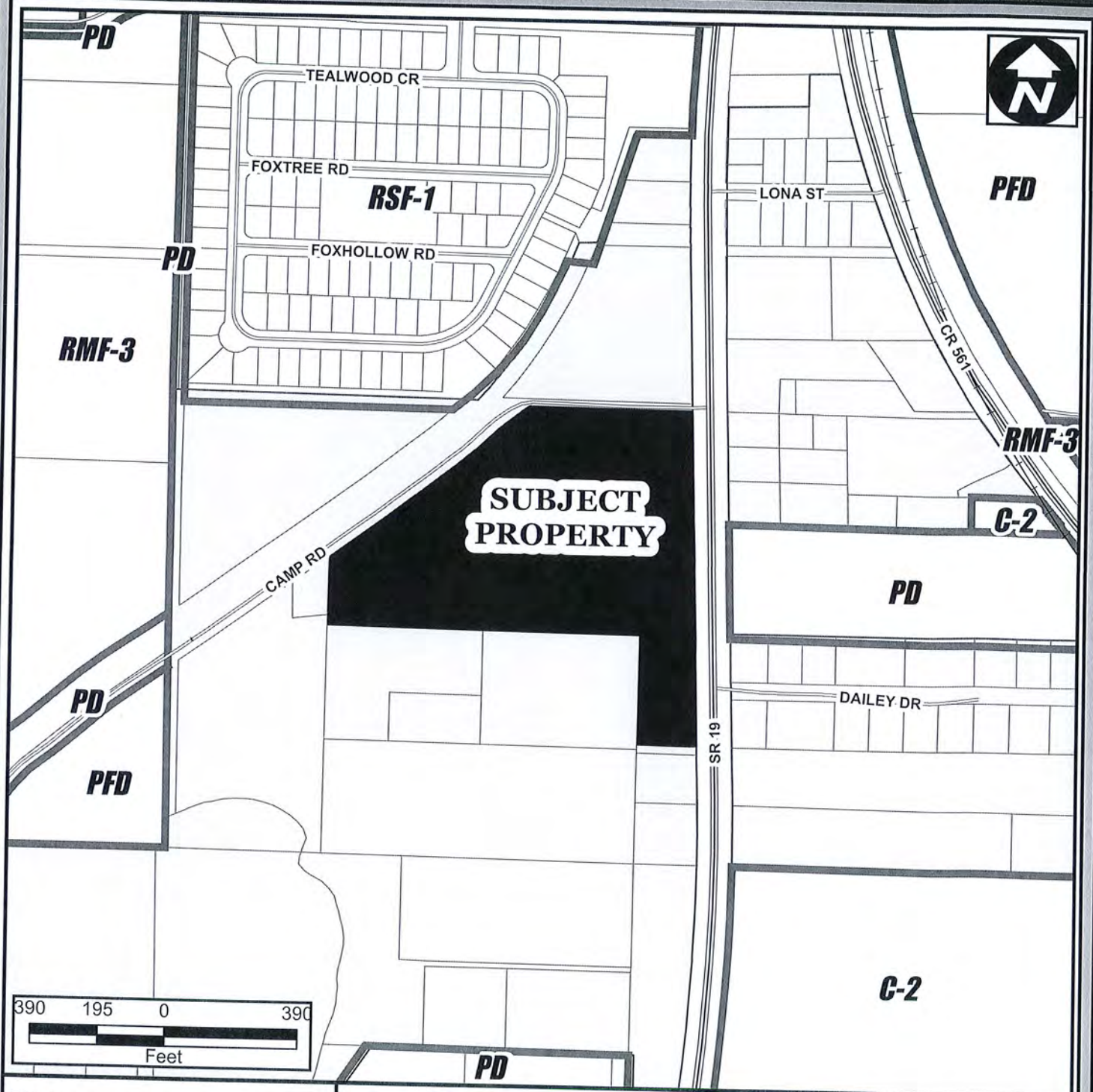



# PROPERTY LOCATION MAP

TAVARES
America's Seaplane City

180 90 0 180
Feet

# CITY OF TAVARES ORDINANCE # 2016-19




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

TAVARES

## ZONING MAP

## ORDINANCE # 2016-19

## Whitaker Property

Current Zoning: Lake County Agriculture
Proposed Zoning: C-2
14.18 ± Acres

Legend

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

Orlando Sentinel

Publication Date: 05/09/2016

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

Ad Number: 4162027-1
Insertion Number:
Size: 3 x 10.5
Color Type: B&W

Client Name: City of Tavares
Advertiser:
Section/Page/Zone: Lake Zone/E004/LAK
Description: Ordiance No. 2016-19-20



PARKS & RECREATION

# City, Town Parks

## Clermont

*For more information, call 352-394-6763.*

**Azalea Park:** 1475 East Ave. Picnic tables.

**Bishop Field:** 950 East Ave. Baseball field.

**Center Lake** Park: Off State Road 50 and Eighth Street in the downtown area. Fitness trail.

**Chestnut** Park: Chestnut Street between Holly and Ryan streets. Playground, basketball court and picnic tables.

**Edgewood Place** Park: North Street between Overlook and Hillside drives in the Edgewood Place subdivision. Playground.

**Eighth Street Trailhead:** Eighth Street and Minneola Avenue. Part of the Lake Minneola Scenic Trail. Picnic tables, covered pavilion, and a path for walking, jogging-,skating and bicycling. The Eighth Street Pier is adjacent to the Trailhead for fishing.

**Fourth Street** Pier: North end of Fourth Street on Lake Minneola. Fishing.

**Hancock Park:** 3301 Hancock Road. Softball fields, basketball courts, tennis courts, multi-purpose fields, playground, pavilion and picnic tables.

**KehlorPark:** 466 W. MinneolaAvenue. Clubhouse, tennis courts, shuffleboard courts and horseshoe area.

**Kiwanis Park:** 982 Minneola Ave. Playground and picnic tables.

**Lake Felter Park:** 1750 Johns Lake Road. Softball field, playground, basketball courts and tennis courts.

**Lakeview Hills** Park: North of Brogden Drive adjacent to Ridge Avenue in the Lakeview Hills subdivision. Picnic tables and fitness station trail

**McKinney Park:** 801 Bloxam Ave. Playground, basketball courts, volleyball court, softball field, pavilion and fitness trail.

**MontroseTot Lot:** Montrose and 12th streets. Playground and basketball court.

**Palatlakaha Recreation Area:** 1250 12th St. Playground, picnic tables, picnic pavilion, softball field, football/soccer field, tennis courts, volleyball court, basketball court, racquetball courts, nature trail, boardwalk and fishing pier.

**Park of Indian** Hills: South end of 12th Street on Lakeshore Drive. Benches.

**Seminole Park:** 1201 Seminole St. Playground and picnic tables.

**Veteran'sPark:** 299 Minneola Ave. Benches.

**Waterfront Park:** 100 Third St. Playground, volleyball courts, basketball court, picnic tables, grills, freshwater beach, fishing pier and bathhouse. Parking fee is $2.

**West Beach:** East side of 12th Street just north of Carroll Street on Lake Minnola. Freshwater beach, pier, picnic tables and swings.

**West Park:** 650 12th St. Baseball complex.

## Eustis

*For more information, call 352-357-7969.*

**Bennett** Park: Grove Street and Old Mount Dora Road. Playground, picnic tables and tennis courts.

**Cardinal Cove:** Cardinal Avenue. Quarter-mile multipurpose track, fishing pier, tennis court, picnic tables and covered pavilion.

**Carver Park:** Bates Avenue just east of the Curtwright Campus of Eustis High School. Basketball courts, softball fields, picnic tables and covered pavilion.

**Elizabeth Circle:** Clay Boulevard just west of Kurt Street. Playground and tennis court.

**Ferran Park:** Off Bay Street in the downtown area overlooking Lake Eustis. Playground, aquatic center, band shell, covered pavilions, walking path and picnic tables. Eustis Lake Walk, at the north end of Ferran Park, features a quarter-mile boardwalk, gazebos, benches and boat slips.

**Liberty Circle:** Go north on Liberty Street from Bates Avenue. Playground and picnic tables.

**Pendleton Park:** Adjacent to the Eustis Community Center overlooking Lake Eustis on Bay Street. Playground and picnic tables.

**Selleen Tot Lot:** Selleen Drive just south of Getford Road. Playground and picnic tables.

**Sunset Island:** Ward Avenue just west of Bay Street. Playground, basketball court, racquetball courts, tennis courts, quarter-mile walking path, picnic tables and covered pavilions.

## Leesburg

*For more information, call 352-728-9885.*

**Berry Park:** 2121 Johns Ave. Playground, pavilions, picnic tables, grills and quarter-mile walking path.

**Fountain Lake Park:** 600 W. Meadow St. Playground, pavilions and walking path around lake.

**H.O. Dabney Recreation Complex:** 1080 Beecher St. Swimming pool, bathhouse, 2 full-size water basketball courts, 2 enclosed slides and picnic area with tables.

**Herlong Park:** 700 E. North Blvd. (U.S. Highway 441). Picnic area with pavilions, picnic tables and grills, fishing pier and boat ramp.

**Jessie L. Holliman Park:** 1016 Tuskegee St. Playground, picnic tables and grills.

**John L. Johnson Park:** 205 Mills St. Playground, basketball courts and picnic tables.

**Lake William and Lake Mary Park:** 211 S. 15 St. Walking path.

**Leesburg Dog Park:** 9745 Silver Lake Drive. Picnic tables, water and rinse stations and separate areas for large and small dogs.

**Leesburg Recreational Complex:** 1851 Griffin Road. Gymnasium with basketball and volleyball courts and outdoor basketball court.

**Magnolia Trail:** 600 W. Magnolia St. Exercise equipment, benches and walkers and bikers.

**Palmetto Street Complex:** 310 S. Palmetto St. Tennis courts, shuffleboard courts, fitness center and picnic tables.

**Rogers Park:** Ninth Street and Dixie Avenue. Playground and pavilion.

**Singletary Park:** Just south of Leesburg on U.S. Highway 27. Boat ramp and fishing pier.

**Sleepy Hollow Recreation Complex:** 2775 Hollow Lane. Toddler playground, adult softball fields, Babe Ruth baseball fields, girls fast pitch softball fields, soccer/football fields and pavilion with picnic tables and grills.

**Susan Street Complex:** South of Griffin Road off Pamela Street. Tennis courts, outdoor racquetball courts, little league fields, batting cages, football field and picnic area with picnic tables and grills.

**Venetian Gardens:** Off Dixie Avenue overlooking Lake Harris. Pavilions, picnic tables, grills, swimming pool, bathhouse, Ski Beach and Pat Thomas Stadium.

**Venetian Gardens Trail:** 420 S. Canal St. Hiking and biking trail that runs parallel with Canal Street between Dixie Avenue and U.S. Highway 441.

**Corrine Williams Park:** West on Griffin Road, north on Talley Box Road, east on Woodland Boulevard. Playground, picnic tables, grills and basketball court.

## Minneola

*For more information, call 352-394-3598.*

**Minneola Park:** South of East Washington Street on South Bloxam Avenue and then east on Madison Street. Playground, picnic tables and access to Lake Minneola Scenic Trail — 3-mile trail for walking, bicycling or skating.

**Minneola Athletic Complex:** 1300 Fosgate Road. Baseball fields, softball fields and a combination football/soccer field.

**Minneola Trailhead Park:** 315 Madison St. Ball fields, basketball court, playground, pavilion, trails for walking, skating and bicycling.

## Montverde

*For more information, call 407-469-2681.*

**Kirk** Park: East of County Road 455 on Franklin and Division streets. Pavilion, picnic tables, grills, playground, baseball field and tennis courts.

**Lake Florence Park:** Go west on Porter Avenue off County Road 455. Play-

*Please turn to Page E6*

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Proposed Ordinance 2016-19 and Ordinance 2016-20 will be considered at the following public meetings:

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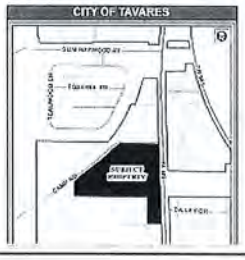


## THE CITY OF TAVARES
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ORDINANCE 2016-21

**AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY .27 ACRES GENERALLY LOCATED ON THE NORTHWEST CORNER OF DORA AVENUE AND SOUTH MOUNT HOMER ROAD; FROM RSF-1 (RESIDENTIAL SINGLE FAMILY) TO PD (PLANNED DEVELOPMENT); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.**

ORDINANCE 2016-22

**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 .27 ACRES GENERALLY LOCATED ON THE NORTHWEST CORNER OF DORA AVENUE AND SOUTH MOUNT HOMER ROAD; FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

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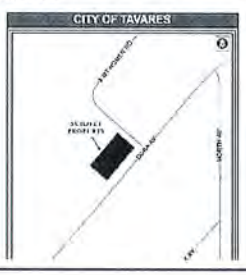
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