



America's Seaplane City™

**AGENDA  
TAVARES CITY COUNCIL**

**July 20, 2016  
4:00 P.M.**

**TAVARES CITY HALL COUNCIL CHAMBERS**

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

**I. INVOCATION AND PLEDGE OF ALLEGIANCE**

**Former Mayor Sandy Gamble and Pastor, Church of God of Prophecy**

**II. CALL TO ORDER**

**Mayor Pfister**

**III. APPROVAL OF AGENDA**

**Mayor Pfister**

**IV. APPROVAL OF MINUTES**

**Tab 1) Approval of Minutes for Regular City Council Meeting  
June 15, 2016 and July 6, 2016**

**Mayor Pfister**

**V. COUNCIL ORGANIZATIONAL BUSINESS**

**Tab 2) Submittal by the Mayor of the Recommended Individual to  
Fill the Council Vacancy**

**Mayor Pfister**

**Tab 3) Election of Vice Mayor**

**Mayor Pfister**

**Tab 4) Approval of Check Signatures**

**Lori Houghton**

**VI. PROCLAMATIONS/PRESENTATIONS**

**Tab 5) 2016 Election Proclamation**

**Mayor Pfister**

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

Page 1

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

Nancy Barnett

**IX. CONSENT AGENDA**

Tab 6) Termination of Lease Agreement with Niche Development  
For Ruby Street Parking Lot Bob Tweedie

Tab 7) Increased Transfer from General Funds to Sea Plane  
Base Fueling System Bob Tweedie

**X. ORDINANCES/RESOLUTIONS – PUBLIC HEARING**

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

**First Reading**

**Second Reading**

Tab 8) Ordinance #2016-24 – Amendment to Planned Development Jacques Skutt  
For Florida Hospital Development – 137 Acres – 1000 Waterman Way

Tab 9) Ordinance #2016-25 – Small Scale Future Land Use Jacques Skutt  
Amendment for 5.7 Acres to Increase Commercial Property –  
Florida Hospital – 1000 Waterman Way

**RESOLUTIONS**

**XI. TRANSMITTAL HEARING**

Tab 10) Ordinance #2016-26 – Large Scale Future Land Use Jacques Skutt  
Comprehensive Plan Amendment – 1000 Waterman Way –  
Florida Hospital Development – 59 Acres

**XII. GENERAL GOVERNMENT**

Tab 11) Fox Run Stormwater System – Perpetual Maintenance Brad Hayes  
Agreement

Tab 12) Fox Run Stormwater System Emergency Repairs Brad Hayes  
Construction Contract

Tab 13) Award of Bid/Proposal for Financing of Public Safety Complex Lori Houghton

Tab 14) Approval to Plan a Cornerstone Laying and Groundbreaking Ceremony for the Proposed Public Safety Facility Richard Keith

Tab 15) Approval of Interlocal Agreement with Lake County for Transfer of Jurisdiction of Camp Road to the City of Tavares & Approval of Developer's Agreement with Shantiniketan Attorney Williams

**XIII. BUDGET WORKSHOP**

Tab 16) Presentation of the FY 2016-2017 Five Year Capital Improvement Program and Setting of Maximum Tentative Millage Rate John Drury

**XIV. OLD BUSINESS**

**XV. NEW BUSINESS**

**XVI. AUDIENCE TO BE HEARD**

**XVII. REPORTS**

Tab 17) City Administrator John Drury

Tab 18) 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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**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
DATE OF MEETING: July 20, 2016**

**AGENDA TAB NO. 2**

**SUBJECT TITLE: Submittal by Mayor of Recommendation to Fill City Council Vacancy**

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**OBJECTIVE:**

To consider the recommendation by the Mayor of an individual to fill the vacancy on City Council.

**SUMMARY:**

Due to the attached Executive Order by the Governor of Florida, a vacancy exists in Seat #4. The City Charter requires the Mayor to appoint an elector of the city to fill the vacancy subject to approval by a majority of the remaining City Councilmembers.

Attached is a resume of an individual that will be presented by Mayor Pfister for City Council's consideration. If the individual is approved by City Council, the swearing in will take place at the meeting on July 20, 2016.

**OPTIONS:**

- 1) Move to approve the recommendation by the Mayor to fill the vacancy of Seat #4.
- 2) Do not approve the recommendation by the Mayor.
- 3) Move to table the approval of the individual to fill the vacancy until the next meeting.

**STAFF RECOMMENDATION:**

**That City Council discuss the recommendation by the Mayor and whether or not to take action at this meeting or at the following meeting.**

**FISCAL IMPACT:**

N/A

**LEGAL SUFFICIENCY: Legally sufficient  
Legally sufficient**

**STATE OF FLORIDA**  
**OFFICE OF THE GOVERNOR**  
**EXECUTIVE ORDER NUMBER 16-164**

**WHEREAS**, Robert William Wolfe is presently serving as Mayor for the City of Tavares, Florida; and

**WHEREAS**, on July 13, 2016, Robert William Wolfe was charged by Information with Insurance Fraud (Less Than \$20,000), a third-degree felony in violation of section 817.234, Florida Statutes; and

**WHEREAS**, section 112.51(2), Florida Statutes, provides that the Governor may suspend from office any elected municipal officer who is informed against for the commission of a state felony or misdemeanor; and

**WHEREAS**, it is in the best interests of the residents of the City of Tavares, and the citizens of the State of Florida, that Robert William Wolfe be immediately suspended from the public office, which he now holds, upon the grounds set forth in this executive order.

**NOW, THEREFORE, I, RICK SCOTT**, Governor of Florida, pursuant to section 112.51, Florida Statutes, find as follows:

- A. Robert William Wolfe is, and at all times material hereto was, Mayor for the City of Tavares, Florida.
- B. The office of Mayor for the City of Tavares, Florida, is within the purview of the suspension powers of the Governor, pursuant to section 112.51, Florida Statutes.
- C. On July 13, 2016, Robert William Wolfe was charged with Insurance Fraud (Less Than \$20,000), a third-degree felony in violation of section 817.234, Florida

Statutes, as evidenced by the attached Information filed in the Fifth Judicial Circuit of Florida, which is incorporated as if fully set forth in this Executive Order.

**BEING FULLY ADVISED** in the premises, and in accordance with the Constitution and the Laws of the State of Florida, this Executive Order is issued, effective immediately:

Section 1. Robert William Wolfe is suspended from the public office, which he now holds, to wit: Mayor for the City of Tavares, Florida.

Section 2. Robert William Wolfe is prohibited from performing any official act, duty, or function of public office; from receiving any pay or allowance; and from being entitled to any of the emoluments or privileges of public office during the period of this suspension, which period shall be from today, until further Executive Order is issued, or as otherwise provided by law.

IN TESTIMONY WHEREOF, I have hereunto set my hand and have caused the Great Seal of the State of Florida to be affixed at The Capitol, Tallahassee, Florida, this 14th day of July, 2016.



RICK SCOTT, GOVERNOR

ATTEST:

  
SECRETARY OF STATE

RECEIVED  
JUL 14 2016  
TALLAHASSEE, FLORIDA

**Council Members and Staff,**

**I have been graciously asked to fill a vacancy that has unexpectedly become available on the Tavares City Council Board. After careful consideration with my family, I have decided that I am willing to undertake this task. I was asked to submit a brief statement and a rough resume. The following is a short explanation of why I have decided to accept this position.**

**I have resided in Lake County for over 35 years. In 1979, my family opened an auto parts store in downtown Tavares, in what is now the Hoity Toity Mercantile. During that time, I attended Triangle Elementary, followed by Tavares Middle School. Back then, the downtown area of Tavares had a large number of successful businesses. As years passed, most businesses in the area either closed down or moved due to the lack of traffic. Unfortunately, my family had to sell their business. We were forced to move to South Florida where my father found work.**

**While we were there, I was involved in an accident at the age of 14 that left me confined to a wheelchair. This, however, did not stop me from perusing my education or my desire to enjoy life. The move was difficult for my family, since there was no real support like we would have had in Lake County. We decided to move back to Tavares, where the entire community came out to help my family purchase a wheelchair accessible van. This outpouring of support was overwhelming and I have been very appreciative of that ever since. This is just one of the many reasons I love being a citizen of Tavares. It is here, that I met and married my loving wife, Kellie, and where we are raising our 13-year-old son, Cole.**

**It has been wonderful to see not only the exciting revitalization and improvements to the downtown Entertainment District, but also to the city as a whole. The continued growth and innovative marketing of Tavares over the past years has been a positive for the city. I would like to see Tavares continue on this path of controlled growth with an emphasis on fiscal responsibility.**

**I am honored and humbled to be asked to serve as a councilmember for Tavares. I am more than willing to do what is needed to assure that the duties and the dignity of the Tavares City Council continues to move forward during this transition.**

**Thank you for your consideration,**

**Troy Singer**

# TROY SINGER

205 Lakecrest Drive, Tavares, Florid 32778 | C: 352-223-3362 | TSinger3362@gmail.com

## Summary

I have lived in Lake County for over 35 years and most of those have been in Tavares. I have been a business owner, a community volunteer, and active in several civic organizations. I am knowledgeable about business management, budgeting, financing, and accounting. I enjoy working with others towards a common goal and being involved with my community.

## Highlights

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- Fast learner
- Detail-oriented
- Deadline-driven
- Creative problem solver
- Public speaking
- Budget analysis
- Account reconciliations
- Fiscal budgeting knowledge
- Effective time management
- Bookkeeping

## Work History

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**Real Estate Agent**  
Matchee Real Estate

**Co-Owner**  
Yamaha of Leesburg  
Managed all aspects of bookkeeping, comp-trolling, payroll, budgeting, etc.

**Owner**  
Direct Consulting  
Provided on-site accounting, bookkeeping, payroll, comp-trolling, banking, forecasting, etc. for local businesses.

**Co-Owner**  
Brett's Motorsports  
Managed all aspects of bookkeeping, comp-trolling, payroll, budgeting, etc.

**Accounts Manager**  
KMS Swim  
Handle all areas of bookkeeping on computer spreadsheets/databases, using specialized accounting software.

## Education

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**Triangle Elementary**

**Tavares Middle**

**Tavares High**

**1988**

**Lake Sumter Community College**  
Associate of Arts, Finance

**1991**

**University of Central Florida**  
Bachelor of Arts, Business Finance

**1995**

## **Community Service**

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**Civitan, Member and Past President:**

**Kiwanis, Member, Past President, and Kiwanian of the Year:**

**City of Tavares, Code Enforcement Board Member:**

**Lake Idamere Park "Boundless Playground", Advisory and Design Committee:**

**New Vision for Independence, Volunteer:**

**Toastmasters, Member, Past President, V.P. PR, and Treasure:**

**Lake Hills School, School Advisory Board Member and Volunteer Reader:**

**Lake Eustis Christian Church, Volunteer:**

**Adventure Christian Academy, Volunteer School Reader:**



**TROY SINGER**

205 Lakecrest Drive, Tavares, Florida 32778 | C: 352-223-3362 | [TSinger3362@gmail.com](mailto:TSinger3362@gmail.com)

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

**AGENDA TAB NO. 3  
SUBJECT TITLE: Election of Vice Mayor**

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**OBJECTIVE:**

To elect the position of Vice Mayor of City Council

**SUMMARY:**

Section 3.04 of the City Charter states that "The council shall elect from its members, a mayor and vice mayor". The Council has traditionally followed Roberts Rules of Order when conducting meeting and elections.

Base on the Roberts Rules of Order process, the Mayor should open up the floor for nominations of Vice Mayor. Council members should be invited to nominate any councilmember including themselves. No second is required for a nomination. Once nominations have been completed the Mayor should close nominations.

The Mayor should then offer an opportunity for any councilmember who wishes to speak to make comment at this time. As the Charter specifically calls for the City Council and not the public to conduct this organizational order of business, the Mayor does not need to open this issue up to public debate and discussion but rather can leave that to Council.

Upon completion of Council comment and discussion, The Mayor should request a hand vote (raising of the right arm) for each nominee based on the order in which they were received at time of nomination until three or more votes are made for a nominee.

**OPTIONS:**

- 1) Have the Mayor entertain nominations for Vice Mayor and call for the vote in the order in which they are made
- 2) Make a motion for another method of nominations

**STAFF RECOMMENDATION:** N/A

**FISCAL IMPACT:** N/A

**LEGAL SUFFICIENCY:**

This has met legal sufficiency.

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**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
July 20, 2016**

**AGENDA TAB NO. 4**

**SUBJECT TITLE: Designation of those Authorized to Sign Checks**

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**OBJECTIVE:**

To designate those who are authorized to sign checks for City business.

**SUMMARY:**

Staff recommends approval of the Mayor, Vice Mayor, City Administrator and the Finance Director as those designated to sign checks. This is consistent with past policy.

City disbursements (checks) will utilize one signature from the Mayor or the Vice Mayor and one signature from the City Administrator or the Finance Director.

**OPTIONS: N/A**

**STAFF RECOMMENDATION:**

Move to authorize the Mayor, Vice Mayor, City Administrator and the Finance Director to be authorized to sign checks.

**FISCAL IMPACT: N/A**

**LEGAL SUFFICIENCY: N/A**

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**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
July 16, 2016**

**AGENDA TAB NO. 5**

**SUBJECT TITLE: Proclamation for the November 8, 2016 City Election**

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**OBJECTIVE:**

The Mayor will read a proclamation for the November 8, 2016 Notice of Election.

**SUMMARY:**

The 2016 Election will be held November 8, 2016 for Seats 1, 3, and 5. Qualifying deadline is Monday, August 15, 2016 at noon.

**OPTIONS:**

N/A

**STAFF RECOMMENDATION:**

N/A

**LEGAL SUFFICIENCY:**

Legally sufficient



**PROCLAMATION  
BY ORDER OF THE MAYOR OF THE CITY OF TAVARES**

**NOTICE OF ELECTION**

The 2016 City Election will be held on Tuesday, November 8, 2016 in conjunction with the General Election, at the City Hall Council Chambers, First United Methodist Church, Lake County Agriculture Center, Lake Frances Estates Clubhouse, Tavares Masonic Lodge, Imperial Terrace, and Royal Harbor Social Hall, for the purpose of electing three non-partisan Councilmembers to Seat 1, Seat 3, and Seat 5 to serve at large for 2016-2018.

Voters must be registered with the Lake County Supervisor of Elections on or prior to October 11, 2016 at 5:00 p.m.

Nominations to Seat 1, Seat 3, and Seat 5 shall be by petition signed by at least twenty-five (25) qualified electors of the City of Tavares and must name the individual and the specific Council seat sought. A candidate may qualify for only one seat. The petition must be filed with the City Clerk by Noon at City Hall for the City of Tavares on or before the 15th day of August, 2016 along with all required election documents. Election packets may be obtained from the City Clerk during usual office hours.

Dated this 20th day of July, 2016.

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Lori Pfister, Mayor

**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
July 20, 2016**

**AGENDA TAB NO. 6**

**SUBJECT TITLE: Termination of lease agreement with Niche Development for Ruby Street Parking Lot**

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**OBJECTIVE:**

For Council to move to allow the current lease between the City and Niche Development LLC & Queen City Properties Holding Company LLC to terminate upon its current expiration date.

**SUMMARY:**

Previously Council moved to approve the attached agreement between the City and Niche Development, LLC & Queen City Properties Holding Company, LLC for use as a public parking lot at the intersection of E. Main St. and St. Clair Abrams at the East side of the Ruby Street Grille. The initial lease term was for 2 years, commencing on October 1, 2014 and terminating on September 30, 2016. The lease includes an option for the City to renew at the end of the current term for two (2) additional one (1) year terms. The current lease rate is \$500 per month and would increase 10% for each additional term if extended. The lease also requires the property owner to reimburse the City for 50% of the costs of any improvements the City has made to the land up to a total of \$5,000, if the City does not elect to extend the lease beyond the initial 2 year term. The City has made property improvements totaling \$5,725, therefore a 50% reimbursement of \$2,862.5 would be made to the City and deposited in the reserve account, if terminated.

It is staff's assessment that with the full time availability of public parking at the now City owned Tavares Square parking lots, adequate City owned public parking exists in the down town entertainment district and the need for leased property to accommodate this need has been eliminated.

**OPTIONS:**

1. Do not extend the term of the current lease, terminating the lease upon its current expiration date of September 30, 2016.
2. Extend the term of the agreement.

**STAFF RECOMMENDATION:**

Move to approve option 1

**FISCAL IMPACT:** Termination of the agreement at the end of the term will eliminate the City's \$6,000 annual lease fee which would increase to \$6,600 if extended. Additionally, lease termination would result in the City being reimbursed \$ 2,682.50 for 50% of its improvement costs which would not be reimbursed under the terms of the lease if extended. The annual expense of this lease has not been included in the proposed FY17 budget.

**LEASE AGREEMENT BETWEEN  
CITY OF TAVARES, FLORIDA  
AND NICHE DEVELOPMENT, LLC & QUEEN CITY  
PROPERTIES HOLDING COMPANY, LLC**

**THIS LEASE** Agreement is made between the CITY OF TAVARES, FLORIDA, a Florida municipal corporation, hereinafter the "City", by and through its City Council, and NICHE DEVELOPMENT, LLC, and Florida limited liability company and QUEEN CITY PROPERTIES HOLDING COMPANY, LLC, a North Carolina limited liability company, authorized to do business in the State of Florida, its successors and assigns, hereinafter collectively referred to as the "Lessor".

**WHEREAS**, the Lessor is the owner of land located at Alternate Key #1276683 (hereinafter "Land"); and

**WHEREAS**, the City desires to lease such Land for a City parking lot, subject to the terms of this Agreement (hereinafter "the Lease").

**NOW, THEREFORE, IN CONSIDERATION** of the mutual terms, understandings, conditions, premises, covenants and payment hereinafter set forth, and intending to be legally bound, the parties hereby agree as follows:

**1. Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

**2. Lease Term.** The term of the Lease between the Lessor and the City for the Land shall commence on October 1, 2014, and shall be for a term of two (2) years, expiring on at midnight on September 30, 2016. The City may, if not in default under the terms and provisions of the Lease, renew this Lease for two (2) additional one (1) year terms, provided the rent for each such extension, if exercised, shall be increased by ten percent (10%). The City shall provide the Lessor with thirty (30) days' notice prior to the expiration of the Lease, or any renewal thereof, that the City intends to renew the Lease.

**3. Rent.** The City agrees to pay, without demand, to Lessor as rent for the Land during the term of this Lease, as follows:

(a) The rent for the initial term shall be FIVE HUNDRED DOLLARS and NO/100 (\$500.00) per month, payable on the first day of each month beginning on the October 1, 2014 and on the 1<sup>st</sup> day of each month thereafter. The rent for each additional extension, if exercised, shall be increase by ten percent (10%) for each extension.

(b) Rent payments shall be payable to Lessor and paid in advance, in the specified monthly installments set forth above, plus applicable sales tax. All payments required by this paragraph are due and payable from City to Lessor at 18097 U.S. Highway 441, Suite B, Mount Dora, FL 32757.

4. **Use of Land during Lease Term.** Both parties understand that the City will use the Land over the term of the Lease for parking.

5. **Right of City to Make Additional Improvements: Termination.** The City, without prior written approval of Lessor, may make improvements to the Land, including but not limited to fencing, grading the Land, installation of sod and/or gravel. The City shall be responsible for the cost of all improvements, including payment of any permitting fees due based on said improvements. At the termination of this Lease, all improvements made to the Land by the City shall become the property of the Lessor with the following conditions:

(a) In the event City elects not to extend the lease after the initial two (2) year term, Lessor shall reimburse the City fifty (50%) percent of the costs of improvements made by the City to the Land, up to a total of \$5,000.00.

(b) In the event the City extends the Lease for one or both or the renewal options in paragraph 2, all improvements made to the Land by the City shall become the property of the Lessor at the time of the termination of the Lease, and no reimbursement shall be made to the City for said improvements.

(c) Notwithstanding any provision in this lease to the contrary, the Lessor may unilaterally terminate this lease for its convenience at the end of the initial two (2) year term. In such event, Lessor shall reimburse the City fifty (50%) percent of the costs of improvements made by the City to the Land, up to a total of \$5,000.00.

6. **Insurance.** The City shall maintain full insurance coverage on the City's use of the Land and shall provide to the Lessor proof of insurance, certificates or other evidence satisfactory to Lessor that insurance is maintained as required under this Lease.

7. **Subletting.** The parties agree that the City shall have the right to sublease the Land during City events and/or in order to support other City activities. The Lessor hereby consents to the City subletting the Land and any Sublease contemplated thereby, under the following conditions:

(a) Lessor's consent to any such Sublease shall not be deemed to be a consent to the City subleasing of any portion of the Land under different terms than those stated above in paragraph 7. The City shall provide Lessor with a fully-executed copy of any Sublease promptly after execution.

(b) The City acknowledges that (i) The City shall remain primarily liable for, and shall not be released from, the full and faithful performance of all terms and conditions of this Lease, notwithstanding the existence of (and Lessor's consent to) any Sublease, or any breach committed by Subtenant under any Sublease, and (ii) Lessor shall be entitled to pursue all remedies available in the event of the City's breach of this Lease, without regard to the performance or nonperformance of the terms of any Sublease by Subtenant.

8. **Remedies.** Upon default by either party under this Lease, the non-defaulting party may avail itself of any remedy available pursuant to Florida law, including terminating the remainder of this Lease agreement.

9. **Scope of Agreement.** This Agreement is intended by the parties hereto to be the final expression of their Agreement, and it constitutes the full and entire understanding between the parties with respect to the subject hereof, notwithstanding any representations, statements, or agreements to the contrary heretofore made.

10. **Waiver.** The failure of any party hereto at any time to enforce any of the provisions of this Agreement will in no way constitute or be construed as a waiver of such provision or of any other provision hereof, nor in any way affect the validity of, or the right thereafter to enforce, each and every provision of this Agreement.

11. **Severability.** The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the 1st day of October, 2014.

CITY OF TAVARES

ATTEST:

Nancy Barnett  
Nancy Barnett  
Its: City Clerk

Robert Wolfe  
By: Robert Wolfe  
Its: Mayor

NICHE DEVELOPMENT, LLC

Justin Holder  
Signature

By: Justin Holder  
Its: Owner

Printed Name

Signature

Printed Name

QUEEN CITY PROPERTIES HOLDING  
COMPANY, LLC

*Billy E. Childers*  
Signature  
Billy E. Childers  
Printed Name

By: Billy E. Childers  
Its: Manager

Signature

Printed Name

STATE OF Florida  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of October,  
2014, by Robert Wolfe, the Mayor of the City of Tavares, Florida, who  is personally known  
to me or  who has/have produced \_\_\_\_\_ as identification.



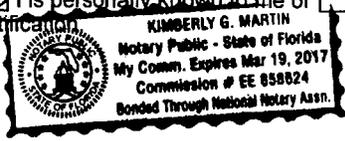
M. SUE NOVACK-WILSON  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF133818  
Expires 7/4/2018

*M. Sue Novack-Wilson*  
Notary Signature  
Commission Expiration Date: 07-04-2014

STATE OF FL  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of Sept.,  
2014, by Justin Holder, the owner of Niche Development, LLC,

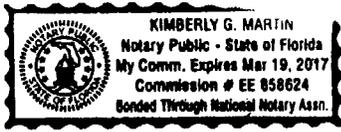
who  is personally known to me or  who has/have produced \_\_\_\_\_  
as identification.



Kimberly G Martin  
Notary Signature  
Commission Expiration Date: 3-19-17

STATE OF FL  
COUNTY OF Lake

The foregoing instrument, was acknowledged before me this 23<sup>rd</sup> day of Sept,  
2014, by Billy E. Childers, the manager of Queen City Properties  
Holding Company, LLC, who  is personally known to me or  who has/have produced  
\_\_\_\_\_ as identification.



Kimberly G Martin  
Notary Signature  
Commission Expiration Date: 3-19-17

**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
July 20, 2016**

**AGENDA TAB NO. 7**

**SUBJECT TITLE: Increased Transfer from General Fund to Seaplane Base operating fund for Fueling System repairs**

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**OBJECTIVE:**

For Council to approve an increase in the general fund transfer to the Seaplane Base operating fund in the amount of \$25,000 for fuel system repairs.

**SUMMARY:**

The Tavares Seaplane Base & Marina has been selling aviation and recreational fuel since opening in 2010. During this time fuel sales have been one of the primary sources of revenue for the seaplane base & marina.

Presently, the computerized Point of Sale (POS) system for the fuel dispensers is off-line, and despite multiple attempts to repair or improve the existing "back end" system, the software provider is no longer supporting the system, rendering the system permanently out of service. While good, serviceable hardware components exist and can be leveraged, a new software system to operate these components, as well as a replacement dock-mounted credit card station is needed to allow for a fully functioning fuel system to insure sales, inventory, and accounting records are accurate.

The importance of a fully function fuel management system is two-fold. First, customer experience is improved with quicker transactions and reduced wait times. Second, auditing costs are reduced and the possibility of accounting errors is minimized when computerized reports are prepared as opposed to hand written reports. The funds associated with this budget transfer will allow City Staff to purchase a replacement fuel management, POS system, which leverage as much existing equipment and infrastructure as possible.

The General Fund Adopted Budget included \$28,000 in the General Services Budget for City Hall Security Updates, but these updates are being funded by loan proceeds, thus Staff is recommending transferring \$25,000 these funds to the Seaplane Base Fund for the needed Fuel Point of Sale (POS) System.

**OPTIONS:**

1. Move to approve the requested budget transfer in the amount of \$25,000.
2. Do not approve the requested \$25,000 budget transfer.

**STAFF RECOMMENDATION:**

Move to approve option 1

**FISCAL IMPACT:**

None. Transfer of appropriated funds within the FY2016 Adopted Budget.

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**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
JULY 20, 2016**

**AGENDA TAB NO. 8**

**SECOND READING**

**SUBJECT TITLE: Ordinance 2016-24  
Amended and Restated Planned Development Ordinance  
Florida Waterman Hospital**

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**OBJECTIVE:**

To consider a Planned Development Ordinance that amends and restates in its entirety the PD Ordinances and zonings that presently apply to the Florida Waterman Hospital property on Highway 441.

**SUMMARY:**

The Planned Development Ordinance and regulations that presently govern Florida Waterman Hospital were originally passed in 1994. Since that date, the hospital has substantially expanded its land holdings and service interests. The Florida Waterman Hospital desires to update these governing regulations to conform to its current growth and expansion plans.

The hospital has assembled approximately 137 acres of land bounded by Highway 441 to the south and Lake Eustis Drive to the north. The property, that includes the site of the Florida Waterman Hospital, encircles Lake Etowah. Much of the northern part of this property is vacant. Florida Waterman desires to develop a host of ancillary medical facilities that are generally viewed as either commercial or residential in nature, but which will all be supportive of or accessory to the main hospital use. These allowable uses are listed in the proposed ordinance. Except for allowances for increased building height, the development regulations generally coincide with the city's commercial specifications for lands bearing a Commercial Future Land Use designation and to the city's mixed use specifications for lands bearing a Mixed Use Commercial Future Land Use designation. The ordinance exhibits a conceptual plan, "Exhibit B", that shows the location of proposed uses. To provide flexibility to the plan, the ordinance also exhibits an equivalency matrix, "Exhibit C", which will permit the interchanging of uses to alternate uses to the extent that impact on city services will be similar. Future Land Use amendments that will consolidate existing designations into either Commercial or Mixed Use Commercial are being considered concurrently with this ordinance.

The approval of this PD ordinance and the development it proposes is in step with the "Medical Village" concept promoted by the City of Tavares as a key economic driver and will essentially accomplish this goal.

**OPTIONS:**

1. That City Council moves to approve Ordinance 2016-24.
2. That City Council moves to deny Ordinance 2016-24.

**PLANNING & ZONING BOARD RECOMMENDATION:**

At its June 16 meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-24.

**STAFF RECOMMENDATION:**

Staff recommends that City Council moves to approve Ordinance 2016-24.

**FISCAL IMPACT:**

N/A

**LEGAL SUFFICIENCY:**

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

**ORDINANCE 2016-24**

**A PLANNED DEVELOPMENT ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING AND REPLACING ORDINANCES 94-15, 99-09, 2003-24 IN THEIR ENTIRETY, ALL RELATED TO THE FLORIDA WATERMAN HOSPITAL, BY RESTATING AND ADOPTING AN UPDATED MASTERPLAN FOR THE FLORIDA WATERMAN HOSPITAL PROPERTIES, BY RESTATING THE BOUNDARY AND LEGAL DESCRIPTION TO WHICH THIS PLANNED DEVELOPMENT IS APPLICABLE; AND BY RESTATING THE GOVERNING DEVELOPMENT REGULATIONS TO BE APPLIED TO THIS PLANNED DEVELOPMENT; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the property generally known as “Florida Waterman Hospital” or “Florida Hospital Waterman” is currently developmentally governed by Planned Development Ordinances originally conceived and approved in 1994; and

**WHEREAS**, since that date, Florida Hospital Waterman has substantially expanded its land holdings and service interests beyond that conceived and approved in 1994; and

**WHEREAS**, Florida Hospital Waterman desires to update its governing Planned Development Regulations to conform with its current growth, development and expansion plans; and

**WHEREAS**, the City is concurrently processing a large scale future land use map amendment to re-designate certain portions of the Florida Hospital Waterman property to coincide with the land uses proposed by the conceptual development plan attached hereto and made a part of this Ordinance (the “Conceptual Development Plan”); and

**WHEREAS**, the City of Tavares City Council has determined that adoption of this Ordinance is in the interest of the general health, welfare and safety of the citizens of Tavares; therefore:

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

## **Section 1. Planned Development Zoning**

The subject property, as legally described in **“Exhibit A”** attached to this Ordinance and made a part hereof by this reference, shall be and is hereby zoned to a City of Tavares PD (Planned Development District) zoning designation subject to the provisions contained within this Ordinance. This Ordinance does hereby amend and replace in their entirety Ordinances 94-15, 99-09 and 2003-24, all related to Florida Hospital Waterman. Further, to the extent that certain portions of the subject property have been included within the property known as the “Etowah Planned Development” as governed by the Etowah Planned Development Zoning Ordinances (1994-12, 2004-19, 2004-37, 2005-24, 2006-43 and 2009-35), such portions of the subject property are hereby removed from the Etowah Planned Development, are no longer subject to the Etowah Planned Development Zoning Ordinances, and shall be regulated and governed by the provisions of this Ordinance.

The purpose of this Section 1 is to set forth basic development regulations and to generally describe the project (the “Project”) which has been and is being developed as a Planned Unit Development on the Florida Hospital Waterman property, hereinafter referred to as a "PD", as specified in Chapter 8 of the Land Development Regulations of the City of Tavares, Florida.

Future development of the Project shall be governed by the contents of this Ordinance and applicable sections of the City of Tavares Land Development Regulations and Code of Ordinances, and all other applicable rules, regulations and ordinances of the City in effect at the time of development. Where in conflict, the terms of this Ordinance shall take precedence over the City of Tavares Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City, unless otherwise noted.

## **Section 2. Definitions**

Unless otherwise noted below or in the Exhibits attached to this Ordinance, the definitions of all terms shall be the same as the definitions set forth in the City of Tavares Land Development Regulations or the City of Tavares Comprehensive Plan.

A “land use” is defined as and considered to be ancillary to a Hospital land use if:

- (i) The use or service is included under the licensure of a hospital pursuant to Chapter 395, Florida Statutes; and/or

(ii) The use or service is restricted to persons currently either admitted to or registered with the hospital as inpatients or outpatients; and/or

(iii) The use or service provides for diagnosis and treatment of human disease including related educational functions; and/or

(iv) The uses and/or services are part of the hospital's daily operation and maintenance, including, without limitation, administration, finance, human resources, support services and utility infrastructure such as elevators, chillers, maintenance shafts, stairwells and the like.

Ancillary uses as applied to the Hospital land use set forth in the Conceptual Development Plan, attached to this Ordinance as **Exhibit "B"** and made a part hereof by this reference, shall include, without limitation, the following:

- a. Emergency Department and any expansions thereof.
- b. Pharmacy operated by Florida Hospital Waterman; not for retail to general public.
- c. Chapel.
- d. Gift shop.
- e. Dining facilities.
- f. Outpatient surgery center.
- g. Outpatient departments operated by Florida Hospital Waterman, including, without limitation, radiology, oncology, diabetes, pain management, surgery and/or rehabilitation center.
- h. Family practice clinic.
- i. Home health care services provided to patients of Florida Hospital Waterman.
- j. On-site day care facility used by Florida Hospital Waterman patients or employees.
- k. Health care and wellness related education facilities.
- l. Wellness center.
- m. Outpatient/ambulatory surgical center with recovery beds for up to 72 hours.
- n. Therapy or treatment center.
- o. Other facilities and uses may be determined by the City to be ancillary uses based on a case-by-case assessment as may be approved by the City staff.

Professional/medical office space and any other space leased exclusively to private physicians not employed by Florida Hospital Waterman would not meet this definition of ancillary use.

As medical technology and practice changes, it is contemplated that these ancillary uses may be amended from time to time by the City staff to clarify other proposed uses which may be considered ancillary to a Hospital land use.

### **Section 3. Land Uses; Land Use Equivalency Matrix**

The Conceptual Development Plan attached to this Ordinance as **“Exhibit B”** depicts a Medical/Health Care orientated development anchored by Florida Hospital Waterman. The Project will be subject to the comprehensive plan policies of the Commercial and Mixed Use Commercial Land Use Designations as appropriate. Existing and proposed land uses set forth in the Conceptual Development Plan, include, among others, Hospital, including ancillary uses, Professional and Medical Offices, Assisted Living/Nursing Homes, Hospice, Retail Uses, Daycare, Wellness Center, Multi-Family Residential Dwellings, Parking Structures, Transplant Home, Bed & Breakfast Hotel and Institutional Uses including church, college and private school. Surface parking, open/recreational space, wetlands, landscape buffers, lakes and energy/electrical substations are also shown as incidental uses. The general location of each of these land uses has been established as depicted in the Conceptual Development Plan and will be considered as Permitted Uses subject to the Development Standards set forth in this Ordinance.

A Land Use Equivalency Matrix (the “Matrix”) is attached to this Ordinance as **Exhibit “C”** and made a part hereof by this reference, and is allowed within this PD. The Matrix permits certain simultaneous increases and decreases to the land use allowances set forth in the Conceptual Development Plan without further amendment to the PD. The Matrix is subject to the following requirements:

(a) Florida Hospital Waterman shall provide no less than thirty (30) days prior written notice to the City of its intent to increase and decrease the land use allowances through use of the Matrix.

(b) Use of the Matrix may not increase or decrease the total amount of any land use by more than twenty-five percent (25%), unless this PD is amended to accommodate such a change.

### **Section 4. Development Standards**

A. Setbacks. All setbacks shall be measured from the property line to the foremost vertical face of the structure. Where any setbacks conflict with required easement widths, the easement widths, if larger, prevail.

1. Setbacks specified in the C-2 (Highway Commercial) zoning district of the City’s Land Development Regulations shall apply to all structures located on lands designated as Commercial under the City’s Comprehensive Plan.

2. Setbacks specified in the MU (Mixed Use) zoning district of the City's Land Development Regulations shall apply to all structures located on lands designated as Mixed Use Commercial under the City's Comprehensive Plan.
- B. Height of Structures. The height of a structure shall be determined by measuring the distance from mean grade elevation to the highest point of the roof. The maximum heights allowed within this PD are set forth in the attached Conceptual Development Plan.
- C. Landscaping and Buffer Requirements.
1. Perimeter and lake buffers shall be located and sized as shown on the Conceptual Development Plan attached to this Ordinance.
  2. Twenty-five foot (25') perimeter buffers shall consist of (i) a continuous hedge planted thirty-six inches (36") on center, two feet (2') high at the time of planting, and (ii) one (1) canopy tree planted each forty (40) lineal feet.
  3. The one hundred foot (100') wide buffer on the west perimeter shall be retained in its natural vegetative state. Side slopes of retention areas may encroach up to fifty percent (50%) of the buffer area, so long as a thick opaque vegetative buffer is maintained for a thirty foot (30') width along the retention area.
  4. The Project shall otherwise comply with Chapter 11 of the City's Land Development Regulations.
  5. All landscaped areas shall be properly irrigated and maintained.
- D. Signage. Signage within the PD shall either conform to the City of Tavares Land Development Regulations in effect at the time of application or shall administratively be approved through the submittal and approval of a Master Signage Plan. Submittal of a Master Signage Plan shall be administratively reviewed on the basis of appropriateness for number of and size of signs within the context of a large-scale medical complex.
- E. Tree Preservation. Tree preservation shall be in accordance with section 11-4 of the City of Tavares Land Development Regulations. Trees proposed to be maintained on site shall be protected during site construction by placing a tree protection barrier at the drip line of each tree or clusters of trees. No construction activity, equipment or material shall be permitted inside the tree protection barrier. A site development permit shall not be issued until tree protection barriers are in place.

- F. Site Plan Approval. All new structures or buildings are subject to site plan review and approval as specified in Chapter 4 of the City's Land Development Regulation prior to the issuance of any Development Permits.

**Section 5. Timing**

- A. The time limit for completion of the Project will be thirty (30) years. Time limits may be extended by the City Council for a reasonable period upon the petition of all appropriate applicants and based upon good cause, as determined by the City Council; provided that any extension shall not automatically extend the normal expiration date of a building permit, site plan approval or other development order. If time limits contained in the approved development plan are not completed or extended, no additional permits or development orders will be approved. In the event of failure to comply with the terms of this Ordinance within the completion period and in the event no extension is requested, this Ordinance will be automatically revoked. After revocation, the City Council shall take action to rezone the subject property to the lowest intensity and density zoning designation consistent with the Comprehensive Plan.
- B. Concurrency tests shall be deferred until the filing of construction plans and shall be conducted pursuant to Chapter 10 of the City's Land Development Regulations. Future rights to develop the property are subject to such concurrency tests and no vested rights have been or will be granted to the applicant until concurrency tests are complete and a final development order issued for the portion of the Project for which the concurrency tests were required; provided, however, that the foregoing shall in no way affect or serve to diminish or eliminate any vested rights or capacity, school or otherwise, that exist or may exist relative to any proposed, applied for or actual prior uses of any portions of the property subject to this PD.

**Section 6. Effective Date.**

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

**PASSED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the City Council of the City of Tavares, Florida.

\_\_\_\_\_  
Robert Wolfe, Mayor  
Tavares City Council

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Nancy A. Barnett, City Clerk

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Robert Q. Williams, City Attorney

**EXHIBIT "A"**  
**Legal Description of Florida Hospital Waterman**

DESCRIPTION (transcribed from deeds of record found on the Lake County Property Appraiser's website):

(1) ORB 1281, PG 1364:

All that place or parcel of land situate, lying and being in a portion of Hatwill Grove, according to Plat Book 10, Page 52, as recorded in the Public Records of Lake County, Florida, and also being portions of Government Lots 1 and 2 and the Northeast One-quarter (NE 1/4) of Section 21 and Government Lot 1 of Section 16, Township 19 South, Range 26 East, Lake County, Florida, being more particularly described by metes and bounds as follows:

For a Point of Reference, commence at the Southeast corner of the Northeast One-quarter (NE 1/4) of Section 21, aforementioned, and run N00°28'30"W, a distance of 132.00 feet to a point lying on the Northerly right-of-way line of U.S. Highway 441 (S.R. Number 19), said point also being the Point of Beginning; thence from the Point of Beginning thus described, run S89°57'30"W, along said Northerly right-of-way line, a distance of 2,321.00 feet to a point; thence run N00°02'30"W, a distance of 18.00 feet to a point; thence run S89°57'30"W, a distance of 50.00 feet to a point; thence run N60°02'22"W, a distance of 115.47 feet; thence run S00°02'30"E, a distance of 57.74 feet to a point; thence run S89°57'30"W, a distance of 131.95 feet to a point lying on the West line of the Northeast One-quarter (NE 1/4) of said Section 21; thence run N00°09'43"W along said West line of Section 21, a distance of 1,392.21 feet; thence run N52°27'16"W, a distance of 745.12 feet to a point on line; thence continue N52°27'16"W, a distance of 32 feet, more or less, to a point lying on the approximate edge of water of Lake Eustis, as established in March of 1994; thence run in a Northeasterly direction along said Waters edge, a distance of approximately 1,620 feet, more or less to a point; thence departing said edge of water, run S00°01'43"E, a distance of 29 feet, more or less, to a point bearing N52°48'33"E, and a distance of 1,585.78 feet from the aforementioned point on line; thence continue S00°01'43"E, a distance of 382.15 feet to a point lying on the East line of said Government Lot 1 in Section 21; thence run S34°44'59"E, a distance of 975.53 feet to a point; thence run S02°29'57"E, a distance of 117.89 feet to the Northwest corner of the South One-half (S 1/2) of the Southwest One-quarter (SW 1/4) of the Northeast One-quarter (NE 1/4) of the Northeast One-quarter (NE 1/4) of aforesaid Section 21; thence run N89°57'33"E, a distance of 680.21 feet to the Northeast corner of the South One-half (S 1/2) of the Southwest One-quarter (SW 1/4) of the Northeast One-quarter (NE 1/4) of the Northeast One-quarter (NE 1/4) of aforesaid Section 21; thence run S01°29'13"E, a distance of 331.02 feet to the Southeast corner of the South One-half (S 1/2) of the Southwest One-quarter (SW 1/4) of the Northeast One-quarter (NE 1/4) of Northeast One-quarter (NE 1/4) of aforesaid Section 21; thence run N89°58'36"E, a distance of 674.37 feet to a point lying on the aforementioned East line of Section 21; thence run S00°28'30"E, along said section line a distance of 1,189.36 feet to the Point of Beginning.

AND:

(2) ORB 3649, PG 2147

A parcel of land lying within Sections 16 and 21, Township 19 South, Range 26 East, Lake County, Florida, and being more particularly described as follows:

Commence at a 6"x6" concrete monument at the Southeast corner of aforesaid Section 16 and the Northeast corner of aforesaid Section 21; run thence N89°10'15"W along the line between Sections 16 and 21 a distance of 456.10 feet to the Southwesterly right-of-way line of Ann Rou Road for the Point of Beginning; thence continue N89°10'15"W along said Section line a distance of 191.37 feet to the Northeast corner of the NW 1/4 of the NE 1/4 of the NE 1/4 of Section 21; thence run S00°31'37"W a distance of 661.30 feet to the Southeast corner of said NW 1/4 of NE 1/4 of NE 1/4; thence along the South line of said NW 1/4 of NE 1/4 of NE 1/4 run N89°09'15"W a distance of 723.71 feet to a point on the Northerly extension of the East line of Hatwill Grove, according to the plat thereof as recorded in Plat Book 10, Page 52, Public Records of Lake County, Florida; thence along aforesaid line run S01°32'34"E a distance of 213.42 feet to a 6"x6" concrete monument; thence N33°48'46"W a distance of 975.75 feet to a 5"x5" concrete monument; thence N00°50'24"E a distance of 71.87 feet to a 6"x6" concrete monument on the South line of aforesaid Section 16; thence along the West line of the East 1914 feet of Section 16 run N00°54'15"E a distance of 242.02 feet to the Southeasterly right-of-way line of Lakeshore Drive; said point being on a curve concave Southeasterly and having a radius of 3816.08 feet to which a radial line bears N38°39'13"W; thence along said right-of-way line run Northeasterly 131.22 feet along the arc of said curve through a central angle of 01°58'13", chord bearing and distance of N52°20'13"E, 131.22 feet to the point of reverse curvature of a curve concave Northwesterly and having a radius of 1934.86 feet; thence continuing along said right-of-way line of Lakeshore Drive run Northeasterly 223.49 feet along the arc of said curve through a central angle of 06°37'05", chord bearing and distance of N50°00'47"E, 223.36 feet to the point of reverse curvature of a curve concave Southerly and having a radius of 25.00 feet; thence run Easterly 38.53 feet along the arc thereof through a central angle of 88°18'15" to the point of tangency; said point being on the Southerly right-of-way line of Ann Rou Road; thence along said right-of-way line with the following four (4) courses: run S44°59'31"E a distance of 138.87 feet to the point of curvature of a curve concave Northeasterly and having a radius of 533.00 feet; thence run Southeasterly 345.64 feet along the arc thereof through a central angle of 37°09'19" to the point of tangency; thence run S82°08'50"E a distance of 208.79 feet to the point of curvature of a curve concave Southwesterly and having a radius of 1231.00 feet; thence run Southeasterly 579.08 feet along the arc thereof through a central angle of 26°57'11" to the Point of Beginning.

AND:

(3) ORB 3978, PG 1588

A parcel of land lying within the East 1/2 of the NE 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at a 6x6 concrete monument at the Northeast corner of aforesaid Section 21; thence N89°10'15"W along the North line of the NE 1/4 of Section 21 a distance of 342.03 feet to a point on the Easterly right-of-way line of Anne Rou Road (being a 66.00 foot right-of-way); thence along said Easterly right-of-way line the following two (2) courses: S53°28'54"E a distance of 163.58 feet to the point of curvature of a curve concave Southwesterly and having a radius of 783.00 feet; thence Southeasterly 435.48 feet along the arc of said curve through a central angle of 31°51'58"; thence departing said Easterly right-of-way line along a non-tangent line run N90°00'00"W a distance of 71.51 feet to the Westerly right-of-way line of Anne Rou Road for the Point of Beginning; thence continue N90°00'00"W a distance of 631.42 feet to the West line of the East 1/2 of the NE 1/4 of the NE 1/4 of Section 21; thence along said West line run N00°31'37"E a distance of 442.58 feet to the Northwest corner of said East 1/2 of NE 1/4 of NE 1/4; thence along the North line thereof run S89°10'15"E a distance of 191.37 feet to the aforesaid Westerly right-of-way line of Anne Rou Road; said point being on a curve concave Southwesterly and having a radius of 1231.00 feet to which a radial line bears N34°48'21"E; thence run Southeasterly 36.79 feet along the arc of said curve through a central angle of 01°42'44" to the point of tangency; thence along said right-of-way line run S53°28'54"E a distance of 219.45 feet to the point of curvature of a curve concave Southwesterly and having a radius of 717.00 feet; thence run Southeasterly 372.48 feet along the arc thereof through a central angle of 29°45'53" to the Point of Beginning.

(Containing 4.58 acres, more or less.)

AND:

(4) ORB 3893, PG 1907

A portion of Blocks 1, 2, 3, 4, 5, 8 and 10 of map of land of George W. Bowen at Mount Homer, Subdivision as recorded in Plat Book 2, Page 29, of the Public Records of Lake County, Florida, lying in Sections 21 and 22, Township 19 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Tract B:

Commence at a 6x6 concrete monument for the Northwest corner of Section 22; thence N89°10'15"W along the Northerly line of the Northeast 1/4 of Section 21 for 342.03 feet to a point on the Easterly right-of-way line for Anne Rou Road (66.00 foot wide right-of-way); thence along said Easterly right-of-way line the following two courses: S53°28'54"E for 163.58 feet to the point of curve concave Southwesterly and having a radius of 783.00 feet; thence Southeasterly along the arc of said curve through a central angle of 31°51'58" for a distance of 435.48 feet; thence departing said Easterly right-of-way line, run N90°00'00"W for 71.51 feet to the Westerly right-of-way line for Anne Rou Road and a point on a curve concave Southwesterly, having a radius of 717.00 feet, said point also being the Point of Beginning; thence along said Westerly right-of-way line the following five courses: run Southeasterly, from a chord which bears S10°41'04"E, along the arc of said curve, through a central angle of

26°04'25" for a distance of 326.29 feet to the point of tangency; thence S02°21'08"W for 111.80 feet to the point of curve concave Easterly and having a radius of 393.00 feet; thence Southerly along the arc of said curve through a central angle of 12°05'06" for a distance of 82.89 feet to the point of tangency; thence S09°43'58"E for 62.87 feet to the point of curve concave Northwesterly and having a radius of 50.00 feet; thence Southerly along the arc of said curve through a central angle of 71°21'57" for a distance of 62.28 feet to the Northerly right-of-way line for Huffstetler Drive (an 80.00 foot wide right-of-way) and the point of reverse curve concave Southeasterly, having a radius of 540.00 feet; thence along said Northerly right-of-way line the following two courses: run Southwesterly along the arc of said curve through a central angle of 33°52'24" for a distance of 319.25 feet to the point of tangency; thence S27°45'36"W for 41.18 feet to the South line of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 21; thence N89°08'18"W along said South line for 441.91 feet to the Southwest corner of said East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 21; thence N00°31'37"E along the West line of said East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 21 for 879.99 feet; thence N90°00'00"E for 631.42 feet to the Point of Beginning.

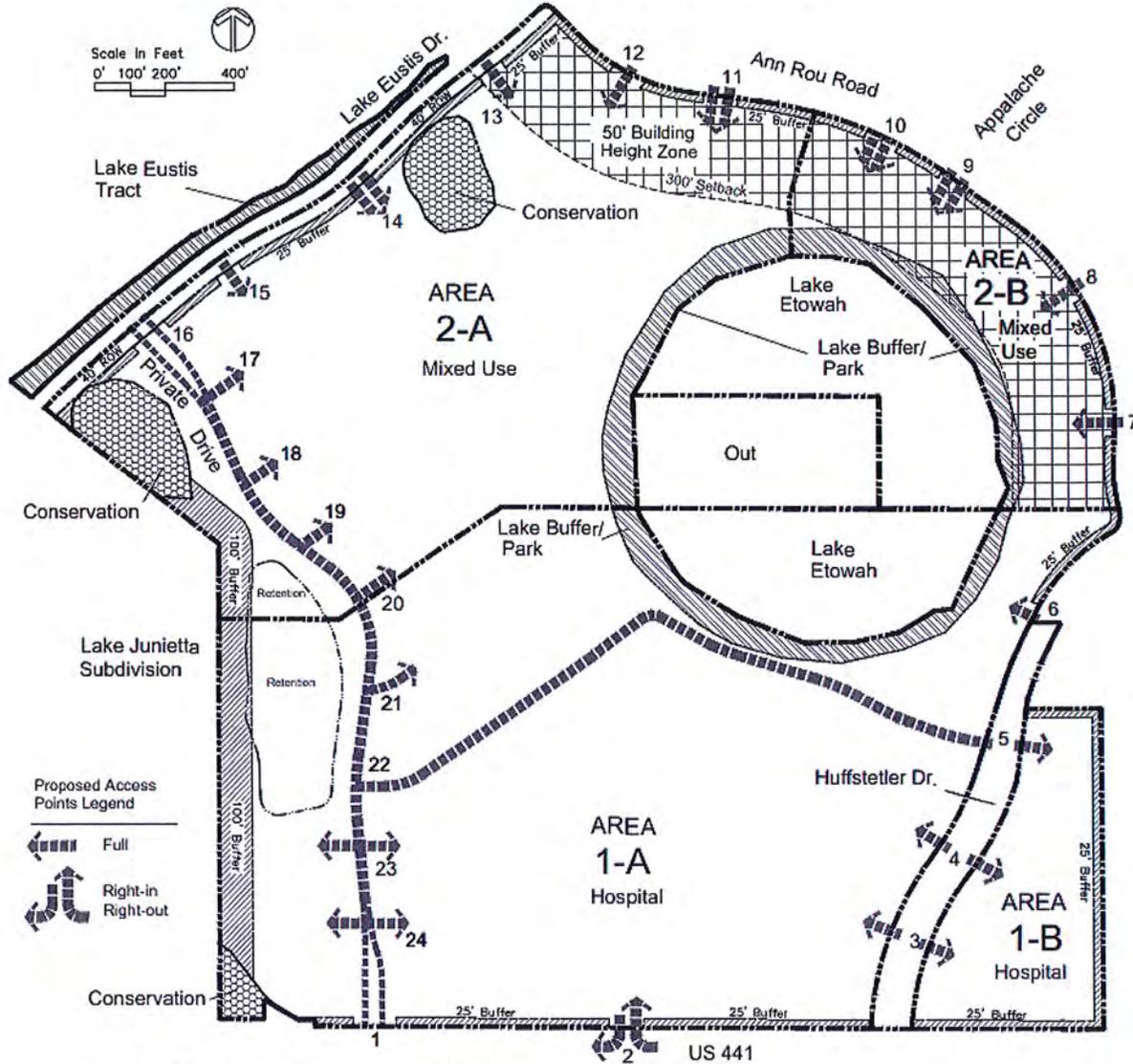
LESS:

(5) ORB 1827, PG 1063

A portion of the Northeast 1/4 of Section 21, Township 19 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 21; thence S00°28'30"E along the East line of the Northeast 1/4 of said Section 21 a distance of 249.82 feet; thence departing said East line of the Northeast 1/4 run S89°31'30"W a distance of 217.44 feet to a point on the East right-of-way line of Huffstetler Drive; thence N07°40'20"E along said right-of-way line a distance of 30.48 feet to non-tangent intersection with a curve concave to the Southeast and having a radius of 967.00 feet; thence from a chord bearing of N21°57'38"E run along the arc of said right-of-way a distance of 165.59 feet through a central angle of 09°48'40" to a point of tangency of said curve; thence N26°51'58"E along said right-of-way line a distance of 76.20 feet to a point on the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 21; thence N89°58'36"E along said North line a distance of 115.01 feet to the Point of Beginning.

**EXHIBIT "B"**  
**Conceptual Development Plan (Page 1 of 2)**



**Proposed PD Development Program (Combined Tract Areas)**

Area	Commercial	Units
1A	Hospital / Ancillary	600 beds
1A	Medical Office	160,000 SF
1A	Retail	43,000 SF
1A	Wellness	36,000 SF
1A	Day Care	12,000 SF
1A	Professional Office	0 SF
1B	Medical Office	100,000 SF
<b>MUC</b>		
	<b>Land Use</b>	<b>Units</b>
2A,2B	Nursing Home/Assisted Living	150 Units
2A,2B	Hospice	30 Units
2B	Medical Office	50,000 SF
2A	Retail	5,000 SF
2A,2B	Residential multi-family	228 Units
2A,2B	Senior Housing	300 Units
2A	Transplant Home /Bed & Breakfast	40 Units
2A	Community College	50,000 SF

**Development Table**

Area	Site Acres (4)	Bldg. Ht. (ft)	ISR (3)
1A	65.48	100	85%
1B	8.28	100	85%
2A(1)	42.90	50-80	70% (1)
2B(2)	11.45	50	70% (1)
ROW	4.96		
<b>Subtotal</b>	<b>133.07</b>		
Conservation	3.63		
Lake Eustis Tract	1.67		
Lake	16.69		
<b>Subtotal</b>	<b>22.04</b>		
<b>Total</b>	<b>155.11</b>		

- (1) No more than thirty (35%) percent of the front yard of a residential dwelling may be covered by impervious surface.
- (2) Building height of 50' maximum within 300' of Ann Rou Road.
- (3) The PD will not have a FAR limitation, but rather it will be governed by an ISR limitation as shown.
- (4) Site acres is gross tract acres less conservation.

June 1, 2016

**FLORIDA HOSPITAL WATERMAN  
 CONCEPTUAL DEVELOPMENT PLAN**

**EXHIBIT “B”**  
**Conceptual Development Plan (Page 2 of 2)**

**Permitted & Non-Permitted Uses in the PD**

**Hospital Area 1A Permitted Uses**

Hospital, hospital ancillary, emergency department, medical & professional offices, radiation oncology, ambulatory surgery, laboratory, gift shop, diagnostic imaging, pharmacy, retail (C-1 permitted uses not specifically listed as a non-permitted use) parking lots, parking structures, helicopter landing area, wellness/fitness center, energy center, day care center, open space/recreation, park, private dock/pavilion, buffers, and maintenance facility.

**Hospital Area 1B Permitted Uses**

Hospital ancillary uses, medical & professional offices, radiation oncology, outpatient surgery, health & fitness services, laboratory, diagnostic imaging, pharmacy, laboratory, parking lots, parking structures, buffers, and retail (C-1 permitted uses not specifically listed as a non-permitted use).

**Hospital Areas 1A & 1B Non-Permitted Uses**

Adult entertainment, body art shops, palm reading, temporary labor facilities, outdoor storage, fast food restaurant, convenience store with gas/fuel sales, bars, beer & wine sales, vocational & industrial trade schools, retail single use over 50,000 sf.

**Mixed Use Area 2A Permitted Uses**

Nursing home, assisted living facility, senior housing, multi-family housing, medical & professional offices, community college, transplant house, bed & breakfast hotel, church, private school, personal service retail, restaurant, convenience store, community center, open space/recreation, park, private dock/pavilion, buffers, and other MU special & permitted uses not specifically prohibited.

**Mixed Use Area 2A Non-Permitted Uses**

Adult entertainment, body art shops, palm reading, temporary labor facilities, fast food restaurant, retail single use over 50,000 sf.

**Mixed Use Area 2B Permitted Uses**

Multi-family housing, townhomes, medical & professional offices, hospice center, personal service retail less than 10,000 sf., health & fitness uses, open space/recreation, park, private dock/pavilion, and other MU special & permitted uses not specifically prohibited.

**Mixed Use Area 2B Non-Permitted Uses**

Adult entertainment, body art shops, palm reading, temporary labor facilities, outdoor storage, fast food restaurant, convenience store with gas/fuel sales, bars, beer & wine sales, vocational & industrial trade schools, retail single use over 50,000 sf.

## EXHIBIT "C" Land Use Equivalency Matrix

Change From		Change To Land Use:							ITE Land Use	
Land Use:	Size	Hospital	Medical Office	General Office	Education	Residential	Retail	Hotel	Daily Trip Rate (1)	Code
Hospital	1 Bed		0.354 KSF	0.835 KSF	0.471 KSF	3.164 DU	0.140 KSF	2.410 RM	12.04 Trips per Bed	610
Medical Office	1,000 SF	2.828 Bed		2.361 KSF	1.331 KSF	8.946 DU	0.423 KSF	6.814 RM	36.59 Trips per 1,000 SF	720
General Office	1,000 SF	1.108 Bed	0.424 DU		0.564 KSF	3.790 DU	0.179 KSF	2.886 RM	15.50 Trips per 1,000 SF	710
Education	1,000 SF	2.124 Bed	0.751 KSF	1.774 KSF		6.721 DU	0.318 KSF	5.110 RM	27.49 Trips per 1,000 SF	540
Residential	1 DU/Bed	0.316 Bed	0.112 KSF	0.204 KSF	0.149 KSF		0.047 KSF	0.762 RM	4.09 Trips per DU	220
Retail	1,000 SF	6.680 Bed	2.366 KSF	5.585 KSF	3.149 KSF	21.164 DU		16.110 RM	86.56 Trips per 1,000 SF	820
Lodging	1 RM	0.415 Bed	0.147 KSF	0.346 KSF	0.195 KSF	1.313 DU	0.062 KSF		5.37 Trips per Room	320

Example: To convert 50,000 SF of Medical Office space to equivalent General Office, Residential, Retail or Lodging.

To General Office:  $50,000 / 1,000 \times 2.361 = 118.05$  KSF. Use 118,050 SF.

To Residential:  $50,000 / 1,000 \times 8.946 = 447.30$  DU's. Use 447 DU's.

To Retail:  $50,000 / 1,000 \times 0.423 = 21.15$  KSF. Use 21,150 SF.

To Lodging:  $50,000 / 1,000 \times 6.814 = 340.70$  RM's. Use 341 RM's.

To check if equivalent land use trip threshold is the same:

50,000 SF Medical Office =  $50,000 / 1,000 \times 36.59 = 1,829.50$  Daily Trip Ends. Use 1,830.

General Office:  $(118,050 / 1,000) \times 15.50 = 1,829.78$  Daily Trip Ends. Use 1,830.

Residential:  $447 \times 4.09 = 1,828.23$  Daily Trip Ends. Use 1,828.

Retail:  $(21,150 / 1,000) \times 86.56 = 1,830.74$  Daily Trip Ends. Use 1,831.

Lodging:  $341 \times 5.37 = 1,831.17$  Daily Trip Ends. Use 1,831.

### Estimated Trip Generation Rates (2)

Land Use	Average Land Use Size	ITE Land Use Code (3)	Daily Trip Generation Rates
Hospital	395 Bed	610 / R	12.94
Medical Office	50,000 SF	720 / E	36.59
General Office	50,000 SF	710 / E	15.50
Education	50,000 SF	540 / R	27.49
Residential	124 DU/Bed	220, 252 & 254	4.09
Retail	50,000 SF	820 / E	86.56
Motel	216 RM	320 / E	5.37

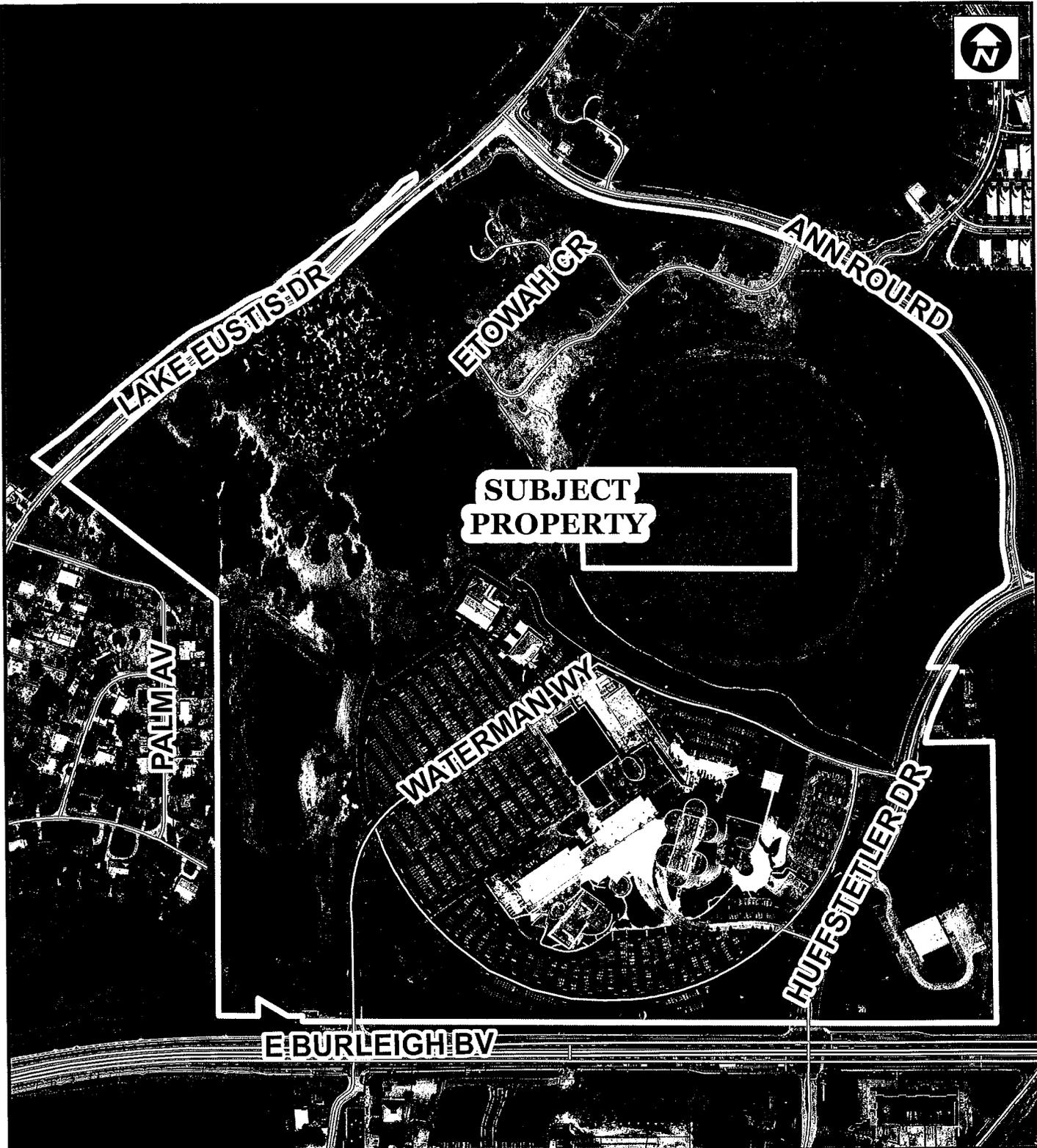
(1) Conversion factors based upon Daily Trip Generation Rates from ITE 9th Edition Trip Generation Report.

(2) Trip Generation Rates from 9th Edition of ITE Trip Generation Report, 2012.

(3) E = Fitted Curve Equation or R = Average Trip Rate

Luke Transportation Engineering Consultants, Inc., 2016

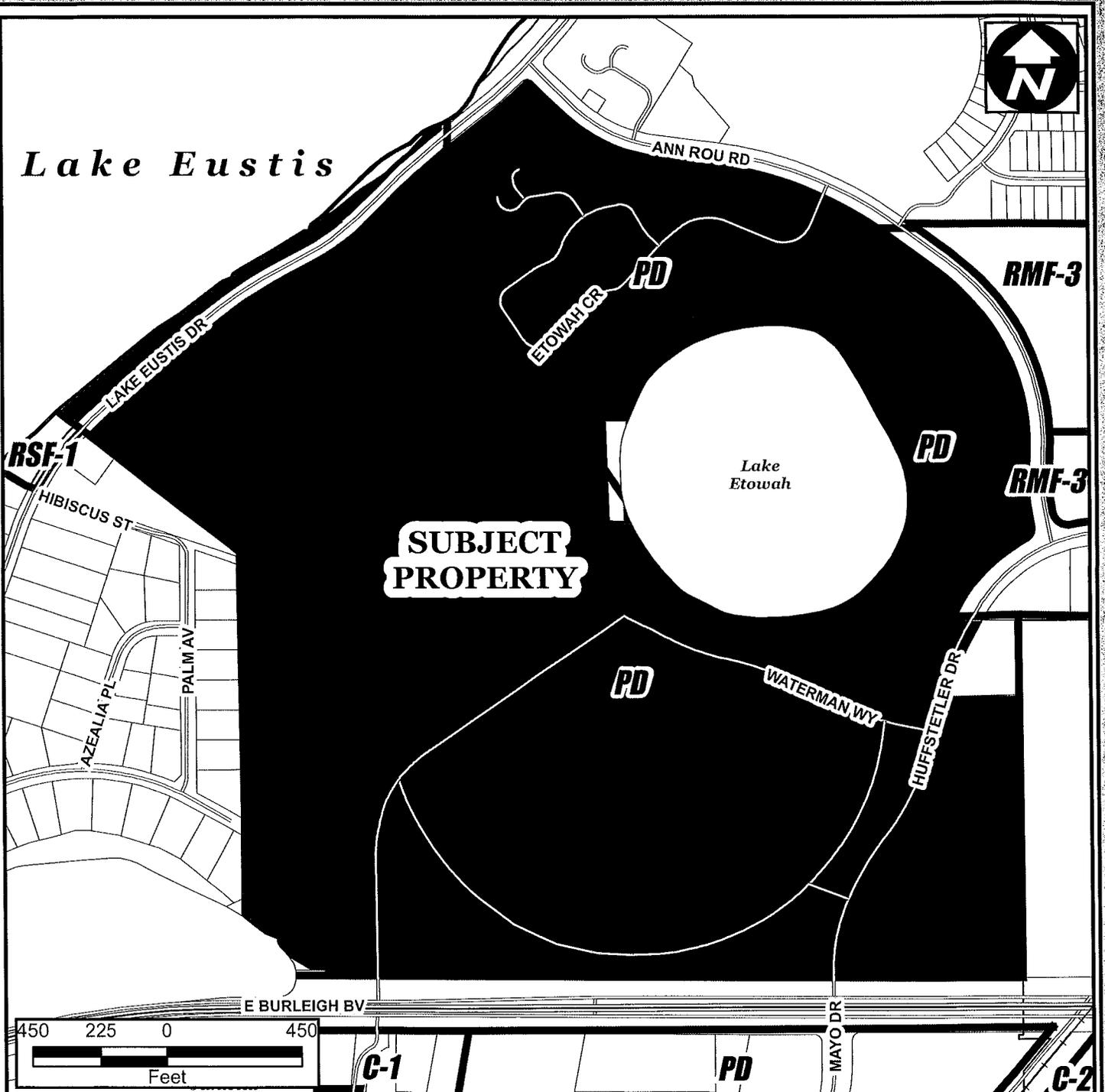
# CITY OF TAVARES



## PROPERTY LOCATION MAP



# CITY OF TAVARES ORDINANCE # 2016-24



**SUBJECT PROPERTY**

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



## ZONING MAP ORDINANCE # 2016-24

**Waterman Hospital**

Current Zoning: PD  
Proposed Zoning: PD  
142.54 ± Acres

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

**LAKE SENTINEL**

**BOAS**

*Continued from Page E1*

they discovered us, the only holes we had were small mounds and shallow impressions of inconsequential impact to the land or else holes made by armadillos, gopher tortoises or moles.

Feral pigs, on the other hand, went hog wild. Porcine snouts, cloven hooves and 200-pound bodies dug, rutted and rolled their way through expansive swaths of lakeshore vegetation. In the process of foraging for food and making mud baths in the muck, the persistent porkers uprooted grasses and wetland plants, leaving behind an ugly, uneven mess.

It was very upsetting. Not only did I dislike the way the disturbed shoreline now looked, I was afraid unwanted plants would root in the exposed soil. Fortunately, a chance stop at a nursery supplier yielded a potential solution.

A display of slightly damaged bags of sunflower seeds caught my eye. I purchased a discounted 25-pound bag and set to work. Instead of thinking of the wayward porkers as adversaries, I decided to consider them assistants. They would turn the soil. I would plant it.

Off and on for several days I threw handfuls of sunflower seeds on the ground. I didn't rake them in, water the ground or plant the seeds in lines. I simply stumbled over the messy mounds of exposed soil, tossing seeds here and there. At first nothing happened. Then, a couple weeks later, a flush of sunflower sprouts appeared. I was so excited — and a little worried. What if the hogs came back just as the sunflowers were starting to grow? They'd surely destroy them.

After much thought, I decided to let them worry me. If the hogs destroyed the young plants, so be it. I'd find another fix. Fortu-

nately, I didn't have to seek out a new solution. The hogs stayed away. The sunflowers grew tall and beautiful. Butterflies landed on them. So did birds. Instead of looking out at damaged ground and feeling despair, my eyes rested on a field of sunny flowers. Their bright, cheery faces filled me with joy.

Even though the sunflowers have since faded, the joyfulness remains. So does hope. New plants will soon sprout out of seeds dropped to the ground by birds, squirrels and the by-the-bent-over plants themselves.

An old adage says, "When life gives you lemons, make lemonade," but I have a new version. "When will hogs dig up weeds, sow seeds!"

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

**MORRONE**

*Continued from Page E1*

A: This is a subject that people love to debate and everyone can tell a tale about a dog or cat that they had that performed some rather mysterious behavior for no particular reason.

Just like humans, animals have rituals. Most are governed by instinct — the animal is doing it as it evolves to have a better life. It's likely the behavior that your cat is doing at night is based on the instinct of storing food. A cat that is not hungry will bury or store uneaten prey animals to be eaten later on. The cat toys represent prey animals to the cat and her instinct is telling her to store them someplace safe and in her mind the foot of the bed is

the best place to keep the objects.

Domestic and wild animals will both do this. However, since domestic animals have one of their hands in their hands, then the behavior is not as cut and dry as it would be in their wild counterparts.

Q: I have a blue fronted amazon parrot that I got as a baby last spring. Her wing feathers have always been trimmed and she spent most of her summer days outside with me as I worked in my garden. I had to keep her indoors all winter long but now I have spring fever and want to get outside again to work in the garden. How warm does it need to be outside before I can take her out with me again? We have not yet had anything here over 75 degrees. —

Kathy Burns, Hartford, Conn.

A: Parrots can acclimate to just about any cold temperatures. However, your bird has most likely never been in any temp lower than 65 degrees, as is the coldest it would get in one's house. Common sense would tell us that this should be the temp outdoors that our birds would feel OK. Anything under our ambient room temp that the bird has been living in would feel chilly.

Just be sure that you have the bird's wing feathers trimmed before you start to take her outside again. The trimmed ones from last year may have moulted out and regrown over the winter months indoors.

*Write to Marc Morrone at respetspets@aol.com.*

**BRIEF**

*Continued from Page E2*

A \$6 donation is appreciated. The public is invited. Details: Pastor Gary Miller at 352-231-5588 or Bill Gearing at 352-455-4418.

**Summer program**

School will be out this week and parents and grandparents are planning ahead for their kids and grandkids.

With that in mind, Mount Dora Parks and Recreation is offering its KidQuest Summer Survivor and Middle School Mayhem camps from 7:30 a.m. to 5:30 p.m. June 13 through Aug. 5 for kids ages 5 to 10 and 11 to 14. Cost is \$95 per week — a \$70 three-day pass is available for Middle School Mayhem only.

Registration is limited to 40 kids per week for KidQuest and 20 per week for Middle School Mayhem.

Details and registration forms are available by visiting ci.mount-dora.fl.us and going to the parks and recreation link.

Submit community news items to jfallstrom@orlandosentinel.com

Client Name: City of Tavares  
 Advertiser: Lake Zone/E004/LAK  
 Section/Page/Zone: Lake Zone/E004/LAK  
 Ordinance No. 2016-24 & 26  
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 Color Type: B&W

**Orlando Sentinel**

**Publication Date: 06/06/2016**

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**THE CITY OF TAVARES NOTICE OF PUBLIC HEARING**  
 Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2016-24 & Ordinance 2016-26 titled as follows:  
**ORDINANCE 2016-24**  
**A PLANNED DEVELOPMENT ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING PD ORDINANCES 94-15, 99-09, 2003-24 IN THEIR ENTIRETY, ALL RELATED TO THE FLORIDA WATERMAN HOSPITAL, BY RESTATING AND ADOPTING AN UPDATED MASTERPLAN FOR THE FLORIDA WATERMAN HOSPITAL PROPERTIES, BY RESTATING THE BOUNDARY AND LEGAL DESCRIPTION TO WHICH THIS PLANNED DEVELOPMENT IS APPLICABLE; AND BY RESTATING THE GOVERNING DEVELOPMENT REGULATIONS TO BE APPLIED TO THIS PLANNED DEVELOPMENT; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.**  
**ORDINANCE 2016-26**  
**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 59.3 ACRES OF LAND GENERALLY LOCATED NORTH OF FLORIDA WATERMAN HOSPITAL, FRONTING ONTO LAKE EUSTIS DRIVE AND ANN ROU ROAD; FROM A MIX OF LANDS DESIGNATED AS HIGH DENSITY RESIDENTIAL, LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL ALL TO MIXED USE COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**  
 Proposed Ordinance 2016-24 & Ordinance 2016-26 will be considered at the following public meetings:  
 1. Tavares Planning & Zoning Board meeting on June 16, 2016, at 3 p.m.; and  
 2. Tavares City Council meeting on July 6, 2016, at 4 p.m. (Introduction and First Reading by Title Only — Ord. 2016-24); and  
 3. Tavares City Council meeting on July 20, 2016, at 4 p.m. (Second Reading — Ord. 2016-24, Transmittal Hearing — Ord. 2016-26)  
 4. Tavares City Council adoption hearing for Ord. 2016-26 will follow 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 2016-24 & Ordinance 2016-26 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 32781, 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) 742-6423.  
 Please direct any questions on this proposed ordinance to Jacques Skutt, Community Development Director, at 742-6404.

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**CITY OF TAVARES  
PLANNING AND ZONING BOARD MEETING  
TAVARES COUNCIL CHAMBERS  
201 E MAIN STREET, TAVARES  
June 16, 2016 – 3:00 PM**

**BOARD MEMBERS PRESENT**

**Gary Santoro, Chairman  
Bill Stomp  
Norb Thomas  
Lou Buigas**

**BOARD MEMBERS ABSENT**

**Roy Stevenson  
Morris Osborn  
Richard Root , Vice Chairman**

**LAKE COUNTY SCHOOL BOARD**

**STAFF MEMBERS PRESENT**

**Jacques Skutt, Community Development Director  
Michael Fitzgerald, Development Coordinator**

**STAFF MEMBERS ABSENT**

**Bob Williams, City Attorney**

**CALL TO ORDER**

Chairman Santoro, called the meeting to order at 3:00 p.m. and those present recited the Pledge of Allegiance. Mr. Santoro asked that all cell phones be turned off or placed on vibrate. Chairman Santoro noted that there was a quorum present for the meeting.

**AGENDA REVIEW**

None.

**APPROVAL OF MINUTES**

The May 19, 2016 Planning and Zoning Board minutes were approved as submitted.

**MOTION**

**Norb Thomas moved for the approval of the May 19, 2016 Planning and Zoning Board Minutes, seconded by Lou Buigas. The motion carried unanimously 4-0.**

**SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EXPARTE COMMUNICATIONS**

Chairman Santoro noted the City Attorney was absent. Those persons present to provide case testimony were sworn in by Michael Fitzgerald, Notary Public.

**PUBLIC HEARINGS:**

**CASES HEARD**

**1. Ordinance 2016-24 - Waterman Hospital - Rezoning (PD Amendment)**

Mr. Skutt provided the following staff report:

1  
2 *The Planned Development Ordinance and regulations that presently govern Florida Waterman Hospital*  
3 *were originally passed in 1994. Since that date, the hospital has substantially expanded its land*  
4 *holdings and service interests. The Florida Waterman Hospital desires to update these governing*  
5 *regulations to conform to its current growth and expansion plans.*  
6

7 *The hospital has assembled approximately 137 acres of land bounded by Highway 441 to the south*  
8 *and Lake Eustis Drive to the north. The property, that includes the site of the Florida Waterman*  
9 *Hospital, encircles Lake Etowah. Much of the northern part of this property is vacant. Florida Waterman*  
10 *desires to develop a host of ancillary medical facilities that are generally viewed as either commercial or*  
11 *residential in nature, but which will all be supportive of or accessory to the main hospital use. These*  
12 *allowable uses are listed in the proposed ordinance. Except for allowances for increased building*  
13 *height, the development regulations generally coincide with the city's commercial specifications for*  
14 *lands bearing a Commercial Future Land Use designation and to the city's mixed use specifications for*  
15 *lands bearing a Mixed Use Commercial Future Land Use designation. The ordinance exhibits a*  
16 *conceptual plan, "Exhibit B", that shows the location of proposed uses. To provide flexibility to the plan,*  
17 *the ordinance also exhibits an equivalency matrix, "Exhibit C", which will permit the interchanging of*  
18 *uses to alternate uses to the extent that impact on city services will be similar. Future Land Use*  
19 *amendments that will consolidate existing designations into either Commercial or Mixed Use*  
20 *Commercial are being considered concurrently with this ordinance.*  
21

22 *The approval of this PD ordinance and the development it proposes is in step with the "Medical Village"*  
23 *concept promoted by the City of Tavares as a key economic driver and will essentially accomplish this*  
24 *goal.*  
25

## 26 **DISCUSSION**

27

28 Chairman Santoro asked if anyone in the audience wished to speak.  
29

30 Borron Owen, Esq., applicant representative, stated that he supports the staff report as presented and  
31 welcomed any questions from the Board.  
32

33 Bill Stomp asked staff if proper notice had been posted / given to residents.  
34

35 Michael Fitzgerald stated that noticing procedures had been followed.  
36

37 Gary Santoro asked if the residential property that abutted Etowah that was recently rezoned was part  
38 of this application.  
39

40 Jacques Skutt stated that the property at Ann Rou and Huffstetler was unrelated to this application.  
41

42 Bill Stomp asked if conservation areas noted on the plan were going to be developed or preserved.  
43

44 Adrienne Downey-Jacks, applicant representative, stated that conservation areas would remain  
45 unchanged at this point.  
46

47 Jacques Skutt stated that any wetlands would have to follow mitigation procedures if they were  
48 developed.  
49

## 50 **MOTION**

51

52 **Bill Stomp moved to recommend approval of Ordinance 2016-24, seconded by Lou Buigas. The**  
53 **motion carried unanimously 4-0.**

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**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
JULY 20, 2016**

**AGENDA TAB NO. 9**

**SECOND READING**

**SUBJECT TITLE: Ordinance 2016-25  
Small Scale FLUM Amendment- Florida Waterman Hospital  
Daycare Property**

---

**OBJECTIVE:**

To consider an application for a Future Land Use Map amendment from High Density Residential to Commercial for 5.78 acres of property generally located north of Florida Waterman Hospital (Daycare Facility).

**SUMMARY:**

Ordinance 2016-25 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property, as legally described in Exhibit "A" of this ordinance, is 5.78 acres in size, located generally northwest of the existing Florida Waterman Hospital. This ordinance would amend the current Future Land Use Designation from High Density Residential to Commercial.

**Future Land Use Amendment**

The Florida Waterman Hospital is updating their applicable Planned Development Zoning and Future Land Use designations to coincide with their future development plans. The existing governing regulations for the hospital are over 20 years old and the hospital's land holdings and business plans have substantially evolved. The subject property is utilized as a Day Care Center conjunctive with the hospital use. To preserve this connectivity, the applicant is requesting that the Future Land Use be amended to Commercial to coincide with the hospital's existing Commercial future land use.

**Compatibility**

Lands adjacent to this property are commercial.

**Site Conditions**

The property is currently utilized for a Daycare Center. Prior to any redevelopment or expansion of this use, 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 existing Daycare Facility is connected to municipal water and sewer services. Any new development on this property must also connect to city utilities. The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse impacts on Levels of Service are not implicated.

## FINDINGS

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

1. A Commercial Future Land Use designation would serve as the most appropriate land use for the subject property in accordance with Future Land Use policy 1-1.1.6.
2. Impacts of the proposed development of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 8)

## **OPTIONS:**

1. That City Council moves to approve Ordinance 2016-25.
2. That City Council moves to deny Ordinance 2016-25.

## **PLANNING & ZONING BOARD RECOMMENDATION:**

At its June 16 meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-25.

## **STAFF RECOMMENDATION:**

Staff recommends that City Council moves to approve Ordinance 2016-25.

## **FISCAL IMPACT:**

N/A

## **LEGAL SUFFICIENCY:**

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



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

3  
4           **WHEREAS**, the City Council finds this amendment in compliance with Chapter 163,  
5 Florida Statutes, and the City of Tavares Comprehensive Plan; and

6  
7           **WHEREAS**, adoption of this amendment is in the best interest of the health, safety, and  
8 general welfare of the citizens of Tavares.

9  
10           **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Tavares,  
11 Florida as follows

12  
13           **Section 1.     Future Land Use Amendment**

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

18  
19           **Section 2.     Severability and Conflicts**

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

24  
25           **Section 3.     Transmittal**

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

33  
34           **Section 4.     Effective Date**

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

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

9  
10

11 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by the City Council of  
12 the City of Tavares, Florida.

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\_\_\_\_\_  
Robert Wolfe, Mayor  
Tavares City Council

20 First Reading: \_\_\_\_\_

21  
22 Second Reading & Final Adoption: \_\_\_\_\_  
23

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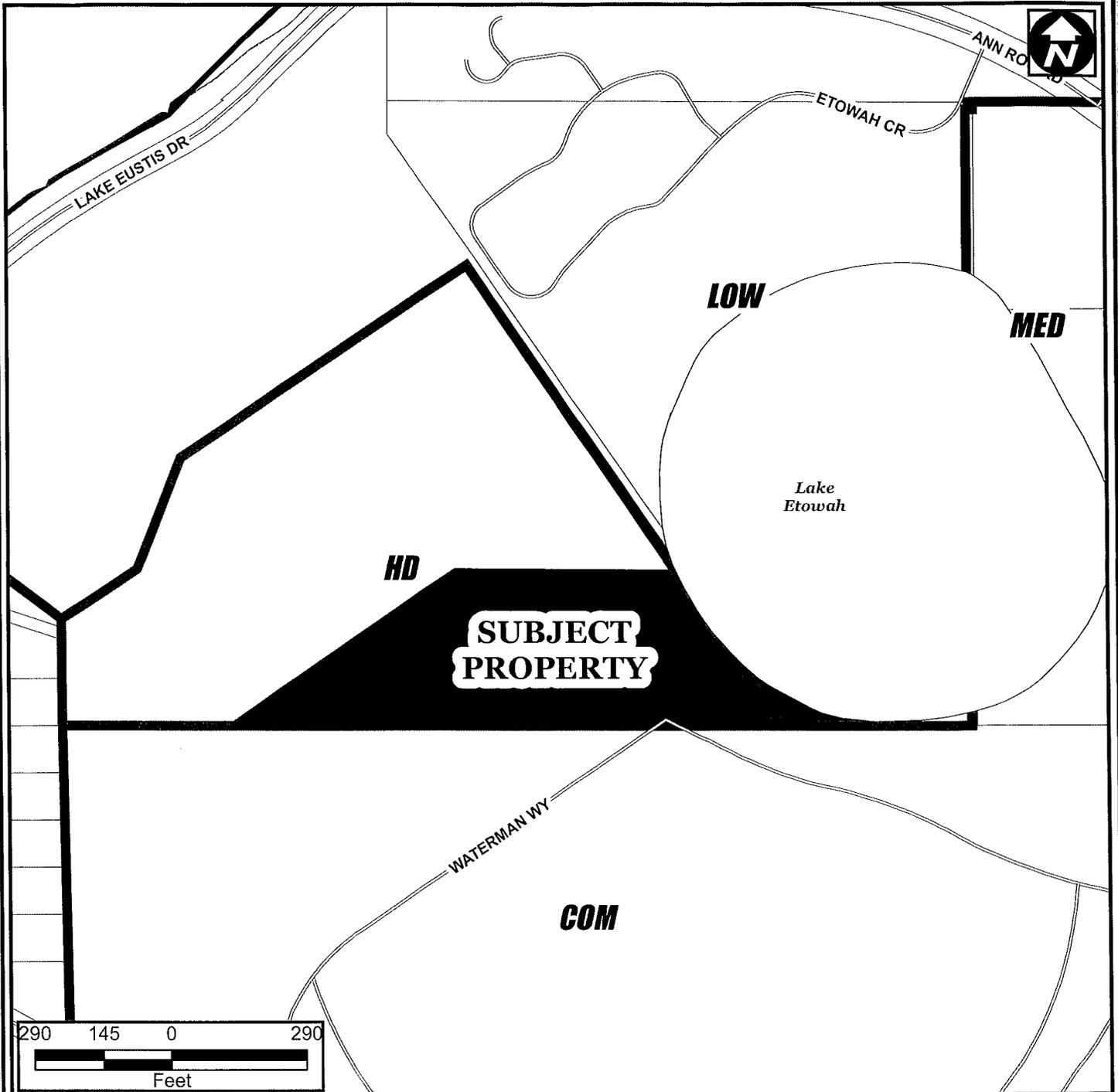
ATTEST:  
  
\_\_\_\_\_  
Nancy A. Barnett, City Clerk

30  
31 Approved as to form:  
32  
33  
34  
35  
\_\_\_\_\_  
36 Robert Q. Williams, City Attorney  
37





# CITY OF TAVARES ORDINANCE # 2016-25



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

**FUTURE LAND USE MAP**  
**ORDINANCE # 2016-25**  
**Waterman Hospital**

Current FLU: HD  
 Proposed FLU: COM  
 05.78 ± Acres

**Legend**

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



YOUR COMMUNITY IN BRIEF

# New Vision for Independence hosts Low Vision Expo

Staff report  
The local nonprofit New Vision for Independence, serving Lake and Sumter counties, will host its fifth annual Low Vision Expo from 10 a.m. to noon June 16 in the gym at Lake-Sumter State College, 9501 U.S. Highway 441, Leesburg.  
Multiple organizations and groups that serve those with low vision will share resources and information including Integrative Physical Medicine, Magnifying America, Braille & Talking Book Library, Freedom Scientific, Community Health Services, Southeastern Guide Dogs, United Way of

Lake & Sumter Counties, Lake Sumter Lions Club, Seniors Helping Seniors and more.  
Vendor space is still available. Cost is \$5 for nonprofits and \$40 for businesses.  
Details: 352-435-5040.

Administration weather radios will be given away.  
The program is free and open to the public.  
Details: 352-728-9790.

garden design and utilizing annuals and perennials for bursts of color. The class will be presented by Master Gardeners Helen Reagan and Diane Toth.  
The class is free, but space is limited. Registration is available bit.ly/WVex2016.

**Severe weather program**  
The Leesburg Public Library, 100 E. Main St., will host an education program on severe weather awareness and safety at 2 p.m. Wednesday featuring guest speaker Spencer Kostas from the Lake County Department of Emergency Management.  
Five National Oceanic and Atmospheric

**Garden design**  
The University of Florida's Institute of Food and Agricultural Sciences Extension in Lake County is hosting a class in Creating a Cottage Garden at 9 a.m. Tuesday at the agriculture center, 1951 Woodlea Road, Tavares.  
Participants will learn about English cot-

**Monthly breakfast**  
The Yalaha Community Club will host its monthly breakfast from 8 to 10 a.m. Saturday at the Community Center at 26548 Yalaha Road, Yalaha.  
Please turn to B1E6, E4

Client Name: / PO# Mike Fitzgerald  
Advertiser: City of Tavares  
Section/Page/Zone: Lake Zone/E002/LAK  
Description: Ordinance No. 2016-25  
Ad Number: 4224397-1  
Insertion Number:  
Size: 3 x 10.5  
Color Type: B&W

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## senior DAY

*If you're 55 & older, it's your day to save!*

### TUESDAY, JUNE 7

IN STORE ONLY  
SENIOR DAY  
TUESDAY, JUNE 7

WITH YOUR BELK REWARDS CARD OR ANY OTHER FORM OF PAYMENT

EXTRA **20% OFF**  
SALE PURCHASES STOREWIDE  
15% OFF HOME & SHOES  
SEE SIGN FOR DETAILS

### 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 2016-25 listed as follows.

**ORDINANCE 2016-25**

**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 5.78 ACRES OF LAND GENERALLY LOCATED NORTH AND ADJACENT TO FLORIDA WATERMAN HOSPITAL, ADDRESSED AS 2250 WATERMAN WAY FROM HIGH DENSITY RESIDENTIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; PROVIDING FOR AN EFFECTIVE DATE.**

Proposed Ordinance 2016-25 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on June 16, 2016, at 3 p.m.; and
2. Tavares City Council meeting on July 6, 2016, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on July 20, 2016, at 4 p.m. (Second Reading)

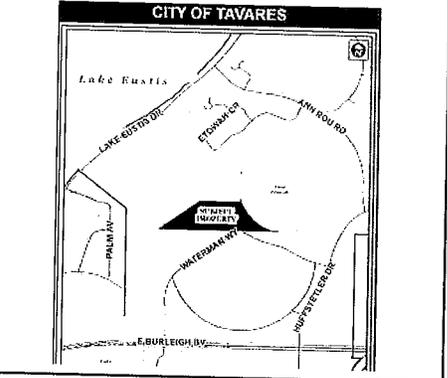
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed Ordinance 2016-25 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

Interested parties may appear at the meetings and, at the Planning & Zoning Board meeting and City Council Second Reading, be heard with respect to the proposed ordinance. It is the 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.



Thomas McClary met fellow student Lionel Richie at Tuskegee University. They went on to form the Commodores. Among McClary's hits were "Brick House" and "Too Hot to Trot."



Doris Bloodsworth, a longtime Lake resident, is an author, co-founder of the Groveland Historical Museum, and the spokeswoman for the city of Clermont.

The late David M. Walker logged some 725 hours in space aboard four space shuttle missions during a 10-year period from 1984 through 1985. He died in 2001.

### HALL

*Continued from Page E1*

Early on, the transplant seemed to be working. It wasn't until years later, when she was a senior in high school, that her body began rejecting the organ. Even though she ended up missing most of her senior year at Tavares High, Whitaker came out of bed, determined to remain focused on her future successes and the positive aspects of her life.

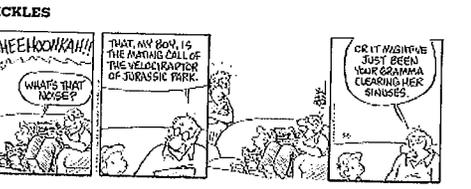
Today she is continuing her work as spokeswoman for the Children's Miracle Network, raising more than \$10,000 for the National Kidney Foundation and Arnold Palmer Hospital for Children. After she graduates from college, she plans to work as an art therapist in a hospital, giving the same help she received during her countless days under intense medical supervision.

"I feel like that's a way for me to give back," she said.

In addition to Whitaker, the other inductees are:

- Cyleta Lee Austin, Groveland High School Class of 1935. Austin, who died in 2012, was a native of south Lake and an avid community volunteer. That included serving 22 years on the Groveland
- Parent Teacher Association and more than 40 years as a member of the Groveland-Mascotte Women's Club, five of them as president. She was a longtime director of the Lake County Historical Society and held the "official historian emeritus" title for Groveland.
- Doris Bloodsworth, Groveland High School Class of 1968. A longtime Lake resident, Bloodsworth is the author of "Insignias of America: Clermont" and a co-author, with her sister Connie, of "Legendary Locals of Lake County." She is the co-founder of the Groveland Historical Museum and is a former Orlando Sentinel reporter. Today she is the spokeswoman for Clermont, Lake's largest city.
- Ze'Shica Brown Carter, Tavares High School Class of 1991. Carter founded the nonprofit Kite'n 'n Lyfe Skills, which focuses on healthy living through culinary and nutritional education in Lake and Sumter counties. She also teaches cooking classes throughout the region.
- Diane DeWolf, Mount Dora High School Class of 1984. DeWolf served as a deputy solicitor general in the state Attorney General Office, where she handled appeals with statewide impacts. She is now an as-
- sociate at Akerman LLP in Tallahassee and a member of the firm's appellate practice.
- Thomas McClary Eustis High School Class of 1967. While attending Tuskegee University in Alabama, McClary met fellow student Lionel Richie. Together, they went on to form the Commodores. Among McClary's hits were "Brick House" and "Too Hot to Trot." Today he continues his musical career, billing himself as "The First Commodore."
- Robert McTureous — Umatilla High School Class of 1942. McTureous was just 21 when he died in 1945 while diverting enemy fire, saving fellow Marines in Okinawa during World War II. For his bravery, McTureous was awarded the Medal of Honor, the country's highest military decoration.
- David M. Walker — Eustis High School Class of 1962. Walker logged some 725 hours in space aboard four space shuttle missions in a 10-year period from 1984 through 1985. Before he died in 2001, he worked as an aerospace consultant and space technology consultant for the film industry.

For tickets and more information about the induction ceremony, visit [edfoundationlake.com](http://edfoundationlake.com).



How to reach us: Lake County newsroom contacts  
COUNTY EDITOR LAKE NEWS ONLINE

# Orlando Sentinel

Publication Date: 06/06/2016

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1                   **2. Ordinance 2016-25 – Waterman Hospital - SSFLUM**

2  
3 Mr. Skutt provided the following staff report:

4  
5 *Ordinance 2016-25 proposes a small scale amendment to the Future Land Use Map 2020 of the*  
6 *Comprehensive Plan.*

7  
8 *The subject property, as legally described in Exhibit “A” of this ordinance, is 5.78 acres in size, located*  
9 *generally northwest of the existing Florida Waterman Hospital. This ordinance would amend the current*  
10 *Future Land Use Designation from High Density Residential to Commercial.*

11  
12                   *Future Land Use Amendment*

13 *The Florida Waterman Hospital is updating their applicable Planned Development Zoning and Future*  
14 *Land Use designations to coincide with their future development plans. The existing governing*  
15 *regulations for the hospital are over 20 years old and the hospital’s land holdings and business plans*  
16 *have substantially evolved. The subject property is utilized as a Day Care Center conjunctive with the*  
17 *hospital use. To preserve this connectivity, the applicant is requesting that the Future Land Use be*  
18 *amended to Commercial to coincide with the hospital’s existing Commercial future land use.*

19  
20                   *Compatibility*

21 *Lands adjacent to this property are commercial.*

22  
23                   *Site Conditions*

24 *The property is currently utilized for a Daycare Center. Prior to any redevelopment or expansion of this*  
25 *use, an approved site plan will be required. All applicable environmental assessments and permitting*  
26 *must be in place before the site plan is approved.*

27  
28                   *Impact on City Services*

29 *The subject property is located in the City’s Utility Service Area. The existing Daycare Facility is*  
30 *connected to municipal water and sewer services. Any new development on this property must also*  
31 *connect to city utilities. The City’s Concurrency Management System will ensure that Levels of Service*  
32 *(LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse*  
33 *impacts on Levels of Service are not implicated.*

34  
35                   **FINDINGS**

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

- 38  
39                   1. *A Commercial Future Land Use designation would serve as the most appropriate land use for*  
40 *the subject property in accordance with Future Land Use policy 1-1.1.6.*  
41  
42                   2. *Impacts of the proposed development of the subject property shall be monitored through the*  
43 *City’s Concurrency Management System. (Comp Plan, Chapter 8)*

44  
45                   **DISCUSSION**

46 Chairman Santoro asked if anyone in the audience wished to speak.

47  
48 Borron Owen, Esq., applicant representative, stated that he supports the staff report as presented and  
49 welcomed any questions from the Board.

50                   **MOTION**

51  
52 **Lou Buigas moved to recommend approval of Ordinance 2016-25, seconded by Norb Thomas.**  
53 **The motion carried unanimously 4-0.**

**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
JULY 20, 2016**

**AGENDA TAB NO. 10**

**TRANSMITTAL HEARING**

**SUBJECT TITLE: Ordinance 2016-26  
Large Scale FLUM Amendment- Florida Waterman Hospital  
North of Hospital**

---

**OBJECTIVE:**

To consider an application for a Future Land Use Map amendment from a mix of lands designated as High Density Residential, Low Density Residential and Medium Density Residential to all Mixed Use Commercial for 59.3 acres of property generally located north of Florida Waterman Hospital.

**SUMMARY:**

Ordinance 2016-26 proposes a large scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property, as legally described in Exhibit "A" of this ordinance, is 59.3 acres in size, located generally north of the existing Florida Waterman Hospital. This ordinance would amend the current Future Land Use Designation from a mix of High Density Residential, Low Density Residential and Medium Density Residential all to Mixed Use Commercial.

**Future Land Use Amendment**

The Florida Waterman Hospital is updating their applicable Planned Development Zoning and Future Land Use designations to coincide with their future development plans. The existing governing regulations for the hospital are over 20 years old and the hospital's land holdings and business plans have substantially evolved. The subject property is vacant and the hospital desires to expand their medical campus to include a mix of commercial and residential uses in support of and ancillary to the existing hospital.

**Compatibility**

Lands adjacent to this property are residential and commercial.

**Site Conditions**

The property is currently vacant. Prior to any development, 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. 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**

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

## **OPTIONS:**

1. That City Council moves to approve the transmission of Ordinance 2016-26 to the Department of Economic Opportunity for consideration.
2. That City Council moves to deny the transmission of Ordinance 2016-26 to the Department of Economic Opportunity for consideration.

## **PLANNING & ZONING BOARD RECOMMENDATION:**

At its June 16 meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-26.

## **STAFF RECOMMENDATION:**

Staff recommends that City Council moves to approve the transmission of Ordinance 2016-26 to the Department of Economic Opportunity for consideration.

## **FISCAL IMPACT:**

N/A

## **LEGAL SUFFICIENCY:**

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

ORDINANCE 2016-26

1  
2  
3 AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE  
4 TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020,  
5 PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON  
6 APPROXIMATELY 59.3 ACRES OF LAND GENERALLY LOCATED NORTH  
7 OF FLORIDA WATERMAN HOSPITAL, FRONTING ONTO LAKE EUSTIS  
8 DRIVE AND ANN ROU ROAD; FROM A MIX OF LANDS DESIGNATED AS  
9 HIGH DENSITY RESIDENTIAL, LOW DENSITY RESIDENTIAL AND MEDIUM  
10 DENSITY RESIDENTIAL ALL TO MIXED USE COMMERCIAL; PROVIDING  
11 FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL;  
12 AND PROVIDING FOR AN EFFECTIVE DATE.  
13

14 WHEREAS, Florida Waterman Hospital Inc has consolidated and purchased properties  
15 in the vicinity of Florida Waterman Hospital; and  
16

17 WHEREAS, Florida Waterman Hospital Inc desires to amend the Zoning and Future  
18 Land Use designation of these properties to coincide with their future development plans; and  
19

20 WHEREAS, this Development Plan would require the amendment of the Future Land  
21 Use Map 2020 for properties legally described in Exhibit "A" from a mix of lands designated as  
22 High Density Residential, Low Density Residential and Medium Density Residential all to Mixed  
23 Use Commercial; and  
24

25 WHEREAS, the City of Tavares has advertised as required by law for two public  
26 hearings prior to adoption of this ordinance; and  
27

28 WHEREAS, the City has held such public hearings and the records of the City provide  
29 that the owners of the land affected have been notified as required by law; and  
30

31 WHEREAS, the City desires to encourage Mixed Use Commercial, especially those  
32 uses that are accessory or complimentary to the established medical uses in this particular area  
33 of the City, and  
34

35 WHEREAS, a Mixed Use Commercial Future Land Use designation is compatible with  
36 surrounding designations; and  
37

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

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

3  
4           **WHEREAS**, the City Council finds this amendment in compliance with Chapter 163,  
5 Florida Statutes, and the City of Tavares Comprehensive Plan; and

6  
7           **WHEREAS**, adoption of this amendment is in the best interest of the health, safety, and  
8 general welfare of the citizens of Tavares.

9  
10           **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Tavares,  
11 Florida as follows

12  
13           **Section 1.     Future Land Use Amendment**

14           The Comprehensive Plan and Future Land Use Map of the City of Tavares, Florida, is  
15 hereby amended to reflect a re-designation from High Density Residential, Low Density  
16 Residential and Medium Density Residential to Mixed Use Commercial on certain real property  
17 as legally described in Exhibit "A". All provisions of the Comprehensive Plan shall hereby apply  
18 to said property.

19  
20           **Section 2.     Severability and Conflicts**

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

25  
26           **Section 3.     Transmittal**

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

34  
35

1 **Section 4. Effective Date**

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

11  
12

13 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by the City Council of  
14 the City of Tavares, Florida.

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16  
17  
18  
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21

\_\_\_\_\_  
Robert Wolfe, Mayor  
Tavares City Council

22 First Reading & Transmittal: \_\_\_\_\_

23  
24 Second Reading & Final Adoption: \_\_\_\_\_

25  
26

27 ATTEST:

28  
29

30 \_\_\_\_\_  
31 Nancy A. Barnett, City Clerk

32  
33 Approved as to form:

34  
35  
36  
37

38 \_\_\_\_\_  
39 Robert Q. Williams, City Attorney

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2

**EXHIBIT "A"**

That part of Sections 16, 21 and 22, Township 19 South, Range 26 East, Lake County, Florida, described as follows:

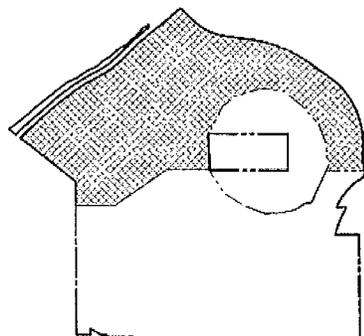
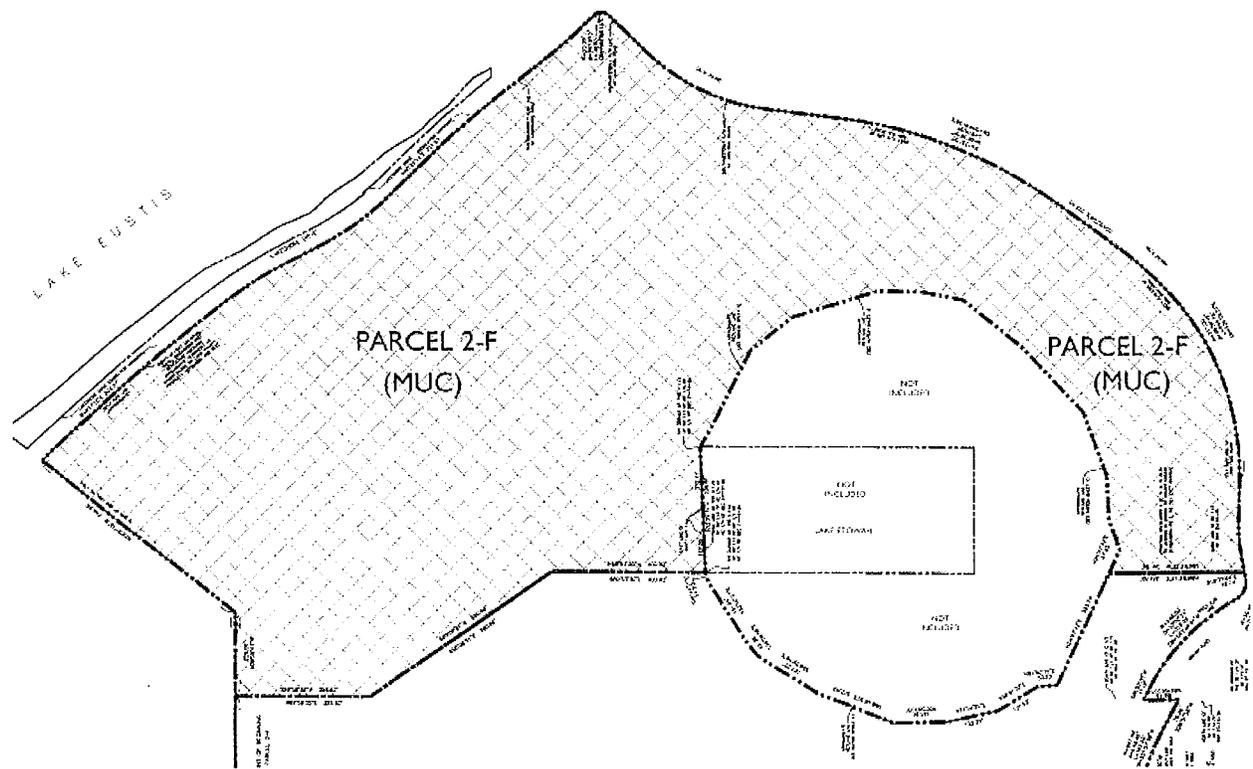
Commence at the Southeast corner of the Northeast 1/4 of said Section 21, and run N00°28'30"W, along the East line of said Northeast 1/4, a distance of 132.00 feet to the Northerly right-of-way line of U.S. Highway 441 (State Road Number 19); thence run S89°57'30"W, along said Northerly right-of-way line, a distance of 2321.00 feet; thence N00°02'30"W, a distance of 18.00 feet; thence S89°57'30"W, a distance of 50.00 feet; thence N60°02'22"W, a distance of 115.47 feet; thence S00°02'30"E, a distance of 57.74 feet; thence S89°57'30"W, a distance of 131.95 feet to the West line of the Northeast 1/4 of said Section 21; thence N00°09'43"W along said West line, a distance of 1172.15 feet to the POINT OF BEGINNING; thence continue along said West line, N00°09'43"W, 220.06 feet; thence, departing said West line, run N52°27'16"W along the West line of lands described in Official Records Book 1281, Page 1364, of the Public Records of Lake County, Florida, 646.98 feet to the Southeasterly right-of-way line of Lakeshore Drive (location, width, dimensions and dedication unknown) and to a point on a non-tangent curve concave Southeasterly having a radius of 1179.69 feet and a chord bearing of N46°13'01"E; thence run the following courses along the approximate Southeasterly right-of-way line of Lakeshore Drive: Northeasterly, along the arc of said curve through a central angle of 05°03'45" for a distance of 104.23 feet to a non-tangent line; thence N48°17'15"E, 204.57 feet to a non-tangent curve concave Southeasterly having a radius of 4622.53 feet and a chord bearing of N50°35'53"E; thence Northeasterly along the arc of said curve through a central angle of 04°10'58" for a distance of 337.47 feet to a non-tangent curve concave Southeasterly having a radius of 1016.69 feet and a chord bearing of N57°08'05"E; thence Northeasterly along the arc of said curve through a central angle of 09°27'22" for a distance of 167.79 feet to a non-tangent line; thence N62°37'43"E, 109.58 feet to a non-tangent curve concave Northwesterly having a radius of 803.98 feet and a chord bearing of N54°13'25"E; thence Northeasterly along the arc of said curve through a central angle of 17°37'36" for a distance of 247.34 feet to a non-tangent line; thence N45°25'14"E, 221.93 feet to the Southwesterly extension of the Southeasterly right-of-way line of Lakeshore Drive as described in Official Records book 3649, Page 2147, of the Public Records of Lake County, Florida, and point on a non-tangent curve concave Southeasterly having a radius of 3816.08 feet and a chord bearing of N50°27'01"E; thence Northeasterly along the arc of said curve and said Southeasterly right-of-way line and the Southwesterly extension thereof, through a central angle

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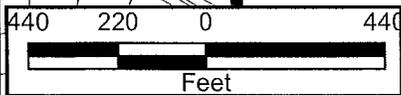
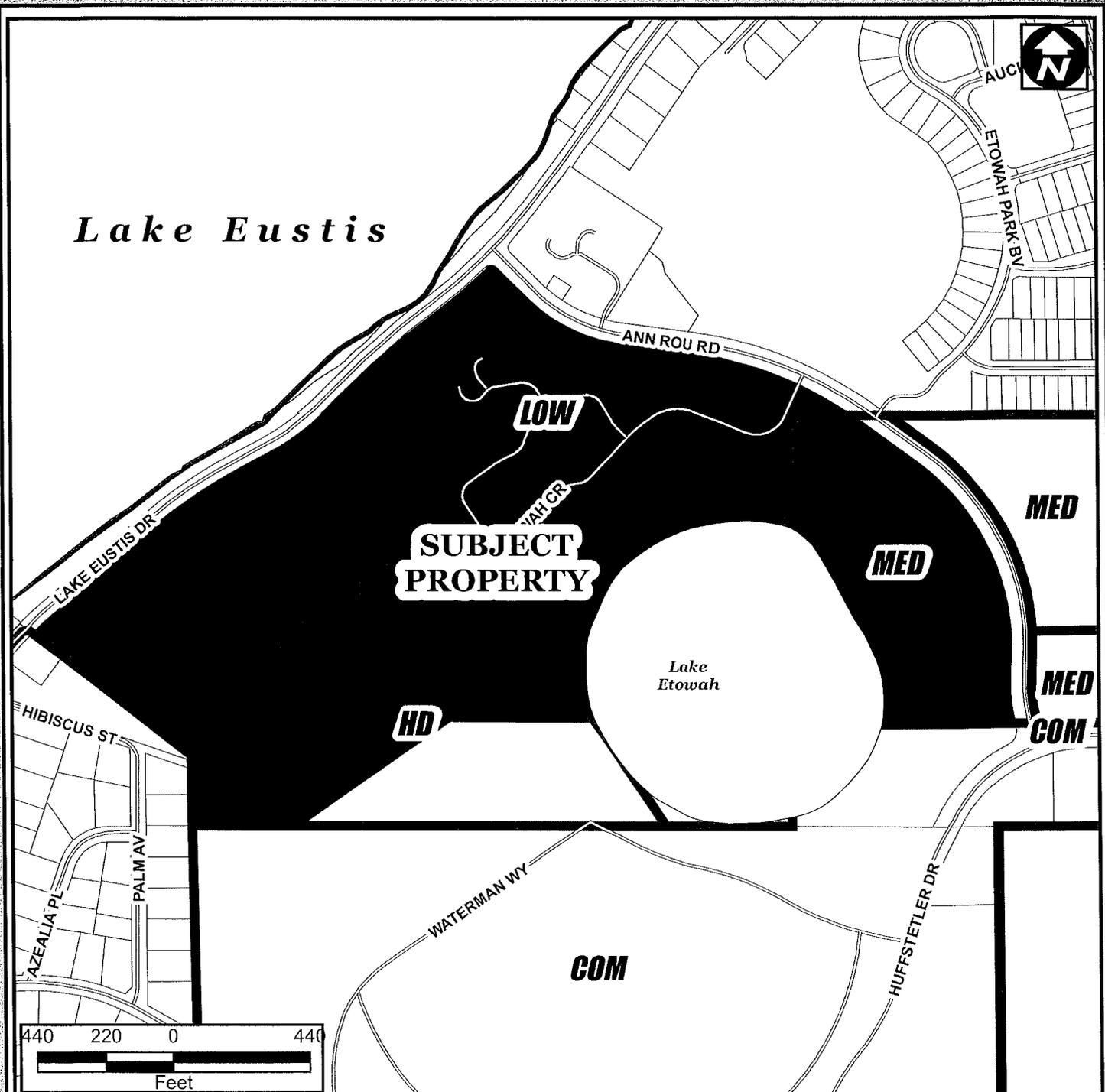
of 03°58'24" for a distance of 264.63 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 1934.86 feet and a chord bearing of N49°07'41"E; thence Northeasterly along said Southeasterly right-of-way line and along the arc of said curve through a central angle of 06°37'05" for a distance of 223.49 feet to the point of reverse curvature of a curve concave Southerly having a radius of 25.00 feet and a chord bearing of N89°58'15"E; thence, departing said Southeasterly right-of-way line of Lakeshore Drive, run Easterly along the arc of said curve through a central angle of 88°18'15" for a distance of 38.53 feet to the Southwesterly right-of-way line of Ann Rou Road (66 feet wide right-of-way) and to the point of tangency; thence run the following courses along said Southwesterly right-of-way line: S45°52'37"E, 138.87 feet to the point of curvature of a curve concave Northeasterly having a radius of 533.00 feet and a chord bearing of S64°27'16"E; thence Southeasterly along the arc of said curve through a central angle of 37°09'19" for a distance of 345.64 feet to the point of tangency; thence S83°01'56"E, 208.79 feet to the point of curvature of a curve concave Southwesterly having a radius of 1231.00 feet and a chord bearing of S68°41'58"E; thence Southeasterly along the arc of said curve through a central angle of 28°39'56" for a distance of 615.88 feet to the point of tangency; thence S54°22'00"E, 219.45 feet to the point of curvature of a curve concave Southwesterly having a radius of 717.00 feet and a chord bearing of S26°26'51"E; thence Southeasterly along the arc of said curve through a central angle of 55°50'18" for a distance of 698.76 feet to a non-tangent line; thence S01°28'02"W, 111.80 feet to the point of curvature of a curve concave Easterly having a radius of 393.00 feet and a chord bearing of S04°34'31"E; thence Southerly along the arc of said curve through a central angle of 12°05'06" for a distance of 82.89 feet to the point of tangency; thence, S10°37'04"E, 46.13 feet; thence, departing said Westerly right-of-way line of Ann Rou Road, run S89°54'13"W, 351.59 feet to an approximate wetland line as shown on the U.S. Fish & Wildlife Service – National Wetland Inventory website; thence run the following courses along said wetland line: N24°47'42"E, 67.85 feet; N20°38'58"W, 83.90 feet; N02°56'41"W, 114.74 feet; N20°36'31"W, 180.50 feet; N43°29'44"W, 228.53 feet; N51°08'57"W, 166.84 feet; N51°08'57"W, 34.49 feet; N79°37'12"W, 114.28 feet; N89°04'23"W, 117.26 feet; S72°38'55"W, 231.55 feet; S51°19'27"W, 142.80 feet; S27°06'30"W, 226.04 feet; S30°11'46"W, 58.53 feet to the Northwest corner of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 21; thence S02°29'57"E, along the West line of said North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4, a distance of 330.66 feet to the Northwest corner of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of aforesaid Section 21; thence N89°53'30"W, 400.92 feet; thence S55°08'51"W, 580.66 feet; thence S89°58'35"W, 355.82 feet to the POINT OF BEGINNING;

Containing 59.299 acres more or less and being subject to any rights-of-way, restrictions, easements and ownerships of record.

1



# CITY OF TAVARES ORDINANCE # 2016-26



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



## FUTURE LAND USE MAP ORDINANCE # 2016-26

**Waterman Hospital**

Current FLU: HD, LOW, MED  
Proposed FLU: MUC  
59.30 ± Acres

**Legend**

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

**LAKE SENTINEL**

**BOAS**

*Continued from Page E1*

they discovered us, the only holes we had were small mounds and shallow impressions of inconsequential impact to the land or else holes made by armadillos, gopher tortoises or moles.

Feral pigs, on the other hand, went hog wild. Porcine snouts, cloven hooves and 200-pound bodies dug, rutted and rolled their way through expansive swaths of lakeshore vegetation. In the process of foraging for food and taking mud baths in the muck, the persistent parkers uprooted grasses and wetland plants, leaving behind an ugly, uneven mess.

It was very upsetting. Not only do I dislike the way the disturbed shoreline now looked, I was afraid unwanted plants would take root in the exposed soil. Fortunately, a chance stop at a nursery supplier yielded a potential solution.

A display of slightly damaged bags of sunflower seeds caught my eye. I purchased a discounted 25-pound bag and set to work. Instead of thinking of the wayward porkers as adversaries, I decided to consider them assistants. They would turn the soil. I would plant it.

Off and on for several days I threw handfuls of sunflower seeds on the ground. I didn't rake them in, water the ground or plant the seeds in lines. I simply stumbled over the messy mounds of exposed soil, tossing seeds here and there. At first nothing happened. Then, a couple weeks later, a flush of sunflower sprouts appeared. I was so excited — and a little worried. What if the hogs came back just as the sunflowers were starting to grow? They'd surely destroy them.

After much thought, I decided to let that worry go. If the hogs destroyed the young plants, so be it. I'd find another fix. Fortunately, I didn't have to seek out a new solution. The hogs stayed away. The sunflowers grew tall and beautiful. Butterflies landed on them. So did birds. Instead of looking out at damaged ground and feeling despair, my eyes rested easy on fields of sunny flowers. Their bright, cheery faces filled me with joy.

An old adage says, "When life gives you lemons, make lemonade," but I have a new version. "When wild hogs dig up weeds, sow seeds!"

Sherry Boas can be reached at [simplyliving@beautifulbamboo.com](mailto:simplyliving@beautifulbamboo.com). Her columns can be found online at [OrlandoSentinel.com/lake](http://OrlandoSentinel.com/lake).

**MORRONE**

*Continued from Page E1*

A: This is a subject that people love to debate and everyone can tell a tale about a dog or cat that they had that performed some rather mysterious behavior for no particular reason.

Just like humans, animals have instincts. Most are governed by instinct — the animal is doing it as it evolves to have a better life. Most likely the behavior that your cat is doing at night is based on the instinct of storing food. A cat that is not hungry will bury or store uneaten prey animals to be eaten later on. The cat toys represent prey animals to the cat and her instinct is telling her to store them someplace safe and in her mind the foot of the bed is

the best place to keep the objects.

Domestic and wild animals will both do this. However, since domestic animals have lots of free time on their hands, then the behavior is not as out and dry as it would be in their wild counterparts.

Q: I have a blue fronted anzaros parrot that I got as a baby last spring. Her wing feathers have always been trimmed and she spent most of her summer days outside with me as I worked in my garden. I had to keep her indoors all winter long but now I have spring fever and want to get outside again to work in the garden.

How warm does it need to be outside before I can take her out with me again? We have not yet had anything here over 75 degrees. —

Kathy Burns, Hartford, Conn.

A: Parrots can acclimate to just about any cold temperatures. However, your bird has most likely never been in any temp lower than 65 degrees, so is the coldest it would get in one's house. Common sense would tell us that this should be the temp outdoors that our birds would feel OK. Anything under our ambient room temp that the bird has been living in would feel chilly.

Just be sure that you have the bird's wing feathers trimmed before you start to take her outside again. The trimmed ones from last year may have moulted out and regrown over the winter months indoors.

Write to Marc Morrone at [reapetsperts@aol.com](mailto:reapetsperts@aol.com).

**BRIEF**

*Continued from Page E2*

A \$6 donation is appreciated. The public is invited. Details: Pastor Gary Miller at 352-223-5518 or Bill Gearing at 352-455-4418.

**Summer program**

School will be out this week and parents and grandparents are planning ahead for their kids and grandkids.

With that in mind, Mount Dora Parks and Recreation is offering its KidzQuest Summer Survivor and Middle School Mayhem camps from 7:30 a.m. to 5:30 p.m. June 13 through Aug. 5 for kids ages 5 to 10 and 11 to 14. Cost is \$95 per week — a \$70 three-day pass is available for Middle School Mayhem only.

Registration is limited to 60 kids per week for KidzQuest and 20 per week for Middle School Mayhem. Details and registration forms are available by visiting [ci.mount-dora.fl.us](http://ci.mount-dora.fl.us) and going to the parks and recreation link.

Submit community news items to [jfallstrom@orlandosentinel.com](mailto:jfallstrom@orlandosentinel.com)

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**Orlando Sentinel**

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**THE CITY OF TAVARES**  
**NOTICE OF PUBLIC HEARING**  
 Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2016-24 & Ordinance 2016-26 titled as follows:

**ORDINANCE 2016-24**  
 A PLANNED DEVELOPMENT ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING PD ORDINANCES 94-15, 99-89, 2003-24 IN THEIR ENTIRETY, ALL RELATED TO THE FLORIDA WATERMAN HOSPITAL, BY RESTATING AND ADOPTING AN UPDATED MASTERPLAN FOR THE FLORIDA WATERMAN HOSPITAL PROPERTIES, BY RESTATING THE BOUNDARY AND LEGAL DESCRIPTION TO WHICH THIS PLANNED DEVELOPMENT IS APPLICABLE; AND BY RESTATING THE GOVERNING DEVELOPMENT REGULATION TO BE APPLIED TO THIS PLANNED DEVELOPMENT; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

**ORDINANCE 2016-26**  
 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 59.3 ACRES OF LAND GENERALLY LOCATED NORTH OF FLORIDA WATERMAN HOSPITAL, FRONTING ONTO LAKE EUSTIS DRIVE AND ANN ROY ROAD; FROM A MIX OF LANDS DESIGNATED AS HIGH DENSITY RESIDENTIAL, LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL ALL TO MIXED USE COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2016-24 & Ordinance 2016-26 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on June 16, 2016, at 3 p.m.; and
2. Tavares City Council meeting on July 6, 2016, at 4 p.m. (Introduction and First Reading by Title Only — Ord. 2016-24); and
3. Tavares City Council meeting on July 20, 2016, at 4 p.m. (Second Reading — Ord. 2016-24, Transmittal Hearing — Ord. 2016-26)
4. Tavares City Council adoption hearing for Ord. 2016-26 will follow State review.

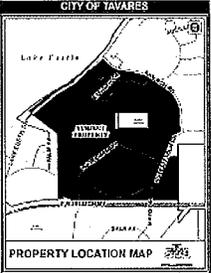
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed Ordinance 2016-24 & Ordinance 2016-26 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) 742-6435.

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



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1                   **3. Ordinance 2016-26 – Waterman Hospital - LSFLUM**

2  
3 Mr. Skutt provided the following staff report:

4  
5 *Ordinance 2016-26 proposes a large scale amendment to the Future Land Use Map 2020 of the*  
6 *Comprehensive Plan.*

7  
8 *The subject property, as legally described in Exhibit “A” of this ordinance, is 59.3 acres in size, located*  
9 *generally north of the existing Florida Waterman Hospital. This ordinance would amend the current*  
10 *Future Land Use Designation from a mix of High Density Residential, Low Density Residential and*  
11 *Medium Density Residential all to Mixed Use Commercial.*

12  
13                   *Future Land Use Amendment*

14 *The Florida Waterman Hospital is updating their applicable Planned Development Zoning and Future*  
15 *Land Use designations to coincide with their future development plans. The existing governing*  
16 *regulations for the hospital are over 20 years old and the hospital’s land holdings and business plans*  
17 *have substantially evolved. The subject property is vacant and the hospital desires to expand their*  
18 *medical campus to include a mix of commercial and residential uses in support of and ancillary to the*  
19 *existing hospital.*

20  
21                   *Compatibility*

22 *Lands adjacent to this property are residential and commercial.*

23  
24                   *Site Conditions*

25 *The property is currently vacant. Prior to any development, an approved site plan will be required. All*  
26 *applicable environmental assessments and permitting must be in place before the site plan is*  
27 *approved.*

28  
29                   *Impact on City Services*

30 *The subject property is located in the City’s Utility Service Area. Any new development on this property*  
31 *must connect to city utilities. The City’s Concurrency Management System will ensure that Levels of*  
32 *Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities.*  
33 *Adverse impacts on Levels of Service are not implicated.*

34  
35                   **FINDINGS**

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

38  
39                   1. *A Mixed Use Commercial Future Land Use designation would serve as the most*  
40 *appropriate land use for the subject property in accordance with Future Land Use policy 1-*  
41 *1.1.6.*

42  
43                   2. *Impacts of any development of the subject property shall be monitored through the City’s*  
44 *Concurrency Management System. (Comp Plan, Chapter 8)*

45  
46                   **DISCUSSION**

47 Chairman Santoro asked if anyone in the audience wished to speak.

48  
49 Borron Owen, Esq., applicant representative, stated that he supports the staff report as presented and  
50 welcomed any questions from the Board.

51  
52 Bill Stomp asked if there were specific plans approved for the property.

1 Borron Owen stated that at this time there are immediate plans for a nursing home, and future plans for  
2 daycare expansion, and medical offices.

3  
4 Bill Stomp asked if the hospital was going to be the owner of the projects.

5  
6 Borron Owen stated that Adventist Health would own the nursing home.

7  
8 Bill Stomp asked if these projects were taxable facilities.

9  
10 Borron Owen stated that the nursing home would be exempt, but other future medical development /  
11 services may not be.

12  
13 Bill Stomp asked if the proposed building height presented a problem for the Fire Dept.

14  
15 Borron Owen stated that the Fire Dept. will have the opportunity to review proposed building heights  
16 and address any concerns.

17  
18 Bill Stomp asked if reclaimed water lines were going to be installed.

19  
20 Jacques Skutt stated that installation of reclaimed water lines was not planned at this time.

21  
22 Lou Buigas asked if the daycare was for hospital employees only.

23  
24 Borron Owen stated that the daycare would be open to anyone.

25  
26 Gary Santoro commended the consultants for their plan.

27  
28 Borron Owen stated that their intention is to provide first rate health care for the area. He stated that  
29 the project should bring higher level employment to the area.

30  
31 **MOTION**

32  
33 **Bill Stomp moved for the approval of Ordinance 2016-26, seconded by Lou Buigas. The motion**  
34 **carried unanimously 4-0.**

35  
36 **ADJOURNMENT**

37  
38 **Lou Buigas moved to adjourn the meeting, seconded by Norb Thomas. The motion carried**  
39 **unanimously 4-0.**

40  
41 There was no further business and the meeting adjourned at 3:23 p.m.

42  
43 Respectfully submitted,

44  
45 \_\_\_\_\_  
46 Michael Fitzgerald  
47 Development Coordinator