# AGENDA
# TAVARES CITY COUNCIL

## OCTOBER 5, 2016
## 4:00 P.M.
## TAVARES CITY HALL COUNCIL CHAMBERS

**I. CALL TO ORDER**

**II. INVOCATION & PLEDGE OF ALLEGIANCE**

**Pastor Brooks Braswell, Umatilla Baptist Church**

**III. APPROVAL OF AGENDA**

***(The City Council Agenda is subject to change at the time of the Tavares City Council Meeting)***

**IV. APPROVAL OF MINUTES**

**Tab 1) City Council Regular Meeting & Budget Workshop of August 17, 2016** — **Mayor Pfister**

**V. PROCLAMATIONS/PRESENTATIONS**

**Tab 2) Proclamation in Recognition of Alexander Netwal and Troop 233 for Eagle Scout Project at Aesop's Park** — **Mayor Pfister**

**Tab 3) Tavares Chamber of Commerce Update – J. Scott Berry, Executive Director**

**VI. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EXPARTE CONTACTS**

**VII. READING OF ALL ORDINANCES/RESOLUTIONS**

**VIII. CONSENT AGENDA**

**Tab 4) Appointment to Technical Advisory Committee of the MPO** — **Mayor Pfister**

**IX. ORDINANCES/RESOLUTIONS**

**FIRST READING**

**Tab 5) Ordinance #2016-28 – Tavares 1st Church of the Nazarene - 32151 David Walker Road – 3 Acres – Annexation & Rezoning to C-1 General Commercial** — **Jacques Skutt**

**Tab 6) Ordinance #2016-29 – Tavares 1st Church of the Nazarene - 32151 David Walker Road – 3 Acres – Future Land Use Amendment to City Commercial** — **Jacques Skutt**

**Tab 7) Ordinance #2016-27 – Planned Development Ordinance - 155 Acres – Lake Hermosa Village** — **Jacques Skutt**

**Tab 8) Ordinance #2016-32 - Police Pension (Buyback) Amendment** — **John Drury**

**SECOND READING**

**RESOLUTIONS**

**Tab 9) Resolution #2016-17 – Variance to Allow Accessory Building In Side Yard at 404 N. Disston** — **Jacques Skutt**

**X. GENERAL GOVERNMENT**

**Tab 10) Historic Monument Commemorating Alleyway Dedications in Wooton Park** — **Jacques Skutt**

**Tab 11) Bid Award – Wooton Park Boat Ramp** — **Bob Tweedie**

**Tab 12) Award of Proposal for Fire Assessment Update** — **Lori Houghton**

**XI. OLD BUSINESS**

**XII. NEW BUSINESS**

**XIII. AUDIENCE TO BE HEARD**

**XIV. REPORTS**

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

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

**F.S. 286.0105 □If a person decides to appeal any decision or recommendation made by**

**Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

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

# TAVARES CITY COUNCIL
# MINUTES

**August 17, 2016**
**4:00 P.M.**
**TAVARES CITY HALL COUNCIL CHAMBERS**

| COUNCILMEMBERS PRESENT | ABSENT |
|---|---|
| **Lori Pfister, Mayor** | |
| **Kirby Smith, Vice Mayor** | |
| **Bob Grenier, Councilmember** | |
| **Lisa Johnson, Councilmember** | |
| **Troy Singer, Councilmember** | |

**STAFF PRESENT**

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

## I. CALL TO ORDER

Mayor Pfister called the meeting to order.

## II. INVOCATION

Chaplain Carlos Colon gave the invocation and led those present in the Pledge of Allegiance.

## III. APPROVAL OF AGENDA

**MOTION**

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

## IV. APPROVAL OF MINUTES

**Tab 1) Approval of Minutes – July 6 and July 20, 2016**

**MOTION**

**Kirby Smith moved to approve the minutes of the July 6 and July 20, 2016 City Council meetings, seconded by Bob Grenier. The motion carried unanimously 5-0.**

## V. PROCLAMATIONS/PRESENTATIONS

### Tab 2) Presentation on STEMI STAR Award

Chief Keith presented the following presentation:

***SUMMARY:***

*The STEMI STAR award is a project of Florida Hospital Waterman. It recognizes the efforts of the emergency medical service to save lives.*

*"STEMI" is an acronym for "S-T Elevated Myocardial Infarction". The "S-T" segment is one particular part of the pattern created by an Electrocardiogram (EKG) tracing. "Myocardial Infarction" is the medical term for a heart attack. The E in STEMI stands for "Elevated". When the S-T segment of the EKG pattern is elevated, that pattern can indicate that the patient is experiencing a particularly dangerous type of heart attack.*

*Recognizing that patient survivability of a STEMI patient is directly related to receiving quick and appropriate diagnosis and treatment, Florida Hospital Waterman began this award program to acknowledge the difference first responders make. The process begins with Public Safety Dispatchers, continues on through fire service and Lake EMS first responders, and ends with the medical professionals working at FHW. This process has saved lives, and FHW takes great care to let all those care givers know that they have made a difference for good, in someone's life. In this particular case, the STEMI patient was a member of the City of Tavares employee family.*

Chief Keith discussed the importance of partnerships to the City Council and staff. He recognized individuals from various agencies involved in life saving measures as follows:

Florida Hospital Waterman

David Ottati, President and Chief Executive Officer
Anita Young, Vice President and Chief Operating Officer
Mike Cording, Director of the Heart Center
Pamela Patterson, Cath Lab Manager
Leslie Sarmiento, Marketing and Communications
Alissa Hudzick, Director of Marketing and Communications
Steve Jenkins, Director of Business Development

Lake Sumter Emergency Management System

Robert Smith, EMS
Timothy Bayley, EMS

Neilia Reilly, EMS
Dr. Desmond Fitzpatrick (Medical Director for Lake County)
Jerry Smith, Executive Director, EMS

City of Eustis

Mayor Michael Holland, City of Eustis (representing the Board of Directors for Lake EMS)
Mike Swanson, Fire Chief

City of Tavares Fire Department

Madison Leary, Firefighter/Paramedic
Shane Lanoue, Engineer/Paramedic
Mike Willis, Firefighter/Paramedic
Helen Vilissov, Administrative Officer

Mr. Cording presented background on how the Stemi Stars program was developed. He described the Chest Pain Center accreditation program and emphasis on interfacing with first responders.

Mr. Cording awarded the Stemi Star Certificate to the Tavares Fire Department: Mark Kidd, Brian Turner and Madison Leary.

Mr. Ottati thanked the firefighters for their service emphasizing that each one if a member of the larger team of life saving professionals.

Chief Keith recognized Tavares Staff Member Perry Ragan as an Honorary Stemi Star and thanked him for allowing his story to be shared. He noted that Mr. Ragan's family was in the audience.

Mayor Holland thanked the City for its investment in EMS and encouraged the City to continue its investment in its staff and equipment. He also thanked the EMS crews.

Dr. Fitzpatrick added his appreciation for this recognition.

Mr. Drury commended Chief Keith for advocating and following through with the implementation of this program. Chief Keith thanked Council for their support.

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

Attorney Williams stated there are two land use items Tabs 3 and Tabs 4 related to the Whittaker Family Partnership property, north of Slim Haywood Road at SR 19 and Camp Road. He gave the oath to those present who wished to give testimony.

Attorney Williams asked Council if they wished to disclose any ex parte communications on this matter. Council had no disclosures.

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

Ms. Barnett read the ordinances for adoption by title only:

**ORDINANCE 2016-18**

**AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020; PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 36 ACRES OF LAND CENTRALLY LOCATED APPROXIMATELY 600 FEET NORTH OF SLIM HAYWOOD AVENUE AND 1600 FEET WEST OF S.R. 19; FROM COUNTY URBAN LOW DENSITY TO CITY MIXED USE NEIGHBORHOOD; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**ORDINANCE 2016-20**

**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 14.18 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHWEST INTERSECTION OF S.R. 19 AND CAMP ROAD; FROM COUNTY URBAN LOW DENSITY TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

## VIII. CONSENT AGENDA

None.

## IX. ORDINANCES/RESOLUTIONS – ADOPTION HEARING

### Tab 3) Ordinance #2016-18 – Large Scale Comprehensive Plan Amendment – Whitaker Family Partnership – 36 Acres, West of SR 19, North of Slim Haywood Road

Mr. Skutt stated this change in land use will be from Lake County Urban Low to City Mixed Use Neighborhood. This application was approved by Council on June 15, 2016 for transmittal to the Florida State Department of Economic Opportunity. The state has responded with no comments and authorized the City to adopt the ordinance amendment.

The Planning & Zoning Board voted unanimously to recommend approval on May 19th and staff recommends approval.

**MOTION**

**Bob Grenier moved to approve Ordinance #2016-18, seconded by Lisa Johnson. The motion carried unanimously 5-0.**

**Tab 4) Ordinance #2016-20 – Large Scale Future Land Use Amendment Whitaker & Family Partnership SW Intersection of SR 19 and Camp Road – 14.25 Acres**

Mr. Skutt said this is an adoption hearing for a proposed amendment to amend the designation of about 14.25 acres from Lake County Urban Low Density to City Commercial. This application was considered and approved by City Council on June 15th for transmittal to the DOE. On July 29th the State responded with no comments. The Planning & Zoning Board voted unanimously to recommend approval and staff recommends approval.

**MOTION**

**Bob Grenier moved to approve Ordinance #2016-20, seconded by Troy Singer. The motion was approved unanimously 5-0.**

**X. GENERAL GOVERNMENT**

**Tab 5) Approval of Bid Award – Alfred & Caroline Street Landscaping Project**

Mr. Skutt requested authorization to award a bid to Down to Earth Landscaping in the amount of $411,252.48 for the landscaping and right of way irrigation for the newly reconstructed Alfred – Caroline Street one way pair. Under this year's budget FY 2016, Council approved funds of $450,000 to complete the streetscaping. This was to include engineering oversight, landscaping, irrigation, brick paved crosswalks access and themed furniture. Phase 2, the streetscaping of Alfred Street was suggested as a priority for the following year.

When the contract was put out for bid only two bids were submitted for the Caroline Street work and both were significantly over budget. It was noted that in both bids the brick paving of the intersection accounted for over half the costs. On the advice of the landscaping consultant it was decided to re-bid the project for both streets excluding the brick paving. Three bids were received and after review by Michael Pape & Associates, it was recommended to award the contract in the amount of $411,252.48 to Down to Earth Landscaping LLC for the landscaping and irrigation of Alfred and Caroline Streets.

The total cost for the project is $473,252.48 with $62,000 for consulting fees to the landscaping architect. He said $450,000 has been allocated in this year's budget for this project which leaves $23,252 over budget. He said there are funds available in the department's budget mainly due to staffing vacancies to transfer and cover this deficiency.

Vice Mayor Smith questioned the use of oak trees in the design. He said he had spoken to the Lake County Agricultural Center for information. He said he was told oak trees are not a good option close to hardscapes (sidewalks, roads, etc.). He discussed options to consider that would not have as much damage to infrastructure and recommended that a different design be brought forward. Mr. Skutt said a Horizon Team had met and originally had not picked oak trees. However he said the landscape consultant had felt it was a conspicuous absence not to have any oak trees. He did include the root barrier in the specifications.

Mr. Drury added that he and Mayor Pfister had participated in the Horizon Team and those questions were discussed. He said the architect found a few areas that met the distance criteria

for an oak tree which will include the barriers.

Vice Mayor Smith said he was in agreement as long as the root barriers are installed at feet deep per the studies he has read.

**MOTION**

**Bob Grenier moved to approve the award of contract to Down to Earth Landscaping, seconded by Kirby Smith. The motion carried unanimously 5-0.**

**Tab 6) Agreement with BESH for Planning and Design of Water & Wastewater on Old 441 Road from David Walker Road to Merry Road**

Mr. Hayes requested approval of an agreement with BESH for the planning, design, permitting, and bidding and construction administration for the extension of the water and wastewater lines from David Walker Rd. to Merry Rd. in the amount of $47,190.00.

Discussion was held regarding extending the lines to Bay Road and it was noted that will be the goal in accordance with the Interlocal Services Boundary Agreement.

**MOTION**

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

**XI. BUDGET WORKSHOP FY 2016-2017 PROPOSED BUDGET**

**Tab 7) Budget Workshop for FY 2017 Proposed Budget**

Mr. Drury summarized the budget presentations that had been made thus far as follows:

*Previously, all FY2017 Proposed Budgets for the General Fund, Special Revenue Funds, Special Funds, and the Capital Improvement Plan (CIP) were presented to the City Council on June 15, July 6th, and July 20th. On August 3, Council held its fourth (4) budget workshop.*

*The City Council has asked good questions at previous workshops, and staff has researched and presented responses to Council. In addition changes have been made to the budget based on the budget workshops. Changes are identified on the attachment titled "Exhibit A – Budget Changes"*

*An opportunity exists to continue to discuss and deliberate the FY2017 Proposed Budgets at this fifth (5th) budget workshop.*

He then reviewed the changes made to this point:

1. $97,737 has been moved from West Main Streetscape to Street Paving
2. Boo Festival decreased from $12,000 to $11,000

3. Freedom Flag Fund re-named to "Fund Balance"

4. Art in the Square budget reduced from $11,850 to $7,000

5. Cost to rehabilitate Civic Center bathrooms to be ADA compliant currently at $0 but has been flagged as a clean-up item to be considered as soon as cost estimates are provided by General Contractor

6. Revenues are being adjusted to reflect most current projections

7. Health Insurance and General Liability Insurance adjusted to reflect most current projections

Mr. Drury discussed the project needed to make the bathrooms at the Civic Center ADA compliant. Mr. Thompson suggested a place holder figure of $38,500. The square footage of each restroom will be increased.

Mr. Drury added that revenue projections continue to be updated and the final budget will include adjustments based on information from the State of Florida along with final figures on costs such as health insurance.

Art in the Square Budget

Councilmember Grenier asked for information on this budget. Ms. Rogers said she had not formulated the plan in its entirety. She discussed various programs under consideration. Councilmember Grenier said he wished to keep the budget as it had been recommended originally.

Councilmember Singer asked about events that would bring people downtown and added he did not wish to decrease the funding.

Discussion followed regarding the previous Council action.

Vice Mayor Smith said he had discussed previously taking the $11,850 down to the original budget from the previous year of $2,500 or $3000 and had wanted to move the funds over to roads. He said he thought had asked about a figure of $7000 and thought there was a consensus by Council. He said he still would like to transfer the difference to roads.

Mayor Pfister said she would like to keep the budget at $11,850.

**Consensus to leave the Art in the Square Budget at $11,850.00**

ADA Bathrooms

Councilmember Johnson said this is a project that has to be done and she was surprised it had not been done before. Councilmember Singer noted the stalls are too small for a wheelchair and it needed to be done. Councilmember Grenier spoke in support noting the building was built in 1960. Vice Mayor Smith added that it needs to be done and it should not wait until 2017.

**Consensus to move forward on the ADA restroom project.**

Mayor Pfister asked for comment from the audience regarding the budget.

## XII. OLD BUSINESS - None

## XIII. NEW BUSINESS

Vice Mayor Smith stated that he believed Oak trees are one of the species in the Land Development Regulations that can be planted as a canopy tree. He asked if the City has a requirement that oak trees be planted with a barrier. Mr. Skutt said that is not a requirement at this time. Vice Mayor Smith asked Council to direct staff to research and bring back a recommendation that the city would require developers who are installing oak trees within six or seven feet of the infrastructure to include root barriers.

Mr. Drury said staff will follow up with this recommendation

## XIV. AUDIENCE TO BE HEARD

Betty Burleigh, 214 N. New Hampshire Avenue

Ms. Burleigh said that at a City Council Meeting in August of 1975, the 1975-76 Proposed Budget was balanced at a millage of 4.86 "which will to generate $654,844.00." She said cut from the budget was "...a police car, a fire car, and land for a parking lot, and new tennis courts which would have cost $48,900."

## XV. REPORTS

### Tab 8) City Administrator

Mr. Drury mentioned the September meetings including Rifles, Rails and History. The Code Enforcement Hearing and Planning & Zoning meetings have been cancelled.

Mr. Skutt said the new Publix has received its Certificate of Occupancy.

Ms. Houghton said the Public Hearings on the FY 2017 budget will be held on September 7 and 21 and will begin at 5:05 p.m.

Ms. Rogers introduced Cynthia Plesner the new Library Director.

Chief Keith said the Fire Department roofing project is going well.

Ms. Barnett read the names of the candidates who have qualified to run in the Tavares City Election in November as follows:

Seat 1: Diana Aten, Amanda Boggus, Ben Johnson, and Lisa Johnson

Seat 3: Bob Grenier, Gary Koerner, and Derek Zappitello

Seat 5: Lori Pfister and Melanie Vachon

## Tab 9) Council Reports

Vice Mayor Smith

- Stated the volley ball courts are almost complete in the Wooton Park West End and are looking wonderful.
- Asked about the work at the retention pond. Mr. Drury said the contractor has run into more muck than anticipated and he will send an updated schedule.
- **History:** On this day in 2008 Olympic Swimmer Michael Phelps became the first swimmer to win 8 gold medals in a single Olympics. So far his gold medal count is now 23 or 24 as he continues to compete in the Olympics.
- Today is "National Love Your Feet Day"

Councilmember Singer

- Thanked Ms. Houghton for the time she had spent with him and Chief Keith for the tour of the fire stations. He also thanked Mr. Thompson and Mr. Hayes for meeting with him.

Councilmember Johnson

- Noted she is excited about the upcoming election and impressed with the number of people who decided to get involved.

Councilmember Grenier

- Welcomed Ms. Plesner
- Asked for update on the clearing at the area where the Public Works facility will be built. Mr. Thompson stated that staff is clearing out some of the trees. Staff will be installing a sign to recognize it as a future site.
- Noted his parents, who live in Chicago, have a birthday this week and that he loved them very much.

Mayor Pfister

- Thanked the audience for attending. Noted there are some exciting things going on in Tavares and she hoped those present felt fortunate to be a resident in Tavares.

## ADJOURNMENT

There was no further business and the meeting was adjourned at 5:23 p.m. by Mayor Pfister.

Respectfully submitted,

_____

Nancy A. Barnett, MMC
City Clerk

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## XIII. NEW BUSINESS

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Vice Mayor Smith

- Stated the volley ball courts are almost complete in the Wooton Park West End and are looking wonderful.
- Asked about the work at the retention pond. Mr. Drury said the contractor has run into more muck than anticipated and he will send an updated schedule.
- **History:** On this day in 2008 Olympic Swimmer Michael Phelps became the first swimmer to win 8 gold medals in a single Olympics. So far his gold medal count is now 23 or 24 as he continues to compete in the Olympics.
- Today is "National Love Your Feet Day"

Councilmember Singer

- Thanked Ms. Houghton for the time she had spent with him and Chief Keith for the tour of the fire stations. He also thanked Mr. Thompson and Mr. Hayes for meeting with him.

Councilmember Johnson

- Noted she is excited about the upcoming election and impressed with the number of people who decided to get involved.

Councilmember Grenier

- Welcomed Ms. Plesner
- Asked for update on the clearing at the area where the Public Works facility will be built. Mr. Thompson stated that staff is clearing out some of the trees. Staff will be installing a sign to recognize it as a future site.
- Noted his parents, who live in Chicago, have a birthday this week and that he loved them very much.

Mayor Pfister

- Thanked the audience for attending. Noted there are some exciting things going on in Tavares and she hoped those present felt fortunate to be a resident in Tavares.

## ADJOURNMENT

There was no further business and the meeting was adjourned at 5:23 p.m. by Mayor Pfister.

Respectfully submitted,

Nancy A. Barnett

Nancy A. Barnett, MMC
City Clerk

**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**DATE OF MEETING: October 5, 2016**

**AGENDA TAB NO. 2**

**SUBJECT TITLE: Proclamation in Recognition of Alexander Netwal and Troop #233 for Eagle Scout Project at Aesop's Park**

**OBJECTIVE:**

To have the Mayor read a proclamation in recognition of the Eagle Scout Project completed by Alexander Netwal and Troop 233.

**SUMMARY:**

Eagle Scout Candidate Alexander Netwal and Troop 233 recently completed the cleanup of the shoreline at Aesop Park's pond as his community service project towards becoming an Eagle Scout.

**OPTIONS:**

Mayor Pfister will present the proclamation.

**STAFF RECOMMENDATION:**

**N/A**

**FISCAL IMPACT:**

**N/A**

**LEGAL SUFFICIENCY:**

Legally sufficient.

America's Seaplane City™

***PROCLAMATION***
***IN RECOGNITION OF ALEXANDER NETWAL***
***AND TROOP 233***
***FOR AESOP PARK PROJECT***

***WHEREAS***, Eagle Scout Candidate Alexander Netwal is a member of Troop 233, sponsored by the Fraternal Order of the Eagles in Leesburg, Florida;

***WHEREAS,*** Alexander Netwal came to the City of Tavares offering to provide a community service for his Eagle Scout project by cleaning the shoreline of Aesop Park Pond in Tavares, and;

***WHEREAS***, Alexander Netwal and Troop 233 worked diligently with the City of Tavares staff to complete this important project which is very beneficial to the quality of life for the Citizens of Tavares, and;

***WHEREAS***, the City Council of the City of Tavares commends Mr. Netwal's initiative for taking on this project and seeing it to completion.

***NOW***, ***THEREFORE***, the City Council of the City of Tavares, Florida expresses its appreciation for the Aesop's Park Pond project completed by Alexander Netwal and Troop 233 and extends best wishes to Mr. Netwal on his journey to becoming an Eagle Scout.

***PASSED AND DULY ADOPTED*** in regular session this 5th day of October 2016

_____
Mayor Lori Pfister
City of Tavares

**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**DATE OF MEETING: October 5, 2016**

**AGENDA TAB NO. 3**

**SUBJECT TITLE: Tavares Chamber of Commerce Update**

**OBJECTIVE:**

To receive an update on the Chamber from the Executive Director, J. Scott Berry.

**SUMMARY:**

Mr. Berry will provide an update on Chamber activities.

**OPTIONS:**

n/a

**STAFF RECOMMENDATION:**

**n/a**

**FISCAL IMPACT:**

**n/a**

**LEGAL SUFFICIENCY:**

**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**DATE OF MEETING: October 5, 2016**

**AGENDA TAB NO. 4**

**SUBJECT TITLE: Appointment to Metropolitan Planning Organization - Technical Advisory Committee**

**OBJECTIVE:**

To consider the appointment of Antonio Fabre to the Technical Advisory Committee (TAC) of the MPO

**SUMMARY:**

There is a vacancy for the Tavares appointment to the Technical Advisory Committee of the MPO which is traditionally filled by a member of staff. The Director of Community Development has recommended the new City Planning Coordinator, Antonio Fabre to fill this vacancy.

**OPTIONS:**

1) Move to approve the appointment of Antonio Fabre to the Technical Advisory Committee of the MPO
2) Do not approve the appointment.

**STAFF RECOMMENDATION:**

**Move to approve the appointment of Antonio Fabre as the Tavares representative to the Technical Advisory Committee of the MPO.**

**FISCAL IMPACT:**

**n/a**

**LEGAL SUFFICIENCY:**

Legally sufficient

## Nancy Barnett

**From:** Jacques Skutt
**Sent:** Tuesday, September 27, 2016 11:18 AM
**To:** Nancy Barnett
**Subject:** recommendation to appoint Antonio Fabre as our representatative for the MPO's TAC

Nancy,
I would like to recommend that Antonio Fabre, our City Planning Coordinator, be appointed as our city representative for the MPO's Technical Advisory Committee.
Thanks
Jacques

msg. re: 8-5 int.
12:38 PM
8-1-16

msg re: COE
12:04 PM
8-17-16

# J. ANTONIO FABRE, AICP

## OBJECTIVE

I am seeking a challenging and responsible position in the public planning field with the opportunity for growth and personal development.

## EXPERIENCE

Jun. 04-July 16 **CITY OF OCOEE** Ocoee, FL
*Principal Planner*

♦ Professional performance in the implementation of development review, zoning compliance, comprehensive planning and related activities including preparing staff recommendations, reports and presentations to the Planning & Zoning Commission and City Commission. Assist and prepare ordinances, elements of the Comprehensive Plan and Evaluation and Appraisal Reports (EAR) for the City.

Oct. 99-May 04 **TOWN OF LADY LAKE** Lady Lake, FL
*Town Planner*

♦ Professional performance in the implementation of development review, zoning compliance, comprehensive planning and related activities including preparing staff recommendations, reports and presentations to the Planning & Zoning Board and Town Commission. Assist and prepare ordinances, elements of the Comprehensive Plan and Evaluation and Appraisal Reports (EAR) for the Town.

May 99-Oct. 99 **LAKE COUNTY** Tavares, FL
*Planner 1*

♦ Professional performance in the implementation of the County zoning ordinances and comprehensive plan policies. Reviewed plat plans for compliance with adopted regulations. Responded to zoning and development inquiries from the public.

Apr. 99-May 99 **CITY OF WINTER PARK** Winter Park, FL
*Planning Intern*

♦ Prepare and assist in the development of staff reports, alternative transportation studies and presentations for the City Council.

Oct 94-May 99 **ROLLINS COLLEGE** Winter Park, FL
*Publishing Center Supervisor*

♦ Supervise daily operations at the Publishing Center were we would provide a wide range of services from duplicating & binding to professional graphic design work. Oversee hiring and training of staff (5 employees) and responsible for the department budget.

## EDUCATION

Aug. 96 - Dec. 98 **ROLLINS COLLEGE** Winter Park, FL
♦ **Bachelor of Arts** Major: Urban and Growth Management Studies

Jun. 96 - Aug.96 **VALENCIA STATE COLLEGE** Orlando, Florida
♦ **Associate of Arts** Major: General Education Requirements

Jan. 91 - Dec. 92 **VALENCIA STATE COLLEGE** Orlando, Florida
♦ **Associate of Science** Major: Electronic Engineering Technology

Set. 80 - Jun. 85 **CENTRAL HIGH SCHOOL** Providence, Rhode Island
♦ **High School Diploma** Major: College Preparatory

## PROFESSIONAL ORGANIZATIONS

♦ **AICP** American Institute of Certified Planners ♦ **APA** American Planning Association ♦ **FPZA** Florida Planning and Zoning Association

## SKILLS

♦ Fluent in Spanish ♦ Microsoft: Word, Excel, Publisher & PowerPoint ♦ ArcGIS

## MILITARY SERVICE

Jul.85-Jul.89 **UNITED STATE ARMY,** Bournholder, Germany & Ft. Benning, Georgia

♦ Infantryman/Instructor ***Honors and Awards:*** Honorable Discharge, Good Conduct Medal, Service Ribbon, Overseas Ribbon.

HOME (352) 217-1378 • E-MAIL ANTONIO.FABRE@HOTMAIL.COM
33923 SILVER PINE DRIVE • LEESBURG, FLORIDA 34788 • CELL PHONE (352) 217-1378

**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**OCTOBER 5, 2016**

**AGENDA TAB NO. 5** **FIRST READING**

**SUBJECT TITLE:** **Ordinance 2016-28**
**Annexation & Rezoning –Tavares 1st Church of the Nazarene**
**Northwest Intersection of David Walker Drive & Dora Avenue**

## OBJECTIVE:

To consider the annexation and rezoning to General Commercial of approximately 3 acres of property located on the northwest intersection of David Walker Drive and Dora Avenue.

## SUMMARY:

The subject property is located on the northwest intersection of David Walker Drive and Dora Avenue. The Tavares 1st Church of the Nazarene is located on this land. The applicant desires to add classrooms to the church and connection to the City of Tavares wastewater utility is required for this expansion. The property is already connected to City water. The property is contiguous to our city boundary. The church property is zoned Community Facility in the County. The applicant is requesting a City General Commercial (C-1) zoning. A church use is permitted within the C-1 zoning district. Adjacent properties that have been previously annexed into the city have been similarly zoned Commercial.

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

It is staff's opinion that a General Commercial (C-1) zoning is the most compatible designation for this property.

## OPTIONS:

No Council action required at First Reading

## PLANNING & ZONING BOARD RECOMMENDATION:

At its September 15 meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-28.

## STAFF RECOMMENDATION:

On Second Reading, staff will recommend that City Council moves to approve Ordinance 2016-28.

## FISCAL IMPACT:

N/A

## LEGAL SUFFICIENCY:

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

# ORDINANCE 2016-28

**AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 3 ACRES OF LAND LOCATED ON THE NORTHWEST INTERECTION OF DAVID WALKER DRIVE AND DORA AVENUE; REZONING SAID PROPERTY FROM LAKE COUNTY COMMUNITY FACILITY DISTRICT (CFD) TO CITY OF TAVARES GENERAL COMMERCIAL (C-1); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the owners of the properties described in **Exhibit "A"** have voluntarily petitioned to annex into the City of Tavares, and

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

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

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

**WHEREAS**, the properties are currently zoned Lake County Community Facilities District (CFP) and the applicants have requested that said properties be rezoned to a City designation of General Commercial (C-1); and,

**WHEREAS,** adjacent properties that have been previously annexed into the city have been similarly zoned Commercial; and,

**WHEREAS,** the existing church use located on this property is a permitted use within a General Commercial (C-1) zoning district; and

**WHEREAS,** the City is concurrently processing a future land use map amendment to re-designate these properties from Lake County Office to a City of Tavares Commercial designation on the 2020 Future Land Use Map; therefore

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

**Section 1. Annexation**

The properties legally defined as and depicted in **Exhibit "A"** attached hereto, situated in Lake County, Florida, is hereby incorporated into and made a part of the City

of Tavares, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes.

**Section 2. Rezoning**

The properties described in **Exhibit "A"** shall hereby be rezoned from Lake County Community Facilities District (CFP) to City of Tavares General Commercial (C-1) and shall be subject to the provisions contained within the Land Development Regulations for this zoning designation.

**Section 3. Severability.**

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

**Section 4. Effective Date.**

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

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

_____
Lori Pfister, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

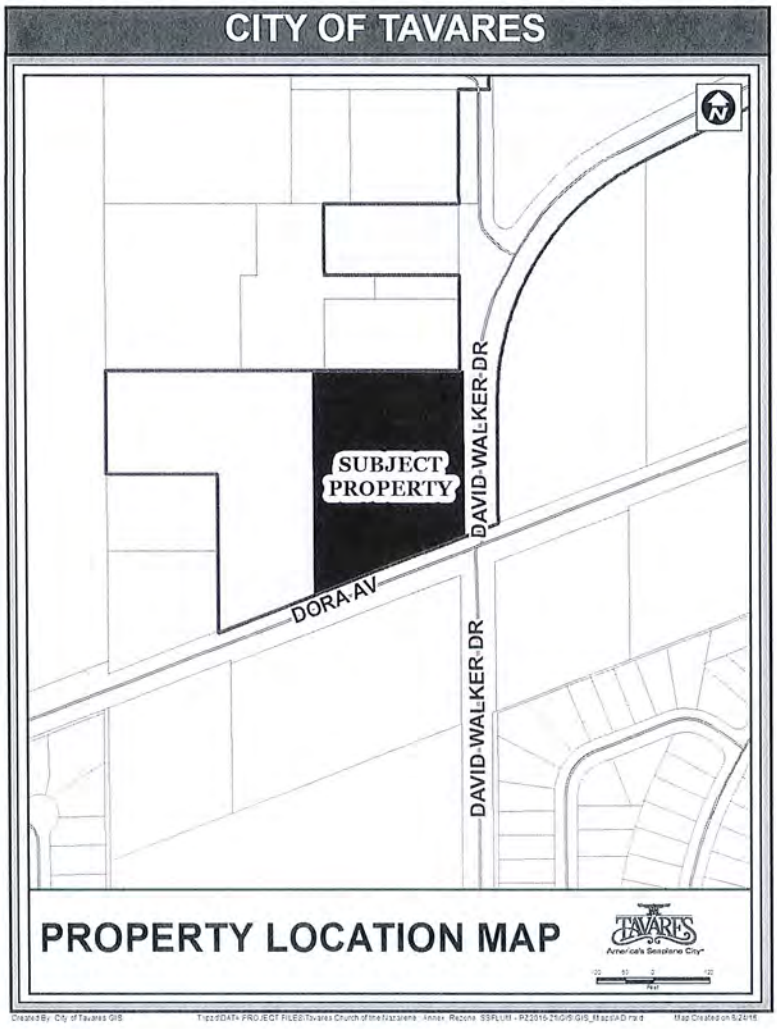
_____
Nancy Barnett, City Clerk

APPROVED AS TO FORM AND LEGALITY:

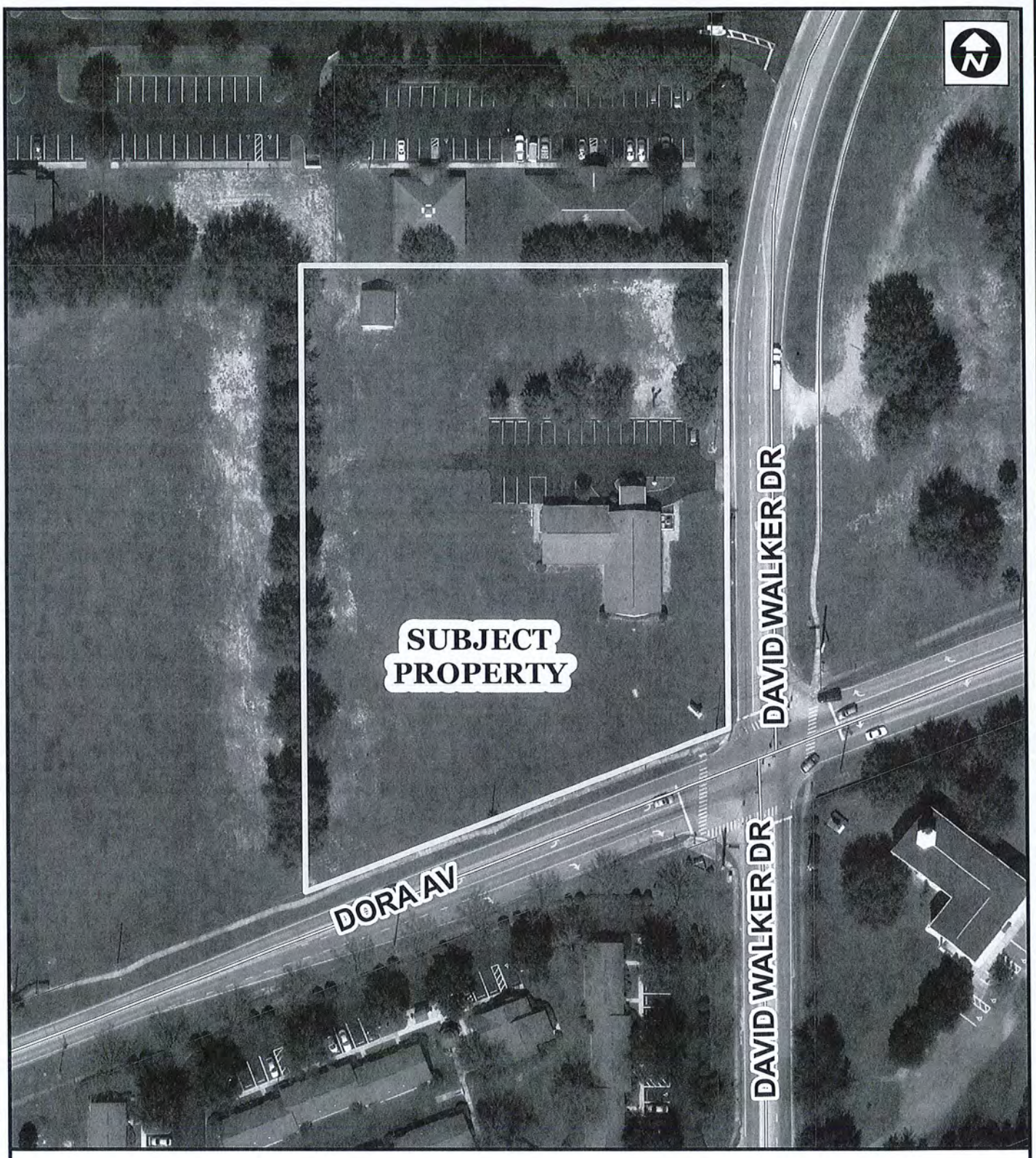
_____
Robert Q. Williams, City Attorney

# EXHIBIT A

The East 321.32 feet of the West 759.00 feet of Tract "1" of the Replat of PASADENA PARK, as recorded in Plat Book 11, Page 69 of the Public Records of Lake County, Florida, lying in Section 22, Township 19S., Range 26E. in Lake County, Florida. LESS the North 655.00 feet thereof.
Subject to all easements, rights-of-way and restrictions of record.



# CITY OF TAVARES

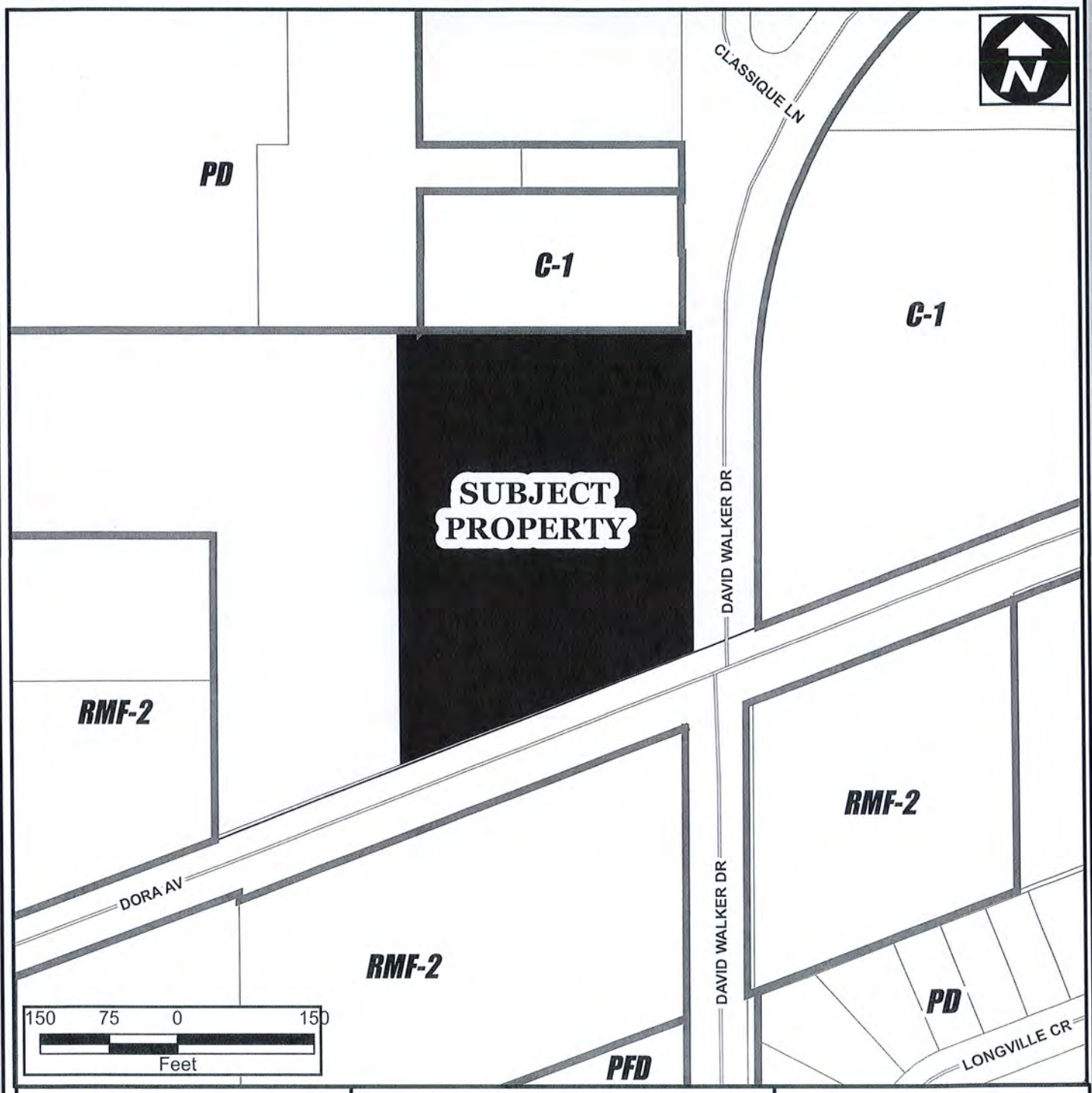



# PROPERTY LOCATION MAP

TAVARES
America's Seaplane City

60 30 0 60
Feet

# CITY OF TAVARES ORDINANCE # 2016-28




| | |
|---|---|
| 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 # 2016-28

**Tavares First Church of The Nazarene**

Current Zoning: Lake County Community Facility District
Proposed Zoning: C-1
03.00 ± Acres

Legend

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

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 Resolution 2016-17 titled as follows:

**RESOLUTION 2016-17**

**A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, GRANTING A VARIANCE TO THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS, SECTION 8.8 (D), ACCESSORY USES AND STRUCTURES, BY ALLOWING AN ACCESSORY STRUCTURE TO BE CONSTRUCTED WITHIN A SIDEYARD IN A RESIDENTIAL DISTRICT, AT PROPERTY LOCATED AT 404 NORTH DISSTON AVENUE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.**

Proposed Resolution 2016-17 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on September 15, 2016, at 3 p.m.; and
2. Tavares City Council meeting on October 5, 2016, at 4 p.m.

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

Proposed Resolution 2016-17 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 be heard with respect to the proposed resolution. Any persons wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings is made.

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

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

# THE CITY OF TAVARES
# NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2016-26 titled as follows:

**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 APRROXIMATELY 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 2016-26 will be considered at the following public meetings:

1. Tavares City Council meeting on September 21, 2016, at 4 p.m. (Adoption Hearing)

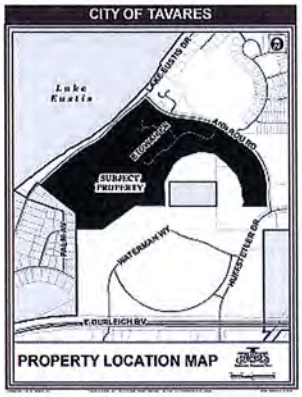
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed 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 meeting and be heard with respect to the proposed ordinance. Any persons wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings is made.

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

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




# THE CITY OF TAVARES
# NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2016-27 titled as follows:

**ORDINANCE 2016-27**

**A PLANNED DEVELOPMENT ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REVOKING AND REPLACING PORTIONS OF EXPIRED PLANNED DEVELOPMENT ORDINANCES 94-20 AND 2006-05 AS THEY PERTAIN TO APPROXIMATELY 155 ACRES OF UNDEVELOPED LANDS GENERALLY LOCATED WEST OF MOUNT HOMER DRIVE, WESTERLY TO AND PARTIALLY SURROUNDING LAKE HERMOSA, ADOPTING A NEW PLANNED DEVELOPMENT ORDINANCE THAT WOULD ALLOW AND PROVIDE GOVERNING REGULATIONS FOR THE DEVELOPMENT OF A MIXED-USE URBAN VILLAGE, PROVIDING THE BOUNDARY AND LEGAL DESCRIPTION TO WHICH THIS PLANNED DEVELOPMENT IS APPLICABLE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.**

Proposed Ordinance 2016-27 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on September 15, 2016, at 3 p.m.; and
2. Tavares City Council meeting on October 5, 2016, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on October 19, 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 2016-27 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

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

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

# THE CITY OF TAVARES
# NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2016-28 & Ordinance 2016-29 titled as follows:

**ORDINANCE 2016-28**

**AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 3 ACRES OF LAND LOCATED ON THE NORTHWEST INTERECTION OF DAVID WALKER DRIVE AND DORA AVENUE; REZONING SAID PROPERTY FROM LAKE COUNTY COMMUNITY FACILITY DISTRICT (CFD) TO CITY OF TAVARES GENERAL COMMERCIAL (C-1); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**ORDINANCE 2016-29**

**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 3 ACRES OF LAND GENERALLY LOCATED ON THE NORTHWEST INTERECTION OF DAVID WALKER DRIVE AND DORA AVENUE; FROM LAKE COUNTY OFFICE TO CITY OF TAVARES COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

Proposed Ordinance 2016-28 & Ordinance 2016-29 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on September 15, 2016, at 3 p.m.; and
2. Tavares City Council meeting on October 5, 2016, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on October 19, 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 2016-28 & Ordinance 2016-29 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

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

Orlando Sentinel
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## PARKS AND RECREATION

*Continued from Page E2*

### Umatilla

**North Lake Community Park:** County Road 450 and Roger Giles Road. Playground, picnic pavilions, picnic tables, grills, baseball fields, multiuse fields, basketball courts, tennis courts, volleyball courts, dog park, exercise stations, nature trail and walking, running and biking trails.

**South Umatilla Park:** Ball Park Road off State Road 19. Playground, picnic pavilions and picnic tables.

### Lake County Water Authority

*For more information, call 352-324-6141 or lcwa.org.*

**Bourlay Historic Nature Park:** North of U.S. Highway 441 on Canal Street in Leesburg. Hiking, exercise stations, bicycling, Cracker-style home, chickee hut and amphitheater, picnic tables, lakeside benches, native plant garden, bird-watching, fishing pier and kayak rentals.

**Crooked River Preserve:** On the north shore of Lake Louisa and east side of Palatlakaha River off Lake Louisa Drive in Clermont. Hiking, nature study and picnic tables, canoes available through reservations.

**Flat Island Preserve:** South of Leesburg on Owens Road off County Road 25A. Hiking, picnic tables, nature study, canoe rentals and camping available through reservations.

**Hickory Point Recreational Facility:** North end of the Howey bridge on State Road 19. Playground, 2-story picnic pavilion, picnic tables, grills, horseshoe pits, sand volleyball court, natural trail, swimming beach, fishing pier, boat ramp and docks, and kayaka are available.. There is no charge to park.

**Hidden Waters Preserve:** North of U.S. Highway 441 in Eustis between Country Club and Abrams roads. Hiking and bird-watching.

**Sabal Bluff Preserve:** On Leesburg Mobile City Road off County Road 44 east of Leesburg. Hiking, bicycling, picnic tables and bird-watching. Golf cart access.

**Sawgrass Island Preserve:** On the north side of Lake Yale, northwest of Eustis on Thomas Boat Landing Road. Hiking, equestrian trails, picnic tables, bicycling and nature study. Primitive camping available through reservations.

### Orange County Parks & Recreation

**West Orange Trail:** Killarney Station is on State Road 50 at the Lake-Orange county line, east of Clermont. The 22-mile paved trail stretches to Apopka. Bicycling, skating, walking and running. Details: 407-654-1108.

### State Parks, Trails

**Gen. James A. Van Fleet State Trail:** The 29.2-mile trail begins at Mabel, four miles west of Mascotte on State Road 50, to Polk County. Path for bicycling, in-line skating and hiking . Details: 352-516-7384.

**Lake Griffin State Park:** 3090 U.S. Highway 27-441, Fruitland Park. Fishing, boat ramp, canoe rentals, camping, picnic pavilion, picnic tables, grills, playground, volleyball net, horseshoe pits and nature trail. Admission is $4 single occupant vehicle, $5 per vehicle (two to eight people) and $2 pedestrians and bicyclists. Details: 352-360-6760.

**Lake Louisa State Park:** 7305 U.S. Highway 27, Clermont. Picnic pavilion, fishing pier, swimming, canoeing, hiking, equestrian trail, nature trail, camping and cabin rentals. Admission is $4 single occupant vehicle, $5 per vehicle (two to eight people) and $2 pedestrians and bicyclists. Details: 352-394-3969.

### National Parks

**Alexander Springs:** Southwest of Astor on County Road 445 off State Road 19. Camping, canoe and kayak rentals, scuba diving, snorkeling, swimming, picnic tables, nature trail, food concession and bathhouse. Admission is $5.50 per person. Details: 352-669-3522.

**Ocala National Forest:** Picnicking, camping, hiking, horse trail, bicycle trail, nature trips and programs, spring-fed beaches, bathhouses, fishing, canoe rentals, boat ramps and food concessions. Details: **Seminole Ranger District**, 40929 State Road 19, Umatilla, 352- 669-3153. **Pittman Visitor Center**, 45621 State Road 19, Altoona, 352-669-7495; **OcklawahaVisitor Center**, 3199 State Road 40 and County Road 315, Silver Springs, 352-236-0288; and **Salt Springs Visitor Center**, 14100 State Road 19, Salt Springs, 352-685-3070.

## MORRONE

*Continued from Page E1*

ever, you never see them offered as pets anymore in the pet stores we went to and I was wondering why? — Richard Grant, Chicago

**A:** Keeping reptiles as pets has come a long way in the last few decades. Years back, the iguana was so popular as a pet only because it was the only lizard that was available as a pet.

In Central America, the green iguana is a popular food source. The animal is commercially bred on farms for this purpose, so there are many babies that are available to be sold in the pet trade and years back every pet store had them.

The problem, though, is that baby iguanas need a lot of specialized care that not all pet keepers are capable of providing. Because of this, most of them died as infants.

So many adult iguanas ended dumped in parks and other areas by those people who could not keep them and many municipalities made them not legal as pets. In parts of Florida, pet iguanas that got dumped have taken over as an invasive species.

While all this was going on, dedicated reptile enthusiasts started to breed and domesticate other lizards such as bearded dragons and geckos. Those animals are much smaller than a 6-foot, 15-pound iguana, thus easier to keep as a pet. That is the main reason you seldom see baby iguanas offered for sale as pets.

If you do find one to purchase, you must be sure you are capable of keeping one as a pet before you purchase it.

*Write to Marc Morrone at reapetxperts2@aol.com.*

COURTESY OF CAMILLE AUBRAY

Although Sherry Boas enjoys being outside, sometimes books keep her indoors.

## BOAS

*Continued from Page E1*

which, even though they were translated within the text, I enjoyed trying to figure out on my own. The characters she has created are likeable and quirky, the plot compelling and the story line, which twisted and turned in unexpected directions, never failed to hold my attention. Chapter after chapter, I found myself wondering what would happen next.

Part mystery, part historical fiction and part biographical exposé with just the right a dash of romance to add a hint of spice, "Cooking for Picasso" is like a delectable bouillabaisse of blended flavors and texture. It is one of those rare books you can't stop reading but don't want to end.

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

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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 2016-28 & Ordinance 2016-29 titled as follows:

ORDINANCE 2016-28

**AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 3 ACRES OF LAND LOCATED ON THE NORTHWEST INTERECTION OF DAVID WALKER DRIVE AND DORA AVENUE; REZONING SAID PROPERTY FROM LAKE COUNTY COMMUNITY FACILITY DISTRICT (CFD) TO CITY OF TAVARES GENERAL COMMERCIAL (C-1); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

ORDINANCE 2016-29

**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 3 ACRES OF LAND GENERALLY LOCATED ON THE NORTHWEST INTERECTION OF DAVID WALKER DRIVE AND DORA AVENUE; FROM LAKE COUNTY OFFICE TO CITY OF TAVARES COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

Proposed Ordinance 2016-28 & Ordinance 2016-29 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on September 15, 2016, at 3 p.m.; and
2. Tavares City Council meeting on October 5, 2016, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on October 19, 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 2016-28 & Ordinance 2016-29 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

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

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

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

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Call Chris

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Stan's Premium Cars
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Call Stan

Seth Lee Auto Sales
Tavares
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Call Jason

**CITY OF TAVARES**
**PLANNING AND ZONING BOARD MEETING**
**TAVARES COUNCIL CHAMBERS**
**201 E MAIN STREET, TAVARES**
**September 15, 2016 – 3:00 PM**

**BOARD MEMBERS PRESENT**

**Norb Thomas**
**Lou Buigas**
**Roy Stevenson**
**Morris Osborn**

**BOARD MEMBERS ABSENT**

**Gary Santoro, Chairman**
**Richard Root , Vice Chairman**
**Bill Stomp**

**LAKE COUNTY SCHOOL BOARD**

**STAFF MEMBERS PRESENT**

**Bob Williams, City Attorney**
**Jacques Skutt, Community Development Director**
**Michael Fitzgerald, Development Coordinator**
**Antontio Fabre, Planning Coordinator**

**STAFF MEMBERS ABSENT**

**CALL TO ORDER**

Morris Osborn, called the meeting to order at 3:00 p.m. and those present recited the Pledge of Allegiance.

**AGENDA REVIEW**

None.

**APPROVAL OF MINUTES**

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

**MOTION**

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

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

Those persons present to provide case testimony were sworn in by Attorney Williams.

**PUBLIC HEARINGS:**

**CASES HEARD**

1. **Ordinance 2016-28 – Tavares Church of the Nazarene – Annexation, Rezoning**

Mr. Skutt provided the following staff report:

*The subject property is located on the northwest intersection of David Walker Drive and Dora Avenue. The Tavares 1st Church of the Nazarene is located on this land. The applicant desires to add classrooms to the church and connection to the City of Tavares wastewater utility is required for this expansion. The property is already connected to City water. The property is contiguous to our city boundary. The church property is zoned Community Facility in the County. The applicant is requesting a City General Commercial (C-1) zoning. A church use is permitted within the C-1 zoning district. Adjacent properties that have been previously annexed into the city have been similarly zoned Commercial.*
*The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Office to City of Tavares Commercial on the Future Land Use Map 2020.*
*It is staff's opinion that a General Commercial (C-1) zoning is the most compatible designation for this property.*

**DISCUSSION**

Morris Osborn asked for comments from the audience

Brenda Smith introduced herself as the representative for the Church, and stated that she could answer any of the Board's questions.

There was no Board discussion.

**MOTION**

**Norb Thomas moved to recommend approval of Ordinance 2016-28, seconded by Lou Buigas. The motion carried unanimously 4-0.**

**2. Ordinance 2016-29 – Tavares Church of the Nazarene – SSFLUM**

Mr. Skutt provided the following staff report:

*Ordinance 2016-29 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.*

*The subject property (Parcel Alternate Key Number 2986077) is 3 acres in size, located on the northwest intersection of David Walker Drive & Dora Avenue. This ordinance would amend the current Future Land Use Designation from Lake County Office to City of Tavares Commercial.*

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

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

*Site Conditions*
*The property is currently utilized as a Church. Prior to any redevelopment or additions, an approved site plan will be required. All applicable environmental assessments and permitting must be in place before the site plan is approved.*

**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**OCTOBER 5, 2016**

**AGENDA TAB NO. 6** **FIRST READING**
**SUBJECT TITLE:** **Ordinance 2016-29**
**Small Scale FLUM Amendment- Tavares 1st Church of the Nazarene**
**Northwest Intersection of David Walker Drive & Dora Avenue**

## OBJECTIVE:

To consider an application for a Future Land Use Map amendment from Lake County Office to City Commercial for 3 acres of property located on the northwest intersection of David Walker Drive & Dora Avenue.

## SUMMARY:

Ordinance 2016-29 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Number 2986077) is 3 acres in size, located on the northwest intersection of David Walker Drive & Dora Avenue. This ordinance would amend the current Future Land Use Designation from Lake County Office to City of Tavares Commercial.

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

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

Site Conditions
The property is currently utilized as a Church. Prior to any redevelopment or additions, an approved site plan will be required. All applicable environmental assessments and permitting must be in place before the site plan is approved.

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

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

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

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

**OPTIONS:**

No Council action required at First Reading.

**PLANNING & ZONING BOARD RECOMMENDATION:**

At its September 15 meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-29.

**STAFF RECOMMENDATION:**

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2016-29.

**FISCAL IMPACT:**

N/A

**LEGAL SUFFICIENCY:**

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

# ORDINANCE 2016-29

**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 3 ACRES OF LAND GENERALLY LOCATED ON THE NORTHWEST INTERECTION OF DAVID WALKER DRIVE AND DORA AVENUE; FROM LAKE COUNTY OFFICE TO CITY OF TAVARES COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the City of Tavares is concurrently processing the annexation of this property with proceedings to amend the Future Land Use Map designation pertaining to said property from Lake County Office to City of Tavares Commercial; and

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

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

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

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

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

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

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

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

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

**Section 1. Future Land Use Amendment**

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

**Section 2. Severability and Conflicts**

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

**Section 3. Transmittal**

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

**Section 4. Effective Date**

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

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

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

_____
Lori Pfister, Mayor
Tavares City Council

First Reading: _____

Second Reading & Final Adoption: _____

ATTEST:

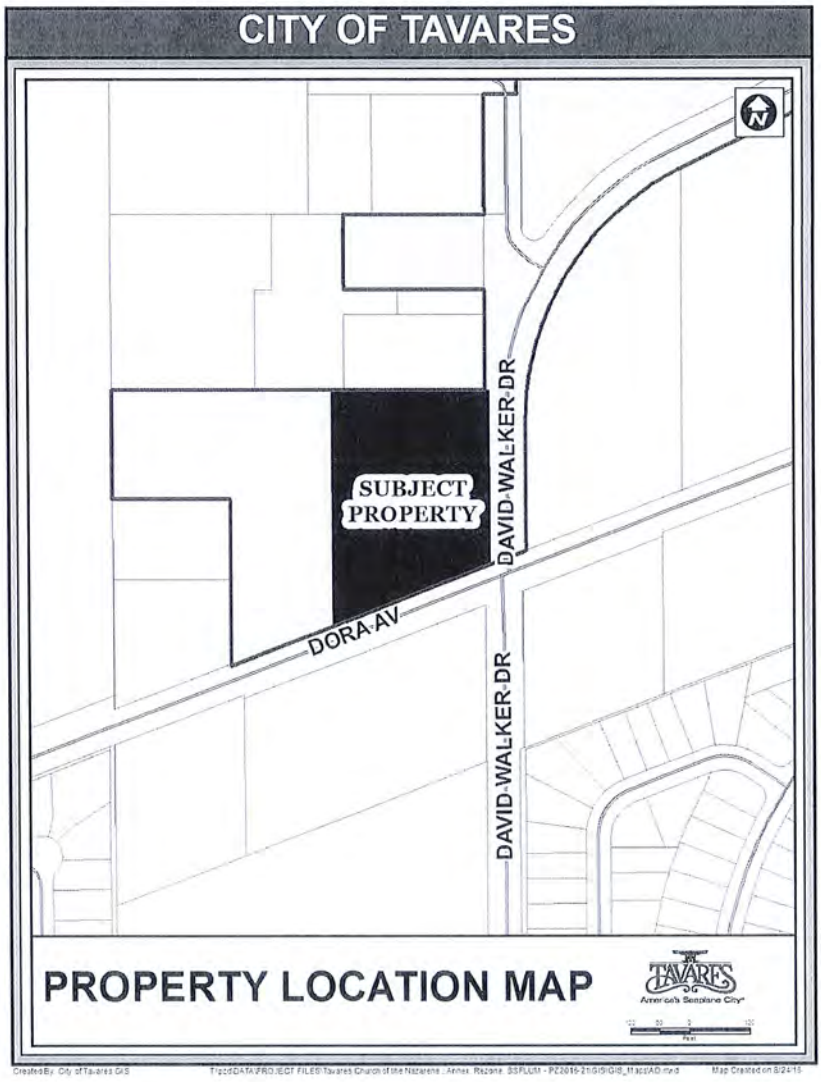
_____
Nancy A. Barnett, City Clerk

Approved as to form:

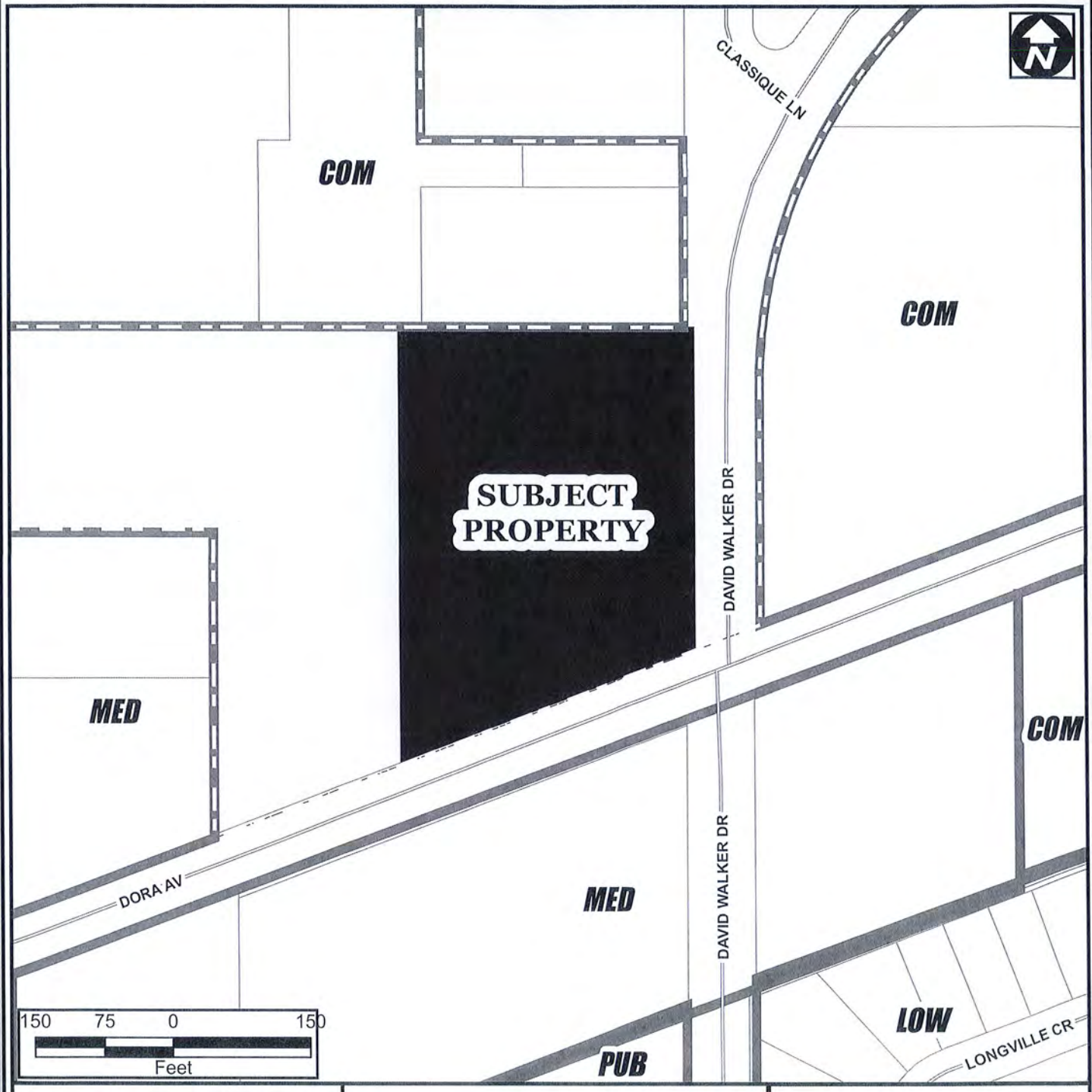
_____
Robert Q. Williams, City Attorney

## EXHIBIT "A"

The East 321.32 feet of the West 759.00 feet of Tract "1" of the Replat of PASADENA PARK, as recorded in Plat Book 11, Page 69 of the Public Records of Lake County, Florida, lying in Section 22, Township 19S., Range 26E. in Lake County, Florida. LESS the North 655.00 feet thereof.
Subject to all easements, rights-of-way and restrictions of record.



# CITY OF TAVARES ORDINANCE # 2016-29




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

FUTURE LAND USE MAP

**ORDINANCE # 2016-29**

**Tavares Church of The Nazarene**

Current FLU: County Office
Proposed FLU: Commercial

03.00 ± Acres

Legend

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

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 Resolution 2016-17 titled as follows:

**RESOLUTION 2016-17**

**A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, GRANTING A VARIANCE TO THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS, SECTION 8.8 (D), ACCESSORY USES AND STRUCTURES, BY ALLOWING AN ACCESSORY STRUCTURE TO BE CONSTRUCTED WITHIN A SIDEYARD IN A RESIDENTIAL DISTRICT, AT PROPERTY LOCATED AT 404 NORTH DISSTON AVENUE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.**

Proposed Resolution 2016-17 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on September 15, 2016, at 3 p.m.; and
2. Tavares City Council meeting on October 5, 2016, at 4 p.m.

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

Proposed Resolution 2016-17 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 be heard with respect to the proposed resolution. 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.

PROPERTY LOCATION MAP
404 N. Disston Ave.

## 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 2016-26 titled as follows:

**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 APRROXIMATELY 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 2016-26 will be considered at the following public meetings:

1. Tavares City Council meeting on September 21, 2016, at 4 p.m. (Adoption Hearing)

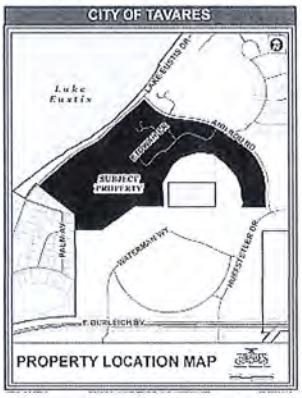
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed 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 meeting and be heard with respect to the proposed ordinance. 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.




PROPERTY LOCATION MAP

## THE CITY OF TAVARES
## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2016-27 titled as follows:

**ORDINANCE 2016-27**

**A PLANNED DEVELOPMENT ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REVOKING AND REPLACING PORTIONS OF EXPIRED PLANNED DEVELOPMENT ORDINANCES 94-20 AND 2006-05 AS THEY PERTAIN TO APPROXIMATELY 155 ACRES OF UNDEVELOPED LANDS GENERALLY LOCATED WEST OF MOUNT HOMER DRIVE, WESTERLY TO AND PARTIALLY SURROUNDING LAKE HERMOSA, ADOPTING A NEW PLANNED DEVELOPMENT ORDINANCE THAT WOULD ALLOW AND PROVIDE GOVERNING REGULATIONS FOR THE DEVELOPMENT OF A MIXED-USE URBAN VILLAGE, PROVIDING THE BOUNDARY AND LEGAL DESCRIPTION TO WHICH THIS PLANNED DEVELOPMENT IS APPLICABLE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.**

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

PROPERTY LOCATION MAP

## THE CITY OF TAVARES
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PROPERTY LOCATION MAP

Orlando Sentinel

Publication Date: 09/12/2016

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## PARKS AND RECREATION

*Continued from Page E2*

### Umatilla

**North Lake Community Park:** County Road 450 and Roger Giles Road. Playground, picnic pavilions, picnic tables, grills, baseball fields, multiuse fields, basketball courts, tennis courts, volleyball courts, dog park, exercise stations, nature trail and walking, running and biking trails.

**South Umatilla Park:** Ball Park Road off State Road 19. Playground, picnic pavilions and picnic tables.

### Lake County Water Authority

*For more information, call 352-324-6141 or lcwa.org.*

**Bourlay Historic Nature Park:** North of U.S. Highway 441 on Canal Street in Leesburg. Hiking, exercise stations, bicycling, Cracker-style home, chickee hut and amphitheater, picnic tables, lakeside benches, native plant garden, bird-watching, fishing pier and kayak rentals.

**Crooked River Preserve:** On the north shore of Lake Louisa and east side of Palatlakaha River off Lake Louisa Drive in Clermont. Hiking, nature study and picnic tables, canoes available through reservations.

**Flat Island Preserve:** South of Leesburg on Owens Road off County Road 25A. Hiking, picnic tables, nature study, canoe rentals and camping available through reservations.

**Hickory Point Recreational Facility:** North end of the Howey bridge on State Road 19. Playground, 2-story picnic pavilion, picnic tables, grills, horseshoe pits, sand volleyball court, natural trail, swimming beach, fishing pier, boat ramp and docks, and kayaks are available.. There is no charge to park.

**Hidden Waters Preserve:** North of U.S. Highway 441 in Eustis between Country Club and Abrams roads. Hiking and bird-watching.

**Sabal Bluff Preserve:** On Leesburg Mobile City Road off County Road 44 east of Leesburg. Hiking, bicycling, picnic tables and bird-watching. Golf cart access.

**Sawgrass Island Preserve:** On the north side of Lake Yale, northwest of Eustis on Thomas Boat Landing Road. Hiking, equestrian trails, picnic tables, bicycling and nature study. Primitive camping available through reservations.

### Orange County Parks & Recreation

**West Orange Trail:** Killarney Station is on State Road 50 at the Lake-Orange county line, east of Clermont. The 22-mile paved trail stretches to Apopka. Bicycling, skating, walking and running. Details: 407-654-1108.

### State Parks, Trails

**Gen. James A. Van Fleet State Trail:** The 29.2-mile trail begins at Mabel, four miles west of Mascotte on State Road 50, to Polk County. Path for bicycling, in-line skating and hiking. Details: 352-516-7384.

**Lake Griffin State Park:** 3090 U.S. Highway 27-441, Fruitland Park. Fishing, boat ramp, canoe rentals, camping, picnic pavilion, picnic tables, grills, playground, volleyball net, horseshoe pits and nature trail. Admission is $4 single occupant vehicle, $5 per vehicle (two to eight people) and $2 pedestrians and bicyclists. Details: 352-360-6760.

**Lake Louisa State Park:** 7305 U.S. Highway 27, Clermont. Picnic pavilion, fishing pier, swimming, canoeing, hiking, equestrian trail, nature trail, camping and cabin rentals. Admission is $4 single occupant vehicle, $5 per vehicle (two to eight people) and $2 pedestrians and bicyclists. Details: 352-394-3969.

### National Parks

**Alexander Springs:** Southwest of Astor on County Road 445 off State Road 19. Camping, canoe and kayak rentals, scuba diving, snorkeling, swimming, picnic tables, nature trail, food concession and bathhouse. Admission is $5.50 per person. Details: 352-669-3522.

**Ocala National Forest:** Picnicking, camping, hiking, horse trail, bicycle trail, nature trips and programs, spring-fed beaches, bathhouses, fishing, canoe rentals, boat ramps and food concessions. Details: **Seminole Ranger District**, 40929 State Road 19, Umatilla, 352-669-3153. **Pittman Visitor Center**, 45621 State Road 19, Altoona, 352-669-7495; **Ocklawaha Visitor Center**, 3199 State Road 40 and County Road 315, Silver Springs, 352-236-0288; and **Salt Springs Visitor Center**, 14100 State Road 19, Salt Springs, 352-685-3070.

## MORRONE

*Continued from Page E1*

ever, you never see them offered as pets anymore in the pet stores we went to and I was wondering why? — Richard Grant, Chicago

A: Keeping reptiles as pets has come a long way in the last few decades. Years back, the iguana was so popular as a pet only because it was the only lizard that was available as a pet.

In Central America, the green iguana is a popular food source. The animal is commercially bred on farms for this purpose, so there are many babies that are available to be sold in the pet trade and years back every pet store had them.

The problem, though, is that baby iguanas need a lot of specialized care that not all pet keepers are capable of providing. Because of this, most of them died as infants.

So many adult iguanas ended dumped in parks and other areas by those people who could not keep them and many municipalities made them not legal as pets. In parts of Florida, pet iguanas that got dumped have taken over as an invasive species.

While all this was going on, dedicated reptile enthusiasts started to breed and domesticate other lizards such as bearded dragons and geckos. Those animals are much smaller than a 6-foot, 15-pound iguana, thus easier to keep as a pet. That is the main reason you seldom see baby iguanas offered for sale as pets.

If you do find one to purchase, you must be sure you are capable of keeping one as a pet before you purchase it.

*Write to Marc Morrone at reapetxperts2@aol.com.*

COURTESY OF CAMILLE AURRAY

Although Sherry Boas enjoys being outside, sometimes books keep her indoors.

## BOAS

*Continued from Page E1*

which, even though they were translated within the text, I enjoyed trying to figure out on my own. The characters she has created are likeable and quirky, the plot compelling and the story line, which twisted and turned in unexpected directions, never failed to hold my attention. Chapter after chapter, I found myself wondering what would happen next.

Part mystery, part historical fiction and part biographical exposé with just the right a dash of romance to add a hint of spice, "Cooking for Picasso" is like a delectable bouillabaisse of blended flavors and texture. It is one of those rare books you can't stop reading but don't want to end.

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

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*Call Stan*

**Seth Lee Auto Sales**
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Mr. Skutt provided the following staff report:

*The subject property is located on the northwest intersection of David Walker Drive and Dora Avenue. The Tavares 1st Church of the Nazarene is located on this land. The applicant desires to add classrooms to the church and connection to the City of Tavares wastewater utility is required for this expansion. The property is already connected to City water. The property is contiguous to our city boundary. The church property is zoned Community Facility in the County. The applicant is requesting a City General Commercial (C-1) zoning. A church use is permitted within the C-1 zoning district. Adjacent properties that have been previously annexed into the city have been similarly zoned Commercial.*
*The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Office to City of Tavares Commercial on the Future Land Use Map 2020.*
*It is staff's opinion that a General Commercial (C-1) zoning is the most compatible designation for this property.*

**DISCUSSION**

Morris Osborn asked for comments from the audience

Brenda Smith introduced herself as the representative for the Church, and stated that she could answer any of the Board's questions.

There was no Board discussion.

**MOTION**

**Norb Thomas moved to recommend approval of Ordinance 2016-28, seconded by Lou Buigas. The motion carried unanimously 4-0.**

**2. Ordinance 2016-29 – Tavares Church of the Nazarene – SSFLUM**

Mr. Skutt provided the following staff report:

*Ordinance 2016-29 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.*

*The subject property (Parcel Alternate Key Number 2986077) is 3 acres in size, located on the northwest intersection of David Walker Drive & Dora Avenue. This ordinance would amend the current Future Land Use Designation from Lake County Office to City of Tavares Commercial.*

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

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

*Site Conditions*
*The property is currently utilized as a Church. Prior to any redevelopment or additions, an approved site plan will be required. All applicable environmental assessments and permitting must be in place before the site plan is approved.*

*Impact on City Services*

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

*FINDINGS*

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

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

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

**DISCUSSION**

There was no audience discussion

There was no Board discussion.

**MOTION**

**Lou Buigas moved to recommend approval of Ordinance 2016-29, seconded by Norb Thomas. The motion carried unanimously 4-0.**

### 3. Resolution 2016-17 – Couglar Property – Variance

Mr. Skutt provided the following staff report:

*This is a variance application from Jessica Cougler to construct an accessory residential structure in the exterior side yard of her property located at 404 North Disston Avenue. The owner of the property desires to build a 144 square foot detached covered deck beside their existing home. The subject property is a corner lot and the existing home is configured in a manner so that there is a limited rear yard and a substantial side yard. The proposed side yard setback of this accessory structure is greater than 12.5 feet which is the minimum exterior side yard setback for accessory structures located in rear yards on corner lots. The City's Land Development Regulations allow accessory structures only in a rear yard within a residential district.*

*The property's exterior side yard is fenced from street view and due to the existing home's setbacks, this side yard functions as a rear yard to the house. It is staff's opinion that this variance is appropriate considering the existing conditions. A building permit issued by the City's Building Department will be required for the proposed structure.*

**DISCUSSION**

There was no audience discussion

There was no Board discussion.

**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**OCTOBER 5, 2016**

**AGENDA TAB NO. 7** **FIRST READING**
**SUBJECT TITLE:** **Ordinance 2016-27**
**Planned Development Ordinances**
**Lake Hermosa Village**

---

## OBJECTIVE:

To consider a Planned Development Ordinance that rescinds expired, undeveloped PD ordinances 1994-20 and 2006-05 that apply to the subject property and to approve a new Planned Development Ordinance that would govern the development regulations for a proposed new Mixed Use Village for property generally located between Mt. Homer Drive and Lake Hermosa.

## SUMMARY:

The Planned Development Ordinances and regulations that presently govern the subject property were originally passed in 1994 and 2006. Neither of these proposed developments materialized and these PD ordinances have now expired. Waterman Center, LLC and Lake Hermosa Village, LLC have combined properties that were part of these expired ordinances and their desire is to develop these lands as a Planned Mixed Use Village regulated by a new Development Ordinance that specifically addresses their town village concept for development. The applicant is also the developer of Avalon Park in east Orlando which will serve as a business and planning model. In essence, the proposed village envisions a fairly dense, self-contained, connected living environment consisting of varying home styles, with supporting office, commercial, medical, educational and recreational services.

The subject property consists of approximately 155 acres of undeveloped land generally located west of Mount Homer Drive, westerly to and partially surrounding Lake Hermosa. The conceptual plan attached to the ordinance allows a maximum of 1,088 dwelling units of varying types. Of these, 788 units are either attached or multi-family in nature. Lots sizes are typically small with minimal setback requirements resulting in densely populated neighborhoods when compared to the city's usual, more suburban existing subdivisions. The plan allows supporting, ancillary uses such as a charter school, a village center, senior facilities, self-storage units, medical offices, parks, recreational facilities and pedestrian trails. The predominant goal is to make the Village as self contained as possible. The Avalon Park vision statement is "Live, Learn, Work and Play".

This proposed development is synonymous with modern, sustainable planning concepts and maximizes the efficiency of municipal service delivery. The village will not only compliment the expanding Medical Village in that area of town, but the additional, presumably active and younger population will enjoy and give support to our city's increasingly sophisticated downtown environment and cultural events.

At the September 15, Planning & Zoning Board meeting, residents abutting the northerly boundary of the project commented on access points and abutting building height. The Developer has made modifications to the ordinance (highlighted in yellow) that address these concerns.

It is staff's opinion that the approval and development of this Planned Mixed Use Village will ultimately be viewed as a key advancement in the economic growth of our city.

**OPTIONS:**

No Council action required at First Reading.

**PLANNING & ZONING BOARD RECOMMENDATION:**

At its September 15 meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-27.

**STAFF RECOMMENDATION:**

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2016-27.

**FISCAL IMPACT:**

N/A

**LEGAL SUFFICIENCY:**

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

# ORDINANCE 2016-27

**A PLANNED DEVELOPMENT ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REVOKING AND REPLACING PORTIONS OF EXPIRED PLANNED DEVELOPMENT ORDINANCES 94-20 AND 2006-05 AS THEY PERTAIN TO APPROXIMATELY 155 ACRES OF UNDEVELOPED LANDS GENERALLY LOCATED WEST OF MOUNT HOMER DRIVE, WESTERLY TO AND PARTIALLY SURROUNDING LAKE HERMOSA, ADOPTING A NEW PLANNED DEVELOPMENT ORDINANCE THAT WOULD ALLOW AND PROVIDE GOVERNING REGULATIONS FOR THE DEVELOPMENT OF A MIXED-USE URBAN VILLAGE, PROVIDING THE BOUNDARY AND LEGAL DESCRIPTION TO WHICH THIS PLANNED DEVELOPMENT IS APPLICABLE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is generally developmentally regulated by expired PD Ordinances 1994-20 and 2006-05; and

**WHEREAS**, neither of these Planned Developments were constructed and the subject lands remain vacant; and

**WHEREAS,** the owners of the subject property, Waterman Center LLC and Lake Hermosa Village LLC has made an application to apply new Development Regulations to this property to facilitate the construction of a Mixed Use Urban Village; and

**WHEREAS,** the applicant has provided a conceptual plan, **"Exhibit B"**, showing generally the location of proposed uses; and

**WHEREAS,** the applicant has also provided conceptual character images, "**Exhibit D**", showing photographs of the proposed character of the development; and

**WHEREAS,** the proposed development is in compliance with the existing Future Land Uses of Medium Density and Commercial under our city's Comprehensive 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 Planned Development District (PD) zoning designation subject to the provisions contained within this Ordinance. This Ordinance does hereby extinguish expired Planned Development Ordinances 94-20 and 2006-05 that may be applicable to the subject property.

The purpose of this Section 1 is to set forth basic development regulations and to generally describe the project (the "Project") which is being developed as a Planned Unit Development on the subject, 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.

## LAKE HERMOSA VILLAGE PLANNED UNIT DEVELOPMENT CONDITIONS OF APPROVAL

### Master Development Plans

Development shall be in accordance with the application, plans, and information submitted for the PD (the "**Project**"), unless otherwise stipulated or modified herein.

### General

### Open Space/Buffering

1. Wetlands (conservation/preservation areas) shall be as defined by the City of Tavares Comprehensive Plan and shown on all preliminary development plans/preliminary site plans and construction plans. Jurisdictional boundaries shall be delineated in accordance with the responsible regulatory agency; i.e., the St. Johns River Water Management District (SJRWMD), the Florida Department of

Environmental Protection (FDEP), or the Army Corps of Engineers (ACOE). These boundaries may be adjusted following appropriate permit approval and shall be shown on each preliminary development plan/preliminary site plan. All permits for encroachments, alterations, or development within Category I wetlands shall be obtained and submitted to the City of Tavares prior to construction plan/construction site plan approval.

2. The developer shall create one or more mandatory homeowners'/property owners'/condominium owners'/merchants' association(s) in the form of a nonprofit corporation recorded in the official records of the City of Tavares and registered with the Secretary of State, State of Florida, or, if approved by the Board, a Community Development District, hereinafter known as CDD, that, in the aggregate, encompass the entire boundaries the Planned Development except for any real property to be conveyed to the City. The developer shall convey in fee simple to the association or CDD, for ownership and maintenance, all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas. Recreation areas and neighborhood parks shall be conveyed to the association as well, but only to the CDD if such special power pursuant to Section 190.012(2), Florida Statutes, is consented to by the City. All such conveyances shall be for a value that does not exceed the fair market value of the land conveyed. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants' association or CDD documents, including Articles of Incorporation with proof of being filed with the Secretary of State, State of Florida, restrictive covenants, and all exhibits, shall be submitted to the City of Tavares' Community Development Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or CDD. Any impact/mobility fee credits for improvements funded by CDD shall be issued to CDD and not the developer.

**Parks, Open Spaces and Trails**

3. There will be no minimum size requirement for a park and the cumulative park area will be five percent of the total land area within the community. Any large park areas, regardless of their location within the community, shall be counted towards this requirement. Retention ponds shall not be calculated towards this requirement.

**Transportation/Circulation**

Access Management

4. Applicant/developer shall be responsible for the construction of the Site Access Improvements in phases prior to or concurrent with construction of the infrastructure improvements to serve the portions of

the Project necessitating such improvements. At the time of each preliminary site plan approval, applicant/developer shall provide to the City for its review and approval, the list of Site Access Improvements that have been or will be constructed to serve the existing phases of the Project and the phase(s) that are being considered for approval as part of such site plan approval. Provided that the City confirms that such proposed Site Access Improvements are adequate to serve such existing and proposed phase(s) of the Project, applicant/developer shall be permitted to construct the Site Access Improvements in the phases as proposed by applicant/developer. If the Project trips are exceeded for any access point, then the applicant/developer shall be required to demonstrate through additional access management analysis, as approved by the City, that the City's adopted Level of Service standards will be maintained at each access point.

5. The construction by the applicant/developer of the Site Access Improvements as set forth in "**Exhibit B"** shall vest the Project against further required access requirements for City purposes through December 31, 2036, subject to the following conditions:

6. All roads that will be used to access public-purpose sites, such as public school, public park, library, and fire/rescue sites, if any (as determined by the School Board, Parks and Recreation Department, Libraries Services Department, Emergency Services Department, or DRC, as applicable) shall be public roadways and constructed in accordance with applicable City/FDOT design, construction, and signage standards. Such roadways shall be deeded in fee simple to the City, a CDD or FDOT, as applicable, prior to or concurrent with the first record plat containing such roadways, or where no record plat is required prior to or concurrent with the issuance of the first CO for a building utilizing such roadways.

7. The access points shown on the conceptual plan in "**Exhibit "B"** are conceptual only. Permanent placement of each access point shall be determined at the time of review with by the City's Development Review Committee and shall meet established access-management criteria and the access management approvals granted herein. In no event shall automobile access be granted adjacent to 1400 Clay Blvd., 1420 Clay Blvd., 1472 Clay Blvd., or 1550 Clay Blvd.

Dedication of Right-of-Way

8. Unless otherwise determined by the City's Development Review Committee, streets may be private but shall be constructed to City standards. In case of private streets, dedication and maintenance shall be the responsibility of a Homeowner's/Property Owner's Association or CDD, as applicable. The City of Tavares will not be responsible for the maintenance of any private streets.

## Utilities: Drainage, Water Service, Wastewater Disposal

9. A Master Utility Plan for the entire development shall be submitted to the City of Tavares' Public Utilities Department for review and approval, prior to submittal of the first preliminary plan/preliminary site plan. This utility plan shall minimally show the following:

   a. Trunk sewer lines and lift stations.

   b. Main potable water lines and nonpotable water lines, if applicable.

   c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a nonpotable water system for irrigation.

   d. Method of lighting all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.

   e. Master utility plans shall be presented in a written format in conformance with the Master Utility Plan guidelines implemented by the City of Tavares' Public Utilities Department.

10. The developer shall construct all water and wastewater facilities within the Project to current City of Tavares Standards. A complete set of instructions may be obtained from the City of Tavares' Public Utilities Department.

## Land Use

11. Land uses and entitlements may be exchanged by applicant/developer in accordance with the Land Use Equivalency Matrix attached hereto as **"Exhibit B"**. Land use exchange requests shall be submitted to the Director of Planning and Development or designee for verification as to implementation and administrative approval in accordance with the Land Use Equivalency Matrix and shall not constitute an amendment to the PD. Subject to the exchanges permitted by the Land Use Equivalency Matrix, the Project's maximum levels of development are as follows:

| | Commercial (SF) | Office (SF) | School (K-12) | Total Single Family Attached (DU) | Total Single Family Detached (DU) | Total Multifam (DU) |
|---|---|---|---|---|---|---|
| Proposed Use | 150000 | 50000 | 1850 stud | 100 | 300 | 688 |

12. The PD Conceptual Plan for the Project depicts and is intended to be a mixed-use village. The designated land use areas are conceptual and subject to final design, surveying, environmental analysis, engineering, permitting, and governmental approval. Site layout, product type and density are subject to change but shall as reasonably possible generally conform to the conceptual plan. Listed below are the allowable uses for the PD:

**Permitted Uses:** Commercial, retail, professional services, offices (including administrative, medical and professional), hospitals, medical facilities and clinics, entertainment (including bars, lounges, theaters), civic, cultural, restaurants, hotels/motels, single family attached, multi-family residential, single family detached, vertically mixed-use (such as multi-family and retail), commercial, services, adult congregate living facilities (including ALF and ILF), daycare, churches, public service and educational facilities, residential treatment and care facilities, support commercial/retail and services, observation tower and permanent and temporary retail and service kiosks, and any other use permitted within a Medium Density / Commercial zoning.

- Garage apartments and guest suites shall be accessory units and shall not be considered separate residential units for purposes of the PD Entitlements.

- Garage apartments and guest suites may be constructed as part of the original home construction or as a post-construction addition.

- For-sale lots in the Project (attached or detached product) may have either a garage apartment or a guest suite, but in no instance may they have both.

- Garage apartments and guests suites may have a kitchen, in addition to other typical amenities, such as a living area, bathroom, and, bedroom(s).

- Garage apartments and guests suites shall be served by the same water meter and electric meter as the primary residence.

- Garages with garage apartments or guest suites may NOT be sold as separate dwelling units independent of the primary residence through a lot split, subdivision or other conveyance.

13. The development standards for the entire project shall be as follows:

1. **COMMERCIAL/OFFICE/VERTICALLY MIXED USE (INCLUDING RESIDENTIAL)/OBSERVATION TOWER**

   (a) **Lot Coverage/Size**- 95%, no minimum lot size

   (b) **Floor Area Ratio**- N/A- development will be limited by building height, parking requirements and lot coverage

(c) **Building Setbacks-**

i. Side Yard- 0'

ii. Rear Yard- 5'

iii. Front Setback- 10' from back of curb

(d) **Parking-**

i. Joint use allowance/shared parking is permitted and is strongly encouraged in these areas due to the proximate uses. Each block and/or area identified by applicant/developer for shared parking area and their associated uses will be analyzed to determining the total required parking for that block. The following table will determine the parking requirements and the required number of spaces for an individual use below shall be required on each block/shared parking area until another permitted, shared parking use is proposed for development. Where developer seeks to use shared parking, it shall provide an analysis to demonstrate compliance with the table below on a block-by-block/shared parking area basis.

| **SHARED PARKING** | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Mixed-Use** | Number of Parking Spaces | **Weekday** | | | **Weekend** | | |
| | | 8am-6pm | 6pm-12am | 12am-8am | 8am-6pm | 6pm-12am | 12am-8am |
| **Multi-Family** | | | | | | | |
| 1 Bedroom | 1.5 | 60% | 100% | 95% | 100% | 70% | 95% |
| 2+ Bedrooms | 2 | 60% | 100% | 95% | 100% | 70% | 95% |
| **Townhouse** | 2 | 60% | 100% | 95% | 100% | 70% | 95% |
| **Mixed-Use** | | | | | | | |
| General Retail | 3.3 / 1000 sf | 60% | 95% | 5% | 100% | 70% | 5% |
| General Office | 3.3 / 1000 sf | 100% | 10% | 5% | 10% | 5% | 5% |
| Convenience Retail* | 5 / 1000 sf | 60% | 95% | 5% | 100% | 70% | 5% |
| K-12 Schools | Lake County Code or SREF** (whichever is less) | 100% | 20% | 5% | 10% | 10% | 5% |
| Church | 1 / 3 seats | 10% | 5% | 5% | 100% | 50% | 5% |
| ILF (1-3 Bedrooms) | 1.5 | 60% | 100% | 100% | 70% | 100% | 95% |
| ALF | .5 / bedroom | 100% | 60% | 60% | 80% | 60% | 60% |

*- Convenience Retail are those uses usually accessed by the automobile. (i.e.- Grocery, Gas Stations, freestanding drug stores such as CVS/Walgreens)

**- State Requirements for Educational Facilities

ii. On-street parking may be used to meet parking requirements

iii. On-street parking will occur on all streets in the Mixed Use areas

iv. Tandem parking is permitted

(e) **Maximum Building Height-** Up to 7 stories or 100' (see item 14 for exception)

2. **TOWNHOME (ATTACHED SINGLE FAMILY)**

(a) **Lot / Building Site Size**

i. Min building width- 16'

ii. Min lot size- 16' x 80'

(b) **Maximum Lot Coverage-** 95%

(c) **Minimum Setbacks**

i. Front Setback- 5'

ii. Side Setback- 0'

iii. Corner lot side Setback- 5'

iv. Building separation- 10'

(d) **Parking-** in accordance with the table above.

(e) **Maximum Building Height-** 4 stories (see item 14 for exception)

3. **MULTI-FAMILY DESIGN STANDARDS**

(a) **Lot / Building Site Size**

i. Min building width- 20'

(b) **Maximum Lot Coverage-** 95%

(c) **Floor Area Ratio**- N/A- development will be limited by building height, parking requirements and lot coverage

(d) **Minimum Setbacks**

i. Front Setback- 5'

ii. Side Setback- 0'

iii. Corner lot side Setback- 5'

iv. Rear Setback (edge of pavement)- 10'

v. Building separation- 10'

(e) **Parking-** in accordance with the table above.

(f) **Maximum Building Height-** Up to 7 stories or 100' (see item 14 for exception)

4. **Single Family**

(a) **Lot Size-** see setback matrix below

(b) **Minimum Setbacks-** see setback matrix below

(c) **Maximum lot coverage-** see setback matrix below

(d) **Maximum Building Height-** 3 stories

(e) **Landscaping-** In addition to City requirements, developer shall provide the following trees within the Residential Neighborhood unless otherwise approved by City staff:

i. All roadways shall have one canopy tree installed for every single detached family lot with roadway frontage and one canopy tree for every 50 feet of roadway frontage for attached single family blocks.

ii. Corner lots shall have two additional canopy trees installed along the side adjacent to the roadway.

| | | FRONT LOADED | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lot Type | Min. Lot Size | Primary Unit Setback | | | | Garage Setback | | | | Front Porch Setback | | | | Lot Coverage |
| | | F | S | R | C | F | S | R | C | F | S | R | C | |
| A- Townhome | 16' x 80' | 10' | 0'/5' | 10' | 10' | 20' | 0'/5' | 5' | 5' | 3' | 0'/5' | NA | 8' | 85% |
| B- Villa | 30' x 80' | 10' | 0'/5' | 10' | 10' | 20' | 0'/5' | 5' | 5' | 3' | 0'/5' | NA | 8' | 85% |
| C- Single Family | 32' x 80' | 10' | 5' | 10' | 10' | 20' | 5' | 5' | 5' | 3' | 5' | NA | 8' | 70% |
| D- Zero Lot Line | 32' x 90' | 15' | 0'/10' | 10' | 10' | 25' | 0'/10 | 5' | 5' | 8' | 0'/10' | NA | 8' | 70% |
| C- Offset Lot | 40' x 90' | 15' | 3'/12' | 10' | 10' | 25' | 5'(2) | 5' | 5' | 10' | 3'/12' | NA | 8' | 70% |
| F-Cluster | 50'x50' | 5'/10'(3) | 5' | 5' | 10' | 18' | 5' | 5' | 10' | 5' | 5' | NA | 5' | 75% |
| G- Single Family | 32'-80' x 100' | 15' | 5' | 10' | 10' | 25' | 5' | 5' | 5' | 8' | 5' | NA | 8' | 70% |

| | | REAR LOADED | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lot Type | Min. Lot Size | Primary Unit Setback | | | | Garage Setback | | | | Front Porch Setback | | | | Lot Coverage |
| | | F | S | R | C | F | S | R | C | F | S | R | C | |
| A- Townhome | 16' x 80' | 10' | 0'/5' | 10' | 10' | NA | 0'/5' | 8'(1) | 5' | 3' | 0'/5' | NA | 8' | 85% |
| B- Villa | 30' x 80' | 10' | 0'/5' | 10' | 10' | NA | 0'/5' | 8'(1) | 5' | 3' | 0'/5' | NA | 8' | 85% |
| C- Single Family | 32' x 80' | 10' | 5' | 10' | 10' | NA | 5' | 8'(1) | 5' | 3' | 5' | NA | 8' | 70% |
| D- Zero Lot Line | 32' x 90' | 15' | 0'/10' | 10' | 10' | NA | 0'/10' | 8'(1) | 5' | 8' | 0'/10' | NA | 8' | 70% |
| E- Single Family | 32'-80' x 100' | 15' | 5' | 10' | 10' | NA | 5' | 8'(1) | 5' | 8' | 5' | NA | 8' | 70% |

(1) Garage setback on rear loaded lots will be measured from the edge of the alley pavement.
(2) 80% of lot depth must maintain 10'-0" distance between units and 20% of lot depth must maintian 8'-0" distance between units.
(3) Front Yard Setbackof 10 Feet External and 5 Feet Internal Facing the Common Courtyard for Primary Structure

14. The maximum building height on any lot that abuts Clay Boulevard or abuts an existing home on Clay Boulevard shall be 3 stories.

15. The commercial/retail uses shall be in accordance with the C-2 General Commercial Zoning District's permitted uses and specific conditional use is hereby granted for the sale or consumption of alcoholic. In addition, the distance limitation/conditional use permit requirement for alcoholic beverages sales or consumption from school, park, place of worship, or church located within the Project is hereby

waived unless otherwise prohibited by State Statute.

16. Throughout the Project, balconies, porches, stoops, roof overhangs may encroach upon front setback and corner lot side setback, and balconies and roof overhangs may encroach upon the rear setback.

Payment of Impact Fees

17. The applicant/developer or its successors shall pay school impact fees for the impacts of the non-senior residential component of the MPD to the Lake County.

School Concurrency

18. The applicant/developer shall be required to comply with all applicable provisions of the adopted School Concurrency Ordinance, but shall not be required to provide an on-site school.

Charter School Design

19. Size, design and construction requirements for any charter schools shall be as required by Florida law and not the design requirements for traditional public schools as adopted by the Lake County School District.

Procedures

20. If the preliminary plans and/or preliminary site plans for the entire PD Master Planned Development are not approved by December 31, 2027, the conditions of approval shall expire for those portions of the MPD Master Planned Development that do not have (unexpired) preliminary plan or preliminary site plan approval. This expiration date may be extended by City Council for up to five year increments upon petition from the applicant/Developer and based upon good cause, as determined by 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.

21. A preliminary plan/preliminary site plan must be approved for an entire increment/phase prior to any phased construction drawing approval. The maximum number of units and the density of each residential increment shall not exceed the limits shown on the Master Conceptual Plan. A preliminary site plan must also be approved for each multifamily (non-fee simple), recreational vehicle, or commercial increment in its entirety prior to any phased site plan approval.

22. In addition to complying with the above conditions, no activity shall commence on site until such time as all required applicable permits have been obtained and received by the City of Tavares.

**Exhibits:** **"A" - Legal Description**
**"B" – Conceptual Plan**
**"C" – Land Use Equivalency Matrix**
**"D" – Character Images**

**Section 2. Severability.**

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

**Section 3. Effective Date.**

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

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

_____
Lori Pfister, Mayor
Tavares City Council

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

## WATERMAN CENTER
## DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING WESTERLY OF THE NORTHWESTERLY RIGHT OF WAY OF THE ATLANTIC COAST LINE RAILROAD, THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING WESTERLY OF THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ATLANTIC COAST LINE RAILROAD, THAT PART OF THE PLAT OF EUSTIS HEIGHTS ON LAKE EUSTIS, AS RECORDED IN PLAT BOOK 6, PAGE 84, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THAT PART OF LOT C, WEBB AND RIDDLE SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 18, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND THAT PART OF THE MAP OF LAND OF GEORGE W. BOWEN AT MT. HOMER, AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE ATLANTIC COAST LINE RAILROAD WITH THE SOUTHERLY RIGHT OF WAY LINE OF CLAY BOULEVARD AS SHOWN ON SAID PLAT OF EUSTIS HEIGHTS ON LAKE EUSTIS; THENCE RUN ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, S22°07'33"W ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 188.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1884.86 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 17°58'01" FOR AN ARC DISTANCE OF 591.06 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE S40°05'35"W FOR 1676.53 FEET TO THE SOUTH LINE OF SAID PLAT OF EUSTIS HEIGHTS ON LAKE EUSTIS; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE AND SOUTH LINE OF SAID PLAT, N89°38'41"W FOR 32.51 FEET; THENCE DEPARTING SAID SOUTH LINE OF SAID PLAT, CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, S40°05'35"W FOR 1736.14 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S89°53'23"W ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 15 FOR 32.73 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR MOUNT HOMER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 751, PAGE 47, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE FOR MOUNT HOMER ROAD, S40°05'35"W FOR 1529.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET (ALSO BEING THE NORTHERLY RIGHT OF WAY LINE FOR HUFFSTETLER DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 2104, PAGE 399, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 61°23'04" FOR AN ARC DISTANCE OF 26.78 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 660.00 FEET; THENCE CONTINUE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 19°16'22" FOR AN ARC DISTANCE OF 222.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 13°47'49" FOR AN ARC DISTANCE OF 178.19 FEET TO A POINT ON THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4611, PAGE 1481, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN ALONG THE EASTERLY AND

SOUTHERLY LINE OF SAID PARCEL AND ALSO ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4715, PAGE 31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THE FOLLOWING SEVEN (7) COURSES: N00°06'36"W FOR 228.83 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 421.00 FEET; THENCE NORTHEASTERLY, FROM A RADIAL LINE WHICH BEARS N49°43'02"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°41'48" FOR AN ARC DISTANCE OF 321.08 FEET TO THE POINT OF TANGENCY; THENCE N83°58'46"E FOR 273.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°53'02" FOR AN ARC DISTANCE OF 38.30 FEET TO THE POINT OF TANGENCY; THENCE N40°05'44"E FOR 423.25 FEET; THENCE N00°35'25"W FOR 657.75 FEET; THENCE S89°24'35"W FOR 1108.23 FEET TO THE WESTERLY LINE OF AFORESAID LOT C, WEBB AND RIDDLE SUBDIVISION; THENCE N17°15'29"W ALONG SAID WESTERLY LINE FOR 1313.81 FEET TO THE NORTHERLY LINE OF SAID LOT C; THENCE N87°09'08"E ALONG SAID NORTHERLY LINE FOR 985.00 FEET TO THE EAST LINE OF SAID LOT C; THENCE S00°01'22"E ALONG SAID EAST LINE FOR 349.89 FEET TO THE NORTH LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE N89°53'49"E ALONG SAID NORTH LINE FOR 264.00 FEET; THENCE DEPARTING SAID NORTH LINE, S00°01'22"E FOR 310.99 FEET TO A WITNESS CONCRETE MONUMENT 10.0 FEET, MORE OR LESS, SOUTH OF SAID WATER'S EDGE FOR LAKE HERMOSA; THENCE NORTHEASTERLY ALONG SAID WATER'S EDGE TO THE INTERSECTION OF THE AFORESAID SOUTH LINE OF PLAT OF EUSTIS HEIGHTS ON LAKE EUSTIS WITH WATER'S EDGE OF LAKE HERMOSA AND HAVING A WITNESS CONCRETE MONUMENT ALONG THE SAID SOUTH LINE THAT IS N89°38'41"W A DISTANCE OF 1381.38 FEET FROM THE INTERSECTION OF THE SAID SOUTH LINE OF PLAT OF EUSTIS HEIGHTS ON LAKE EUSTIS AND THE AFORESAID WESTERLY RIGHT OF WAY LINE OF ATLANTIC COAST LINE RAILROAD, SAID POINT BEING 26.5 FEET, MORE OR LESS, EAST OF WATER'S EDGE AND HAVING A TIE BEARING OF N60°32'05"E AND A DISTANCE OF 668.80 FEET FROM THE AFORESAID WITNESS CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID WATER'S EDGE TO THE INTERSECTION OF THE LINE DIVIDING LOTS 16 AND 17, BLOCK 5 OF THE AFORESAID PLAT OF EUSTIS HEIGHTS ON LAKE EUSTIS AND THE WATER'S EDGE OF LAKE HERMOSA, SAID POINT HAVING A WITNESS 2 INCH DIAMETER IRON PIPE AT THE WATER'S EDGE, WITH A TIE BEARING OF N17°47'01"W AND A DISTANCE OF 935.76 FEET FROM THE AFORESAID WITNESS CONCRETE MONUMENT ON THE SOUTH LINE OF PLAT OF EUSTIS HEIGHTS ON LAKE EUSTIS; THENCE N36°12'46"E ALONG SAID LINE DIVIDING LOTS 16 AND 17 AND ITS EXTENSION NORTHEASTERLY FOR 249.60 FEET TO THE CENTERLINE OF HERMOSA ROAD (NOW CLOSED); THENCE S55°58'01"E ALONG SAID CENTERLINE FOR 74.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 885.00 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 09°53'42" AN ARC DISTANCE OF 152.84 FEET TO THE INTERSECTION OF THE CENTERLINE OF HERMOSA ROAD AND THE CENTERLINE OF SOUTH PALMETTO CIRCLE (NOW CLOSED), SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIAL BEARING OF S49°48'40"W AND A RADIUS OF 720.29 FEET; THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF SOUTH PALMETTO CIRCLE THROUGH A CENTRAL ANGLE OF 26°28'28" AN ARC DISTANCE OF 332.82 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE AFORESAID CLAY BOULEVARD, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY HAVING A RADIAL BEARING OF S00°32'02"W AND A RADIUS OF 1697.20 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 01°48'13", AN ARC DISTANCE OF 53.43 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 620, PAGE 1816, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S21°14'30"E ALONG THE WEST LINE OF SAID PARCEL OF LAND FOR 150.00 FEET; THENCE N85°09'08"E ALONG THE SOUTH LINE OF SAID PARCEL OF LAND FOR 132.97 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2308, PAGE 648; THENCE N83°51'29"E ALONG THE SOUTH LINE OF SAID PARCEL OF LAND FOR 150.15 FEET; THENCE N11°46'33"W ALONG THE EAST LINE OF SAID PARCEL OF LAND FOR

150.29 FEET TO THE SOUTH RIGHT OF WAY LINE FOR AFORESAID CLAY BOULEVARD, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTH HAVING A RADIAL BEARING OF S11°39'43"E AND A RADIUS OF 1697.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 01°41'22", AN ARC DISTANCE OF 50.04 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 366, PAGE 113, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S11°44'30"E ALONG THE WEST LINE OF SAID PARCEL OF LAND FOR 160.18 FEET; THENCE N47°50'41"E ALONG THE SOUTH LINE OF SAID PARCEL OF LAND FOR 108.01 FEET TO THE MOST WESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 832, PAGES 422 AND 423, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S56°17'53"E ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND FOR 119.86 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 832, PAGES 952 AND 953; THENCE S85°55'40"E ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND FOR 150.07 FEET; THENCE N12°26'16"W ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND FOR 134.98 FEET TO THE SOUTHERLY RIGHT OF WAY LINE FOR ELIZABETH CIRCLE, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIAL BEARING OF S14°50'39"E AND A RADIUS OF 160.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 83°22'18" AN ARC DISTANCE OF 232.82 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID CLAY BOULEVARD; THENCE N70°58'39"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 1189.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2269.99 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ARC OF CURVE, THROUGH A CENTRAL ANGLE OF 19°08'26", AN ARC DISTANCE OF 758.32 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE S89°52'55"E FOR 217.73 FEET TO THE POINT OF BEGINNING.

LESS

LOTS 21, 22, AND 23, BLOCK 30, AND THE EAST 1/2 OF SOUTH PALM CIRCLE LYING WESTERLY OF AND ADJACENT TO SAID LOTS 21, 22, AND 23 BLOCK 30, PLAT OF EUSTIS HEIGHTS ON LAKE EUSTIS, AS RECORDED IN PLAT BOOK 6, PAGE 84, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE ATLANTIC COAST LINE RAILROAD WITH THE SOUTHERLY RIGHT OF WAY LINE OF CLAY BOULEVARD AS SHOWN ON SAID PLAT OF EUSTIS HEIGHTS ON LAKE EUSTIS; THENCE N89°52'55"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 217.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2269.99 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ARC OF CURVE THROUGH A CENTRAL ANGLE OF 18°03'34", AN ARC DISTANCE OF 715.49 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH PALM CIRCLE (NOW CLOSED), SAID POINT BEING ON A CURVE CONCAVE WESTERLY HAVING A RADIAL BEARING OF N72°13'53"E AND A RADIUS OF 1389.46 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°11'07" AN ARC DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF LOT 23, BLOCK 30, OF SAID PLAT OF EUSTIS HEIGHTS ON LAKE EUSTIS AND THE POINT OF BEGINNING; THENCE N74°20'15"E ALONG THE NORTHERLY LINE OF SAID LOT 23 FOR 148.03 FEET, SAID POINT BEING ON A CURVE CONCAVE WESTERLY HAVING A RADIAL BEARING OF N79°10'29"E AND A RADIUS OF 1945.46 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°26'13" AN ARC DISTANCE OF 184.61 FEET; THENCE RUN S87°49'50"W FOR 146.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21, BLOCK 30; THENCE S84°36'08"W A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIAL BEARING OF N84°36'08"E AND A RADIUS OF 1369.46 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

ANGLE OF 06°11'07" AN ARC DISTANCE OF 147.84 FEET; THENCE N78°25'00"E FOR 20.00 FEET TO THE POINT OF BEGINNING.

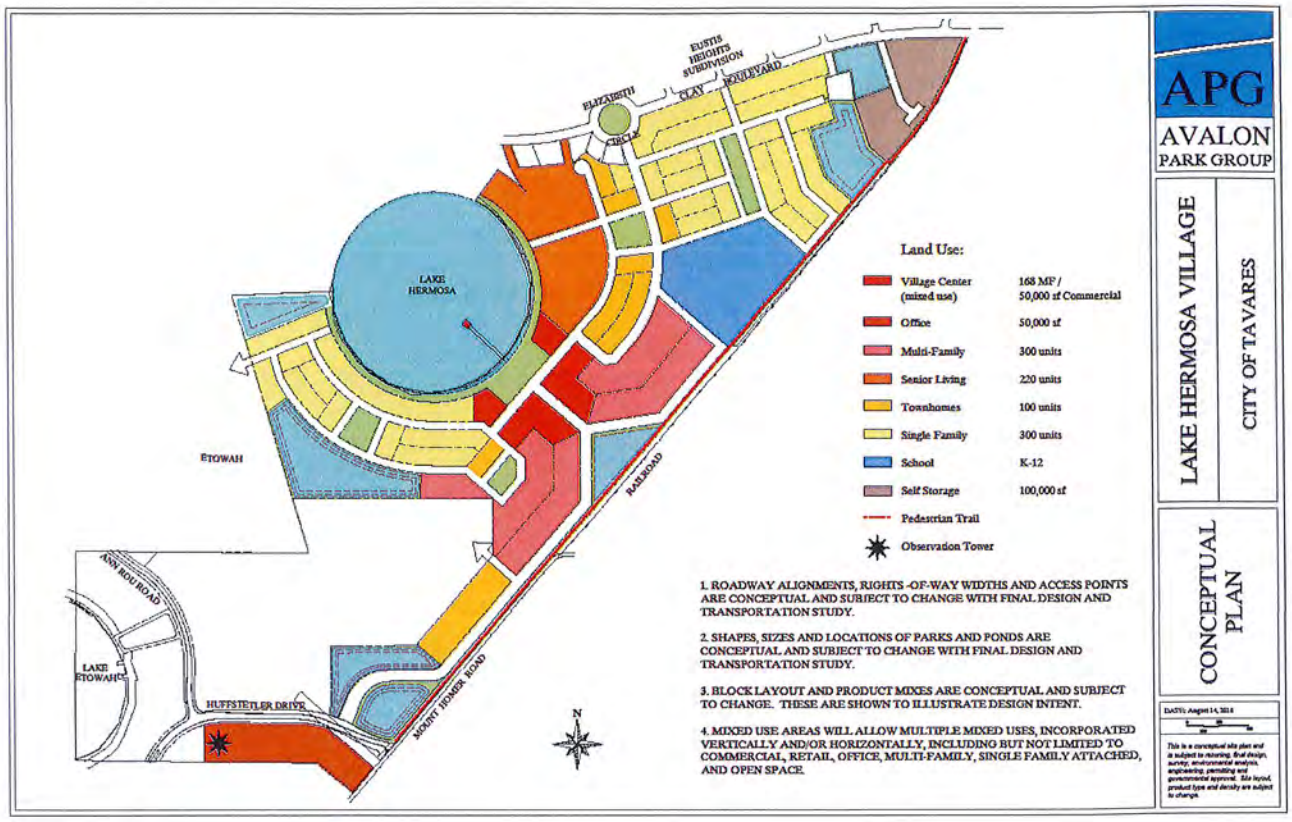
TOGETHER WITH

THAT PART OF THE MAP OF LAND OF GEORGE W. BOWEN AT MT. HOMER, AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE FOR MOUNT HOMER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 751, PAGE 47, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT OF WAY LINE FOR HUFFSTETLER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2104, PAGE 399, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE FOR MOUNT HOMER ROAD, S40°05'35"W FOR 279.09 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N50°47'02"W FOR 267.15 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG SAID NORTH LINE, S89°53'17"W FOR 727.67 FEET; THENCE DEPARTING SAID NORTH LINE, N00°06'47"W FOR 234.76 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF N15°07'04"W AND A RADIUS OF 460.00 FEET (SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE FOR SAID HUFFSTETLER ROAD); THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'53" AN ARC DISTANCE OF 120.28 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: N89°51'49"E FOR 478.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 660.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°53'13" AN ARC DISTANCE OF 355.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°04'55" AN ARC DISTANCE OF 181.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 113°25'29" AN ARC DISTANCE OF 49.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 155.53 ACRES, MORE OR LESS.

# EXHIBIT "B"
# CONCEPTUAL PLAN



# EXHIBIT C
# EQUIVALENCY MATRIX

**Table 2**
**Equivalency Matrix (Based on Daily)**

| Change From | | Change To Land Use: | | | | | | ITE Land Use | |
|---|---|---|---|---|---|---|---|---|---|
| Land Use: | Size | Self Storage | Residential SF/MF/TH | Residential Assist/Sen | K-12 School | Medical Office | Retail | Daily Trip Rate (1) | Code |
| Self Storage | 1,000 SF | | 0.340 DU | 0.753 DU | 0.162 KSF | 0.068 KSF | 0.021 KSF | 2.50 Trips per 1,000 SF | 151 |
| Residential - SF/MF/TH | 1 DU | 2.944 SF | | 2.217 DU | 0.477 KSF | 0.201 KSF | 0.062 KSF | 7.36 Trips per DU | Var |
| Residential - Vet/Assist/Sen | 1 DU | 1.328 SF | 0.451 DU | | 0.215 KSF | 0.091 KSF | 0.028 KSF | 3.32 Trips per DU | Var |
| K-12 School | 1,000 SF | 6.172 SF | 2.096 DU | 4.648 DU | | 0.422 KSF | 0.129 KSF | 15.43 Trips per 1,000 SF | 520 |
| Medical Office | 1,000 SF | 14.636 SF | 4.971 DU | 11.021 DU | 2.371 KSF | | 0.306 KSF | 36.59 Trips per 1,000 SF | 720 |
| Retail - VC | 1,000 SF | 47.764 SF | 16.224 DU | 35.967 DU | 7.739 KSF | 3.263 KSF | | 119.41 Trips per 1,000 SF | 820 |

Example: To convert 10,000 SF of Medical Office space to equivalent Residential - (SF/MF/TH), Residential - (Vet/Senior), Education or Retail.
To Self Storage: 10,000 / 1,000 x 14.636 = 146.36 KSF. Use 146,360 SF.
To Residential - (SF/MF/TH): 10,000 / 1,000 x 4.971 = 49.71 DU's. Use 50 DU's.
To Residential - (Vet/Senior): 10,000 / 1,000 x 11.021 = 110.21 DU's. Use 110 DU's.
To K-12 School: 10,000 / 1,000 x 2.371 = 23.71 KSF. Use 23,710 SF.
To Retail: 10,000 / 1,000 x 0.306 = 3.06 KSF. Use 3,060 SF.

To check if equivalent land use trip threshold is the same:
10,000 SF Medical Office = 10,000 / 1,000 x 36.59 = 365.90 Daily Trip Ends. Use 366.
Self Storage: (146,360 / 1,000) x 2.50 = 365.9 Daily Trip Ends. Use 366.
Residential - (SF/MF/TH): 50 x 7.36 = 368 Daily Trip Ends. Use 368.
Residential - (Vet/Senior): 110 x 3.32 = 365.2 Daily Trip Ends. Use 365.
K-12 School: (23,710 / 1,000) x 15.43 = 365.85 Daily Trip Ends. Use 366.
Retail: (3,060 / 1,000) x 119.41 = 365.39 Daily Trip Ends. Use 365.

# EXHIBIT "D" CHARACTER IMAGES

Village Center

Multi Family

Medical Village

Townhomes

Veteran's Village

Single Family

Dementia Village

Senior Living

Charter School

Self Storage

**AGENDA SUMMARY**
**TAVARES CITY COUNCIL**
**October 5, 2016**

**AGENDA TAB NO. 8**

**SUBJECT TITLE: Ordinance No. 2016-32** Amending Chapter 15 of the City of Tavares Code of Ordinances for Police Officer's Retirement Pension Fund

**OBJECTIVE**:

Approve Ordinance 2016-32 which permits the City to purchase prior service for an employee without tax consequences to the plan member.

**SUMMARY:**

On September 7, 2016, the City Council approved the reclassification of a Police Lieutenant position to an entry level Police Officer position and authorized the purchase of one year of prior service for retirement purposes for the vacating Police Officer.

Ordinance 2016 – 32 adds sub section (7) to the City of Tavares Police Officer's Retirement Plan, Section 15-97 of the code of City Ordinances titled "Prior police service". The new sub section permits the City to agree to purchase for a member, all or any portion of the service described in the section. In the case of City Purchase, the City will pay to the plan, all or a portion of the amount defined in sub section (1) for the agreed upon specific credited service with the member paying the remainder of the required amount.

Previously, with the Reclassification of a Police Lieutenant position, the City Council approved the purchase of one year of service with the City paying 95% of the cost to purchase one year of service. One year of service was prefaced on an October 1st Retirement Date.

The Police Pension Board Attorney, Scott Christiansen of Christiansen & Dehner, P.A., recommends that this Ordinance be adopted as soon as possible. Further, he recommends delaying Lt. Paynter's retirement date to November 1st so that the following can occur:

1. Adoption of Ordinance 2016-32
2. Calculate the required amount to be deposited into the plan by the City and by Lt. Paynter for the purchase
3. Give Lt. Paynter sufficient time to arrange for the payment of his 5% portion of the retired amount to be paid into the plan.
4. The delay will reduce the cost of the purchase since only 10 months will be required as of November 1st.

Resolution No. 2016-32 provides the needed amendment to the Police Officer's Retirement Plan in order to effect the purchase of service for Lt. Paynter by the City for the City's agreed portion of the cost.

**OPTIONS:**

1. Adopt Ordinance 2016-32 amending Chapter 15 of the Code of Ordinances for the City of Tavares Police Officer's Retirement Plan permitting purchase of prior employee service by the City.

2. Do not Approve Ordinance 2016-32.

**STAFF RECOMMENDATION:**

**Option 1.**

Move to Adopt Ordinance 2016-32 amending Chapter 15 of the Code of Ordinances for the City of Tavares Police Officer's Retirement Plan permitting purchase of prior employee service by the City.

**FISCAL IMPACT:** N/A

**LEGAL SUFFICIENCY:** This Resolution has been reviewed by the City Attorney.

Law Offices
Christiansen & Dehner, P.A.
63 Sarasota Center Blvd. Suite 107 Sarasota, Florida 34240 • 941-377-2200 • Fax 941-377-4848

September 22, 2016

Mr. John H. Drury, City Administrator
City of Tavares
201 E. Main Street
Tavares, Florida 32778

Re: City of Tavares Police Officers' Pension Trust Fund - Proposed Ordinance

Dear Mr. Drury:

Enclosed please find a proposed ordinance amending the City of Tavares Police Officers' Pension Trust Fund This ordinance amends the plan to permit the City to purchase a member's prior police officer service with another department as credited service in our plan. This change is provided to accommodate the action taken by the City Council regarding Lt. Jason Paynter.

By copy of this letter to the plan's actuary, Foster & Foster, I am requesting that they provide an actuarial impact statement or no-impact letter indicating the cost, if any, associated with the adoption of this ordinance. There will, of course, be a cost to the City, to be determined by the plan's actuary, for the purchase of the approximately 11 months (or 10 months as of November 1) of credited service for Lt. Paynter in order for him to have 25 years of credited service to be eligible for normal retirement.. This ordinance simply permits this purchase in this instance and in any future situations which the City deems appropriate.

This ordinance should be adopted as soon as possible to accommodate the City's desired actions. The ordinance change is required in order to permit the City to purchase the service without tax consequences to the member. I recommend that we delay Lt. Paynter's retirement date to November 1 in order to give us time to adopt the ordinance, calculate the required amount to be deposited in the plan for the purchase and give Lt. Paynter sufficient time to arrange for the payment of his 5% portion of the required amount into the plan. We cannot possibly get all this done by October 1. The delay will also reduce the cost of the purchase since only 10 months will be required as of November 1.

If you or any member of your staff have any questions with regard to this ordinance, please feel free to give me a call. In addition, if you feel it would be appropriate for me to be present at the meeting at which this ordinance is considered by the City Council, please contact my office to advise me of the date that the ordinance would be considered.

Yours very truly,

Scott R. Christiansen

SRC/dm
enclosure

e-copy: Doug Lozen, with enclosure
Nancy Barnett, with enclosure
Robert Williams, with enclosure
Ferrell Jenne, with enclosure

**ORDINANCE NO. 2016-32**

**AN ORDINANCE OF THE CITY OF TAVARES AMENDING CHAPTER 15, PENSIONS AND RETIREMENT, ARTICLE IV, POLICE OFFICERS' PENSION TRUST FUND, OF THE CODE OF ORDINANCES OF THE CITY OF TAVARES; AMENDING SECTION 15-97, PRIOR POLICE SERVICE; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 1**: That Chapter 15, Pensions and Retirement, Article IV, Police Officers' Pension Trust Fund, of the Code of Ordinances of the City of Tavares, is hereby amended by amending Section 15-97, Prior Police Service, to read as follows:

**Sec. 15-97. Prior police service.**

Unless otherwise prohibited by law, and except as provided for in section 15-71, the years or fractional parts of years that a member previously served as a full-time police officer with the city during a period of previous employment and for which period accumulated contributions were withdrawn from the fund, or the years and fractional parts of years that a member served as a full-time police officer for any other municipal, county or state law enforcement department in the State of Florida shall be added to his years of credited service provided that:

(1) The member contributes to the fund the sum that he would have contributed, based on his salary and the member contribution rate in effect at the time that the credited service is requested, had he been a member of the system for the years or fractional parts of years for which he is requesting credit plus amounts actuarially determined such that the crediting of service does not result in any cost to the fund plus payment of costs for all professional services rendered to the board in connection with the purchase of years of credited service. Notwithstanding the previous sentence, a member may request and receive one calculation at no cost to the member, for the purchase of credited service under this Section or this Section combined with Section 15-96, Military service prior to employment.

(2) Multiple requests to purchase credited service pursuant to this section may be made at any time prior to retirement.

(3) Payment by the police officer of the required amount shall be made within six (6) months of his request for credit, but not later than the retirement date, and shall be made in one lump sum payment upon receipt of which credited service shall be given.

(4) The maximum credit under this section for service other than with the City of Tavares combined with service purchased pursuant to Section 15-96, shall be five (5) years of credited service and shall count for all purposes, except vesting and eligibility for not-in-line of duty disability benefits. There shall be no maximum purchase of credit for prior service with the City of Tavares and such credit shall count for all purposes, including vesting.

(5) In no event, however, may credited service be purchased pursuant to this section for

prior service with any other municipal, county or state law enforcement department, if such prior service forms or will form the basis of a retirement benefit or pension from a different employer's retirement system or plan as set forth in section 15-85, subsection ~~(k)(2)~~ (l)(2).

(6) For purposes of determining credit for prior service as a police officer as provided for in this section, in addition to service as a police officer in this state, credit may be given for federal, other state, county or municipal service if the prior service is recognized by the Criminal Justice Standards and Training Commission within the Department of Law Enforcement, as provided under Chapter 943, Florida Statutes, or the police officer provides proof to the board that such service is equivalent to the service required to meet the definition of a police officer under Sec. 15-71, Definitions.

(7) The City may agree to purchase for a member, all or any portion of the service described in this Sec. 15-97. In that case, the City will pay to the plan, all or a portion of the amount defined in subsection (1) above, for the agreed upon specific credited service with the member paying the remainder of the required amount.

**SECTION 2**: Specific authority is hereby granted to codify and incorporate this Ordinance in the existing Code of Ordinances of the City of Tavares.

**SECTION 3**: All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

**SECTION 4**: That this Ordinance shall become effective retroactively on October 1, 2016.

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

_____
Lori Pfister, Mayor
Tavares City Council

Passed First Reading:_____

Passed Second Reading:_____

ATTEST:

_____
Nancy A. Barnett
CITY CLERK

Approved as to form:

_____
Robert Q. Williams
CITY ATTORNEY