



**AGENDA  
TAVARES CITY COUNCIL**

**JULY 20, 2011  
4:00 P.M.  
TAVARES CITY HALL COUNCIL CHAMBERS**

**I. CALL TO ORDER**

**II. INVOCATION & PLEDGE OF ALLEGIANCE**

Bill Hartman, Lady Lake Assembly of God

**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) July 6, 2011 Regular City Council Meeting

Mayor Wolfe

**V. PROCLAMATIONS/PRESENTATIONS**

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

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

Nancy Barnett

**VIII. CONSENT AGENDA**

Tab 2) Approval of Contract for Construction Management  
Services for Site Preparation & Ballfields Construction at  
Woodlea Sports Complex

Tammey Rogers

Tab 3) Mutual Aid Agreement with Howey in the Hills

Stoney Lubins

Tab 4) Acceptance of 2011 Edward Byrne Memorial Justice  
Assistance Grant for Officer Reserves Program Equipment

Stoney Lubins

Page 1

Tab 5) Confirm Recommendation for Interim Special Magistrate for Code Enforcement Board Hearing Attorney Williams

IX. ORDINANCES – Transmittal Hearing

Tab 6) Ordinance #2011-06 – Large Scale Future Land Use Amendment – Transmittal - Comprehensive Plan Text & Map Amendment for Far Reach Ranch – South Shore of Lake Dora – 1352 Acres Jacques Skutt

SECOND READING

X. RESOLUTIONS

Tab 7) Resolution #2011-17 – Remarketing Agreement to Extend the Sale of Taxable Bonds for Osprey Lodge Project Bill Neron

XI. GENERAL GOVERNMENT

Tab 8) City Administrator Performance Evaluation John Drury

Tab 9) City Administrator Annual Project Goals John Drury

Tab 10) Approval of Contract with Gator Sktch for Design of Public Safety Complex Richard Keith

Tab 11) Award of Bid for Woodlea Sports Complex for Site Preparation & Construction of Ballfields Tammey Rogers

Tab 12) Confirm IAFF Fire Union Negotiations Management Representatives John Drury

XII. FISCAL YEAR 2011-2012 BUDGET

Tab 13) Presentation of Five Year Capital Improvement Plan Lori Houghton

Tab 14) Fiscal Year Budget 2011-12 Discussion Lori Houghton

XIII. OLD BUSINESS

XIV. NEW BUSINESS

XV. AUDIENCE TO BE HEARD

XVI. REPORTS

**Tab 15) City Administrator**

**John Drury**

**Tab 16) 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.

## The Language of Local Government

### Definition of Terms

**agenda** – A list of items to be brought up at a meeting.

**annexation** – The process by which a municipality, upon meeting certain requirements, expands its incorporated limits.

**bid** – Formal quotation, based on common specifications, for the provision of goods or services. Opened at public for meeting consideration and award.

**budget** – A comprehensive financial plan to sustain municipal operations during a given year with related explanation

**buffer** – A strip of land, vegetation and/or opaque wall that sufficiently minimizes the physical or visual intrusion generated by an existing or future use.

**call for the question** – Term used to end the discussion and vote on the motion.

**capital outlay** – Expenditures made to acquire fixed assets or additions to them usually made from the general fund or utility fund where the assets are to be used.

**conflict of interest** – A term used in connection with a public official's relationship to matters of private interest or personal gain and which prohibits participation in the discussion under decision.

**consent agenda** – A policy of the governing body to approve, in one motion, routine and/or non-controversial items, which can be determined prior to the meeting

**contiguous** – Sharing a common boundary.

**contingency** – An appropriation of funds to handle unexpected events and emergencies which occur during the course of the fiscal year.

**density** – The number of families, individuals, dwellings units, or housing structures per unit of land.

**development** – A physical change, exclusive of new construction and substantial improvement, to improved or unimproved real estate, including, but not limited to mining, dredging, filling, grading, paving, excavating or drilling operations.

**easement** – An interest in land owned by another that entitles its holder to a specific limited use or enjoyment

**emergency measure** – An ordinance recognized by the legislative body as requiring immediate passage.

**ex parte communications** – Direct or indirect communication on the substance of a pending matter without the knowledge, presence, or consent of all parties involved in the matter.

**general fund** – The general operating fund of the municipality used to account for all financial resources except those required to be accounted for in a special fund.

**impact fees** – Set aside fees collected from developers to pay for infrastructure improvements. Monies used as new development further impacts the municipalities.

**infrastructure** – The facilities and systems shared or used by all citizens such as transportation, water supply, wastewater and solid waste disposal systems.

**intergovernmental agreements** – Contract between two or more public agencies for the joint exercise of powers common to the agencies.

**intergovernmental revenues** – Revenues from other governments in the form of grants, entitlements, shared revenues, or payments in lieu of taxes.

**line item** – A specific item or group of similar items defined by detail in a unique account in the financial records. Revenue, expenditure and justifications are reviewed, anticipated and appropriated at this level.

**non-conforming** – A use which does not comply with present zoning conditions but which existed lawfully and was created in good faith prior to the enactment of the zoning provisions.

**ordinance** – An enforceable municipal law, statute or regulation which applies to all citizens within that municipality; penalty provisions may apply.

**public hearing** – Provides citizens the opportunity to express their position on a specific issue, both pro and con, as mandated by either statute or by order of proper authority after due notice.

**quasi-judicial** – A governmental body that hears sworn testimony, obtains evidence and provides for cross examination of witnesses, with the decision based solely on the evidence presented.

**quorum** – The prescribed number of members of any body that must be present to legally transact business.

**request for proposals** – RFP – Notice and related information from a municipality requesting proposals for professional services.

**resolution** – A decision, opinion, policy or directive of a municipality expressed in a formally drafted document and voted upon.

**right-of-way** – Strip of land owned by a government agency over which the public has right of passage such as streets, parkways, medians, side walks, easements and driveways constructed thereon.

**Sunshine Law** – Legislation providing that all meetings of public bodies shall be open to the public (a/k/a open public meeting law).

**vacate** – To annul; to set aside; to cancel or rescind.

**variance** – Modification from the provisions of a zoning ordinance granted by a legislative body upon submission of an application and a hearing.

CITY OF TAVARES  
MINUTES OF REGULAR COUNCIL MEETING  
JULY 6, 2011  
CITY COUNCIL CHAMBERS  
4:00 p.m.

COUNCILMEMBERS PRESENT

ABSENT

Robert Wolfe, Mayor  
Bob Grenier, Vice Mayor  
Sandy Gamble, Councilmember  
Lori Pfister Councilmember  
Kirby Smith, Councilmember

STAFF PRESENT

John Drury, City Administrator  
Lori Houghton, Finance Director  
Kaely Smith Frye, City Attorney  
Nancy Barnett, City Clerk  
Lt. David Myers, Police Department  
Jacques Skutt, Director of Community Development  
Chief Richard Keith, Fire Department  
Chris Thompson, Public Works Director  
Joyce Ross, Communications Director

I. CALL TO ORDER

Mayor Wolfe called the meeting to order.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Mark Andrews, Bridges, gave the invocation and those present recited the Pledge of Allegiance.

III. APPROVAL OF AGENDA

MOTION

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

1 **IV. APPROVAL OF MINUTES**

2  
3 **MOTION**

4  
5 Kirby Smith moved to approve the minutes of June 15, 2011 as submitted,  
6 seconded by Bob Grenier. The motion carried unanimously 5-0.

7  
8 **V. PROCLAMATIONS/PRESENTATIONS**

9  
10 Mayor Wolfe read the 2011 election proclamation as follows:

11  
12 **Notice of Election**

13 The 2011 City Election will be held on Tuesday, November 8, 2011 in the City Hall Council  
14 Chambers, First United Methodist Church, Lake County Agricultural Center, Lake Frances Estates  
15 Clubhouse, Tavares Masonic Lodge Building, Imperial Terrace Clubhouse East, Royal Harbor Social  
16 Hall, and Haines Creek Baptist Church for the purpose of electing two non-partisan  
17 Councilmembers to serve at large for two year terms of office.

18  
19 NOTICE IS HEREBY GIVEN that the registration for Lake County is now open for registration  
20 of all qualified voters of the City of Tavares at the office of the Supervisor of Elections for Lake  
21 County in the Administrative Building, 315 W. Main Street, Tavares, Florida, during the hours of 8:00  
22 a.m. to 5:00 p.m.

23  
24 Registration of electors of the City of Tavares who have registered on or prior to October 10,  
25 2011 will be processed for voting at the City Election to be held on the 8th day of November, 2011.

26  
27 Persons who wish to be qualified as a candidate for City Council, must submit a petition  
28 signed by at least twenty-five (25) qualified electors of the City of Tavares, along with other required  
29 documents, to the City Clerk by 12:00 noon, at City Hall on or before the 15th day of August, 2011.

30  
31 Dated this 6<sup>th</sup> day of July, 2011.

32  
33 **VI) SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EXPARTE**  
34 **CONTACTS**

35  
36 Attorney Williams said there were no quasi-judicial matters on the agenda.

37  
38 **VII) READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD**

1 None

2  
3 **VIII) CONSENT AGENDA**

4  
5 Mayor Wolfe asked if anyone in the audience had objections to any item on the Consent  
6 Agenda. He asked if Council wished to pull any item.

7  
8 **MOTION**

9  
10 **Sandy Gamble moved to approve the Consent Agenda, Tabs 3, 4, and 5 [Approval**  
11 **of Interlocal Agreement with Lake County Library System; Proposal to Purchase**  
12 **Playground & Exercise Equipment for Aesop’s Park; and Agreement with USSI for**  
13 **Assessment of Imperial Terrace Sewer Lines & Sewer System – Phase 3],**  
14 **seconded by Bob Grenier. The motion carried unanimously 5-0.**

15  
16 **IX. ORDINANCES/RESOLUTIONS – PUBLIC HEARING**

17  
18 None

19  
20 **X. GENERAL GOVERNMENT**

21  
22 **Tab 6) Request for Approval of Windmill Feasibility Study**

23  
24 Mr. Hayes stated that a request was presented to Council previously for a proposal to  
25 study wind energy at the Woodlea facility. City Council directed staff to conduct additional  
26 research and to obtain assistance from other entities. Staff has contacted wind turbine  
27 and energy companies and received a contact through Florida State University, WECC  
28 Solutions. After reviewing the site, the company believes the city may have a viable  
29 project. Staff has not been able to obtain a grant for this first step of the alternative  
30 energy project. However, this investment will open the door for the city to seek grant  
31 opportunities for a meteorological tower from state and federal agencies and wind turbine  
32 companies. A preliminary wind resource assessment needs to be conducted and part of  
33 the application process in order to apply for grants.

34  
35 Mr. Drury noted there was a map in the agenda that represents a potential area that  
36 could sustain a renewable energy source such as wind. He said there is an anomaly  
37 around this particular area because of the topography, elevation and lakes that provides  
38 some additional wind which is unique to the area.

39  
40 Mayor Wolfe questioned what had been done on the preliminary work to date.

41  
42 Mr. Hildreth of WECC Solutions stated his company is one of the first in the United  
43 States that focused on single turbine installations for municipalities and school districts,

1 however they are all outside of Florida. He noted there is good wind along the coast and  
2 in some distinct areas throughout the state. He discussed the potential for the  
3 reclamation facility. He said they will need to take airport data from two to three sources  
4 and then extrapolate it to the site as well as some high level data from the National  
5 Center for Atmospheric Research. He said once the study is done there may be  
6 justification for a a wind regime to support a financially viable wind project.

7  
8 Councilmember Smith asked about the length of time that would be needed for the  
9 meteorological tower calculations. Mr. Hildreth said the tower will have anemometers at  
10 80, 70, and 60 meters and the wind will be measured every 10 minutes for a year. That  
11 data will then be compared with long term weather data from various sources.

12  
13 Vice Mayor Grenier asked for clarification on how the specific area was chosen. Mr.  
14 Hildreth acknowledged that it cannot be proven yet but they are speculating that there is  
15 good chance it could produce a financially viable project. Mr. Drury clarified that the map  
16 was created last year by an organization that does wind analysis maps.

17  
18 Mayor Wolfe asked for comment from the audience.

19  
20 Norm Hope, Fox Run

21  
22 Mr. Hope stated he thought the \$9500 was a fairly cheap investment for potential and  
23 significant savings in energy costs.

24  
25 **MOTION**

26  
27 **Sandy Gamble moved to approve the \$9500 from the contractual services wind**  
28 **study budget to have the WECC conduct a preliminary wind resource assessment,**  
29 **seconded by Kirby Smith.**

30  
31 Councilmember Gamble said he was in support of the project initially and continued to  
32 support it. Councilmember Smith said he thought there was a significant price decrease  
33 from what had been proposed last year.

34  
35 Councilmember Pfister commended Mr. Hayes for his previous presentation on this topic.  
36 She said she has observed several windmills in operation on her travels and is excited  
37 about this project.

38  
39 **The motion carried 4-1 as follows:**

40  
41 **Robert Wolfe**                      **Yes**  
42 **Kirby Smith**                        **Yes**  
43 **Bob Grenier**                        **No**

1 **Sandy Gamble**                      **Yes**  
2 **Lori Pfister**                        **Yes**

3  
4 **Tab 7) Request for Lien Reduction for 109 Jean Street**

5  
6 Ms. Barnett stated that the city has received a request from Sean Ferguson, Classic  
7 Homes Realty who is the agent representing the owner, Bank of America. The request is  
8 to reduce the \$17,163.82 fines recorded as a lien.

9  
10 Ms. Barnett explained that the property was a repeat violator in 2010. The owner was  
11 noticed and the fines were recorded in April 2010. The owner requested reinspection in  
12 April of 2011 and the violation was determined to be in compliance at that time 343 days  
13 after the repeat violation had been cited.

14  
15 Sean Ferguson stated he had been assigned the property in August of 2010 and the  
16 property was in a unique situation as there was also an excessive amount of debris and  
17 junk around the property. He said the seller had to make a complicated legal judgment  
18 about how to resolve the problem. He said the lawn was brought into compliance in  
19 August of 2010 but he did not request a reinspection until the debris was removed in  
20 2011. He said the property is under contract to close for \$30,700.

21  
22 Councilmember Smith said he had noticed that the property was found to be in violation  
23 in 2009 and it was brought in compliance around August 25, 2009. He asked if it was  
24 found in violation August 20, 2009. He said he thought Council needed more information.

25  
26 Ms. Barnett said the notice from 2009 reflects that notices were sent July 13 and 18 of  
27 2009 about the original violation. Councilmember Smith said he wished to table the item.

28  
29 Councilmember Pfister said she has enough information and that the Council policy has  
30 been to not reduce the fines. She said she has observed the property and had seen the  
31 debris. She said it has been out of compliance for a long time.

32  
33 Mr. Ferguson said after the bank had cleaned up the property more debris was left at the  
34 property.

35  
36 **MOTION**

37  
38 **Lori Pfister moved to not reduce the fine, seconded by Bob Grenier.**

39  
40 Councilmember Gamble said he felt Council needed to stay consistent on this issue.

41  
42 **The motion carried unanimously 5-0.**

43

1 **Tab 8) Request to Postpone Building Fees for the “Big House” at 1544 Lane Park**  
2 **Cutoff**

3  
4 Mr. Skutt gave the following report:

5  
6 *On June 1<sup>st</sup>, 2011, City Council passed Ordinance 2011-05 thus creating Chapter 23,*  
7 *“Community Economic Development Initiatives” within the City’s Land Development Regulations.*  
8 *Division 4 of this Chapter provides that City Council, as an economic development incentive, may*  
9 *authorize the deferral of payment of non-residential building permit fees for a period of six months*  
10 *or until the issuance of a certificate of occupancy or completion for which the permit was issued,*  
11 *whichever occurs first.*

12  
13 *MCGB, LLC is the owner of a new Community Center/Multi-Sports facility that is to be*  
14 *constructed in Tavares at 1544 Lane Park Cutoff. Phase one of this complex is estimated by the*  
15 *owner to be valued at \$4,500,000. A subsequent phase that will complete the upper level is*  
16 *estimated to be an additional \$1,000,000. Executed contracts with the Building Contractor will*  
17 *verify the actual value of work prior to the issuance of the permits. Using the estimates supplied*  
18 *by the owner, the permit fees would be \$67,500 for phase one and \$15,000 for phase two. The*  
19 *owner has requested that payment of these fees be postponed as an economic incentive under*  
20 *Chapter 23 of Land Development Regulations.*

21  
22 *Staff concurs with the applicant that this facility is pivotal for the City of Tavares and that it will*  
23 *provide an immediate and lasting economic benefit to our community. It will create jobs and offer*  
24 *tutoring, mentoring and sports training for our city’s children.*

25  
26 **MOTION**

27  
28 **Lori Pfister moved to defer the building permit fees, seconded by Bob Grenier.**

29  
30 Councilmember Smith stated he believed this would be a huge economic impact for the  
31 City of Tavares and great for the community. He thanked the applicant for bringing the  
32 project to the city.

33  
34 Vice Mayor Grenier added that it would an asset that area of Tavares.

35  
36 **The motion carried unanimously 5-0.**

37  
38  
39 **Tab 9) Discussion on the Lake Building Property**

40  
41 Mr. Skutt gave an update on the Lake Building Property including actions taken by City  
42 Code Enforcement and the response of the owner. The owner has 14 days to comply  
43 regarding the code violations. He said the city has a scheduled meeting with the owner  
44 and any further updates will be provided to Council.

1 **Tab 10) Discussion on Policy of Permitting Internet Café Casinos**

2  
3 Mayor Wolfe stated that Ms. Burleigh had requested that Council discuss this issue. He  
4 said Ms. Burleigh had noted that other cities around the county have issued moratoriums.

5  
6 Mayor Wolfe said he has visited the various businesses and they appear to be clean  
7 establishments. He said there have been no calls to the Police Department to respond to  
8 the internet cafes.

9  
10 Councilmember Smith asked for comment from Chief Lubins based on any incidences in  
11 cities around the county.

12  
13 Chief Lubins said he is not aware of any incidences in Lake County and it has not been  
14 discussed at police chief meetings.

15  
16 Councilmember Smith asked if the internet cafes currently have the proper permits,  
17 licenses, etc.

18  
19 Chief Lubins said some undercover investigations have been done in two of them to  
20 review the activities and they do not currently violate state statute per the State Attorney's  
21 office.

22  
23 Attorney Williams said currently there are no regulations at the state level against these  
24 businesses. He said there have been some cities that have regulated them both for  
25 placement or by altogether banning them by ordinance. He said there is a new federal  
26 court decision upholding that ordinance. He said he spoke to the Lake County attorney  
27 and although the issue has been brought up, they are not working on an active ordinance  
28 at this time.

29  
30 Mayor Wolfe asked for public comment

31  
32 Betty Burleigh, 214 N. New Hampshire Avenue

33  
34 Ms. Burleigh said when she first brought up the topic there were only two businesses and  
35 now there are four. She said Leesburg and Fruitland Park have a moratorium. She asked  
36 how many would the city want to allow.

37  
38 Council Discussion

39  
40 Mayor Wolfe said he would find it difficult to not allow a legal business to open up in the  
41 City of Tavares.

42

1 Councilmember Smith asked Chief Lubins if the city is spending additional resources to  
2 patrol. these areas. Chief Lubins said it is part of the normal patrol process.

3  
4 Councilmember Gamble said he has a problem with it but he also has a problem with  
5 Lotto which is still gambling. He said if it is a legitimate business he questioned how  
6 Council could shut them down but he agreed that perhaps there needed to be a limit and  
7 would that mean opening up the city to a lawsuit.

8  
9 Attorney Williams said the court has found at this time that the city can regulate them.

10  
11 Councilmember Smith asked Attorney Williams if they could be banned if the city was  
12 overrun with internet casinos.

13  
14 Attorney Williams said they could be banned but the city might not be able to close the  
15 ones already approved.

16  
17 Councilmember Pfister said she wanted to be open for business and wanted to continue  
18 to take off the tax burden on residents by supporting new businesses.

19  
20 Vice Mayor Grenier said he would like to have a moratorium.

21  
22 **MOTION**

23  
24 **Sandy Gamble moved to instruct staff to come back with a moratorium with a**  
25 **maximum amount that the city would allow so that the city is not bombarded, and**  
26 **allow that to be presented to Council at the next meeting if possible or the first**  
27 **meeting in August.**

28  
29 Discussion followed on what a moratorium would involve. Council questioned if  
30 Councilmember Gamble had finished his motion. Councilmember Gamble reiterated his  
31 motion:

32  
33 **Councilmember Gamble moved that Council instruct staff to bring back a**  
34 **moratorium to Council to approve or disapprove this item as a moratorium and**  
35 **that the city stop the internet cafes until that time comes forward, seconded by**  
36 **Bob Grenier.**

37  
38 Vice Mayor Grenier said he would like Tavares to make the decision, not the State of  
39 Florida. He said what might be appropriate for other cities, might not be good for Tavares.  
40 He said he has spoken to Tavares residents.

41  
42 Attorney Williams clarified that the State of Florida has not said internet cafes are legal  
43 and they haven't said they are illegal; they have not been regulated. He said what has

1 happened is that some local governments have taken steps to regular them either  
2 through prohibiting or regulating their placement and in the one case the judge has said  
3 that Seminole County's regulation that prohibited internet cafes did not violate the  
4 constitution and was legal. He reiterated that based on that, they can be prohibited and  
5 there is nothing from the state that tells the city what it can do.

6  
7 Mayor Wolfe said he felt it would be sending the wrong message for Council to say what  
8 businesses can be opened and what cannot. Councilmember Smith said he agreed if it is  
9 a legal business.

10  
11 **The motion failed 3-2 as follows:**

12		
13	<b>Robert Wolfe</b>	<b>No</b>
14	<b>Kirby Smith</b>	<b>No</b>
15	<b>Sandy Gamble</b>	<b>Yes</b>
16	<b>Lori Pfister</b>	<b>No</b>
17	<b>Bob Grenier</b>	<b>Yes</b>

18  
19 **XI. OLD BUSINESS**

20  
21 **XII. NEW BUSINESS**

22  
23 **XIII. AUDIENCE TO BE HEARD**

24  
25 **XV. REPORTS**

26  
27 **Tab 12) City Administrator**

28  
29 Mr. Drury reminded Council of the budget workshop on July 13<sup>th</sup> at 4:00 p.m. which will  
30 be the delivery of the budget to the City Council and the citizens. The budget workshops  
31 will continue on July 20<sup>th</sup> and the maximum millage rate will be set on July 27<sup>th</sup>.

32  
33 Mr. Drury said he thought July 4<sup>th</sup> was phenomenal. He said Ms. Rogers had taken the  
34 leadership as she does every year and that she is attending a Tourist Development  
35 Council workshop tonight to continue the effort to acquire a grant for the pier and pavilion  
36 project.

37  
38 **Chief Keith**

39  
40 Chief Keith commented on the sale of water by the Boy Scouts that Ms. Burleigh had  
41 mentioned at the last meeting. He said it was a fundraiser for the Tavares Kiwanis Club  
42 and the boy scouts were assisting them.

1 **Attorney Williams**

2  
3 **Finance Director**

4  
5 **Fire Chief**

6  
7 **Chief Lubins**

8  
9 **Communications Director**

10  
11 **City Clerk**

12  
13 **Economic Development Director**

14  
15 **Utility Director**

16  
17 **Community Services Director**

18  
19 **Tab 14) City Council**

20  
21 **Councilmember Pfister**

22  
23 **Councilmember Gamble**

- 24  
25
- Commented on the July 4<sup>th</sup> event and thought it went very well
  - Asked what the city would charge nonprofit organizations if the city provided its own water.
- 26  
27  
28

29 Mr. Drury said the city has not finalized a policy on whether the city wants to  
30 provide water to not for profits at its costs or not. He said that would be brought  
31 back for a discussion in the future. Mr. Drury said the water will always probably  
32 be cheaper to buy elsewhere because of the label that the city puts on the bottle  
33 but a policy question will be brought back to Council.  
34

35 **Vice Mayor Grenier**

- 36  
37
- Noted that he echoed Mr. Hope's comments about how Tavares is a city that gets things done and this is a testament to Council and staff
  - Said the Tavares High School chapter of Health Occupation Students of America have recently won a national award so he wanted to recognize them
  - Two weeks ago Lois Manigault, a Tavares legend, passed away at age 89. He said her father was John Wade who was a fireman on the railroad and
- 38  
39  
40  
41  
42  
43

1 her grandfather was William Cromartie who was an educator and started  
2 the first African American school. He said her son Claude is pastor at St.  
3 Johns Methodist Church.  
4

5 **Councilmember Smith**

- 6
- 7 • Thanked Mr. Neron for his monthly report; added that he would like to see more
  - 8 data
  - 9 • Noted that Mr. Thompson's name still says "Interim" on the monthly report
  - 10 • Said that although the parade was fantastic, that public works had also done a
  - 11 phenomenal job of coordinating the buoys and the "behind the scenes" staff also
  - 12 deserved recognition
- 13

14 **Mayor Wolfe**

- 15
- 16 • Mayor Wolfe read an email he had received from a family who attend the 4<sup>th</sup> of
  - 17 July event from Plant City who had commended the city and said they would be
  - 18 planning to return again in the near future. He asked the department heads to
  - 19 share the information with their employees. He said everyone had done a great
  - 20 job.
- 21

22 **Adjournment**

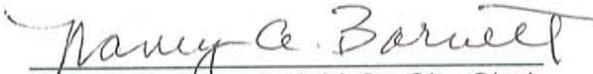
23

24 There was no further business and the meeting was adjourned at 5:08 p.m.

25

26 Respectfully submitted,

27

28 

29 Nancy A. Barnett, C.M.C., City Clerk

30

THIS PAGE INTENTIONALLY LEFT BLANK



**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
DATE OF MEETING: July 20, 2011**

**AGENDA TAB NO. 2**

**SUBJECT TITLE: Proposal for Construction Bidding and Inspection Services for the Woodlea Sports Complex**

---

**OBJECTIVE:** To approve the proposal for services with DMC, LLC. in the amount of \$34,397.00.

**SUMMARY:** The proposed Woodlea Sports Complex is now in the construction phase. This phase will include the grading of up to 35 acres and the construction of one to two baseball fields, depending on budget.

Under a Continuing Services contract with the city, DMC has submitted a proposal for construction bidding and inspection services in the amount of \$34,397.00 for an estimated project cost of \$400,000.00.

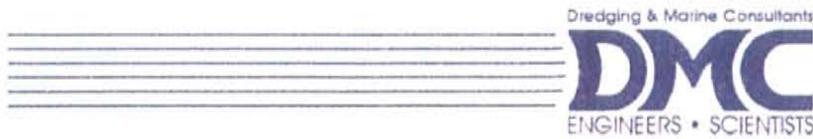
**OPTIONS:**

- 1) Approve the proposal
- 2) Do not approve

**STAFF RECOMMENDATION:** Make a motion to approve the proposal for construction bidding and inspection services with DMC for the Woodlea Sports Complex.

**FISCAL IMPACT:** \$34,397.00 (budgeted in f/y11)

**LEGAL SUFFICIENCY:** n/a



June 27, 2011

Ms. Tamera Rogers  
City of Tavares  
201 East Main Street  
P.O. Box 1068  
Tavares, FL 32778-1068

**RE: Woodlea Sports Complex Construction Bidding and Inspection Services;  
Scope, Budget, and Schedule**

Dear Ms. Rogers:

**Dredging & Marine Consultants, LLC (DMC)** is pleased to submit this proposal for assisting with the Construction Bidding and Inspection Services for the above referenced project.

**Project Understanding**

DMC has assisted the City with many phases of this project that have dealt with developing various concepts for the Woodlea Sports Complex, identifying the best potential options, initial phasing of the ball fields, development of costs and cost options based on various components of the project, presentation and meeting with many entities, including the City, Central Florida Sports Commission, the County and other individual entities that may have a collaborative interest in the future. The project has gone through several changes, based on environmental issues at the site, particularly gopher tortoise identification and removal, its topography and the changes in funding availability. At each step, DMC and its team at the City have re-evaluated the situations to redefine the best possible option available to the City and its partners. The project is in the final phase of securing its permits as redefined by the area available after the gopher tortoise removal and existing wetland delineation and stormwater permitting as approved by the St. Johns River Water Management District. The City is also in the process of securing bids that will enable the City to develop one or two baseball fields, some additional level "green space" area for an additional large and small baseball field or an area that could be used for other sporting activities. The remaining area that was cleared of gopher tortoises will be simply graded as is to develop additional green space due to limitations in funding. DMC and the City staff, including the Parks and Recreation Department, have worked in conjunction with the Utilities Department and its engineers to develop the current phase of the project. The County Parks Department Director has also been included in the review of the design. The City and DMC are now entering into the final phase of bidding and construction of the "green space" and the City wishes to continue to seek services from DMC for the bidding assistance and inspection of the project.

Based on the above understanding, we are pleased to offer the following services:

***Construction Bidding and Inspection:*** Under this task, DMC will prepare the necessary drawings and technical specifications required to construct the proposed "green space" that will include a potential of two baseball fields and additional level playing area. Geotechnical engineering is included in this task to provide site soil information for the project design and construction. DMC will coordinate with the City's Procurement Department to advertise and attend a pre-bid meeting. DMC

will also provide responses to contractor questions and assist in reviewing bids. As part of the construction inspection services, DMC will coordinate and attend a pre-construction meeting to identify all project goals and expectations, discuss necessary safety and environmental requirements, incorporate any best management practices, review and update project scheduling, review and authorize pay requests, and provide coordination and meeting with the County, as required. DMC will provide an inspector to facilitate all field work and progress as required and keep the City apprised of the construction progress through meeting at the site and update reports with any photo documentation. DMC staff will also review and approve any shop-drawings and material tickets as well as coordinate any construction aspects with the City to facilitate work that will be concurrently underway at the site by the Utilities Department, to preclude any conflicts during construction. DMC's inspector and engineers will resolve any items that are brought to their attention by the contractor and coordinate any changes with the City's project manager as applicable. Once the project is substantially complete, DMC will initiate closeout activities, to include a final walkthrough, contractor provided as-built and record drawing review, final invoicing, release of liens, consent of surety, and any other contractual requirements.

**Fees**

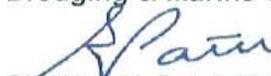
Our total fee for the above scope of services, including expenses, will not exceed \$34,397.00 based on a time and materials cost per DMC Fee Schedule, attached herein. Fees will be billed on a biweekly basis.

**Schedule**

It is estimated that the work will be completed in 90 days from the date of Notice-to-Proceed from the City.

If you have any questions, please feel to contact me at any time. We look forward working with the City of Tavares on this project.

Respectfully,  
**Dredging & Marine Consultants, LLC**

  
Shailesh K. Patel, M.Sc. CPSSc  
Project Manager

\_\_\_\_\_  
Approved by City of Tavares:  
John H. Drury, ICMA-CM.  
City Administrator

\_\_\_\_\_  
Date

THIS PAGE INTENTIONALLY LEFT BLANK



**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
DATE OF MEETING: July 20, 2011**

**AGENDA TAB NO. 3**

**SUBJECT TITLE: MUTUAL AID WITH HOWEY IN THE HILLS POLICE**

---

**OBJECTIVE:** To obtain approval to enter into a mutual aid agreement with the Town of Howey in the Hills police department.

**SUMMARY:** In an effort to provide both cities with assistance in times of need, shared resources and shared training opportunities, a mutual aid agreement was developed and is included in this agenda item. A formal and robust agreement will provide residents from both cities an added benefit for assistance when either department finds themselves short in officers and allows the departments to work close together in training. This is a cost effective and viable way to maximize and share resources on a moment's notice.

By entering into the agreement, neither city would position them in a way that would sacrifice their abilities. Operationally, all police departments are similar in enforcement of law.

**OPTIONS:**

1. To authorize staff to enter into a mutual agreement with Howey in the Hills
2. Do not authorize staff to enter into a mutual agreement with Howey in the Hills

**STAFF RECOMMENDATION:** Staff recommends the approval of option 1.

**FISCAL IMPACT:** None

**LEGAL SUFFICIENCY:** This agenda item has been reviewed by the city attorney

**COMBINED  
VOLUNTARY COOPERATION AND OPERATIONAL ASSISTANCE  
MUTUAL AID AGREEMENT BETWEEN THE CITY OF TAVARES AND THE TOWN OF  
HOWEY IN THE HILLS**

WITNESSETH

**WHEREAS**, THE SUBSCRIBING LAW ENFORCEMENT AGENCIES ARE SO LOCATED IN RELATION TO EACH OTHER THAT IT IS TO THE ADVANTAGE OF EACH OTHER TO RECEIVE AND EXTEND MUTUAL AID IN THE FORM OF LAW ENFORCEMENT SERVICES AND RESOURCES TO ADEQUATELY RESPOND TO:

- (1) CONTINUING, MULTI-JURISDICTIONAL CRIMINAL ACTIVITY, SO AS TO PROTECT THE PUBLIC PEACE AND SAFETY, AND PRESERVE LIVES AND PROPERTY OF CITIZENS: AND;
- (2) INTENSIVE SITUATIONS, INCLUDING, BUT NOT LIMITED TO, NATURAL OR MANMADE DISASTERS OR EMERGENCIES AS DEFINED UNDER SECTION 252.34, FLORIDA STATE STATUTE: AND,

**WHEREAS**, THE TAVARES POLICE DEPARTMENT AND THE HOWEY IN THE HILLS POLICE DEPARTMENT HAVE AUTHORITY UNDER SECTION 23.12, FLORIDA STATE STATUTE, et seq., THE FLORIDA MUTUAL AID ACT, TO ENTER INTO A COMBINED MUTUAL AID AGREEMENT FOR LAW ENFORCEMENT SERVICES WHICH:

- (1) PERMITS VOLUNTARY COOPERATION AND ASSISTANCE OF A ROUTINE LAW ENFORCEMENT NATURE ACROSS JURISDICTIONAL LINES: AND,
- (2) PROVIDES FOR RENDERING OF ASSISTANCE IN A LAW ENFORCEMENT EMERGENCY.

**NOW, THEREFORE**, THE PARTIES AGREE AS FOLLOWS:

**SECTION I: PROVISIONS FOR VOLUNTARY COOPERSTION**

EACH OF THE AFORESAID LAW ENFORCEMENT AGENCIES HEREBY APPROVE AND ENTER INTO THIS AGREEMENT WHERBY EACH OF THE AGENCIES MAY REQUEST AND RENDER LAW ENFORCEMENT ASSISTANCE TO THE OTHER IN DEALING WITH ANY VIOLATION OF FLORIDA STATE STATUTE, TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, INVESTIGATING HOMICIDES, SEX OFFENSES, ROBBERIES, BURGLARIES, THEFTS, GAMBLING, MOTOR VEHICLE THEFTS, CONTROLLED SUBSTANCE VIOLATIONS, DUI CHECKPOINTS, DUI AND TRAFFIC VIOLATIONS, AND WITH THE BACK-UP SERVICES DURING PATROL ACTIVITIES, SCHOOL RESOURCE OFFICERS ON OFFICIAL DUTY WITHIN 1000 FEET OF A SCHOOL, AND INTER-AGENCY TASK FORCES AND/OR JOINT INVESTIGATIONS.

## **SECTION II: PROVISIONS FOR OPERATIONAL ASSISTANCE**

EACH OF THE AFORESAID LAW ENFORCEMENT AGENCIES HEREBY APPROVE AND ENTER INTO THIS AGREEMENT WHEREBY EACH OF THE AGENCIES MAY REQUEST AND RENDER LAW ENFORCEMENT ASSISTANCE TO THE OTHER IN DEALING WITH ANY VIOLATION OF FLORIDA STATE STATUTE, TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, DEALING WITH CIVIL DISTURBANCES, LAW ENFORCEMENT EMERGENCIES, LARGE PROTEST DEMONSTRATIONS, AIRCRAFT DISASTERS, FIRE, HURRICANES, TORNADOES, OR OTHER WEATHER RELATED CRISES, SPORTING EVENTS, COMMUNITY EVENTS, CONCERTS, PARADES, ESCAPES FROM DETENTION FACILITIES AND INCIDENTS REQUIRING UTILIZATION OF SPECIALIZED UNITS.

## **SECTION III: PROCEDURES FOR REQUESTING ASSISTANCE**

IN THE EVENT THAT A PARTY TO THIS AGREEMENT IS IN NEED OF ASSISTANCE AS SET FORTH ABOVE, AN AUTHORIZED REPRESENTATIVE OF THE AGENCY REQUESTING ASSISTANCE SHALL NOTIFY THE AGENCY HEAD OR HIS/HER DESIGNEE FROM WHOM SUCH ASSISTANCE IS REQUESTED. THE AGENCY HEAD OR AUTHORIZED REPRESENTATIVE WHOSE ASSISTANCE IS SOUGHT SHALL EVALUATE THE SITUATION AND THE AGENCY'S AVAILABLE RESOURCES, CONSULT WITH HIS/HER SUPERVISOR IF NECESSARY AND WILL RESPOND IN A MANNER HE/SHE DEEMS APPROPRIATE.

THE AGENCY HEAD IN WHOSE JURISDICTION ASSISTANCE IS BEING RENDERED MAY DETERMINE WHO IS AUTHORIZED TO LEND ASSISTANCE IN HIS/HER JURISDICTION, FOR HOW LONG SUCH ASSISTANCE IS AUTHORIZED AND FOR WHAT PURPOSE SUCH AUTHORITY IS GRANTED. THIS AUTHORITY MAY BE GRANTED EITHER VERBALLY OR IN WRITING AS THE PARTICULAR SITUATION DICTATES.

SHOULD A SWORN LAW ENFORCEMENT OFFICER BE IN ANOTHER SUBSCRIBED AGENCY'S JURISDICTION FOR MATTERS OF A ROUTINE NATURE, SUCH AS TRAVELING THROUGH THE JURISDICTION ON ROUTINE BUSINESS, ATTENDING A MEETING OR GOING TO OR FROM WORK OR TRANSPORTING A PRISONER AND A VIOLATION OF FLORIDA STATE STATUTE OCCURS IN THE PRESENCE OF SAID PARTY, REPRESENTING AGENCY, HE/SHE SHALL BE EMPOWERED TO RENDER ENFORCEMENT AND ACT IN ACCORDANCE WITH LAW. SHOULD ENFORCEMENT ACTION BE TAKEN, SAID PARTY SHALL NOTIFY THE AGENCY HAVING NORMAL JURISDICTION AND UPON THE LATTER'S ARRIVAL, TURN THE SITUATION OVER TO THEM AND OFFER ANY ASSISTANCE REQUESTED, INCLUDING, NOT LIMITED TO, A FOLLOW-UP WRITTEN REPORT DOCUMENTING THE EVENTS AND THE ACTIONS TAKEN. THIS PROVISION SO PRESCRIBED IN THIS PARAGRAPH IS NOT INTENDED TO GRANT GENERAL AUTHORITY TO CONDUCT INVESTIGATIONS, SERVE WARRANTS AND/OR SUBPOENAS OR TO RESPOND WITHOUT REQUEST TO EMERGENCIES ALREADY ADDRESSED BY THE AGENCY OR NORMAL JURISDICTION, BUT IS INTENDED TO ADDRESS CRITICAL, LIFE-THREATENING OR PUBLIC SAFETY SITUATIONS, PREVENT BODILY INJURY TO CITIZENS, OR SECURE APPREHENSION OF CRIMINALS WHOM LAW ENFORCEMENT MAY ENCOUNTER.

#### **SECTION IV: COMMAND AND SUPERVISORY RESPONSIBILITY**

THE PERSONNEL AND EQUIPMENT THAT ARE ASSIGNED BY THE ASSISTING AGENCY HEAD SHALL BE UNDER THE IMMEDIATE CONTROL OF A SUPERVISING OFFICER DESIGNATED BY THE ASSISTING AGENCY HEAD. SUPERVISING OFFICERS SHALL BE UNDER THE DIRECT SUPERVISION AND COMMAND OF THE AGENCY HEAD OR HIS/HER DISIGNEE OF THE AGENCY REQUESTING ASSISTANCE.

**CONFLICTS:** WHENEVER AN OFFICER, IN RENDERING ASSISTANCE PURSUANT TO THE AGREEMENT, THE OFFICER SHALL ABIDE BY AND BE SUBJECT TO THE RULES AND REGULATIONS, PERSONNEL POLICIES, GENERAL ORDERS AND STANDARD OPERATING PROCEDURES OF HIS/HER OWN EMPLOYING AGENCY. IF ANY SUCH RULE, REGULATION, CONTRADICTED, CONTRAVENTED OR OTHERWISE IN CONFLICT WITH A DIRECT ORDER OF A SUPERIOR OFFICER OF THE REQUESTING AGENCY, THEN SUCH RULE, REGULATION, PERSONNEL POLICY, GENERAL ORDER OR PROCEDURE SHALL CONTROL AND SHALL SUPERCEDE THE DIRECT ORDER.

**HANDLING COMPLAINTS:** WHENEVER THERE IS CAUSE TO BELIEVE THAT A COMPLAINT HAS RISEN AS A RESULT OF A COOPERATIVE EFFORT AS IT MAY PERTAIN TO THIS AGREEMENT, THE AGENCY HEAD OR HIS/HER DESIGNEE OF THE REQUESTING AGENCY SHALL BE RESPONSIBLE FOR THE DOCUMENTATION OF SAID COMPLAINT TO ASCERTAIN AT A MINIMUM:

1. THE IDENTITY OF THE COMPLAINANT
2. AN ADDRESS WHERE THE COMPLAINING PARTY CAN BE CONTACTED
3. THE SPECIFIC ALLEGATION
4. THE IDENTITY OF THE EMPLOYEES ACCUSED WITHOUT REGARD AS TO AGENCY AFFILIATION.

IF IT IS DETERMINED THAT THE ACCUSED IS AN EMPLOYEE OF THE ASSISTING AGENCY, THE ABOVE INFORMATION, WITH ALL PERTINENT DOCUMENTATION GATHERED DURING THE RECEIPT AND PROCESSING OF THE COMPLAINT, SHALL BE FORWARDED WITHOUT DELAY TO THE AGENCY HEAD OR HIS/HER DESIGNEE OF THE ASSISTING AGENCY FOR ADMINISTRATIVE REVIEW. THE REQUESTING AGENCY MAY CONDUCT A REVIEW OF THE COMPLAINT TO DETERMINE IF ANY FACTUAL BASIS FOR THE COMPLAINT EXISTS AND/OR WHETHER ANY OF THE EMPLOYEES OF THE REQUESTING AGENCY VIOLATED ANY OF THEIR AGENCY'S POLICIES OR PROCEDURES.

#### **SECTION V: LIABILITY**

EACH PARTY ENGAGING IN ANY MUTUAL COOPERATION AND ASSISTANCE, PURSUANT TO THIS AGREEMENT, AGREES TO ASSUME RESPONSIBILITY FOR THE ACTS, OMISSIONS, OR CONDUCT OF SUCH PARTY'S OWN EMPLOYEES WHILE ENGAGED IN RENDERING SUCH AID PURSUANT TO THIS AGREEMENT, SUBJECT TO THE PROVISIONS OF SECTION 786.28, FLORIDA, STATE STATUTE, WHERE APPLICABLE.

## **SECTION VI: POWERS PRIVILEGES, IMMUNITIES AND COSTS**

- A. EMPLOYEES OF THE TAVARES POLICE DEPARTMENT AND THE HOWEY IN THE HILLS POLICE DEPARTMENT WHEN ACTUALLY ENGAGING IN MUTUAL COOPERATION AND ASSISTANCE OUTSIDE OF THEIR JURISDICTIONAL LIMITS BUT INSIDE THE STATE, UNDER THE TERMS OF THE AGREEMENT, SHALL, PURSUANT TO THE PROVISIONS OF SECTION 23.127(1), FLORIDA STATE STATUTE, HAVE THE SAME POWERS, DUTIES, RIGHTS, PRIVILEGES AND IMMUNITIES AS IF THE EMPLOYEE WAS PERFORMING DUTIES INSIDE THE EMPLOYEE'S POLITICAL SUBDIVISION IN WHICH NORMALLY EMPLOYED.
- B. EACH PARTY AGREES TO FURNISH NECESSARY PERSONNEL EQUIPMENT, RESOURCES AND FACILITIES AND TO RENDER SERVICES TO EACH OTHER PARTY TO THE AGREEMENT AS SET FORTH ABOVE; PROVIDED, HOWEVER, THAT NO PARTY SHALL BE REQUIRED TO DEplete UNREASONABLY ITS OWN PERSONNEL, EQUIPMENT, RESOURCES, FACILITIES AND SERVICES IN FURNISHING SUCH MUTUAL AID.
- C. A POLITICAL SUBDIVISION THAT FURNISHES EQUIPMENT PURSUANT TO THIS AGREEMENT MUST BEAR THE COSTS OF LOSS OR DAMAGE TO THAT EQUIPMENT AND MUST PAY ANY EXPENSES INCURRED IN THE OPERATION AND MAINTENANCE OF THAT EQUIPMENT.
- D. THE AGENCY FURNISHING AID PURSUANT TO THIS AGREEMENT SHALL COMPENSATE ITS APPOINTEES/EMPLOYEES DURING THE TIME SUCH AID IS RENDERED AND SHALL DEFRAY THE ACTUAL TRAVEL AND MAINTENANCE EXPENSES OF ITS EMPLOYEES WHILE THEY ARE RENDERING SUCH AID, INCLUDING ANY AMOUNTS PAID OR DUE FOR COMPENSATIONS DUE TO PERSONAL INJURIES OR DEATH WHILE WHILE SUCH EMPLOYEES ARE RENDERING AID PURSUANT TO THIS AGREEMENT. HOWEVER, THE REQUESTING AGENCY MAY COMPENSATE THE ASSISTING AGENCY DURING THE TIME OF THE RENDERING OF SUCH AID AND SHALL DEFRAY THE ACTUAL TRAVEL AND MAINTENANCE EXPENSES OF SUCH EMPLOYEES WHILE THEY ARE RENDERING SUCH AID, INCLUDING ANY AMOUNTS PAID OR DUE FOR COMPENSATION AS A RESULT OF PERSONAL INJURY OR DEATH WHILE SUCH EMPLOYEES ARE RENDERING AID PURSUANT TO THIS AGREEMENT.

- E. THE PRIVILEGES AND IMMUNITIES FROM LIABILITY, EXEMPTION FROM LAWS, ORDINANCES AND RULES, AND ALL PENSION, INSURANCE, RELIEF, DISABILITY, WORKERS' COMPENSATION, SALARY, DEATH AND OTHER BENEFITS THAT APPLY TO THE ACTIVITY OF AN EMPLOYEE OF AN AGENCY WHEN PERFORMING THE EMPLOYEE'S DUTIES WITHIN THE TERRITORIAL LIMITS OF THE EMPLOYEE'S AGENCY APPLY TO THE PERFORMANCE OF THE EMPLOYEE'S DUTIES EXTRA-TERRITORIAL UNDER THE PROVISIONS OF THE MUTUAL AID AGREEMENT. THE PROVISIONS OF THE SECTION SHALL APPLY WITH EQUAL EFFECT, PAID, VOLUNTEER AND AUXILLIARY EMPLOYEES.
- F. NOTHING HEREIN SHALL PREVENT THE REQUESTING AGENCY FROM REQUESTING SUPPLEMENTAL APPROPRIATIONS FROM THE GOVERNING AUTHORITY HAVING BUDGETING JURISDICTION TO REIMBURSE THE ASSISTING AGENCY FOR ANY ACTUAL COSTS OR EXPENSES INCURRED BY THE ASSISTING AGENCY PERFORMING HEREUNDER.
- G. NOTHING IN THE AGREEMENT IS INTENDED OR IS TO BE CONSIDERED AS ANY TRANSFER OR CONTRACTING AWAY OF THE POWER OR FUNCTIONS OF ONE PARTY HERETO TO THE OTHER.

#### **SECTION VII: LIABILITY INSURANCE**

EACH PARTY SHALL PROVIDE SATISFACTORY PROOF OF LIABILITY INSURANCE BY ONE OR MORE MEANS SPECIFIED IN SECTION 768.28(15)(A), FLORIDA STATE STATUTE, IN ANY AMOUNT WHICH IS, IN THE JUDGEMENT OF THE GOVERNING BODY OF THAT PARTY, AT LEAST ADEQUATE TO COVER THE RISK TO WHICH THAT PARTY MAY BE EXPOSED. SHOULD THE INSURANCE COVERAGE, HOWEVER PROVIDED, OF ANY PARTY BE CANCELLED OR UNDERGOES MATERIAL CHANGE, THAT PARTY SHALL NOTIFY ALL PARTIES TO THIS AGREEMENT OF SUCH CHANGE WITHIN TEN (10) DAYS OF RECEIPT OF NOTICE OF ACTUAL KNOWLEDGE OF SUCH CHANGE.

#### **SECTION VIII: FORFEITURE PROVISIONS**

- A. IN THE EVENT AN AGENCY SEIZES ANY REAL PROPERTY, VESSEL, MOTOR VEHICLE, AIRCRAFT, CURRENCY OR OTHER REAL PROPERTY PURSUANT TO THE FLOIDA CONTRABAND ACT DURING THE PERFORMANCE OF THIS AGREEMENT, THE AGENCY REQUESTING ASSISTANCE IN THE CASE REQUESTED OPERATIONAL ASSISTANCE OR THE SEIZING AGENCY IN THE CASE OF VOLUNTARY COOPERATION SHALL BE RESPONSIBLE FOR MAINTAINING ANY FORFEITURE ACTION PURSUANT TO CHAPTER 932, FLORIDA STATE STATUTE, THE AGENCY PURSUING THE FORFEITURE ACTION SHALL HAVE THE EXCLUSIVE RIGHT TO CONTROL AND THE RESPONSIBILITY TO MAINTAIN THE PROPERTY IN ACCORDANCE WITH CHAPTER 932, FLORIDA STATE STATUTE, TO INCLUDE, BUT NOT LIMITED TO, THE COMPLETE DISCRETION TO BRING THE ACTION OR TO DISMISS THE ACTION.

B: IN THE EVENT THE AGENCY PURSUING FORFEITURE OF ANY ASSET(S) AFOREMENTIONED IN PARAGRAPH (A), IS AWARDED THE ASSET(S), UNDER THE FLORIDA CONTRABAND ACT, CHAPTER 932, FLORIDA STATE STATUTE, WHICH WAS SEIZED DURING ACTIVITIES ASSOCIATED WITH THIS AGREEMENT, THE AGENCY'S PARTY TO THIS AGREEMENT SHALL BE SHARE SAID ASSETS IN AN AMOUNT OF FIFTY PERCENT (50%) TO EACH AGENCY, AFTER COMPENSATION IS PAID FOR THE COST INCURRED DURING FORFETURE PROCEEDING, BY THE AGENCY PURSUING THE FORFEITURE OF SAID ASST(S), UNDER THE FLORIDA CONTRABAND ACT, CHAPTER 932, FLORIDA STATE STATUTE.

**SECTION IX: EFFECTIVE DATE**

THIS AGREEMENT SHALL TAKE EFFECT UPON AND APPROVAL BY THE HEREINAFTER NAMED OFFICIALS AND SHALL CONTINUE IN FULL FORCE AND EFFECT UNTIL THREE YEARS FROM DATE OF EXECUTION OF CONTRACT. UNDER NO CIRCUMSTANCES MAY THIS AGREEMENT BE RENEWED, AMENDED OR EXTENDED EXCEPT IN WRITING.

**SECTION X: CANCELLATION**

ANY PARTY MAY CANCEL ITS PARTICIPATION IN THIS AGREEMENT UPON DELIVERY OF WRITTEN NOTICE TO THE OTHER PARTY OR PARTIES. CANCELLATION WILL BE AT THE DIRECTION OF ANY SUBSCRIBING PARTY.

IN WITNESS WHEREOF, THE PARTIES HERETO CAUSE THESE PRESENTS TO BE SIGNED ON THE DATE SPECIFIED.

\_\_\_\_\_  
STONE M. LUBINS  
CHIEF OF POLICE  
TAVARES POLICE DEPARTMENT

DATE: \_\_\_\_\_

\_\_\_\_\_  
CURTIS ROBBINS  
CHIEF OF POLICE  
HOWEY IN THE HILLS POLICE  
DEPARTMENT

DATE: \_\_\_\_\_

\_\_\_\_\_  
JOHN DRURY  
CITY ADMINISTRATOR  
CITY OF TAVARES

DATE: \_\_\_\_\_

\_\_\_\_\_  
MAYOR  
CITY OF HOWEY IN THE HILLS

DATE: \_\_\_\_\_

THIS PAGE INTENTIONALLY LEFT BLANK



**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
July 20, 2011**

**AGENDA TAB NO. 4**

**SUBJECT TITLE: 2011 Edward Byrne Memorial Justice Assistance Grant (JAG) Countywide Funding– Purchase of Tavares Police Department Reserve Program Equipment**

---

**OBJECTIVE:**

To consider the request to accept funding from the 2011 Edward Byrne Memorial Justice Assistance Grant (JAG) Countywide Funding for purchase of equipment for the Police Department Reserve Program Equipment in the amount of \$6,616.00.

**SUMMARY:**

The U.S. Department of Justice will be dispersing 2011 Edward Byrne Memorial Justice Assistance Grant (JAG) Countywide funds for FY 2011/2012 through a reimbursable grant. The countywide allotment is \$142,377.00. This funding will be used to purchase equipment for the Tavares Police Department Reserve Program.

**OPTIONS:**

- 1) Accept the 2011 Edward Byrne Memorial Justice Assistance Grant (JAG) Countywide funds for FY 2011/2012 in the amount of \$6,616.00.
- 2) Do not accept the funds.

**STAFF RECOMMENDATION:**

Move to accept the 2011 Edward Byrne Memorial Justice Assistance Grant (JAG) Countywide funds for FY 2010/2011 in the amount of \$6,616.00.

**FISCAL IMPACT:**

100% reimbursable grant with no match requirement

**LEGAL SUFFICIENCY:**

This has met legal sufficiency.

Florida Department of Law Enforcement  
 Office of Criminal Justice Grants  
 2331 Phillips Road  
 Tallahassee, FL 32308  
 Attention: Clayton Wilder, Administrator

Dear Mr. Wilder:

In compliance with State of Florida Rule 11D-9, Florida Administrative Code, Leesburg approves the distribution of \$142,377 of State Fiscal Year 2011 Edward Byrne Memorial Justice Assistance Grand funds for the following projects within Lake County:

Name of Organization	Program Name	Amount Awarded
City of Astatula PD	Officer Equipment	\$ 1,409
City of Clermont PD	Physical Fitness Initiative	\$13,568
City of Eustis PD	Officer Safety Improvement	\$11,076
City of Fruitland Park PD	DUI/Drug Interdiction & Crime Analysis	\$ 5,468
City of Groveland PD	Safer Streets Through Speed Awareness	\$ 6,132
Town of Howey In The Hills PD	Traffic Deployment Trailer	\$ 1,976
Town of Lady Lake PD	Crime Scene Documentation	\$ 8,028
City of Leesburg PD	Tactical Equipment	\$ 16,621
City of Mascotte PD	Computer Purchase	\$4,428
City of Mount Dora PD	Drug Investigator	\$10,791
City of Tavares PD	Reserve Program Equipment	\$6,616
City of Umatilla PD	Night Light	\$5,683
Lake County Sheriff Department	Technology Enhancement Project	\$50,581
	<b>TOTAL</b>	<b>\$142,377</b>

Sincerely,

\_\_\_\_\_  
 City Manager or Mayor

**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
DATE OF MEETING: July 20, 2011**

**AGENDA TAB NO. 5**

**SUBJECT TITLE: Approval of Interim Special Magistrate**

---

**OBJECTIVE:**

To consider the approval of Attorney Carla Pepperman to be the Interim Special Magistrate for the City of Tavares.

**SUMMARY:**

Previously the Special Magistrate notified the City that he was resigning from providing this service. The City subsequently went out for Request for Proposals to solicit interest in providing Special Magistrate services from other attorneys. Three proposals have been received and are being reviewed by the ranking committee. The staff recommendation of the ranking of the three proposals to Council for a replacement Special Magistrate is tentatively scheduled for the first meeting in August.

In the interim there is a need for a Code Enforcement Hearing to facilitate outstanding code enforcement issues.

City Attorney Williams has recommended the appointment of Attorney Carla Pepperman to be the interim magistrate for outstanding code enforcement issues until such time as Council has approved a permanent Special Magistrate.

**OPTIONS:**

- 1) Move to approve the appointment of Attorney Carla Pepperman to be the Interim Special Magistrate until such time as Council approves a permanent Special Magistrate and direct the City Administrator to negotiate an agreement for this service.
- 2) Do not approve the appointment of Attorney Carla Pepperman.

**STAFF RECOMMENDATION:**

Move to approve the appointment of Attorney Carla Pepperman to be the Interim Special Magistrate until such time as Council approves a contract with a

permanent Special Magistrate and direct the City Administrator to negotiate an agreement with Attorney Pepperman for this service.

**FISCAL IMPACT:**

There is \$3600 left in the Special Magistrate line item which should be sufficient for the balance of the current fiscal year.

**LEGAL SUFFICIENCY:**

This is legally sufficient.

## RESUME OF CARLA R. PEPPERMAN

### **Legal Employment:**

March 2010 - present: Owner, Lake County Mediation, Inc.

April 2002 - present: Owner, Carla R. Pepperman, P.A., Mount Dora, Florida  
I currently have a solo practice primarily in the area of general civil litigation, including commercial litigation, real estate litigation, personal injury litigation, and probate litigation.

September 2002 - September 2004: Part-time employment by the State of Florida as an Assistant Public Defender, Tavares, Florida

May 1989-April 2002: Partner, Austin & Pepperman, Leesburg, Florida  
My practice during these years emphasized civil trial work, including personal injury matters. My litigated matters were venued throughout the state, and included complex civil litigation.

December 1984 - May 1989: Public Defender's Office, Fifth Judicial Circuit, Tavares, Florida  
As an Assistant Public Defender, I defended indigent persons charged with felony offenses.

May 1983-December 1984: Associate, Cauthen, Robuck & Hennings, P.A., Tavares, Florida  
As a new lawyer, I was introduced to many areas of the law, including local government work, family law, probate, and general civil trial law.

January - April 1983: Certified Legal Intern, State Attorney's Office, 8<sup>th</sup> Judicial Circuit, Gainesville, Florida

### **Education:**

Juris Doctor, 1983 University of Florida College of Law, Gainesville, Florida

Bachelor of Arts, 1981      Rollins College, Winter Park, Florida

### **Court Admissions**

The Florida Bar - 1983  
United States District Court, Middle District of Florida - 1984  
United States Claims Court - 1991

### **Professional and Academic Honors:**

Martindale-Hubbell "av" rated since 1995  
Omicron Delta Kappa

### **Legal Activities:**

Criminal Procedure Rules Committee, The Florida Bar, 1989 - 1994  
Lake County Bar Association  
    - Scholarship Committee, 1999 - 2001  
    - Board of Directors, 2003 - 2005  
    - Treasurer, 2005 - 2011  
Certified Circuit Mediator, Supreme Court of Florida, 2010 - present  
Certified Appellate Mediator, Supreme Court of Florida, 2011 - present

### **Community Activities:**

2005 - present:      Board of Directors, Mount Dora Area Chamber of Commerce  
1999 - 2005:      Trustee, Mount Dora Theatre Company  
1999 - 2003:      Volunteer judge, Teen Court program  
1989-1990:      Mentor, Lake County Schools  
1990 - present:      Volunteer work in my childrens' schools

### **Personal:**

Married since 1984 to Gary J. Cooney; three children aged 24, 20 and 15; resident of Lake County since 1977.

**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
JULY 20, 2011**

**AGENDA TAB NO. 6**

**TRANSMITTAL HEARING**

**SUBJECT TITLE: Ordinance 2011-06  
Comprehensive Plan Text Amendment Creating the Lakeside Mixed Use Future Land Use Category and Large Scale Future Land Use Map Amendment – Far Reach Ranch and Associated Properties  
13039 South Dora Boulevard, 29546 Division Street, and  
29781 Shirley Shores Road**

---

**OBJECTIVE:**

To consider a Comprehensive Plan Text Amendment creating the Lakeside Mixed Use (LMU) Future Land Use Category and a Future Land Use Map amendment applying the LMU to approximately 1352 acres of property located along the south shoreline of Lake Dora, County Road 561 and SR. 448 which is commonly referred to as the Far Reach Ranch and Associated Properties.

**BACKGROUND:**

Applicant: Ty Maxey, Engelhardt, Hammer & Associates  
Owner: McFar Land Reach, LLC; Northern Trust Bank of Florida, N.A. Trustee;  
Jerry and Karen Brothers  
Location: Along the south shore of Lake Dora  
Acreage: 1352 acres  
Existing FLU: Suburban and Urban Expansion (Lake County)  
Proposed FLU: Lakeside Mixed Use

**SUMMARY:**

Ordinance 2011-06 proposes an amendment to the Comprehensive Plan Future Land Use Element by creating a new land use category entitled "Lakeside Mixed Use" and applying the category to the Far Reach Ranch and Associated Properties.

The Lakeside Mixed Use category is intended to encourage a mix of residential and non-residential uses that creates a live-work environment. The Lakeside Mixed Use category includes industrial, commercial and residential uses that may be water dependant and are physically and functionally compatible with lakeside environments. To accomplish this mix of uses, the Lakeside Mixed Use category is subdivided into planning subareas of Employment, Village Center, Residential and Natural Open Space. The intent of the Employment subarea is to offer a variety of workplace types and limited residential development. The intent of the Village Center is to be the business, residential and cultural hub of the Lakeside Mixed Use district to include water dependant and related land uses. For example, seaplane and boat marinas shall provide opportunities for water taxi connections and public access to downtown Tavares from the LMU development. The intent of the Residential subarea is to define places suitable for low density residential developments.

The Lakeside Mixed Use category will be applied to the property generally located south of Lake Dora. The subject property (Parcel Identification Numbers 03-20-26-000100000200, 03-20-26-000400000400, 04-20-26-000100000100, 05-20-26-000100000100, 06-20-26-000400004000, 32-19-26-000400001900, 05-20-26-000200000800, 05-20-26-000200001200) is located on the south shoreline of Lake Dora. The property is approximately 1352 acres in size. The property has access to Lake Dora along the south shoreline and includes all of Lake Newark and Lake Virginia. The property consists of a mixture of uses. The great majority of the subject property consists of heavily vegetated acreage, an active pine forest and an active blueberry farm.

#### *Site Conditions*

The subject property is approximately 1352 acres in size of which 535 acres are uplands and 764 acres are wetlands and 53 acres are surface water. An environmental assessment of the subject property was conducted by Wicks Consulting, Inc. This assessment, entitled the Preliminary Threatened and Endangered Species Report, noted that there were potentially two Bald Eagle's nests on site however there were not observed as active during the field evaluation. The report identified active gopher tortoises and nests on the site. At this time, there are no development plans for the site. At the time of development, the guidelines identified by the Florida Fish and Wildlife Commission will be followed. The assessment is available for additional review by the public by contacting the Community Development Department.

#### *Future Land Use*

The subject property was annexed into the City of Tavares in 2010. The property is currently designated County Suburban and Urban Expansion. The Suburban designation allows for a maximum of 1 dwelling unit per gross acre. The Urban Expansion designation allows a maximum of 4 dwelling units per acres. Commercial and industrial development is permitted within the Urban Expansion Land Use category, subject to location criteria within the data, Inventory and Analysis supporting documentation. The applicant is requesting to amend the designation to City Lakeside Mixed Use. Per the request, the Lakeside Mixed Use Commercial Land Use would permit a maximum of 2,500 dwelling units and the maximum commercial, office, lodging, institutional, industrial, and aviation uses shall not exceed 2,500,000 square feet.

#### *Compatibility*

In an effort to ensure compatibility with the surrounding area, the Lakeside Mixed Use Category includes seaplane and boat marinas opportunities for taxi connection and public access to allow intra-lake travel between downtown Tavares and the site. To maintain the serene nature of the environment, billboards, LED signs, animated signs, portable signs, and inflatable signs will be prohibited. A variety of residential developments will be permitted and the project designs shall consider adjacent land uses compatibility during the PD zoning approval process.

#### *Impact on City Services*

The Land Use Amendment includes a commitment to develop in a manner so as not to create urban sprawl. Therefore, public services and facilities will be distributed in an efficient manner. The City's Concurrency Management System (outlined in Chapter 10 of the Land Development Regulations) will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. A project is subject to Concurrency review at the time of application for a final development order such as a building permit, site plan, final plat or development of regional impact. The City of Tavares has municipal water and sewer services available to the site.

### *Findings*

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

1. The proposed Future Land Use designation would serve as the most appropriate land use for the subject property in accordance with Future Land Use policy 1-1.1.7, 1-1.1.8, and 1-1.1.9
2. The proposed Lakeside Mixed Use Designation will encourage a "live-work" relationship whereby residents living in the residential portions of the LMU-Lake Dora land use category would have opportunities and choices for employment in the non-residential developed portions of the LMU-Lake Dora designated area. Furthermore, it will discourage sprawl by ensuring a mix of uses that are functionally related and serviced by public facilities which are provided in an efficient manner.

### EXPEDITED REVIEW PROCESS

The Legislature has revised the procedures for the submittal and adoption of comprehensive plan amendments based on the new statutory changes effective June 2, 2011. Comprehensive plans effecting properties larger than 10 acres in size will be reviewed in accordance with the expedited review process. Included among the new statutory changes is the repeal of the the twice-per-year limitation on large-scale plan amendments granting local government the flexibility to submit amendments throughout the year. Once a plan amendment is approved for transmittal to the State Land Planning Agency and State Review Agencies, the local government can expect to receive comments, if any, within 35 days. After receipt of comments from the appropriate agencies, the local government will then have 180 days to adopt the amendment. The amendment becomes effective 31 days after the State Land Planning Agency determines the amendment package is complete, that it does not adversely impact an important State resource and if no petition is filed by an affected party

### OPTIONS:

1. That City Council moves to approve Ordinance 2011-06 for transmittal to the State Land Planning Agency as it is presented.
2. That City Council moves to deny the proposed ordinance and Future Land Use amendment.

### PLANNING & ZONING BOARD RECOMMENDATION:

At its June 23<sup>rd</sup> meeting, the Planning & Zoning Board voted 4 to 1 to approve the proposed Ordinance and Future Land Use amendment.

### STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board moves to recommend approval Ordinance 2011-06 for transmittal to State Land Planning Agency for review.

**FISCAL IMPACT:**

N/A.

**LEGAL SUFFICIENCY:**

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

ORDINANCE 2011-06

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

**AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT BY ADOPTING A LAKESIDE MIXED USE FUTURE LAND USE CATEGORY INCLUDING POLICIES ASSOCIATED WITH THIS CATEGORY; AND A FUTURE LAND USE MAP AMENDMENT PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 1352 ACRES OF PROPERTY FROM COUNTY SUBURBAN AND URBAN EXPANSION TO CITY LAKESIDE MIXED USE FOR PROPERTY GENERALLY LOCATED ALONG THE SOUTH SHORELINE OF LAKE DORA; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on behalf of the applicant, the City of Tavares is initiating proceedings to amend the City's Comprehensive Plan Future Land Use Element to create a Lakeside Mixed Use Category; and,

**WHEREAS**, the Lakeside Mixed Use is a unique Land Use that will allow a mix of land uses that creates a "live-work" environment that includes an appropriate mix of industrial, commercial and residential uses that are physically and functionally compatible with a lakeside environment; and,

**WHEREAS**, on behalf of the applicant, the City is initiating proceedings to amend the Future Land Use Map designation pertaining to said subject property from Lake County Suburban and Urban Expansion to City Lakeside Mixed Use; and,

**WHEREAS**, the subject property is of greater than ten acres; and,

**WHEREAS**, the designation of Lakeside Mixed Use is intended to discourage "urban sprawl"; and

**WHEREAS**, the designation of Lakeside Mixed Use is considered viable and consistent with surrounding 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

39 individuals to hear and be heard regarding the adoption of the proposed text amendment  
40 and map amendment; and

41

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

44

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

47

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

50

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

53

54 **Section 1. Comprehensive Plan Future Land Use Element Text Amendment**

55 The Comprehensive Plan Future Land Use Element of the City of Tavares,  
56 Florida is hereby amended to reflect the creation of the Lakeside Mixed Use Category  
57 which is outlined in detail in Exhibit "A" and which is illustrated by a map reflected in  
58 Exhibit "B" attached hereto and incorporated herein by reference.

59

60 **Section 2. Future Land Use Map Amendment**

61 The Future Land Use Map of the City of Tavares, Florida is hereby amended to  
62 reflect a re-designation from Lake County Suburban and Urban Expansion to City  
63 Lakeside Mixed Use on certain real property as described in Exhibit "C" attached hereto  
64 and incorporated herein by reference.

65

66 **Section 3. Severability and Conflicts**

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

72

73 **Section 4. Transmittal**

74 The City Administrator is hereby authorized and directed to transmit the adopted  
75 Comprehensive Plan amendments to the Florida State Land Planning Agency, the State  
76 identified review agencies and any other governmental agency in the state of Florida that  
77 has filed a written request with the City Council for a copy of the Comprehensive Plan  
78 within 10 working days of the adoption of this Ordinance as specified in the procedural  
79 rules.

80

81 **Section 5. Effective Date.** The effective date of this plan amendment shall be  
82 the date a final order is issued by the State Land Planning Agency finding the  
83 amendment to be in compliance in accordance with Section 163.3184, Florida Statutes,  
84 or the date a final order is issued by the Administration Commission finding the  
85 amendment to be in compliance in accordance with Section 163.3184, Florida Statute.

86

87 **PASSED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by the City  
88 Council of the City of Tavares, Florida.

89

90

91

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

92

93

94

95

96 First Reading (approval for transmittal): \_\_\_\_\_

97

98 Second Reading (approval for adoption): \_\_\_\_\_

99

100

101 ATTEST:

102

103

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

105

106

107 APPROVED AS TO FORM AND LEGALITY:

108

109

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

111

112

113

114

115 **EXHIBIT A**

116  
117 *Policy 1-1.1.7: Mixed land uses shall be permitted in the designated areas as*  
118 *shown on the Future Land Use Map in accordance with directives of*  
119 *the Future Land Use Element and zoning district designations*  
120 *specified in the adopted Land Development Code.*

121  
122 *The mixed-use designations is are provided to:*

- 123  
124 a) *Recognize existing land use conditions; or*  
125  
126 b) *Provide guidelines for those neighborhoods currently in*  
127 *transition or where activities along shared transportation*  
128 *corridors are intensifying affecting traffic patterns; or*  
129  
130 c) *Require a greater degree of planning flexibility and review*  
131 *Where undeveloped properties are located on major*  
132 *transportation thoroughfares; or requiring a greater degree*  
133 *of planning flexibility and review*  
134  
135 d) *Guide development of undeveloped tracts of land,*  
136 *containing at least 250 acres of uplands that are also*  
137 *located adjacent to lakes at least 1,000 acres in size.*  
138

139 *~~Conditions for development approval of projects within areas~~*  
140 *~~designated Mixed Use on the Future Land Use Map, will be defined~~*  
141 *~~by September 1995 in the Land Development Regulations. At a~~*  
142 *~~minimum, they will include requirements for height, bulk, size,~~*  
143 *~~buffers, parking, stormwater retention, and compliance with other~~*  
144 *~~requirements of this Comprehensive Plan.~~*

145  
146  
147 *Policy 1-1.1.8: Mixed-use designations shall have the following intensity criteria:*

- 148  
149 a) *Mixed Use Neighborhood (MN)*  
150  
151 1. *A minimum of 50% of the uses in the Mixed-Use*  
152 *Neighborhood designation shall be residential*  
153  
154 2. *Permitted uses:*  
155  
156 *Professional office .20 FAR*  
157 *Commercial .10 FAR*  
158  
159 *Medium density*  
160 *Residential 12 dwelling units/acre*  
161  
162 b) *Mixed Use Commercial (MC)*  
163  
164 1. *A minimum of 40% of the uses in the Mixed-Use*  
165 *Neighborhood designation shall be residential*

166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216

2. Permitted uses:

Commercial .35 FAR  
Professional office .25 FAR

High density residential 25 dwelling units/acre

*In order to promote rehabilitation of existing structures, the above FAR requirements only pertain to new structures and additions to existing structures. The entire floor area of an existing structure in either MUN or MUC district can be used for any permitted use.*

c) Lakeside Mixed Use

1. LMU-Lake Dora - See Future Land Use Element Policy 1-1.1.18

*Policy 1-1.1.9 Planned Unit Developments (PUDs)*

*Purpose –*

*The purpose of Planned Unit Developments (PUDs) are to encourage flexibility in the design, development and use of the land in order to promote its most appropriate use; to facilitate the adequate and economical provision of streets, utilities and public spaces; and to preserve the natural and scenic qualities of open areas. The intent is to permit diversification in the location of structures and improve circulation facilities and other site qualities while ensuring adequate standards relating to public health, safety and welfare and convenience both in the use and occupancy of buildings and facilities in planned groups. PUDs may also include a low intensity commercial component. The purpose for this component is to serve the commercial needs of the PUD thus increasing internal trip capture.*

*Procedure –*

*Each PUD will be approved by a specific ordinance. This ordinance will identify the type of residential development, the density of residential development, and the permitted uses of any non-residential development. Specific locations of the development pods and the locations of open space, recreational areas, and bicycle/pedestrian paths, shall be delineated on a conceptual Master Site Plan and adopted as part of the PUD ordinance.*

*When required –*

*Any residential development greater than 20 acres may be approved as a PUD. All residential developments that are greater*

217 than 50 acres must be approved as a PUD. Development within  
218 the Lakeside Mixed Use-Lake Dora category must be approved  
219 with a Planned Development (PD) zoning district and is subject to  
220 the development standards of the PD zoning district as may be  
221 modified by those listed within Policy 1-1.1.18. FLUM Categories  
222 eligible for the PUD zoning are:

- 223
- 224 - Suburban Density
- 225 - Suburban Expansion Density
- 226 - Low Density
- 227 - Medium Density
- 228 - Moderate Density
- 229 - High Density
- 230 - Mobile Home Density
- 231 - Commercial
- 232 - Mixed Use Commercial
- 233 - Mixed Use Neighborhood
- 234 - Lakeside Mixed Use
- 235 - Industrial
- 236

237 Policy 1-1.1.18: The Lakeside Mixed Use-Lake Dora (LMU-Lake Dora) future land  
238 use category is comprised of an appropriate mix of residential and  
239 non-residential types of land uses, including water dependent uses,  
240 that are physically and functionally integrated and intended to serve  
241 the residential, seasonal and tourist populations of Tavares.  
242 Residential, business, commercial, office, lodging, public, semi-  
243 public, public utility, institutional, recreational, cultural, civic,  
244 agricultural, industrial, and aviation land uses are permitted.

245

246 It is envisioned that this category will encourage a "live-work"  
247 relationship whereby residents living in the residential portions of the  
248 LMU-Lake Dora land use category would have opportunities and  
249 choices for employment in the non-residential developed portions of  
250 the LMU-Lake Dora designated area.

251

252 Development within the LMU-Lake Dora category requires site plan-  
253 controlled zoning utilizing the City of Tavares Planned Development  
254 (PD) zoning district. The provisions of the LMU-Lake Dora land use  
255 category shall take precedence over any conflicting provisions  
256 within the City of Tavares' Comprehensive Plan Future Land Use  
257 Element and/or Land Development Regulations.

258

259 The following land planning principles apply to the LMU-Lake Dora  
260 land use category:

- 261
- 262 a) A contiguous geographic area containing at least 250 acres of  
263 gross developable uplands is required for LMU designation so  
264 as to ensure that there is an opportunity to accomplish the  
265 internal and external compatibility of mixed land uses and that  
266 the LMU designated area is of a size that encourages a "live-  
267 work" relationship. Furthermore, consistent with Florida

268 Statute 163.3164, the LMU is to be designed in such a manner  
269 so as not to create Urban Sprawl. Urban Sprawl is defined as  
270 development characterized by low density, automobile-  
271 dependent development with either a single use or multiple  
272 uses that are not functionally related, requiring the  
273 extension of public facilities and services in an inefficient  
274 manner, and failing to provide a clear separation between  
275 urban and rural uses.

276 b) General LMU Category Location factors:  
277 i. The proposed LMU site must be adjacent to a major lake  
278 (at least 1,000 acres); and  
279 ii. The proposed LMU site should be located in proximity to  
280 and have access to a major collector or arterial roadway;  
281 and  
282 iii. The proposed LMU site should have potential for access  
283 to a rail corridor.

284  
285 c) The total maximum number of residential units permitted in the  
286 LMU-Lake Dora land use category shall be 2,500 dwelling  
287 units and the maximum commercial, office, lodging,  
288 institutional (private), industrial, and/or aviation land uses shall  
289 not exceed 2,500,000 square feet in aggregate.

290 d) Development within the LMU-Lake Dora land use category  
291 shall be further subdivided into geographically defined  
292 planning subareas consisting of Employment, Village Center,  
293 Residential and Natural Open Space as shown on associated  
294 map and described as follows:

295 1) At least twenty (20) percent of the total developable acres  
296 shall comprise an Employment Subarea. The intent of the  
297 Employment Subarea is to provide employment  
298 opportunities and choices for residents of the LMU-Lake  
299 Dora land use category. The primary character of the  
300 Employment Subarea should reflect workplace-type uses  
301 (e.g., light industrial, office, aviation, institutional) with the  
302 option for commercial and/or workforce housing as related  
303 supporting uses. Residential development shall be limited  
304 to a maximum of 25 percent of the land area of the  
305 Employment Subarea.

306 The Employment Subarea allows the following uses  
307 subject to the applicable land use criteria below. Floor Area  
308 Ratios (FAR) and Impervious Surface Area Ratios (ISR)  
309 shall be based on the gross upland area of a development  
310 project or a property ownership:

311 i. Business/Commercial – 0.35 FAR, 0.75 ISR  
312 ii. Office – 0.35 FAR, 0.75 ISR  
313 iii. Lodging – 0.40 FAR, 0.75 ISR

314  
315  
316  
317  
318  
319

- iv. Public/Semi-public – 0.35 FAR, 0.75 ISR
- v. Institutional – 0.50 FAR, 0.75 ISR
- vi. Recreational/Cultural/Civic – 0.25 FAR, 0.50 ISR
- vii. Residential – 25% Subarea Acreage Limit
- viii. Industrial – 0.50 FAR, 0.75 ISR
- ix. Aviation – 0.50 FAR, 0.75 ISR

320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334

2) At least fifteen (15) percent of the total developable acres shall comprise a Village Center Subarea. The intent of the Village Center Subarea is to be the business, residential and cultural hub of the LMU-Lake Dora land use category. Development of the Village Center Subarea should be of an intensity ranging between urban and suburban in character. Net residential densities will be higher than other subareas as will commercial intensities. The Village Center Subarea will be a focal point for water dependant and related land uses. Development of the Village Center Subarea should be of a type and quality that establishes a strong sense of place and identity. Residential development shall be limited to a maximum of 75 percent of the land area of the Village Center Subarea.

335  
336  
337  
338  
339  
340  
341  
342

A Village Center Subarea allows any of the following uses subject to the applicable land use criteria below. Big box retail stores (defined as greater than 100,000 square feet) shall be prohibited within the Village Center Subarea. Floor Area Ratios (FAR) and Impervious Surface Area Ratios (ISR) shall be based on the gross land area of a development project or a property ownership:

343  
344  
345  
346  
347  
348  
349

- i. Business/Commercial – 0.35 FAR, 0.75 ISR
- ii. Office – 0.35 FAR, 0.75 ISR
- iii. Lodging – 0.40 FAR, 0.75 ISR
- iv. Public/Semi-public – 0.35 FAR, 0.75 ISR
- v. Institutional – 0.50 FAR, 0.75 ISR
- vi. Recreational/Cultural/Civic – 0.25 FAR, 0.50 ISR
- vii. Residential – 75% Subarea Acreage Limit

350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361

3) At least twenty-five (25) percent of the total developable acres shall comprise a Residential Subarea. The intent of the Residential Subarea is to define places that are suitable for low density residential development utilizing public water and wastewater utilities. Up to 1.5 dwelling units per gross acre may be permitted. The maximum residential density of 1.5 dwelling units per gross upland acre may be achieved through the use of clustered, planned development that achieves higher than typical residential net densities through the use of open space and the protection of natural lands.

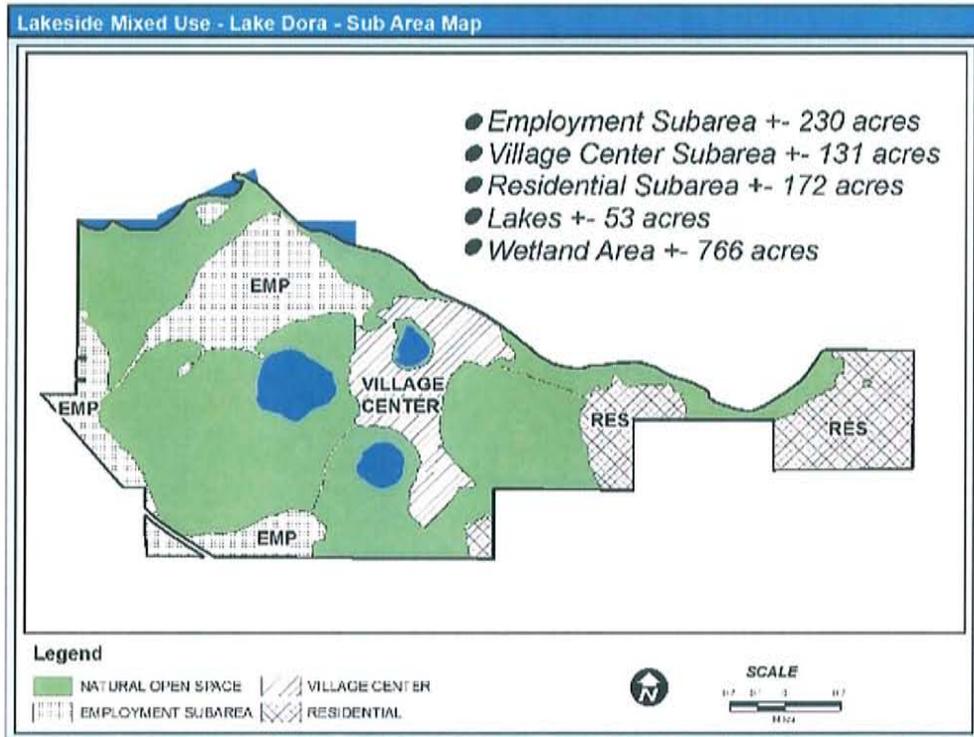
362  
363  
364  
365  
366  
367  
  
368  
369  
370  
371  
372  
  
373  
374  
375  
376  
377  
  
378  
379  
380  
381  
  
382  
383  
384  
385  
386  
387  
  
388  
389  
390  
391  
392  
  
393  
394  
395  
396  
  
397  
398  
399  
400  
401  
402  
403  
404  
405

The Residential Subarea allows any of the following uses subject to the applicable land use criteria below. Floor Area Ratios (FAR) and Impervious Surface Area Ratios (ISR) shall be based on the gross land area of a development project or a property ownership:

- i. Residential – Up to 1.5 Dwelling Units per Gross Acre
  - ii. Public/Semi-public – 0.20 FAR, 0.50 ISR
  - iii. Institutional – 0.20 FAR, 0.50 ISR
  - iv. Recreational/Cultural/Civic – 0.20 FAR, 0.50 ISR
- e) Vertical integration of uses (e.g., residential above retail and/or office use) is encouraged within the Employment and Village Center Subareas. Where vertical integration of residential and non-residential uses occurs the maximum intensity may be up to 0.50 FAR and 0.80 ISR.
- f) Seaplane and boat marinas shall provide opportunities for water taxi connections and public access to allow intra-lake travel between downtown Tavares and LMU-Lake Dora development projects.
- g) In order to support the concept of clustering and the preservation of open spaces, there shall be no minimum lot size requirements for residential development, however, residential development project designs shall consider adjacent land use compatibility factors during the PD zoning approval process.
- h) Whether off-site or on-site, the following signs shall be prohibited in the LMU-Lake Dora land use category: billboard signs, LED signs, animated signs, portable signs, inflatable signs and, in addition, any other signs prohibited by the Tavares Land Development Regulations.
- i) The use of underground electrical utilities is strongly encouraged to reduce the risks associated with downed wires during storm events and to produce an attractive aesthetic environment for residents and workers alike.

406  
407  
408

### EXHIBIT B



409  
410  
411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433

**LEGAL DESCRIPTION**

**PARCEL 1**

GOVERNMENT LOTS 2 AND 3 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, LESS THE EAST 33 FEET OF SAID GOVERNMENT LOT 3.

**PARCEL 2**

GOVERNMENT LOTS 1, 2, 3, 4, 5, AND 6; THE SOUTHWEST ONE-QUARTER (SW 1/4) AND THE NORTH ONE-HALF (N 1/2) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA.

**PARCEL 3**

GOVERNMENT LOTS 1, 2, 3, 4, 5, 6, 7, AND 8; THE SOUTHWEST ONE-QUARTER (SW 1/4); THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4), LESS THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD, AND THE PART OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD, ALL BEING IN SECTION 5, TOWNSHIP 20 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA.

LESS AND EXCEPT: LOTS 11 AND 27 OF BLOCK 1 OF LAKE DORA SOUTH, MAP NO. 2, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 66, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT: (PARCEL 7)

THAT PARTY OF GOVERNMENT LOT 5 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF DIVISION STREET AND THE NORTH RIGHT-OF-WAY OF THE EAST EXTENSION OF SOUTH DORA AVENUE, AND RUN NORTH 0°15'50" EAST ALONG THE EAST RIGHT-OF-WAY OF SAID DIVISION STREET 827.86 FEET; THENCE SOUTH 89°44'10" EAST 280.00 FEET; THENCE SOUTH 0°15'50" WEST 827.86 FEET TO THE RIGHT-OF-WAY OF THE EAST EXTENSION OF SOUTH DORA AVENUE; THENCE NORTH 89°44'10" WEST ALONG THE NORTH RIGHT-OF-WAY OF THE EAST EXTENSION OF SOUTH DORA AVENUE 280.00 FEET TO THE POINT OF BEGINNING.

LESS: LOT 11 AND 27, BLOCK 1, OF LAKE DORA SOUTH, MAP NO. 2, A SUBDIVISION IN LAKE COUNTY, FLORIDA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 68, PUBLIC RECORDS OF LAKE COUNTY FLORIDA. (ORB 971, PG 2231)

LESS AND EXCEPT: (PARCEL 8)

THAT PART OF GOVERNMENT LOT 5 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FOLLOW THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF

DIVISION STREET AND THE NORTH RIGHT-OF-WAY OF THE EAST EXTENSION OF SOUTH DORA AVENUE, RUN S89°44'10" ALONG SAID NORTH RIGHT-OF-WAY 280.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°44'10"E 263.08 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY RUN N00°15'50"E 827.86 FEET; THENCE N89°44'10" 263.08 FEET; THENCE S00°15'50"W 827.86 FEET TO THE POINT OF BEGINNING. (ORB 1407 PG 1922)

LESS AND EXCEPT: ROAD RIGHTS-OF-WAY.

**PARCEL 4**

THAT PART OF GOVERNMENT LOT 8 AND THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD AND THE SOUTH LINE OF THE RIGHT OF WAY OF SOUTH DORA BOULEVARD AS SHOWN ON PLAT OF LAKE DORA SOUTH, MAP NO. 3, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 68, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE EAST ALONG THE SOUTH LINE OF THE RIGHT OF WAY OF LAKE DORA BOULEVARD TO THE EAST LINE OF SAID SECTION 6; RUN THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 6 TO THE NORTHEASTERLY LINE OF THE RIGHT OF THE SEABOARD COAST LINE RAILROAD; RUN THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

**PARCEL 5**

GOVERNMENT LOTS 5 AND 6, IN SECTION 32, TOWNSHIP 19 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA.

**PARCEL 6**

THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA,

LESS AND EXCEPT: THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) RUN NORTH 0° 01' EAST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) A DISTANCE OF 1716.65 FEET TO THE POINT OF BEGINNING OF SAID DESCRIBED LINE. FROM SAID POINT OF BEGINNING RUN NORTH 89°09'51" EAST TO A POINT ON THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) THAT IS 1746.07 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 3, SAID POINT BEING THE END OF SAID DESCRIBED LINE.

**PARCEL 7**

THAT PARTY OF GOVERNMENT LOT 5 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF DIVISION STREET AND THE NORTH RIGHT-OF-WAY OF THE EAST EXTENSION OF SOUTH DORA AVENUE, AND RUN NORTH 0°15'50" EAST ALONG THE EAST RIGHT-OF-WAY OF SAID DIVISION STREET 827.86 FEET; THENCE SOUTH 89°44'10" EAST 280.00 FEET; THENCE SOUTH 0°15'50" WEST 827.86 FEET TO THE

RIGHT-OF-WAY OF THE EAST EXTENSION OF SOUTH DORA AVENUE; THENCE NORTH 89°44'10" WEST ALONG THE NORTH RIGHT-OF-WAY OF THE EAST EXTENSION OF SOUTH DORA AVENUE 280.00 FEET TO THE POINT OF BEGINNING.

LESS: LOT 11 AND 27, BLOCK 1, OF LAKE DORA SOUTH, MAP NO. 2, A SUBDIVISION IN LAKE COUNTY, FLORIDA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 68, PUBLIC RECORDS OF LAKE COUNTY FLORIDA. (ORB 971, PG 2231)

**PARCEL 8**

THAT PART OF GOVERNMENT LOT 5 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FOLLOW THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DIVISION STREET AND THE NORTH RIGHT-OF-WAY OF THE EAST EXTENSION OF SOUTH DORA AVENUE, RUN S89°44'10" ALONG SAID NORTH RIGHT-OF-WAY 280.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°44'10"E 263.08 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY RUN N00°15'50"E 827.86 FEET; THENCE N89°44'10" 263.08 FEET; THENCE S00°15'50"W 827.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

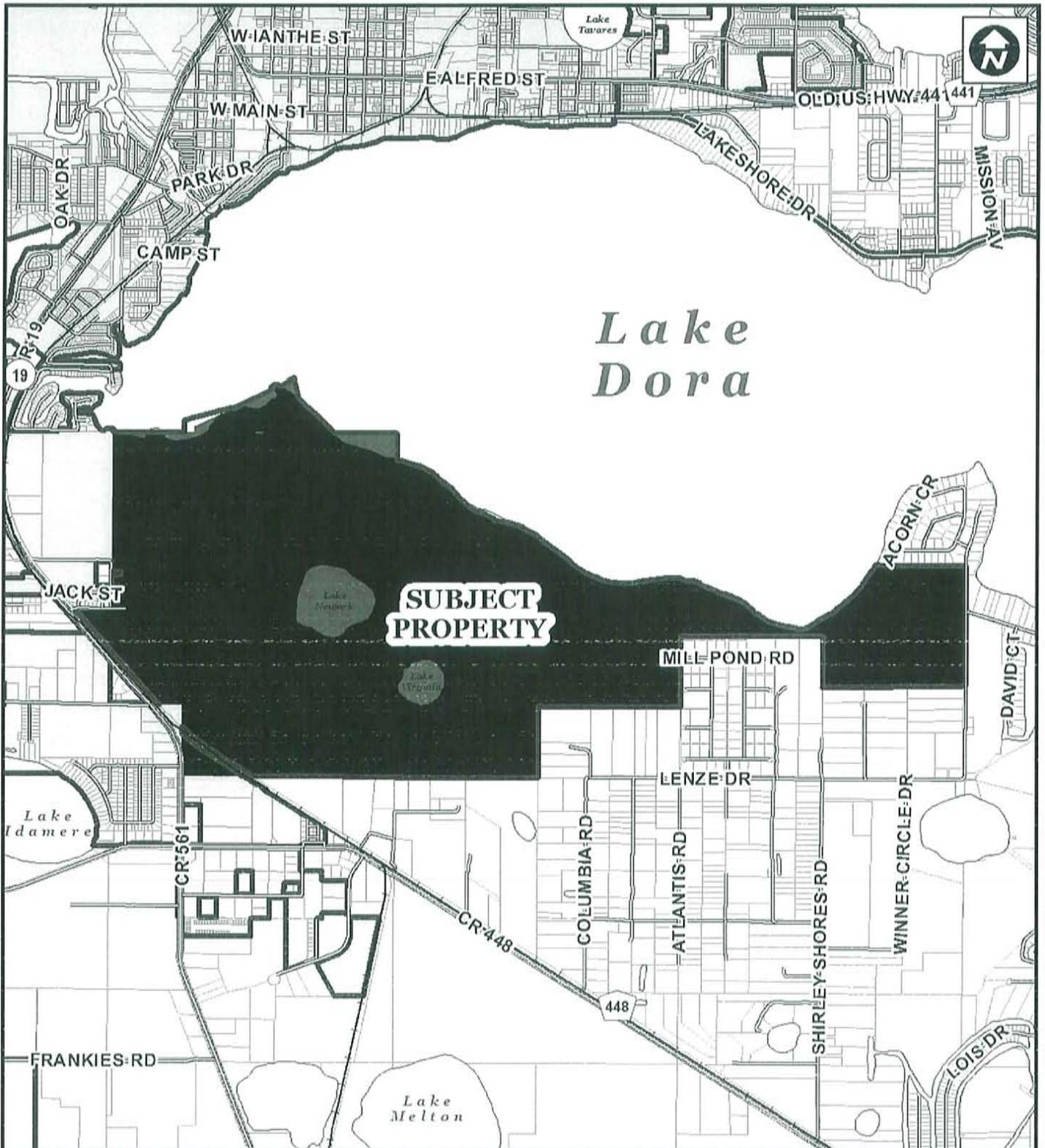
A 66' (SIXTY-SIX) FOOT WIDE STRIP OF LAND IN GOVERNMENT LOT 5 OF SECTION 5, TOWNSHIP 20, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING 33' (THIRTY-THREE) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: BEGIN AT THE INTERSECTION OF THE CENTERLINE OF SOUTH DORA AVENUE AND THE EAST LINE OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 26 EAST, RUN S89°44'10"E ALONG AN EXTENSION OF SAID CENTERLINE 543.08 FEET TO THE END OF SAID LINE AND THE END OF THIS DESCRIPTION. (ORB 1407, PG 1922)

LEGAL DESCRIPTION

Page 3 of 3

440  
441  
442  
443

# CITY OF TAVARES



*Lake  
Dora*

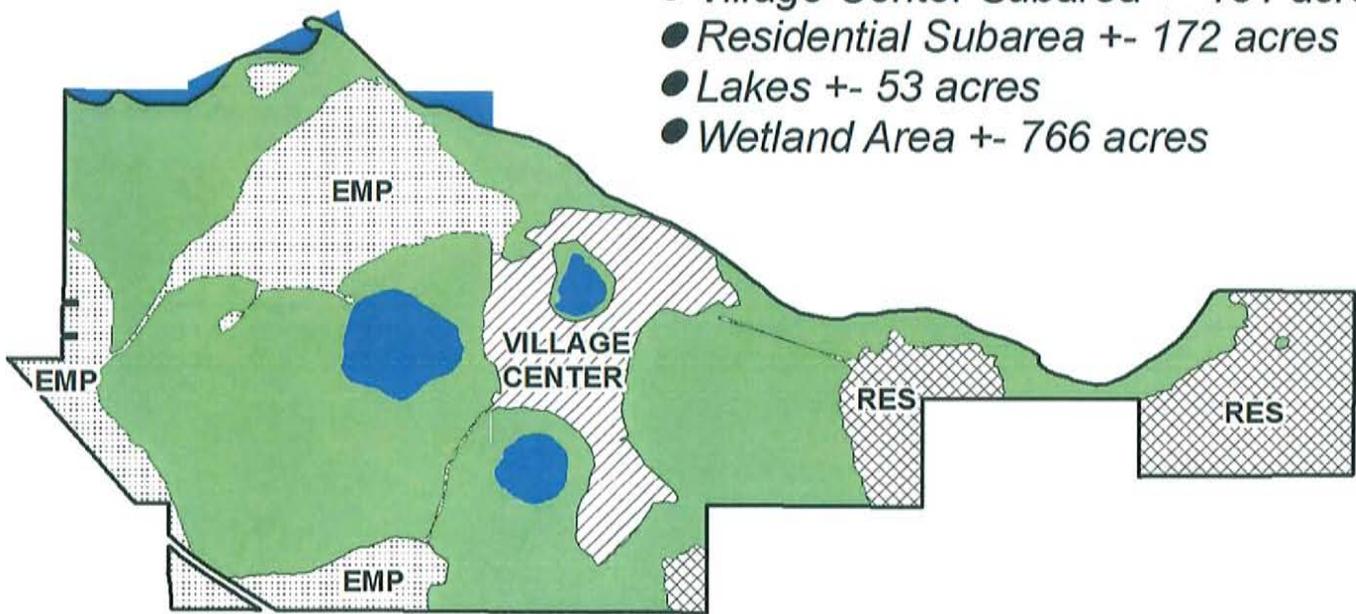
**SUBJECT  
PROPERTY**

## PROPERTY LOCATION MAP



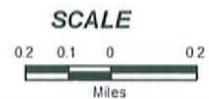
## Lakeside Mixed Use - Lake Dora - Sub Area Map

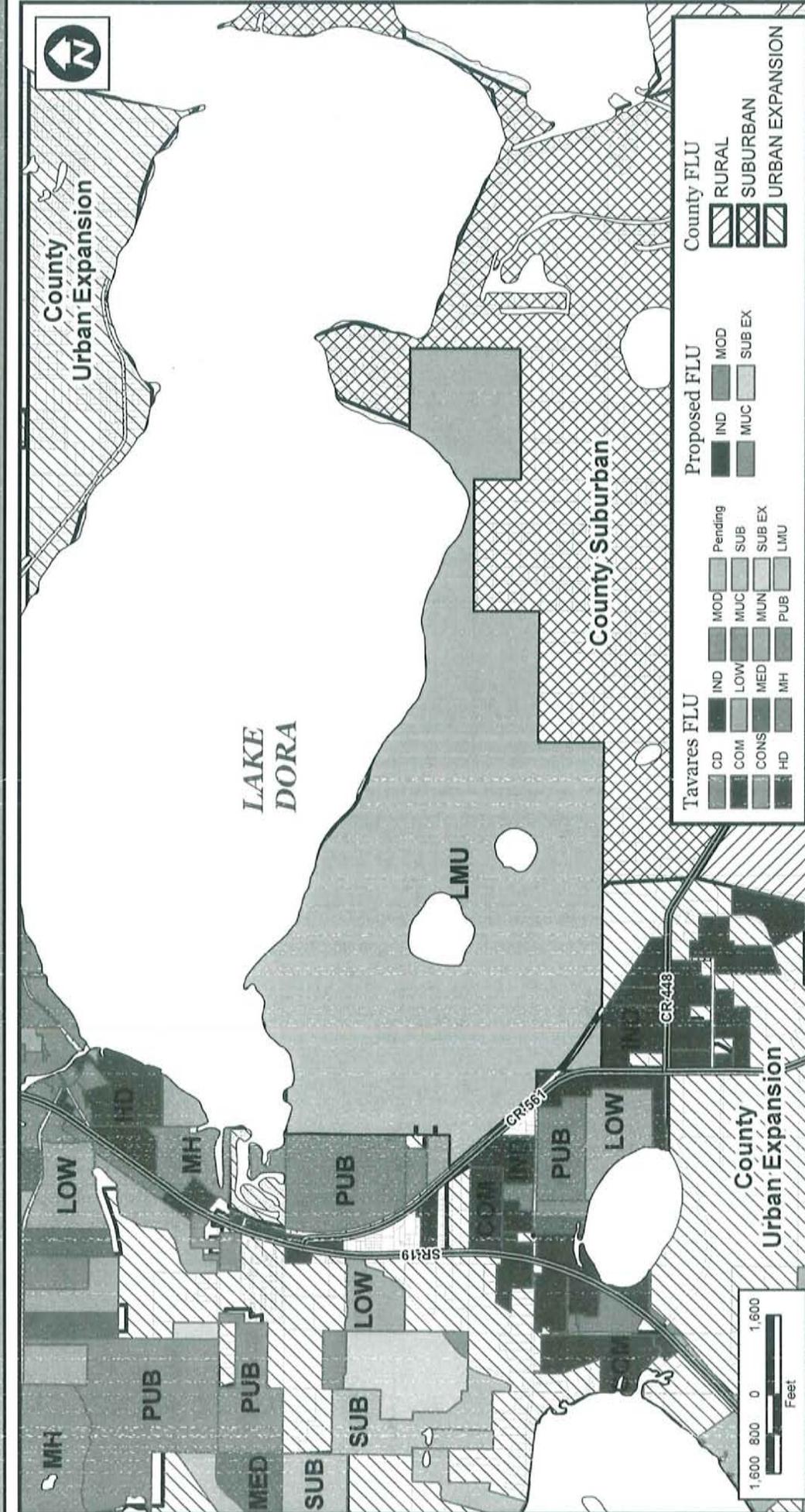
- Employment Subarea +- 230 acres
- Village Center Subarea +- 131 acres
- Residential Subarea +- 172 acres
- Lakes +- 53 acres
- Wetland Area +- 766 acres



### Legend

 NATURAL OPEN SPACE	 VILLAGE CENTER
 EMPLOYMENT SUBAREA	 RESIDENTIAL





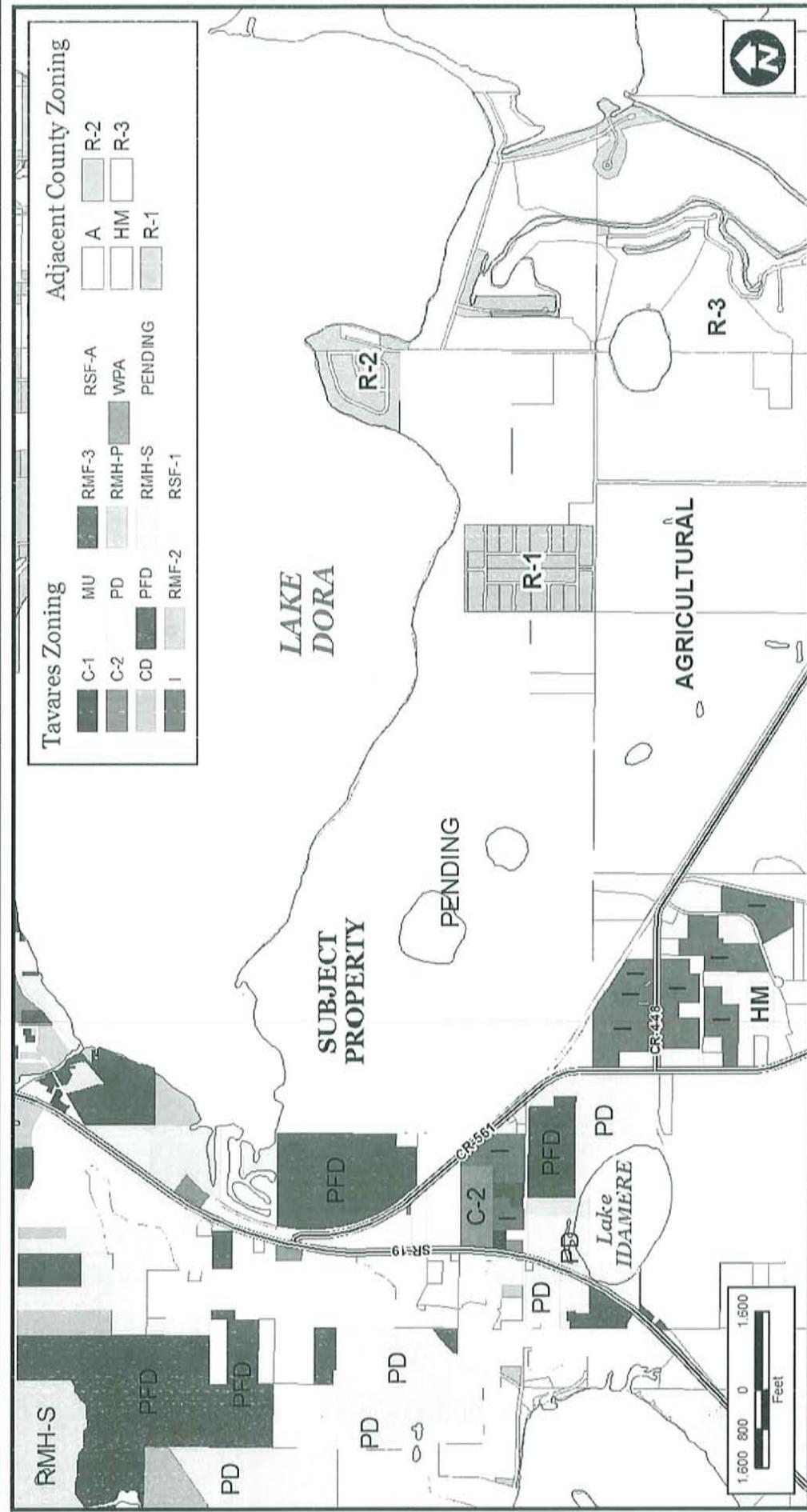
**Legend**

- CITY BOUNDARY
- FLU
- SUBJECT PROPERTY
- PARCELS
- MAJOR ROADS
- STREETS
- CONSWETLANDS

**FUTURE LAND USE MAP**  
**ORDINANCE # 2011-06**  
**FAR REACH RANCH & ASSOCIATED PROPERTIES**

County FLU	RURAL	County FLU	IND	MOD	Pending	30 IU/Acre	Suburban
County FLU	SUBURBAN	Proposed FLU	LOW	MUC	SUB	40 IU/Acre	Suburban Expansion
County FLU	URBAN EXPANSION	Proposed FLU	MED	MUN	SUB EX	56 IU/Acre	Low Density
Current County FLU		Proposed FLU	HD	PUB	LMU	10 IU/Acre	Moderate Density
SUB EX, URB EX		Proposed FLU	CD	COM		12 IU/Acre	Medium Density
Proposed City FLU		Proposed FLU	CON	MH		12-25 IU/Acre	High Density
LMU		Proposed FLU	IND	LOW		87 IU/Acre	Middle Home
1352 Acres		Proposed FLU	COM	MED		12 IU/Acre	Mixed Use Neighborhood
		Proposed FLU	CON	MH		25 IU/Acre	Mixed Use Commercial
		Proposed FLU	IND	MOD		12 IU/Acre	Commercial
		Proposed FLU	COM	MUC		25 IU/Acre	Commercial Downtown
		Proposed FLU	CON	MUN		12 IU/Acre	Industrial
		Proposed FLU	HD	PUB		25 IU/Acre	Public Facility/Institutional
		Proposed FLU	IND	MOD			Water Board Conservation

# City of Tavares - Zoning Map



Tavares Zoning		Adjacent County Zoning	
C-1	MU	RSF-3	A
C-2	PD	RMH-P	HM
CD	PFD	RMH-S	R-1
I	RMF-2	RSF-1	
		RSF-A	R-2
		WPA	R-3
		PENDING	

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

## ZONING MAP

### Far Reach Ranch & Associated Properties

Current County Zoning:  
Agriculture  
1352 Acres

Legend	
	CITY BOUNDARY
	ZONING
	SUBJECT PROPERTY
	PARCELS
	CONSERVATION LANDS
	MAJOR ROADS
	STREETS



Client Name: CITY OF TAVARES  
 Advertiser: Lake/D 4/LAK  
 Section/Page/Zone: PUBLIC NOTICE  
 Ad Number: 081530701  
 Insertion Number: 081530701  
 Size: 3 x 10.5  
 Color Type: B&W

**Orlando Sentinel**  
**Publication Date: 06/13/2011**

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

### Lake Sentinel

## SENIORS ON THE GO

# You can find many opportunities to save

**By Ed Perkins**  
 THE LAKESIDE MEDIA SERVICES

Suppliers these days typically push any price cut as a "saving" or even worse the illiterate "a savings." But a price reduction is not always a genuine "saving": you enjoy a true saving only if you spend less than you would otherwise pay. And the best way to "save" on travel is not to buy at all.

That's not to say you shouldn't travel. But it is to say that not buying at all is the best way to save when not buying doesn't diminish your travel experience. And actually paying less than you otherwise would also results in a real saving.

This topic was suggested by a recent study released by sustainable.co.uk — a large British online travel agency. According to this company's research, the average British "holidaymaker" wastes 43 pounds (about \$68) on unnecessary purchases. While I wouldn't conflate British with U.S. traveler experiences, I believe both groups face similar problems. And in addition to succumbing to pushy entreaties from local merchants, many travelers waste money without even being slightly nudged.

As I noted recently in a different venue, probably the most egregious waste of tourists' money is for useless souvenirs — gewgaws that looked "cute" or "fun" in the store, I suggested a "six month" rule: Before you buy anything to take home, ask yourself, "Where will it be six months from now? Will I actually be using or enjoying it, or will it sit somewhere out of sight and out of mind?"

Even a really good price isn't a good deal, much less a saving, if you don't actually use the product. This simple test should probably save you some real dollars on your next trip. Dollars that you actually keep, not spend at a lower price.

Other examples of times when you can avoid buying entirely are desserts you don't really need or even want and buying stuff from street vendors where the chances of finding knockoff merchandise are very high.

Of course, you find even more opportunities to pay less than you otherwise might. Any time you're in a captive or semi-captive situation, you can expect to be gouged. Hotel mini-bars are the prototypical captive gouger; your obvious defense is either to buy somewhere else or forego the item entirely. Hotel laundries are often so expensive that you'd pay less to go out and buy new items — I've occasionally done that when a hotel's price list showed \$7 for a pair of ordinary socks. You can also expect to be gouged at any port-area shop "recommended" by a cruise line's "port lecturer" or any store where your tour bus stops for a "break."

At a more significant level, on most trips, your best opportunity to pay less and still retain the experience is when you arrange hotel accommodations. Hotel prices in many big U.S. and foreign cities these days range from outrageous to out of sight. As I've often noted, the best way to fight high hotel prices is to book through an opaque site.

Travelocity and Quikbook have joined Hotels.com and Priceline, the two originators of the concept. Lately, I almost always book that way and I've never encountered a problem. Also, for really upscale properties, sign up for such "private sale" operations as Sniqueaway (sniqueaway.com) and Jet Setter (jetsetter.com).

Oddly enough, these days, probably the hardest place to find a real saving is on airfare. The fare comparison sites have become so comprehensive and ubiquitous that you seldom see a better deal than what you find on the airlines' own systems or

## Nobles TAHOE

# Rock the Boat Sales Event!

TAHOE Q5 Model with 4.3L 90 HP V6 5-cylinder

Off the Original Price

**\$22,995.00**

Unleash Your Only \*Flex-Engine Boat

Since 1976

With more than 55 years combined experience, our two Master Mechanics provide you the assurance that your repair and service work will be done right — the first time.

Largest Ship Store in Lake County!  
 Open 6 Days a Week

437 N. Palmetto St., Leesburg 352-787-5792  
 www.NoblesMarine.com

## SIEMENS

Good Hearing is

From... **\$799**

## Lake Medical Hearing Centers

Family Owned and Operated

CLERMONT EUSTIS

4331 S. Hwy. 27 (In Pidge Plaza/Paseo) 2755 S. Bay Street, Suite F (Across from Tractor Supply Company)

www.lakemedicalhearing.com

## 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 2011-06 filed as follows:

### ORDINANCE 2011-06

**AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT BY ADOPTING A LAKESIDE MIXED USE FUTURE LAND USE CATEGORY INCLUDING POLICIES ASSOCIATED WITH THIS CATEGORY, AND A FUTURE LAND USE MAP AMENDMENT PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 1352 ACRES OF PROPERTY FROM COUNTY SUBURBAN AND URBAN TO CITY LAKESIDE MIXED USE FOR PROPERTY GENERALLY LOCATED ALONG THE SOUTH SHORELINE OF LAKE DORA; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

Proposed Ordinance 2011-06 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on June 23, 2011, at 3 p.m., and
2. Tavares City Council meeting on July 20, 2011, at 4 p.m. (Transmittal Hearing)

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

Proposed Ordinance 2011-06 may be inspected by the public between the hours of 7:30 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 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 an 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.



## ACTION AGENCY, INC. NEWS RELEASE

Lake Community Action Agency will be participating in the Summer Food Service

August 12, 2011.

Nutritionally balanced meals will be provided to all children regardless of race, color, sex, disability, age or national origin during summer vacation when school breakfasts and lunches are not available. All children 18 years old and younger, if open site, are eligible for meals at NO CHARGE and more meals are available in the course of the meal service. The programs are only approved for geographical areas of need where 50 percent or more of the children qualify for free and reduced price meals during the school year.

The following sites will be participating in the Summer Food Service Program (see attached). The hours of operation will be from 8:00 a.m. - 5:00 p.m. Monday through Friday.

regarding the program, please contact [redacted]

Below is a list of all site starting date and ending time of meal service

### SUMMER FEEDING SITES & LOCATIONS - 2011

Boys & Girls Club - Umatilla	Montclair Village
Horseshoe 205724	Leesburg 205724
Boys & Girls Club - Leesburg	Mt. Dora Middle - Recreation
400 Executive Blvd	1405 E. Lincoln Ave
Leesburg, FL 34748	Mt. Dora, FL 32757
(352) 787-0053	(352) 735-7183
Lunch: 12:00-1:30	Lunch: 11:00-1:00
Snack: 3:30-4:30	Snack: 3:00-4:00
Leesburg 205724	Leesburg 205724
Eustis, FL 32726	Eustis, FL 32726
(352) 483-4356	(352) 569-5522

<b>Snack: 2:30-3:30</b>	Young Performing Artists
Christian Care Genesis	9569 C.R. 235
1414 W. Main St.	Woodford, FL 32726
Leesburg, FL 34748	(352) 484-7659
(352) 257-5109	<b>Lunch: 11:30-12:30</b>
<b>Breakfast: 9:00-10:00</b>	<b>Snack: 2:30-3:00</b>
<b>Lunch: 12:00-2:00</b>	
Zion Hill Masonary Baptist	Saving Faith Baptist Church
611 Eddy St.	1155 N. Clayton St.
Eustis, FL 32726	Mt. Dora, FL 32757
(352) 321-5505	(352) 393-1509
<b>Lunch: 11:00-1:00</b>	<b>Lunch: 11:00-12:30</b>
<b>Snack: 2:30-3:30</b>	
Fresh Start Ministries	Hope International Church
2500 S. Centre Ave.	7432 Hwy 50 Suite 109
Umatilla, FL 32784	Groveland, FL 32736
(352) 456-9878	(352) 429-4722
<b>Breakfast: 9:00-10:00</b>	<b>Lunch: 12:00-1:00</b>
<b>Lunch: 12:00-1:00</b>	
Family Christian Center	St. Mary's Baptist Church
2500 S. Highway 50	917 Grant St.
Clermont, FL 34711	Mt. Dora, FL 32757
(352) 242-1895	(352) 735-5166
<b>Lunch: 11:00-1:00</b>	<b>Lunch: 11:30-1:00</b>
Boys & Girls Club Southlake	Edge Memorial United Methodist
300 Haters Ave	441 S. Main
Clermont, FL 34711	Groveland, FL 32757
(352) 394-5840	(851) 896-9212
<b>Lunch: 12:00-1:30</b>	<b>Breakfast: 8:00-9:00</b>
<b>Snack: 3:30-4:30</b>	<b>Lunch: 12:00-1:00</b>
Mt. One Masonary Baptist Church	City of Tavares Recreation
15481 Stucky Loop	312 S. Ingraham Avenue
Groveland, FL 34736	Tavares, FL 32778
(352) 429-3888	(352) 742-6319
<b>Lunch: 12:00-1:30</b>	<b>Breakfast: 8:00-9:00</b>
	<b>Snack: 4:00-5:00</b>

Any person who believes he or she has been discriminated against in any USDA related activity should immediately write or call:

**USDA**  
 Director, Office of Civil Rights  
 1460 Independence Avenue, S.W.  
 Washington, DC 20250-9410  
 (800) 795-3272 (voice) or (202) 720-6382 (TTY)

USDA is an equal opportunity provider and employer

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49

**CITY OF TAVARES  
PLANNING AND ZONING BOARD MEETING  
TAVARES COUNCIL CHAMBERS  
201 E. MAIN STREET, TAVARES  
June 23, 2011**

**BOARD MEMBERS PRESENT**

**John Adams, Chairman  
James Gardner, Vice Chairman - Absent  
Sam Grist  
Dolores Russ  
Norman Hope - Absent  
Jimmy Horner  
John Tanner**

**LAKE COUNTY SCHOOL BOARD**

**Debbie Stivender - Absent  
Dawn McDonald**

**STAFF MEMBERS PRESENT**

**Jacques Skutt, Community Development Director  
Bob Williams, City Attorney  
Susie Novack, Deputy City Clerk  
Mike Fitzgerald, Zoning Technician  
Alisha Sullivan, Senior Planner**

**CALL TO ORDER**

Chairman Adams called the meeting to order at 3:00 p.m. and the Pledge of Allegiance was recited.

**APPROVAL OF MINUTES OF MARCH 17, 2011**

Chairman Adams asked the board members if they had any additions or corrections for the March 17, 2011 Planning and Zoning Board Meeting minutes. There were no comments and Mr. Adams stated the minutes were approved as submitted.

**OLD BUSINESS**

None.

**SWEARING IN OF THOSE GIVING TESTIMONY**

Attorney Williams gave the oath to staff and those members of the audience who indicated they would be providing testimony.

1 **CASES TO BE HEARD**

2  
3 **1) Ordinance 2011-06 Recommendation to Council – Comprehensive Plan Text**  
4 **Amendment Creating the Lakeside Mixed Use Future Land Use Category and Large**  
5 **Scale Future Land Use Map Amendment – Far Reach Ranch and Associated Properties**  
6 **– 13039 South Dora Boulevard, 29546 Division Street and 29781 Shirley Shores Road**  
7

8 Mr. Skutt said Ordinance 2011-06 is a proposed amendment to the Comprehensive Plan  
9 Future Land Use Element by creating a new land use category entitled “Lakeside Mixed Use”  
10 and which applies this category to the subject property; Far Reach Ranch and Associated  
11 Properties, Northern Trust/Mead Trust property that was annexed into the city in 2010. Mr.  
12 Skutt clarified it does not include the Tavares Nature Park.

13 The city currently has a mixed use neighborhood designation which allows some  
14 commercial and a mixed use commercial designation which allows some residential.  
15 Typically in the city there are commercial designations, residential designations and  
16 industrial designations. The properties in each designation acquired their land use  
17 category when the first comprehensive plan was adopted and thereafter when properties  
18 were annexed into the city and at the vision of each individual property owner. The result  
19 is that the Future Land Use Map (FLUM) looks like a checkerboard which has become a  
20 regulatory obstacle because there are so many restrictions and specific requirements for  
21 each land use designation. Mr. Skutt said it is important for a city to have a proper  
22 balance and a proper tax base to thrive which includes a workplace, commercial and  
23 retail and a place to live. It is best if those three uses are in a relatively confined space  
24 which is most economical and most sustainable. This work, live and play balance was  
25 identified in the city’s Evaluation and Appraisal Report (EAR) as one of the city’s  
26 deficiencies. This is not an EAR based amendment but it is an amendment that  
27 conforms with the recommendations of the city’s EAR.  
28

29 Mr. Skutt stated that what is being proposed is a Lakeside Mixed Use District which  
30 combines employment, commercial uses as well as residential uses with a focus on  
31 water related or dependent interaction. It also recognizes that 800 acres (over ½ of the  
32 property) is jurisdictional wetlands which will not be developed. The three different uses  
33 coincide with pockets of uplands in this property.  
34

- 35 • The employment sub area is mainly to the west and along the county roads and is  
36 suggested to be developed as light manufacturing and office uses.
- 37 • The village center is proposed with smaller commercial/resort and restaurant uses.
- 38 • Residential uses are also included with the employment sub area and village sub  
39 area which ties in with the live, work and play theme. Residential areas to the east  
40 are ultra light density at 1.5 dwelling units per acre which coincides with the  
41 existing residential development in Squirrel Point as well as the areas to the south.  
42

43 The FLUM is a long range plan and if approved the next step towards development would  
44 be the submission of a rezoning application. This future land use designation requires  
45 that any rezoning applications must be done as a Planned Development (PD). Planned  
46 Developments are rezonings where the city has control over development; architectural  
47 standards, site planning, specific types of uses, landscaping, ingress/egress, and nearly  
48 all aspects of the development. A rezoning request would come back for a public hearing

1 with the Planning and Zoning Board and City Council and at that time the public would  
2 have opportunities to take a close look at these developments. This is a broad brush  
3 concept plan and specifics have not yet been determined.  
4

5 Mr. Skutt said he is available for questions as well as representatives for the applicant.  
6 He said he has received a number of calls concerning the application for mainly  
7 clarification. Mr. Skutt noted that he has supplied the Board with a list of 5 individuals  
8 that said they could not attend the meeting but wished the Board to know their  
9 objection(s) to the application. He said staff recommends approval of Ordinance 2011-  
10 06. The proposed land use preserves the existing wetlands and proposes a balanced  
11 template of uses that is compatible with the surrounding established uses, but is also  
12 beneficial for the long term stability of the city.  
13

14 Chairman Adams asked for comments or testimony from the audience.  
15

16 Clay Henderson, P.A., Holland and Knight, said that he is present on behalf of the  
17 applicant; Northern Trust. He said Gary Inglehart is also present and is the principal  
18 planner for the project. Mr. Henderson said the property is a large parcel that is situated  
19 across the lake from the downtown and that any decisions that are made are very  
20 important for the future of the community. He said the wetlands and buffers will be  
21 protected and as a result you will see the same skyline except that there will be some  
22 additional access to the lake. The property has been the subject of a significant amount  
23 of collaboration between the city and the land owner to try to jump start quality economic  
24 development in the community that is America's Seaplane City. Mr. Henderson noted  
25 that in regards to economic development, the primary reason for the newly passed land  
26 development laws is to provide local government more tools and flexibility in trying to  
27 achieve economic development and in a much faster and expedited manner.  
28

29 Mr. Henderson provided a review of the new land use process between cities and the  
30 state and noted a change to the 'urban sprawl' rule and provisions which include the  
31 specification that if a plan utilizes four out of eight mechanisms which discourages urban  
32 sprawl then it is deemed to not be urban sprawl. He said that he would like to state for  
33 the record the factors that would deem this plan to not be considered as urban sprawl;  
34

- 35 • The plan promotes efficient and cost effective provision for the extension of public  
36 infrastructure and services.
- 37 • The plan promotes compact development and a mixed use of densities and  
38 intensities which will support a range of housing choices.
- 39 • The plan preserves open space and natural lands and provides for public open  
40 space and recreation needs.
- 41 • The plan creates a balance of land uses based upon the residential population and  
42 the non-residential needs of the community.  
43

44 Mr. Henderson commended staff on their efforts and said this is a mixed use  
45 development that is strong in terms of environmental protection and in creating a balance  
46 of the live, work and play theme which is the new statewide concept for planning and  
47 which keeps development focused in one area with a sense of place as well as tied to the  
48 community.

1  
2 Mr. Henderson said an environmental report was conducted and the lands and sub  
3 districts were drawn so that the density of the development is focused on the upland  
4 areas. The large part of the parcel that is jurisdictional wetlands or floodplains and which  
5 are associated with the lake shore will be protected and designated as natural open  
6 space for the property.  
7

8 Mr. Henderson said typically the school concurrency issues are addressed later in the  
9 process. He said the new statute stipulates that school concurrency is optional and  
10 portables can now be considered as part of capacity. He said at this time he is unsure  
11 how school concurrency goes beyond this point and that it is hard to address any school  
12 capacity issues at this early stage of the plan. He said that would be addressed during  
13 the rezoning and planned development phase when the number of residential units is  
14 determined.  
15

16 Riley Richardson, Shirley Shores Road, asked if the existing zoning is residential and  
17 what uses does commercial zoning permit. Mr. Fitzgerald said the property was zoned  
18 under the county as agriculture. Mr. Skutt said the city zoning designation has not been  
19 established so the uses cannot be determined at this time. He said that a commercial  
20 zoning designation allows business and commercial, office, lodging, public and semi-  
21 public, institutional, recreational, cultural, civic and residential. Mr. Riley inquired about  
22 the zoning on the west end of the property. Mr. Skutt said that is an employment sub  
23 area which contemplates business and commercial, office, lodging, public and semi-  
24 public uses, institutional, recreational, cultural, civic, residential, industrial and aviation.  
25 Mr. Richardson stated his opposition regarding rezoning, seaplanes and industrial use  
26 attached to the lake. He noted his concern for potential ingress/egress through the  
27 wetlands.  
28

29 Dolores Russ inquired where the ingress/egress access locations are anticipated. Mr.  
30 Henderson said that will be addressed during the planned development stage.  
31

32 Vance Yokum, Milwaukee Shores, said that he is not concerned about the development.  
33 He said that someone has been distributing what he considers inflammatory flyers  
34 throughout the neighborhood regarding the proposed changes to the property.  
35

36 Kenneth Grace, Shirley Shores Road, asked how many residential buildings will be  
37 included in the plan next to Squirrel Point. Mr. Skutt said the maximum allowable density  
38 on that portion of the property is 1 dwelling unit per 1.5 acres (172 acres) for a maximum  
39 of 114 residential units. He said the overall development is allowed a maximum of 2500  
40 dwelling units so if the village center has more of the unit quota then that would reduce  
41 the residential dwelling units allowed. Mr. Skutt said they may be clustered which would  
42 provide for more open space and there is no maximum lot size. The actual dwelling units  
43 will have to go through a planned development process which would include public input.  
44 Mr. Grace noted his concern regarding portables at the schools/high school and potential  
45 traffic pressure increase on Shirley Shores Road and asked that the impact on the road  
46 be reviewed before the project moves forward. Mr. Skutt said traffic concurrency/loads  
47 will be reviewed further in the process.  
48

49 Sherrie Farnolie, noted her concern for the wildlife and urban sprawl.

1  
2 Joe Barbaravich, President, Old Mill Run Home Owners Association, noted his concern  
3 regarding aircraft noise.

4  
5 Marylou Fairburn, Tavadora Subdivision, noted her concern regarding traffic flow and  
6 possible ingress/egress sites through her neighborhood. She asked if the Lakeside  
7 Mixed Use zoning is a new term to the city and if it includes industrial and if that would  
8 include a sand mine or an increase to the land fill. Mr. Skutt confirmed that it includes an  
9 industrial use and in an area that is referred to as the employment sub area in the plan.  
10 He said the land use designation would allow light manufacturing but that a sand mine or  
11 land fill would not be appropriate. Ms. Fairburn requested a sixty day notice to the  
12 residents before plans are finalized for any zoning changes that will directly affect a  
13 neighborhood.

14  
15 Kim Toops, Lake County resident, noted her concern regarding maintaining undeveloped  
16 land, wildlife (felt a more current wildlife/environmental study should be conducted),  
17 importance of preserving upland areas as well as wetlands, and questioned the necessity  
18 for an aircraft manufacturing company and development of the subject property when the  
19 industrial, residential and commercial property market is currently flooded and/or vacant.  
20 She noted her concern of the possibility of development on the wetlands through the  
21 mitigation process.

22  
23 Beth Frick, Old Mill Run Subdivision, said bicycle paths should be promoted over  
24 industrial and noted her concern for the wildlife.

25  
26 Ms. Russ confirmed with Mr. Skutt that this is a preliminary stage and there will be more  
27 hearings in the future. Mr. Skutt said this ordinance will go before the City Council on July  
28 20, 2011 for a transmittal hearing. If approved by the state this ordinance will come back  
29 to Council for consideration for adoption. Any rezoning request will come before the  
30 Planning and Zoning Board and the City Council. Environmental concerns would be  
31 addressed at this time with state agencies. There is also a site plan process and review  
32 before there is any development on the property.

33  
34 Mr. Tanner said every owner is entitled to a future land use, and based on the property in  
35 the area the property would normally be brought in as industrial because it is located in  
36 an industrial area the city has developed. He said the land around the residential area  
37 would come in at either suburban, suburban expansion or low density which allow 3.0,  
38 4.0 or 5.6 dwelling units per acres. Mr. Tanner said he was pleased to see this plan for a  
39 new future land use where the city has more control than bringing in the property  
40 piecemeal. This plan allows for a very low density of 1.5 dwelling units per acre by the  
41 lake and near the residential areas. It also allows industrial by the railroad tracks and the  
42 area which is already industrial. Mr. Tanner noted the future land use doesn't say they  
43 can develop the land with all things that are in there but simply says these are some of  
44 the things that are allowed and which would be addressed during the planned  
45 development phase. Mr. Tanner said 1.5 units per acre is a lot more preferable to 3 or 4  
46 units per acre.

47  
48 Linda Bystrack, representative for the Audubon Society, noted her concern for the  
49 possibility of hazardous waste wells and wildlife and plants including eagle nests. She

1 said if the development goes through it continues with the low impact development theme  
2 of the area. She noted her support that over half of the property is green space and the  
3 wetlands will be protected.  
4

5 Attorney Williams said this is before the board today as an advisory recommendation for  
6 a future land use plan that will guide the development of the land for the next 50 years.  
7 Once the future land use is adopted and before the property can be developed it has to  
8 go through a zoning classification and site plan review. There may be many other levels  
9 of governmental approval that have to take place and which will include transportation  
10 and environmental issues. During those processes the public, City Council and other  
11 agencies will be involved. Attorney Williams noted the meetings are public meetings and  
12 will be noticed. He asked those in the audience who were concerned about missing any  
13 notices/advertisements to leave their contact information with the Deputy Clerk.  
14

15 Chairman Adams said this new land use category is in the best interest of everyone who  
16 is concerned and will do more to limit the number of homes in the area than any other  
17 category there has ever been. He said this is a way for the city to most effectively make  
18 available the fulfillment of the owners' property but at the same time do it in the best  
19 interest of the city. Mr. Adams noted he is a resident of the city.  
20

21 Dawn McDonald, Senior Planner, Lake County School Board, said the School Board  
22 works cooperatively with the city in planning for new schools. She said the rezoning  
23 stage will make a difference and the city and school board will need to all work together  
24 and perhaps think about school sites depending on the impacts. Ms. McDonald noted it  
25 appears that the property has two attendance zone boundaries; Tavares to the west and  
26 Astatula to the east. Attendance zone boundaries depend on road network and this  
27 could change once the roads are determined. There is a potential for the assignment of  
28 the elementary school to change. She said Tavares Elementary would be 40% over with  
29 the 2500 units at rezoning.  
30

31 Chairman Adams asked for comments from the Board.  
32

33 Mr. Tanner said he feels the new future land use is preferable to bringing the property  
34 into the city under the old designation.  
35

### 36 MOTION

37

38 **Sam Grist moved to recommend approval to the City Council to accept Ordinance 2011-**  
39 **06, Comprehensive Plan Text Amendment Creating the Lakeside Mixed Use Future Land**  
40 **Use Category that will apply to the 1352 acres commonly referred to as the Far Reach**  
41 **Ranch and associated properties. The motion was seconded by John Tanner. The**  
42 **motion carried 4-1 as follows;**  
43

44 <b>John Adams:</b>	<b>Yes</b>
45 <b>Sam Grist:</b>	<b>Yes</b>
46 <b>Jimmy Horner:</b>	<b>Yes</b>
47 <b>Dolores Russ:</b>	<b>No</b>
48 <b>John Tanner:</b>	<b>Yes</b>

49

1 **OTHER BUSINESS**

2

3 None.

4

5 **ADJOURNMENT**

6

7 **Jimmy Horner moved to adjourn the meeting, seconded by Dolores Russ. The motion**  
8 **carried unanimously, 5-0.**

9

10 The meeting adjourned at 4:32 p.m.

11

12 Respectfully submitted,

13

14

15

16 \_\_\_\_\_  
Susie Novack, C.M.C.

17 Deputy City Clerk

## Citizen Concern List

<u>Date</u>	<u>Name</u>	<u>Contact Information</u>	<u>Summary of Concern</u>
6/17/2011	Riley Richardson	16323 E. Shirley Shores Rd.	Against having a seaplan manufacturer located on property
6/17/2011	Mary Fairburn	2663 Pam St.	Against S. Dora Ave. being access to property with intense uses
6/22/2011	Richard Edwards	12934 Lake Dora Circle	Against-Environmental concerns
6/22/2011	David Reese	12930 Lake Dora Circle	Against-Environmental concerns
6/22/2011	Janet & Bert Lacey	12933 Lake Dora Circle	Against - Environmental concerns / property value being affected

**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
DATE OF MEETING: JULY 20, 2011**

**AGENDA TAB 7)**

**SUBJECT TITLE: Approval of Resolution 2011-17 Amending City Resolution 2011-12 as previously amended by authorizing the issuance of taxable revenue bonds Series 2011C for the Osprey Lodge at Lakeview Crest Project**

---

**OBJECTIVE:**

To have City Council approve Resolution 2011-17 amending City Resolution 2011-12 as previously amended by authorizing the issuance of taxable revenue bonds Series 2011C for the Osprey Lodge at Lakeview Crest Project.

**SUMMARY:**

On June 1 and June 15, 2011 the City Council approved Resolutions for the sale of \$23,450,000 of Revenue Bonds for the Osprey Lodge Assisted Living Project. Of this amount, an estimated \$16,000,000 in bonds were non-taxable with the remaining amount being taxable bonds.

The bonds were offered for sale and the non-taxable bonds were sold out but only an estimated \$2.7 million of the taxable bonds have been sold to date. It is now proposed to offer the remaining taxable bonds as an adjustable rate bonds Series 2011C and extend the date for the sale of the bonds.

Attached Resolution 2011-17 accomplishes this purpose..

**OPTIONS:**

1. To approve Resolution 2011-17
2. To not approve Resolution 2011-17

**STAFF RECOMMENDATION:**

Staff recommends that the Council moves to approve Resolution 2011-17.

**FISCAL IMPACT:**

The Osprey Lodge financing is a conduit bond issue and the City of Tavares is at no financial risk in this transaction

**LEGAL CONSIDERATIONS:**

The proposed Resolution has been approved by the City Attorney and City Bond Counsel.

**RESOLUTION NO. 2011-17**

**A RESOLUTION OF THE CITY OF TAVARES, FLORIDA AMENDING CITY RESOLUTION NO. 2011-12 AS PREVIOUSLY AMENDED BY AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$7,700,000 CITY OF TAVARES, FLORIDA ADJUSTABLE RATE FIRST MORTGAGE TAXABLE REVENUE BONDS, SERIES 2011C (OSPREY LODGE AT LAKEVIEW CREST); AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Tavares, Florida (the "City") on June 1, 2011 duly adopted City Resolution No. 2011-12 (the "Original Resolution") which resolution among other matters authorized the issuance of not exceeding \$10,700,000 principal amount of City of Tavares, Florida First Mortgage Taxable Revenue Bonds, Series 2011B (Osprey Lodge at Lakeview Crest) (the "2011B Bonds"); and

**WHEREAS**, the City has been advised by the Underwriter that in order to place all of the previously designated 2011B Bonds, it is necessary that not exceeding \$7,700,000 principal amount of such 2011B Bonds be redesignated and offered as Adjustable Rate First Mortgage Taxable Revenue Bonds, Series 2001C (Osprey Lodge at Lakeview Crest) (the "2011C Bonds").

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA**, as follows:

**SECTION 1. Definitions.** All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Original Resolution.

**SECTION 2. Authorization of 2011C Bonds.** There is hereby authorized not exceeding \$7,700,000 principal amount of the 2011C Bonds. The authorized principal amount of 2011B Bonds is hereby reduced to not exceeding \$3,000,000. The 2011C Bonds shall have such terms as are generally described in the Supplement to Preliminary Official Statement attached hereto. The City Council hereby authorizes incorporation in the Indenture and the Loan Agreement of such provisions as are consistent with the Supplement to Preliminary Official Statement and as are necessary to incorporate the terms and provisions associated with the issuance of the 2011C Bonds. Except as otherwise described herein, the 2011C Bonds shall for all other purposes be included as part of the Taxable Bonds under the Original Resolution.

**SECTION 3. Inconsistent Resolutions and Motions.** All prior resolutions of the City inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

**SECTION 4. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**SECTION 5. Continuing Effect of Resolution No. 2011-12.** Except as hereby amended, Resolution No. 2011-12 of the City, as previously granted by City Resolution No. 2011-16, remains in full force and effect.

**SECTION 6. Effective Date.** This Resolution shall become effective immediately upon its adoption.

ADOPTED this 20th day of July, 2011.

**CITY OF TAVARES, FLORIDA**

By: \_\_\_\_\_  
Mayor Robert Wolfe

(SEAL)

ATTEST:

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

Approved as to Form:

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

**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
DATE OF MEETING: July 20, 2011**

**AGENDA TAB NO 8**

**SUBJECT TITLE: Review City Administrator's Performance**

---

**OBJECTIVE:** To review City Administrators Performance and discuss compensation.

**SUMMARY:**

The City Administrator's employment contract calls for among other things, an annual performance evaluation prior to the adoption of the annual budget and an opportunity for Council to discuss compensation.

Enclosed are the completed performance evaluations conducted by each Council member and the Administrators self evaluation. The Administrator's annual compensation is currently \$142,600 plus benefits.

An opportunity is provided to comment on the performance evaluations and City Administrator compensation.

**OPTIONS:**

1. That Council discusses the evaluations and compensation.
2. That Council not discusses the evaluations and compensation.

**STAFF RECOMMENDATION:**

That Council discusses the evaluations and compensation.

**FISCAL IMPACT: None**

**LEGAL SUFFICIENCY:** Consistent with employment contract and legally sufficient.

**TO: City Council**

**FROM: John Drury ICMA-CM AAE**

**DATE: May 20, 2011**

**RE: Annual Performance Evaluation  
For the period May 1, 2010 – April 30, 2011**

Attached please find the Performance Evaluation for you to complete. Once completed please let me know and I will set up a time with you to go over it with you.

Below is my “Self Evaluation” for your reference.

### **SELF EVALUATION**

The accomplishments made this year were a team effort and partnership between the City Council, City Administrator, City employees, City residents and City businesses.

I remain committed to doing the best job I can for the City Council during one of the hardest economic times that our Nation, State and City has ever experienced. Below are the May 1, 2010 through April 30, 2011 Council Goals that were collectively established last year by the City Council for the City Administrator to work on. Next to each one I have made comments related to their progress.

I believe the most important thing that any CEO or City Administrator should is to maintain a well trained and motivated workforce to implement the Board of Directors/City Council goals. In addition to this essential goal, providing leadership, a vision, the necessary information for the board to make informed decisions and the ability to implement and execute the boards decisions is also an essential part of a CEO's/Administrators responsibilities. I believe I have succeeded in both of these areas in an unprecedented time for Governmental Operations. I also believe that this City Council and the city of Tavares are looked up to as a model of how to do it right and it has been my honor to have played a key role in this result.

### **Council Goals For the period May 1, 2010 – April 30, 2011:**

1. *Replace School Bus Barn with Public Safety Facility* (Negotiations complete – Closing set)
2. *Develop plan for replacement of Public Works Complex* (Options presented to Council and rejected. New options being developed at Woodlea for Council presentation this summer)
3. *Continue to redevelop the down town* (New business continue to arrive)

4. ***Complete Seaplane Marina Project*** (95% complete. Contractor to address a few more punch list items and dock connection improvements.)
5. ***Implement green initiatives*** (Hosted second Green fair in Tavares, put in place four down town charging stations, developed a green committee, Community Back Yard project at Aesop Park including community Garden 75% complete)
6. ***Pursue the financing of the purchase of the Major Alexander St. Clair Abrams House and turn into a tourist attraction*** (No funds placed in the budget for this and no grants available for this – project on hold)
7. ***Relieve traffic congestion on Alfred Street*** (Project at 30% design)
8. ***Develop a Water Reclamation Facility*** (Obtained a \$900,000 grant and DEP loan, designed project, bid out project and received Council approval to award bid at the May 2011 meeting.)
9. ***Implement the Tavares brand*** (From KIOSK and alleyway naming to uniforms and decals on vehicles and water tower – the brand is out there in full force and plain view across Florida and the US)
10. ***Develop a partnership with Lake County on Parks and recreation programs*** (Received a \$250,000 grant to construct the sports park. Sports park under construction)
11. ***Develop a Freight Village*** (We are in a “tee-up” mode by finishing the Comp Plan Amendment for Land Use Zoning that permits a Freight village and by upgrading rail infrastructure from Tavares to Orlando to make the rail lines competitive. Comp Plan is complete and has been submitted to DCA, Rail Road Grants have been secured and rail road upgrades underway – Dora Canal Bridge)
12. ***Extend the nature observation walking board walk at Squib Park*** (No funds budgeted and no grants available – project on hold)
13. ***Develop the Woodlea Community Sports Park*** (under construction).
14. ***Gateway Beautification*** (Developed a Horizon Project team that has identified locations for signs and is working on obtaining approval from FDOT)

**Council Communication:** I designated a day and time several times a month that I made myself available to meet one-on-one with each Council Member to discuss any issue. I returned all Council calls and e-mails as quickly as possible. I followed up on Council Member issues and requests. I created Horizon Project Teams and worked with the Council to engage each member in a team or teams of special interest to them. I forwarded the monthly Department Head report to each Council Member to keep them abreast of the details. I take phone calls 24/7 from Council members on issues that develop.

**Annual Work Plan:** A vision without implementation is a hallucination. An Annual Work Plan is the implementation guide book that turns goals into realities. I developed a detailed list of tasks to be accomplished that supported the Council’s vision and goals. Once developed, I followed through to make sure progress was made and tasks were accomplished.

**Citizen Response Work:** I returned every call, letter and e-mail from every citizen and followed up on their issues with diplomacy. Examples range from as small as the citizen who was upset about a storm run-off into their yard and tree trimming requests to as large as Royal Harbor Pressure problems or re-doing the Fox Run Home Owners Association storm drainage system.

**Professional Development:** I am one of the few Credentialed City Managers in the State of Florida. In order to be eligible for accreditation a minimum of 10 years experience at the CEO level is required. In order to maintain my certification I must develop a professional continuing education program and document how I met those goals each year. I am a member of the Florida City and County Manager Association and the Florida Airports Council and attended their training workshops this past year. Professional development programs benefit the City of Tavares as it keeps the City on the cutting edge of governance.

**Community Involvement:** I am a member of the Tavares Chamber of Commerce and attended their monthly morning Board meetings on a rotating basis between staff and Council member Bobby Grenier. I worked hard to bridge the City and Chamber relationship in that capacity. I am a member of the Tavares Rotary Club and attended their weekly membership meetings and worked hard to bridge the City and Rotary relationship. I attended many community meetings and most recently was a guest on the Royal Harbor TV program this May to give a State of the City address.

**Media Relations:** I maintained a great relationship on behalf of the City Council with the reporters and editorial boards of both the Daily Commercial, Orlando Sentinel and Channel 9. This has resulted in positive press and editorials about the Council's work. I met regularly with the editorial boards as well as the reporters that cover the City of Tavares. On a consistent basis I feed the media stories about the Council and the Cities progress.

**Staff Management:** I have trained and re-trained staff to provide a facilitative form of government instead of a regulative form of government. I empowered each Department Head to run their Departments and have acted as a mentor to each one of them to assist them in accomplishing their goals and work plans. I have made personnel adjustments in areas to accomplish this as necessary. I meet with the City Attorney on a regular basis and work with him well to solve issues and problems for the Council and City.

**Regional Work:** Knowing Tavares needs regional recognition I sought out becoming a member of Leadership Orlando previously and maintain my standing as an alumni. I travel to Orlando frequently and meet with regional leaders on issues of mutual concern including the recruitment of ICON and moving rail initiatives forward that connect Tavares to Orlando. I facilitated the Golden Triangle Summit meeting in Tavares with the Mt. Dora and Eustis leaders which has resulted in a Tri-City initiative on a Regional Fire District.

**Creative Approach to Governance:** My private sector business background of owning and managing a hotel combined with my Governmental enterprise background of running airports and cities has afforded me an opportunity to bring civic entrepreneurialship to Tavares City government. The “niche and wow” ideas for the City Council’s consideration are taking of including ideas like a Tavares Sea Plane Base, Splash Park For Children, Golf Cart ordinance for Down Town, Street vending ordinance, Freight Village concept, Community Back Yard Park, impervious cobblestone alleyway project, Fire District and multi-modal transportation hub with water taxis to connect and galvanize the “Golden Triangle” cities of Tavares, Eustis and Mt. Dora. I empowered the Economic Development Department to “think out side the box” to develop a tool box of economic development and investment incentives like the impact fee waiver and tax waiver programs. These programs generated state-wide interest and have been the key to unlocking Tavares economic program of private investment dollars from the new Chet Lemon facility and Seaplane Manufacturing company to the recruitment efforts of ICON and restaurant development in down town.

**Fiscal Management:** I continue to raise the bar on procedures for fiscal management and budget development. The City runs a very fair, open and transparent process for all competitive bidding processes. Controls are in place at every level on the expenditure of funds. I taught staff to ask the following four pre-audit questions before expending City dollars: 1) Is it legal? 2) Is it duly authorized 3) Is it budgeted? 4) Does it serve a valid public purpose? If an expenditure passes this test then the purchase can move forward. We have developed multiple levels of oversight in our purchasing policy to ensure that no mistakes are made. We do a zero based budgeting exercise before we present the budget to Council and have submitted our budget for the highest award given to governments – the GFOA Budget Award. We are hopeful to be able to provide that award to the City Council after the current budget is adopted.

**Grant Management:** I have prioritized grant acquisition and we continue to receive a million plus dollars in grants with applications for more going out the door. I incorporated Grant writers and Lobbyists into project design teams that design projects for Tavares to secure more grants. This means that Tavares has three grant writers working for the city. I have met with the necessary grant agency heads around the state to position Tavares for more grants.

**Results In Unprecedented Times:** Government at all levels is in a fiscal downsizing mode. We have lowered our General Fund budget from \$13 million to \$11.5 million in response to this trend and the economic down turn over the past three years while taking on new services like the Seaplane Base and Marina project, Sister City project, new Special Events and an aggressive Economic Development program. By just about all accounts: citizens, business community, newspaper editorial boards, “Right Side of Lake” commentator – Tavares is results oriented and doing it right.

I believe I have done a lot of work to position the City Council, City of Tavares and City staff to be viewed as a professional, competent, creative and forward thinking group of Council Members, Citizens and staff locally, regionally and statewide. The Tavares City

staff is confident in themselves to deliver the services necessary to move this City forward and I am proud to work for Tavares government.

I think my work can best be judged by others. Despite some tough decisions I have had to make, and do make on a regular basis, I treat everyone fairly and with respect. I encourage the City Council to ask any staff member, business person, regulatory agency or citizen about my work to assist you in my overall performance evaluation.

---

John H. Drury ICMA-CM  
City Administrator

---

DATE

**CITY ADMINISTRATOR PERFORMAMNCE APPRAISAL  
TAVARES, FLORIDA**

**For the Period: May 1, 2010 – April 30, 2011**

Administrator's Name: John H. Drury, ICMA-CM

Appraiser's Name: Council Member Sandy Gamble



Please rate employee as follows: N=Does Not meet Expectations; M = Meets Expectations; E = Exceeds Expectations. Please review privately with Administrator prior to presenting at Board meeting.

Competency Area	Comments	Rating
<b>Strategic Leadership</b> - Able to inspire, influence and enable others to achieve a specific mission. Drive for results and initiatives		M
<b>Council Board Relations</b> - Is responsive to Board direction. Implements Board decisions in a timely manner		M
<b>Citizen Relations</b> - Maintains positive and responsive relation with citizens		M
<b>Staffing/Selection of People</b> - Recruits and retains competent personnel		M
<b>Knowledge of Governmental Operations</b> - Solid knowledge of governmental functions		M
<b>Decision Making</b> - Acts on and makes timely decisions. Able to delegate.		M
<b>Personnel Management</b> - Able to lead, motivate and manage personnel to achieve Board goals		M
<b>Execution of Policy</b> - Able to understand, implement and execute Board Policy		M
<b>Fiscal Management</b> - Manages, maintains and recommends fiscally sound practices		M
<b>Budget Management</b> -Able to develop and manage municipal budget		M
<b>Communications</b> -Able to effectively communicate with Board and Staff		M

<p><b>Delivery of Municipal Services</b> - Develops and maintains an organization that delivers timely services efficiently</p>		M
<p><b>Council Meetings</b> - Is prepared for meeting and develops well organized and informative agendas</p>		M
<p><b>Public Relations</b> - Has effective media program and responsive to citizens concerns</p>		M
<p><b>Visionary/Direction Setting</b> - Able to develop and articulate community visions. Able to provide clear sense of direction for organization to achieve</p>		M
<p><b>Character/Attitude</b> - Acts as a positive role model with a positive and infectious attitude. Maintains highest degree of ethical standards</p>		M
<p><b>Problem Solving</b> - Able to solve problems, be creative and initiate solutions</p>		M
<p><b>Planning</b> - Able develop plans, manage plans and implement and execute plans</p>		M
<p><b>Community Involvement</b> - Maintains a presence in community and actively participates in community events.</p>		M
<p><b>Relationship with Governmental Agencies</b> - Maintains good relations and develops partnerships with other governmental agencies</p>		M
<p><b>Able to implement Council Goals</b></p> <p><b>Council Past Goals for 2010-2011</b></p> <ol style="list-style-type: none"> <li>1. Replace School Bus Barn with Public Safety Facility</li> <li>2. Develop plan for replacement of Public Works Complex</li> <li>3. Continue to redevelop the down town</li> <li>4. Complete Seaplane Marina Project</li> <li>5. Implement green initiatives</li> <li>6. Pursue the financing of the purchase of the Major Alexander St. Clair Abrams House and turn into a tourist attraction</li> <li>7. Relieve traffic congestion on Alfred Street</li> </ol>		M

8. Develop a Water Reclamation Facility 9. Implement the Tavares brand 10. Develop a partnership with Lake County on Parks and recreation programs 11. Develop a Freight Village 12. Extend the nature observation walking board walk at Squib Park 13. Develop the Woodlea Community Sports Park 14. Gateway Beautification		
--	--	--

Overall Competence to carry-out the duties of a City Administrator  
 (Place an "X" in the appropriate box)

Does Not Meet Expectations	Meets Expectations	Exceeds Expectations
	M	

Overall Comments:

I feel John has shown good leadership and administrative responsibilities this past year. He has been a great asset for the City of Tavares in implementing the goals and aspirations of the present and previous council. I look forward to working with him for at least a couple of more years on council. He has demonstrated his skills in bringing on his staff, leaders and support staff.

**Council Member's Goals for next year**

Council Member should identify the FY 2012 goals (Next Year's Goals) for Administrator to strive towards accomplishing, after which Board will discuss and vote upon. Once the Board has completed its discussions and vote on its collective goals for the Administrator to work on, Administrator will work over the next year to achieve the collective goals of the Council. Goals should be broad based goals as compared to a listing of tasks. Goals should be specific, measurable, achievable, timely and realistic.

**FY 2012 Council Member's Goals for next year:**

- 1) Continue to move forward with the public safety complex.
- 2) Continue development of Woodlea Community Sports Park.
- 3) Purchase of property adjacent to new public safety complex
- 4) \_\_\_\_\_

Please feel free to uses additional sheets to expound upon your goals.

**CITY ADMINISTRATOR PERFORMAMNCE APPRAISAL  
TAVARES, FLORIDA**

**For the Period: May 1, 2010 – April 30, 2011**

Administrator's Name: John H. Drury, ICMA-CM  
Appraiser's Name: Council Member **Bobby Grenier**

Please rate employee as follows: N=Does Not meet Expectations; M = Meets Expectations; E = Exceeds Expectations. Please review privately with Administrator prior to presenting at Board meeting.

Competency Area	Comments	Rating
<b>Strategic Leadership</b> - Able to inspire, influence and enable others to achieve a specific mission. Drive for results and initiatives		M
<b>Council Board Relations</b> - Is responsive to Board direction. Implements Board decisions in a timely manner		E
<b>Citizen Relations</b> - Maintains positive and responsive relation with citizens		E
<b>Staffing/Selection of People</b> - Recruits and retains competent personnel		M
<b>Knowledge of Governmental Operations</b> - Solid knowledge of governmental functions		M
<b>Decision Making</b> - Acts on and makes timely decisions. Able to delegate.		E
<b>Personnel Management</b> - Able to lead, motivate and manage personnel to achieve Board goals		M
<b>Execution of Policy</b> - Able to understand, implement and execute Board Policy		M
<b>Fiscal Management</b> - Manages, maintains and recommends fiscally sound practices		M
<b>Budget Management</b> -Able to develop and manage municipal budget		M
<b>Communications</b> -Able to effectively communicate with Board and Staff		M

<b>Delivery of Municipal Services</b> - Develops and maintains an organization that delivers timely services efficiently		M
<b>Council Meetings</b> - Is prepared for meeting and develops well organized and informative agendas		M
<b>Public Relations</b> - Has effective media program and responsive to citizens concerns		E
<b>Visionary/Direction Setting</b> - Able to develop and articulate community visions. Able to provide clear sense of direction for organization to achieve		E
<b>Character/Attitude</b> - Acts as a positive role model with a positive and infectious attitude. Maintains highest degree of ethical standards		E
<b>Problem Solving</b> - Able to solve problems, be creative and initiate solutions		E
<b>Planning</b> - Able develop plans, manage plans and implement and execute plans		E
<b>Community Involvement</b> - Maintains a presence in community and actively participates in community events.		M
<b>Relationship with Governmental Agencies</b> - Maintains good relations and develops partnerships with other governmental agencies		M
<b>Able to implement Council Goals</b>  <b>Council Past Goals for 2010-2011</b> <ol style="list-style-type: none"> <li>1. Replace School Bus Barn with Public Safety Facility</li> <li>2. Develop plan for replacement of Public Works Complex</li> <li>3. Continue to redevelop the down town</li> <li>4. Complete Seaplane Marina Project</li> <li>5. Implement green initiatives</li> <li>6. Pursue the financing of the purchase of the Major Alexander St. Clair Abrams House and turn into a tourist attraction</li> <li>7. Relieve traffic congestion on Alfred Street</li> </ol>		M

8. Develop a Water Reclamation Facility 9. Implement the Tavares brand 10. Develop a partnership with Lake County on Parks and recreation programs 11. Develop a Freight Village 12. Extend the nature observation walking board walk at Squib Park 13. Develop the Woodlea Community Sports Park 14. Gateway Beautification		M
--	--	---

Overall Competence to carry-out the duties of a City Administrator  
 (Place an "X" in the appropriate box)

Does Not Meet Expectations	Meets Expectations	Exceeds Expectations
	★	

Bobby Grenier

Goals For 2011-2012

1. Work on the 14 items listed in the self-evaluation (attached)
2. Work on Economic Development initiatives through-out the city
3. Move forward with Rail Road Depot and Pavilion

**CITY ADMINISTRATOR PERFORMAMNCE APPRAISAL  
TAVARES, FLORIDA**

**For the Period: May 1, 2010 – April 30, 2011**

Administrator's Name: John H. Drury, ICMA-CM

Appraiser's Name: Council Member Lori Pfister

Please rate employee as follows: N=Does Not meet Expectations; M = Meets Expectations; E = Exceeds Expectations. Please review privately with Administrator prior to presenting at Board meeting.

Competency Area	Comments	Rating
<b>Strategic Leadership</b> - Able to inspire, influence and enable others to achieve a specific mission. Drive for results and initiatives		M
<b>Council Board Relations</b> - Is responsive to Board direction. Implements Board decisions in a timely manner		M
<b>Citizen Relations</b> - Maintains positive and responsive relation with citizens		M
<b>Staffing/Selection of People</b> - Recruits and retains competent personnel		M
<b>Knowledge of Governmental Operations</b> - Solid knowledge of governmental functions		M
<b>Decision Making</b> - Acts on and makes timely decisions. Able to delegate.		M
<b>Personnel Management</b> - Able to lead, motivate and manage personnel to achieve Board goals		M
<b>Execution of Policy</b> - Able to understand, implement and execute Board Policy		M
<b>Fiscal Management</b> - Manages, maintains and recommends fiscally sound practices		M
<b>Budget Management</b> - Able to develop and manage municipal budget		M
<b>Communications</b> - Able to effectively communicate with Board and Staff		M

<b>Delivery of Municipal Services</b> - Develops and maintains an organization that delivers timely services efficiently		M
<b>Council Meetings</b> - Is prepared for meeting and develops well organized and informative agendas		M
<b>Public Relations</b> - Has effective media program and responsive to citizens concerns		M
<b>Visionary/Direction Setting</b> - Able to develop and articulate community visions. Able to provide clear sense of direction for organization to achieve		M
<b>Character/Attitude</b> - Acts as a positive role model with a positive and infectious attitude. Maintains highest degree of ethical standards		M
<b>Problem Solving</b> - Able to solve problems, be creative and initiate solutions		M
<b>Planning</b> - Able develop plans, manage plans and implement and execute plans		M
<b>Community Involvement</b> - Maintains a presence in community and actively participates in community events.		M
<b>Relationship with Governmental Agencies</b> - Maintains good relations and develops partnerships with other governmental agencies		M
<b>Able to implement Council Goals</b>  <b>Council Past Goals for 2010-2011</b> <ol style="list-style-type: none"> <li>1. Replace School Bus Barn with Public Safety Facility</li> <li>2. Develop plan for replacement of Public Works Complex</li> <li>3. Continue to redevelop the down town</li> <li>4. Complete Seaplane Marina Project</li> <li>5. Implement green initiatives</li> <li>6. Pursue the financing of the purchase of the Major Alexander St. Clair Abrams House and turn into a tourist attraction</li> <li>7. Relieve traffic congestion on Alfred Street</li> </ol>		M

8. Develop a Water Reclamation Facility 9. Implement the Tavares brand 10. Develop a partnership with Lake County on Parks and recreation programs 11. Develop a Freight Village 12. Extend the nature observation walking board walk at Squib Park 13. Develop the Woodlea Community Sports Park 14. Gateway Beautification		
--	--	--

Overall Competence to carry-out the duties of a City Administrator  
 (Place an "X" in the appropriate box)

Does Not Meet Expectations	Meets Expectations	Exceeds Expectations
	X	

Overall Comments:

---



---



---



---

### Council Member's Goals for next year

Council Member should identify the FY 2012 goals (Next Year's Goals) for Administrator to strive towards accomplishing, after which Board will discuss and vote upon. Once the Board has completed its discussions and vote on its collective goals for the Administrator to work on, Administrator will work over the next year to achieve the collective goals of the Council. Goals should be broad based goals as compared to a listing of tasks. Goals should be specific, measurable, achievable, timely and realistic.

#### FY 2012 Council Member's Goals for next year:

- 1) Pavillion
- 2) Aesop's
- 3) Senior Center
- 4) Alfred St.
- 5) Amphitheater
- 6) Green initiatives

Please feel free to use additional sheets to expound upon your goals.

**CITY ADMINISTRATOR PERFORMAMNCE APPRAISAL  
TAVARES, FLORIDA**

For the Period: May 1, 2010 – April 30, 2011



Administrator's Name: John H. Drury, ICMA-CM  
Appraiser's Name: Council Member Kirby Smith

Please rate employee as follows: N=Does Not meet Expectations; M = Meets Expectations; E = Exceeds Expectations. Please review privately with Administrator prior to presenting at Board meeting.

Competency Area	Comments	Rating
<b>Strategic Leadership</b> - Able to inspire, influence and enable others to achieve a specific mission. Drive for results and initiatives	John has an uncanny ability to motivate his directors and to have them see a shared vision of where this City is heading.	E
<b>Council Board Relations</b> - Is responsive to Board direction. Implements Board decisions in a timely manner	John is always willing to listen, there have been some items that have not been done in a timely manner but those items were not as pressing as others.	M
<b>Citizen Relations</b> - Maintains positive and responsive relation with citizens	I believe that John's perception and his ability to communicate with the public and news organizations are very positive	M
<b>Staffing/Selection of People</b> - Recruits and retains competent personnel	The people that John has on staff are very credible and talented individuals	E
<b>Knowledge of Governmental Operations</b> - Solid knowledge of governmental functions	There is no doubt that John is keeping up with the changes in government policies and regulations in order to keep our City in good standings	E
<b>Decision Making</b> - Acts on and makes timely decisions. Able to delegate.	Does a good job in this area	M
<b>Personnel Management</b> - Able to lead, motivate and manage personnel to achieve Board goals	This is the same as Strategic Leadership	E
<b>Execution of Policy</b> - Able to understand, implement and execute Board Policy	This is the same as Council Board Relations	M
<b>Fiscal Management</b> - Manages, maintains and recommends fiscally sound practices	I believe that there are some cases where the Staff does not give its recommendation due to the sensitivity of the issue. It would be nice to have a board recommendation on all issues so the board will have opinions of both City staff and their constituents.	M
<b>Budget Management</b> -Able to develop and manage municipal budget	Does an excellent job in tough times	E

<b>Communications</b> - Able to effectively communicate with Board and Staff	Has an open door policy and meetings to keep all up to date. Calls board members when something within the City is happening to ensure we are aware.	E
<b>Delivery of Municipal Services</b> - Develops and maintains an organization that delivers timely services efficiently	Meets all expectations	M
<b>Council Meetings</b> - Is prepared for meeting and develops well organized and informative agendas	Meets all expectations	M
<b>Public Relations</b> - Has effective media program and responsive to citizens concerns	I believe that the City of Tavares is doing a good job. However, I have noticed that there are times when other Cities follow Tavares lead and that the City following the lead gets the positive press, not Tavares	M
<b>Visionary/Direction Setting</b> - Able to develop and articulate community visions. Able to provide clear sense of direction for organization to achieve	Same as strategic leadership	E
<b>Character/Attitude</b> - Acts as a positive role model with a positive and infectious attitude. Maintains highest degree of ethical standards	John keeps and hold an image of outstanding leadership and is a positive image for Tavares	E
<b>Problem Solving</b> - Able to solve problems, be creative and initiate solutions	Meets all expectations	M
<b>Planning</b> - Able develop plans, manage plans and implement and execute plans	Meets all expectations	M
<b>Community Involvement</b> - Maintains a presence in community and actively participates in community events.	Meets all expectations	M
<b>Relationship with Governmental Agencies</b> - Maintains good relations and develops partnerships with other governmental agencies	Meets all expectations	M
<b>Able to implement Council Goals</b>  <b>Council Past Goals for 2010-2011</b>  1. Replace School Bus Barn with Public Safety Facility 2. Develop plan for replacement of Public Works Complex 3. Continue to redevelop the down town 4. Complete Seaplane Marina Project 5. Implement green initiatives	1. Done 2. This is still in the works. I believe that the plan given to us was not a good option and that the master plan should have been followed. 3. This area may have slowed; I still have not received any information on the appraisal for the Wooten Park expansion and have not had any updates. 4. Still on going (as far as I know)	M

<ul style="list-style-type: none"> <li>6. Pursue the financing of the purchase of the Major Alexander St. Clair Abrams House and turn into a tourist attraction</li> <li>7. Relieve traffic congestion on Alfred Street</li> <li>8. Develop a Water Reclamation Facility</li> <li>9. Implement the Tavares brand</li> <li>10. Develop a partnership with Lake County on Parks and recreation programs</li> <li>11. Develop a Freight Village</li> <li>12. Extend the nature observation walking board walk at Squib Park</li> <li>13. Develop the Woodlea Community Sports Park</li> <li>14. Gateway Beautification</li> </ul>	<ul style="list-style-type: none"> <li>5. New electric vehicle charges installed at no cost to the city</li> <li>6. No updates</li> <li>7. No updates</li> <li>8. implementing</li> <li>9. ongoing</li> <li>10. ongoing</li> <li>11. no updates</li> <li>12. no updates</li> <li>13. ongoing</li> <li>14. no updates except for water tower painting</li> </ul>	
--	---	--

Overall Competence to carry-out the duties of a City Administrator  
(Place an "X" in the appropriate box)

Does Not Meet Expectations	Meets Expectations	Exceeds Expectations
		XX

Overall Comments: \_\_\_ John is one of those individuals you find every-so-often. One where you can trust what is he telling you and you believe that he is doing the best for the City and her Citizens. It has been a pleasure working with John as a City Council Member and hope that we will continue to work together. This evaluation shows John as exceeding expectation but does not give the full report. I feel that John has become a part of our City; he understands the culture, the vision and understands the Citizens. His ability to foster pride in something is unsurpassed. His ability to have people do more then what they thought they could is remarkable. And, his ability to balance life and work makes him not only a productive person but a valued individual.

### Council Member's Goals for next year

Council Member should identify the FY 2012 goals (Next Year's Goals) for Administrator to strive towards accomplishing, after which Board will discuss and vote upon. Once the Board has completed its discussions and vote on its collective goals for the Administrator to work on, Administrator will work over the next year to achieve the collective goals of the Council. Goals should be broad based goals as compared to a listing of tasks. Goals should be specific, measurable, achievable, timely and realistic.

#### FY 2012 Council Member's Goals for next year:

- 1) \_Aggressively seek Economic Development ventures
- 2) \_Assisting the Tavares chamber and Downtown business district in taking over some special events
- 3) \_Rail Road improvement project\_
- 4) \_Continue in building our brand of "Americas Seaplane City"

**CITY ADMINISTRATOR PERFORMAMNCE APPRAISAL  
TAVARES, FLORIDA**

**For the Period: May 1, 2010 – April 30, 2011**

Administrator's Name: John H. Drury, ICMA-CM  
Appraiser's Name: Council Member **Robert Wolfe**

Please rate employee as follows: N=Does Not meet Expectations; M = Meets Expectations; E = Exceeds Expectations. Please review privately with Administrator prior to presenting at Board meeting.

Competency Area	Comments	Rating
<b>Strategic Leadership</b> - Able to inspire, influence and enable others to achieve a specific mission. Drive for results and initiatives	<i>Excellent leadership + motivator</i>	<i>E</i>
<b>Council Board Relations</b> - Is responsive to Board direction. Implements Board decisions in a timely manner	<i>Always available</i>	<i>E</i>
<b>Citizen Relations</b> - Maintains positive and responsive relation with citizens	<i>Active throughout community</i>	<i>E</i>
<b>Staffing/Selection of People</b> - Recruits and retains competent personnel	<i>Has maintained excellent staff</i>	<i>M</i>
<b>Knowledge of Governmental Operations</b> - Solid knowledge of governmental functions	<i>What has happened here in Tavares shows this.</i>	<i>E</i>
<b>Decision Making</b> - Acts on and makes timely decisions. Able to delegate.	<i>Very punctual</i>	<i>E</i>
<b>Personnel Management</b> - Able to lead, motivate and manage personnel to achieve Board goals		<i>E</i>
<b>Execution of Policy</b> - Able to understand, implement and execute Board Policy	<i>Gets things going right away. Once told the direction to move</i>	<i>E</i>
<b>Fiscal Management</b> - Manages, maintains and recommends fiscally sound practices		<i>M</i>
<b>Budget Management</b> -Able to develop and manage municipal budget	<i>Hard times 3 yrs running and we are still moving forward</i>	<i>E</i>
<b>Communications</b> -Able to effectively communicate with Board and Staff	<i>Once again always there to discuss any issues</i>	<i>E</i>

<b>Delivery of Municipal Services</b> - Develops and maintains an organization that delivers timely services efficiently	Makes sure all dept are running smoothly	M
<b>Council Meetings</b> - Is prepared for meeting and develops well organized and informative agendas	Always ready for any questions	E
<b>Public Relations</b> - Has effective media program and responsive to citizens concerns	Never heard anyone or any news agency say they could not talk to John	E
<b>Visionary/Direction Setting</b> - Able to develop and articulate community visions. Able to provide clear sense of direction for organization to achieve	<del>Just</del> Just Look what is going on.	E
<b>Character/Attitude</b> - Acts as a positive role model with a positive and infectious attitude. Maintains highest degree of ethical standards	Leads by example!	E
<b>Problem Solving</b> - Able to solve problems, be creative and initiate solutions	Creative ways to continue to move forward. Budget/Grants	E
<b>Planning</b> - Able develop plans, manage plans and implement and execute plans	Runs a good smooth operation.	E
<b>Community Involvement</b> - Maintains a presence in community and actively participates in community events.	Goes to many events. Member of social clubs. Open to all businesses.	E
<b>Relationship with Governmental Agencies</b> - Maintains good relations and develops partnerships with other governmental agencies	Has worked well with LCBCC, School Board And our other Golden triangle cities.	E
<b>Able to implement Council Goals</b>  <b>Council Past Goals for 2010-2011</b>  1. Replace School Bus Barn with Public Safety Facility 2. Develop plan for replacement of Public Works Complex 3. Continue to redevelop the down town 4. Complete Seaplane Marina Project 5. Implement green initiatives 6. Pursue the financing of the purchase of the Major Alexander St. Clair Abrams House and turn into a tourist attraction 7. Relieve traffic congestion on Alfred Street	① Hard part done. Working on funding ② New site located ③ More New Business Centers to come here. ④ Done except for a couple minor repairs ⑤ One way pain through deis's received 4.06 million from city	

8. Develop a Water Reclamation Facility	8	Reclaim Facility, Project started with large grant DEP
9. Implement the Tavares brand		
10. Develop a partnership with Lake County on Parks and recreation programs	9	All over the papers, magazines, <del>for</del> valleys.
11. Develop a Freight Village		
12. Extend the nature observation walking board walk at Squib Park	10	Nice grant received
13. Develop the Woodlea Community Sports Park	<del>10</del>	
14. Gateway Beautification		

Overall Competence to carry-out the duties of a City Administrator  
(Place an "X" in the appropriate box)

Does Not Meet Expectations	Meets Expectations	Exceeds Expectations
		X

Overall Comments:

JOHN ONCE AGAIN HAS DONE A GREAT JOB ALL YEAR. HE HAS SURROUNDED HIMSELF WITH AN OUTSTANDING STAFF AND EMPLOYEES.

### Council Member's Goals for next year

Council Member should identify the FY 2012 goals (Next Year's Goals) for Administrator to strive towards accomplishing, after which Board will discuss and vote upon. Once the Board has completed its discussions and vote on its collective goals for the Administrator to work on, Administrator will work over the next year to achieve the collective goals of the Council. Goals should be broad based goals as compared to a listing of tasks. Goals should be specific, measurable, achievable, timely and realistic.

### FY 2012 Council Member's Goals for next year:

- 1) GET LAKE BUILDING PROPERTY SETTLED WITH NICK MAGRONE
- 2) START TO DESIGN/BUILD PUBLIC SAFETY FACILITY
- 3) WORK WITH SISTERCITY TO ESTABLISH ECONOMIC RELATIONSHIP
- 4) START PAVILLION PROJECT ONE WAY OR ANOTHER
- 5) LOOK INTO EXPANDING SPLASH PARK (POSSIBLE PHASE 2)
- 6) GET ROYAL HARBOR WATER PROBLEM SOLVED!!!
7. CONTINUE TO ESTABLISH AND IMPLEMENT GOLDEN TRIANGLE FIRE DISTRICT
8. TRY TO SECURE TDC MONEY SINCE IT HAS BEEN DELAYED TIL SEPT/OCT.

9

THIS PAGE INTENTIONALLY LEFT BLANK



**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
DATE OF MEETING: May 19, 2010**

**AGENDA TAB NO. 9**

**SUBJECT TITLE: Establish City Council Goals for Administrator to accomplish over next year**

---

**OBJECTIVE:** To establish the City Council Goals for the City Administrator to accomplish over the next year.

**SUMMARY:**

Each year the City Council establishes annual broad based goals for the City Administrator to accomplish over the next year. Attached are the prior year's 14 goals and their status. Below is the list of goals each Council member has provided for next year as part of the City Administrator's Performance evaluation.

**Mayor Robert Wolfe**

1. Get Lake Building property settled with Nick Magrone
2. Start to design/build Public Safety Facility
3. Work with sister city to establish economic relationship
4. Start Pavilion Project one way or another
5. Look into expanding the splash park (Possible Phase II)
6. Get Royal Harbor water problem solved
7. Continue to establish and implement Golden Triangle Fire District
8. Try to secure TDC money

**Vice Mayor Bobby Grenier**

1. Continue to work on the previous year's 14 items (attached)
2. Work on Economic development initiatives through-out the city
3. Move forward with Rail Road Depot and Pavilion

**Council Member Sandy Gamble**

1. Continue to move forward with Public Safety Complex
2. Continue development of Woodlea Community Sports Park
3. Purchase of property adjacent to New Public Safety Complex

**Council Member Lori Pfister**

1. Pavilion
2. Aesops
3. Senior Center
4. Alfred Street
5. Amphitheater
6. Green initiatives

**Council Member Kirby Smith**

1. Aggressively seek Economic Development ventures
2. Assisting the Tavares chamber and downtown business district in taking over some special events
3. Rail Road Improvements
4. Continue in building our brand of "Americas Seaplane City"

An opportunity is provided to comment on the goals and then establish a list of Council Goals for the City Administrator to work on over the next year.

**OPTIONS:**

1. That Council discusses and then establishes Council goals.
2. That Council not discuss nor establish Council goals.

**STAFF RECOMMENDATION:**

That Council discusses and then established Council Goals for the City Administrator to work on over the next year.

**FISCAL IMPACT: None**

**LEGAL SUFFICIENCY: Legally sufficient.**

**Council Goals For the period May 1, 2010 – April 30, 2011:**

1. ***Replace School Bus Barn with Public Safety Facility*** (Negotiations complete, Property closed)
2. ***Develop plan for replacement of Public Works Complex*** (Options presented to Council with Woodlea Road site selected by Council)
3. ***Continue to redevelop the down town*** (New business continue to arrive)
4. ***Complete Seaplane Marina Project*** (95% complete. Contractor to address a few more punch list items and dock connection improvements.)
5. ***Implement green initiatives*** (Hosted second Green fair in Tavares, put in place four down town charging stations, developed a green committee, Community Back Yard project at Aesop Park including community Garden 75% complete)
6. ***Pursue the financing of the purchase of the Major Alexander St. Clair Abrams House and turn into a tourist attraction*** (No funds placed in the budget for this and no grants available for this – project on hold)
7. ***Relieve traffic congestion on Alfred Street*** (Funding secured, design contract let and project at 30% design).
8. ***Develop a Water Reclamation Facility*** (Obtained a \$900,000 grant and DEP loan, designed project, bid out project and received Council approval to award bid at the May 2011 meeting.)
9. ***Implement the Tavares brand*** (From KIOSK and alleyway naming to uniforms and decals on vehicles and water tower – the brand is out there in full force and plain view across Florida and the United States)
10. ***Develop a partnership with Lake County on Parks and recreation programs*** (Received a \$250,000 grant to construct the sports park. Sports park under construction)
11. ***Develop a Freight Village*** (We are in a “tee-up” mode by finishing the Comp Plan Amendment for Land Use Zoning that permits a Freight village and by upgrading rail infrastructure from Tavares to Orlando to make the rail lines competitive. Comp Plan is complete and has been submitted to DCA, Rail Road Grants have been secured and rail road upgrades underway at Dora Canal Bridge)
12. ***Extend the nature observation walking board walk at Squib Park*** (No funds budgeted and no grants available – project on hold)
13. ***Develop the Woodlea Community Sports Park*** (under construction).
14. ***Gateway Beautification*** (Developed a Horizon Project team that has identified locations for signs and is working on obtaining approval from FDOT)

THIS PAGE INTENTIONALLY LEFT BLANK



**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
DATE OF MEETING: July 20, 2011**

**AGENDA TAB NO. 10**

**SUBJECT TITLE: Request to Approve the Contract with Gator Sktch for design and engineering of the Proposed Public Safety Facility**

---

**OBJECTIVE:**

The objective of this agenda item is to secure a City Council authorization directing our City Administrator to execute a contract with GatorSktch Architects for Phase 1 of design and engineering of a proposed public safety facility at a cost of \$231,522.00, funded by a Federal Emergency Management Agency (F.E.M.A.) grant previously reserved for this project.

**SUMMARY:**

A horizon project team was established by City Administrator John Drury and City Council for the purpose of reviewing the City's current public safety facilities and making recommendations, if necessary, for replacement. The Horizon Project Team had recommended for replacement of the current facilities, and has been working toward that outcome.

In July and August of 2010, a "Request For Qualifications" (R.F.Q.) process was approved by Council and conducted by Staff to identify an architect that the City would work with in the design and engineering portion of the Public Safety Facility project. The list of the top three picks of architectural firms that the Horizon Project Team developed had the Clermont firm of GatorSktch Architects, Inc. ranked first.

At the September 22, 2010 regular meeting of City Council, the Horizon Project Team presented its report to Council. In that report, Fire Chief Richard Keith, representing the Horizon Project Team, presented the list of architectural firms, and the Team's recommendation that GatorSktch Architects, Inc. be recognized by Council as the prevailing architect, and requesting authorization for Staff to negotiate a contract with GatorSktch Architects, Inc. for preliminary design and engineering for a public safety facility. Council voted unanimously to accept Staff's recommendation.

Through the ensuing months, Staff and Mayor Wolfe have diligently and relentlessly pursued a site for the Public Safety Facility project. Those efforts reached a culmination several weeks ago when the City, the County, and the School Board closed on a 3-way property deal that brought the site of the School Board's Fleet Maintenance facility on Alfred Street into City ownership. This property, known to the City as our "Gateway" property, has received Council authorization as the dedicated site for the new Public Safety Facility.

Previously, the City received promise of a \$500,000 non-competitive grant from F.E.M.A. (through Alan Grayson's office) to be used for the Emergency Operations Center (E.O.C.) portion of the project. That money could not be accessed, however, until an actual site, owned by the City, had been chosen for the project. With the closing of the property deal, the way had been cleared for the City to gain access to the \$500,000 grant money, and Grant Coordinator Cecilia Smith of Staff is taking the appropriate actions to make that money accessible to the City of Tavares.

Now that the property deal is complete, Staff is ready to bring a recommendation to Council on the proposed contract with GatorSkitch Architects, Inc. Staff has been working with Mr. Michael Latham, Vice President of Operations of GatorSkitch, Inc., on contract language memorializing the relationship between the City and GatorSkitch.

Draft contracts have been circulating for the last several months. On Wednesday, June 22, 2011, City Administrator John Drury, City Attorney Bob Williams, Finance Director Lori Houghton and Fire Chief Richard Keith, met with Michael Latham of GatorSkitch for the final contract negotiation session. At this meeting, final proposed contract was reviewed, required deliverables and expectations were discussed and clarified, and a final cost was agreed to by both the City and GatorSkitch.

### **Contract Highlights:**

- The proposed cost for Phase 1 services of GatorSkitch Architects, Inc. is \$ 231,552.00
- Contract follows standard guidelines of the American Institute of Architects (A.I.A.).
- The entire project is divided into three different phases for architectural services:
- Phase 1 consists of; Data Collection, Preliminary Program, Conceptual Designs (up to 3 designs), and one Schematic Design (based on the approved Conceptual design).

- Phase 2 consists of; Design Development, Construction Documents, and Permitting.
- Phase 3 consists of; Bidding and Construction Phase Services.
- The contract proposal presented to Council at this time is for Phase 1, only.
- The “up to three” conceptual design phase (in Phase 1) will include color boards of visual representations of the various designs. (City Council will use these conceptual designs to pick one design for the project.)
- The Schematic design (in Phase 1) will include general floor plan and space allocations for the chosen conceptual design. ( City Council will use this design to approve final floor plan and allocations of space.)
- The City will receive color boards with visual representations of the final chosen design that it may use in public meetings and display.
- GatorSkitch and City Staff will use this design and this materiel in the formulation of additional grant requests and proposals.
- Phases 2 and 3 will be negotiated separately.
- All materials produced by GatorSkitch in Phase 1, with the exception of their actual Computer Aided Drawing (C.A.D.) materials, become the property of the City of Tavares.
- Even though this agenda item seeks the City Council authorization of the contract with GatorSkitch, the City will only issue GatorSkitch a “Notice to Proceed” after the following two items are obtained from F.E.M.A.;
  - 1. A Grant Agreement from F.E.M.A. authorizing the City to expend funds from the F.E.M.A. grant.
  - 2. An authorization between the Grantee and Grantor exists that indicates our grant is compliant with the terms and conditions of a 75% federally funded match grant.
- City Grant Coordinator Cecilia Smith will function as the intermediary between the City and F.E.M.A. for the administration of the grant.
- Quarterly Reports, required by F.E.M.A. for the performance period of the grant will be generated by the City's Finance Department under the direction of Finance Director Lori Houghton.

**Option 1:**

Move to approve the proposed contract with GatorSkitch Architects, Inc. in the amount of \$ 231,552.00, authorizing the City Administrator to sign the contract with GatorSkitch Architects, Inc. on behalf of the City, authorizing Staff to access the \$500,000 F.E.M.A grant to fund the payment.

**Option 2:**

Do not approve the proposed contract and direct Staff to pursue a different course of action.

**STAFF RECOMMENDATION:**

Move Option 1: Move to approve the proposed contract with GatorSkitch Architects, Inc. in the amount of \$ 231,552.00, authorizing the City Administrator to sign the contract with GatorSkitch Architects, Inc. on behalf of the City, authorizing Staff to access the \$500,000 F.E.M.A. grant to fund the payment.

**FISCAL IMPACT:**

The City has received promise of a \$500,000 federal earmark for the Emergency Operations Center portion of the Public Safety Facility project. This federal money is allowed to be used for design and engineering. This \$500,000 will be used to fund the architectural firm's Phase 1 design and engineering costs of \$231,522.00.

This grant is a twenty-five percent (25%) local match. Finance Director Lori Houghton has identified the source for the City's match as Police Impact Fees.

**LEGAL SUFFICIENCY:**

City Attorney Robert Q. Williams has reviewed the issue for legal sufficiency.

**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
DATE OF MEETING: July 20, 2010**

**AGENDA TAB NO. 11**

**SUBJECT TITLE: Award and Accept recommended low bidder and authorize staff to negotiate contract**

---

**OBJECTIVE:** To approve the recommended low bidder for the grading of land, the construction of one ball field and the “greening” of land in preparation of future ball fields and to authorize staff to negotiate a contract with selected bidder.

**SUMMARY:** On June 12, 2011, the City of Tavares advertised an Invitation to Bid for the Woodlea Sports Complex Green Space Grading and Ball Field Construction. Four companies responded to the invitation with Pillar Construction Group, LLC of Clermont, Florida, being the lowest bidder at \$453,650.54 \$453,971.16.

The submission by this company has been reviewed by staff and by the engineer of record and has met compliance in all areas.

This project is funded through the Infrastructure Sales Tax fund and through an interlocal agreement with Lake County Board of County Commissioners. The project is expected to be completed by September 30, 2011 or soon thereafter.

1) Pillar Construction Group, LLC 1312 Bowman Street Clermont, FL 34711	\$453,650.54 (erroneous amount originally submitted and found in minutes)  <b>\$453,971.16 (correct amount—error due to a simple miscalculation)</b>
2) The Collage Companies 585 Technology Park Lake Mary, FL 32746	\$482,500.00
3) B&B Underground Contractors, Inc. 6900 Dwight Road West Palm Beach, FL 33411	\$555,678.00
4) Gibbs & Register, Inc. 232 South Dillard Street Winter Garden, FL 34787	\$679,904.00

**OPTIONS:**

- 1) Approve the recommended low bidder and authorize staff to negotiate a contract
- 2) Do not approve

**STAFF RECOMMENDATION:** Make a motion to approve the recommended low bidder, Pillar Construction Group, LLC, for the grading of land, the construction of one ball field and the "greening" of land in preparation for future ball fields and to authorize staff to negotiate a contract with selected bidder.

**FISCAL IMPACT:** \$280,240 is appropriated in Infrastructure Sales Tax, and the County will provide a \$250,000 match, thus \$530,240 is available for this project. The proposed contract is \$78,269 less than the total amount available.

**LEGAL SUFFICIENCY:** meets sufficiency

July 12, 2011

Ms. Tamera Rogers  
City of Tavares  
201 East Main Street  
P.O. Box 1068  
Tavares, FL 32778-1068

**RE: Woodlea Sports Complex Green Space Grading;  
Bid Summary and Recommendation Letter**

Dear Ms. Rogers:

As the City's project engineers, Dredging and Marine Consultants, LLC (DMC) has reviewed the four total bids received on Thursday, July 7, 2011 for the Woodlea Sports Complex Green Space Grading project. The attached table summarizes and compares the total bid costs. All bids reflect the construction of one complete baseball field with irrigation, as described in the bid package, and approximately 30 acres of green space. Out of the four bids we received, two were clearly over the budget. The remaining two bids were under \$500,000: Pillar Construction Group, LLC submitted a bid of \$453,971.16, and Collage Design and Construction Group, Inc. submitted one at \$482,500.00. Pillar's bid is the lowest in total cost.

Bidder references, which were provided in the bids, were contacted for each of the two lowest bidders. Reference questionnaires were created and used to conduct telephone interviews with the references. Aside from confirmed ball field project experience, the City has worked with Pillar in the past on successful projects. Collage Design and Construction Group also exhibited good ball field experience and sound references.

In essence, Pillar was the lowest bidder and there were no issues found in their reference review. Since both Pillar and Collage are well-qualified for this type of work, DMC has no objection to recommending either one. And since Pillar submitted the lowest bid, we feel comfortable with recommending them as the selected contractor for the Woodlea Sports Complex Green Space Grading project. To add to the comfort level, DMC staff contacted Joseph Collins at Pillar on July 12, 2011 to discuss their strategy and commitment to completing this project on time and within budget. Barring unexpected delays from inclement weather, Pillar expects to complete the project in the specified amount of time and within budget.

This recommendation has been summarized at this time to meet the City's bid review schedule. Please feel free to contact us with any questions or concerns.

Respectfully,  
**Dredging & Marine Consultants, LLC**

*Joseph M. Faella*

Joseph M. Faella  
Project Manager

Attachment (1)

F:\DMC PROJECTS\070 -City of Tavares\10-070-12 Woodlea Sports Complex Grading Plan\Bidding\Bids\Woodlea Recommendation  
ltr\_DMC 7-12-11.doc

**CONTRACTOR BID COSTS**

ITEM #	WOODLEA SPORTS COMPLEX GREEN SPACE GRADING	TOTAL COST			
		Pillar	Collage	B&B	Gibbs
<b>A. Overall Site Work</b>					
1	Mobilization/ Demobilization	\$63,656.63	\$19,416.00	\$30,000.00	\$95,000.00
2	Erosion Control	\$1,605.00	\$1,605.00	\$2,200.00	\$2,600.00
3	Clearing, Grubbing and Raking	\$5,617.85	\$18,725.00	\$12,250.00	\$10,500.00
4	Site Grading, Excavation, Fill and Berm Embankment Constructor	\$96,568.00	\$136,298.00	\$135,000.00	\$200,000.00
4a	Compaction Testing	\$7,412.00	\$7,450.00	\$8,000.00	\$8,000.00
5	Site Debris Removal and Disposal (per 20 CY Construction Bin)	\$2,140.00	\$5,000.00	\$5,000.00	\$7,000.00
6	Construction Surveying and Grade Staking	\$3,210.00	\$3,500.00	\$8,000.00	\$6,500.00
6a	Drainage Control Structure with Skimmer	\$7,400.00	\$7,400.00	\$10,000.00	\$12,000.00
6b	15" Reinforced Concrete Pipe	\$1,694.88	\$3,960.00	\$2,640.00	\$3,080.00
	<b>Total "A"</b>	<b>\$189,304.36</b>	<b>\$203,354.00</b>	<b>\$213,090.00</b>	<b>\$344,680.00</b>
<b>B. Baseball Field (350' CF; 330' RF/LF)</b>					
7	Final Ball Field Grading (Laser Graded)	\$2,354.00	\$5,950.00	\$12,000.00	\$8,000.00
8	Infield, Skinned Areas and Warning Track Clay Mix (60 Clay:40 Sand), including Pitcher's Mound Construction	\$12,198.00	\$12,160.00	\$22,800.00	\$25,840.00
9	Packing Clay Blocks (2.5'x4"x8") in Batter's Box	\$673.44	\$720.00	\$288.00	\$1,824.00
10	6' High Fence (9 Gauge 2" Mesh Black PVC-Coated, As Per Plans)	\$17,601.30	\$18,450.00	\$23,370.00	\$20,910.00
11	6' High, 3' Wide Dugout Gate (9 Gauge 2" Mesh Black PVC-Coated, As Per Plans)	\$822.00	\$1,450.00	\$900.00	\$1,600.00
12	6' High, 12' Wide Double Door Service Gates (9 Gauge 2" Mesh Black PVC-Coated, As Per Plans)	\$1,492.00	\$1,800.00	\$1,600.00	\$2,000.00
13	12' High Fence (9 Gauge 2" Mesh Black PVC-Coated, As Per Plans)	\$4,100.40	\$5,760.00	\$6,360.00	\$5,160.00
14	18' High Fence (9 Gauge 2" Mesh Black PVC-Coated, As Per Plans)	\$3,400.20	\$4,020.00	\$4,860.00	\$3,840.00
15	24' 6" High Back Stop Fence (9 Gauge 2" Mesh Black PVC-Coated, As Per Plans)	\$9,100.00	\$14,000.00	\$14,300.00	\$13,100.00
16	Bermudagrass 419 Sod	\$27,000.00	\$26,136.00	\$35,000.00	\$35,400.00
17	Complete Irrigation System As Per Plans	\$30,244.00	\$20,060.00	\$31,750.00	\$32,300.00
17a	Connection to City's Re-use Line	\$11,000.00	\$7,500.00	\$5,500.00	\$3,400.00
18	Dugouts with Seating As Per Plan	\$17,418.00	\$41,000.00	\$32,000.00	\$25,400.00
19	30' Long x 10' Wide Aluminum Bleachers with 5 Rows – National Recreation Systems Model #NB-0530-ADLX	\$17,089.50	\$12,380.00	\$21,000.00	\$20,400.00
20	Electronic Scoreboard – Varsity Scoreboards Model #VSBX-312-58	\$18,600.00	\$8,500.00	\$8,500.00	\$19,900.00
21	20' High, 4" Diameter Regulation Foul Pole with Wing, Ground Sleeve and Concrete Footing	\$1,475.00	\$2,500.00	\$1,570.00	\$2,700.00
22	Hollywood Bases (Set of Three)	\$600.00	\$1,000.00	\$350.00	\$200.00
23	Hollywood Base Ground Anchors and Plugs	\$93.96	\$1,500.00	\$900.00	\$2,100.00
24	Hollywood Bury-All Home Plate	\$116.00	\$450.00	\$160.00	\$400.00
25	Hollywood 4-Way Pitcher's Rubber (Adult)	\$130.00	\$700.00	\$380.00	\$800.00
	<b>Total "B"</b>	<b>\$175,507.80</b>	<b>\$186,036.00</b>	<b>\$223,588.00</b>	<b>\$225,274.00</b>
<b>C. Green Space</b>					
28	Common Bermudagrass Sod (Bank Stabilization for Sloped Areas)	\$43,560.00	\$43,560.00	\$50,000.00	\$53,250.00
29	Common Bermudagrass Seeding (Level Areas)	\$44,550.00	\$44,550.00	\$54,000.00	\$54,000.00
	<b>Total "C"</b>	<b>\$88,110.00</b>	<b>\$88,110.00</b>	<b>\$104,000.00</b>	<b>\$107,250.00</b>
<b>D. Final Closeout</b>					
30	Final As-Builts and Record Drawings	\$1,049.00	\$5,000.00	\$15,000.00	\$2,700.00
	<b>Total "D"</b>	<b>\$1,049.00</b>	<b>\$5,000.00</b>	<b>\$15,000.00</b>	<b>\$2,700.00</b>
<b>TOTAL BID COST</b>		<b>\$453,971.16</b>	<b>\$482,500.00</b>	<b>\$555,678.00</b>	<b>\$679,904.00</b>



**CITY OF TAVARES**

**MINUTES OF BID OPENING**

**July 7, 2011**

**Request for Proposals**

**Woodlea Sports Complex Green Space Grading**

**Bid No. 2011-0015**

**TAVARES CITY HALL**

**PRESENT**

Tammey Rogers, Community Services Director  
Scott Aldrich, Recreation Project Manager  
John Rumble, Purchasing Manager  
Kay Mayes, Admin Assistant, Finance

Mr. Rumble noted today's date as Thursday, July 7, 2011. This is the opening of submission packages received in response to RFP 2011-0015, Woodlea Sports Complex Green space Grading. There were four proposals received; Mr. Rumble read the Total Lump Sum Bid Amount:

- |   |              |
|---|--------------|
| 1) B&B Underground Contractors, Inc.<br>6900 Dwight Road<br>West Palm Beach, FL 33411 | \$555,678.00 |
| 2) The Collage Companies<br>585 Technology Park<br>Lake Mary, FL 32746                | \$482,500.00 |
| 3) Gibbs & Register, Inc.<br>232 South Dillard Street<br>Winter Garden, FL 34787      | \$679,904.00 |
| 4) Pillar Construction Group, LLC<br>1312 Bowman Street<br>Clermont, FL 34711         | \$453,650.54 |

Mr. Rumble noted the packages would be forwarded to the Dredging and Marine Consultants review and evaluation. The bid opening concluded at approximately 2:15 p.m.

Respectfully submitted,

Kay Mayes  
Admin Assistant, Finance



## PRE-BID MEETING AGENDA

### Woodlea Sports Complex Green Space Grading

City of Tavares  
Wastewater Plant Conference Room  
10:30am June 21, 2011

#### Introduction of Staff:

##### City of Tavares

Ms. Tamera Rogers (Project Manager)  
Mr. Scott Aldrich (Assistant Project Manager)  
Mr. John Rumble (Purchasing Manager)

##### Dredging and Marine Consultants, LLC (Engineers)

Shailesh Patel (Principal)  
Joseph Faella (Project Manager)  
Curtis Todd (Project Engineer)

#### Engineered Plans completed by:

Dredging & Marine Consultants, LLC  
4643 S. Clyde Morris Blvd., Unit 302  
Port Orange, FL 32129  
Phone: 386-304-6505  
Fax: 386-304-6506

#### Existing Survey completed by:

George F. Young, Inc.  
2466 West SR 426, Ste 1010  
Oviedo, FL 32765-7624  
Phone: 407-672-0075  
Fax: 407-671-0072





Project Location:

Woodlea Sports Complex at 2770 Woodlea Road, City of Tavares, Lake County, Florida.

General Description of Work:

Grading and construction of ball fields and green space at the Woodlea Sports Complex in Tavares, Florida.

Time Frame:

The Contractor agrees that the work shall be started not later than the date indicated in the "Notice to Proceed", and all work shall be completed within 60 days.

Questions on Project:

All questions should be directed in writing to John Rumble at [jrumble@tavares.org](mailto:jrumble@tavares.org) by **2:00pm local time, Wednesday, June 29, 2011**.

Bids:

**Bids are due in the City Hall by 2:00 pm by Thursday, July 7, 2011** and will be opened and publicly read aloud at the City Council Chambers, 201 East Main St, Tavares, Florida at **2:05 PM**, on **July 7, 2011**. Proposals must be SUBMITTED ON THE FORM FURNISHED BY THE CITY and in accordance with specifications and list of quantities desired.

Bid Selection:

The award of the contract shall be as best serves the interest of the City of Tavares. Bidders shall specify accurate unit costs so that the City may increase or decrease quantities as needed to assist in bid selection. Bids may not be considered if bid schedule is incomplete.

Bidders will be evaluated based upon cost value, experience of contracting/ subcontracting team in earthwork and ball field construction projects, and estimated project completion times. Prime contractor shall be responsible for completing at least 50% of the work.

Special Project Requirements:

The St. Johns River Water Management District stormwater permit and Andreyev Engineering geotechnical report will be available prior to commencement. Work must comply with requirements and recommendations generated by both documents.

All shop drawings must be submitted to the engineer for approval at least 48 hours in advance of construction or installation. All materials or products must be verified on site by the City's inspector. The contractor shall provide receipts and delivery tickets for all materials/ products within 48 hours of delivery so that the City inspector can verify the quality and quantity of materials/ products.



# Place ads 24/7 online at OrlandoSentinel.com/ad

or call 800-669-5757 9 a.m. - 6 p.m. Mon. - Fri.

## Orlando Sentinel Classifieds connects buyers and sellers.

# Community Bulletin

### Employment

### Healthcare

**LPN — OB-GYN Office in Leesburg and the Villages is looking for a fulltime LPN. Resume with references REQUIRED. Must be a Non-Smoker. Please drop your resume off at Dr. Moffett's office, 601 East Dixie Avenue, Suite #401, Leesburg.**

**MEDICAL FRONT OFFICE — Billing, insurance verification, scheduling, EMR helpful, experience preferred, benefits, Leesburg area. Friendly & busy office.**  
Sendmrdresume@embarcomail.com  
WEB OS21062

### Sales & Marketing

**OUTSIDE SALES PROFESSIONAL —** Orlando Sentinel is seeking a dynamic Outside Sales Professional to join our Tavares Advertising Sales Team in Tavares. Are you self motivated? Competitive? Success driven? Goal oriented? Thrive on cold calling? Energized by closing sales? If so, you may be the candidate we are looking for! Great opportunity to market our powerful brand! Visit our careers site at [www.SentinelCareers.com](http://www.SentinelCareers.com) to learn more about our company, about the job opening, and to apply online today! Drug Free Environment/Equal Opportunity Employer

### Trade/Industrial & Security

**COMM'L CONCRETE TRADEPERSONS —** Immediate Hire! 5 yrs exp comm'l concrete, DFWP/EOE Send Resume to: [justconcrete\\_labs@gmail.com](mailto:justconcrete_labs@gmail.com)  
WEB OS57209

### DRIVERS- CLASS A

**SUNSTATE CARRIERS, INC.**  
IS NOW HIRING CLASS A - OTR DRIVERS  
Average trip 5 to 7 days  
100% NO TOUCH FREIGHT  
Medical, Dental, Life, Vision  
866-317-5050  
Ext 3046  
DFWP EOE

**HR SPECIALIST - CITY OF CLERMONT**  
Exp'd indiv, \$14.50 p/hr. For details & app, visit [www.CITYOFFCLERMONTFL.COM](http://www.CITYOFFCLERMONTFL.COM)  
EOE, M/F, V/P, D/V, DFWP

**TRUCK / TRAILER MECHANIC**  
Must have own tools.  
Experience a must.  
Excellent pay and benefits.  
Apply in person. Please see Jack at Sunstate Carriers  
726 Southridge Industrial Dr.  
Tavares, FL.  
WEB OS18503

### Legal Notices

### Advertisements for Bid

**ADVERTISEMENT FOR BIDS**  
PROJECT #2011-5  
CITY OF UMATILLA

**FIRE STATION ROOF REPLACEMENT.** The project consists of replacement of the approximately 60' x 80' metal roof at Fire Station using Galvalume Plus roof panels. The project is located at 1 Cassidy Street.

Project: Replace roof, ridge cap, eave trim, rake trim, gutters, and downspouts at Fire Station.

Notice is hereby given that sealed bids will be received by the City of Umatilla at the office of the City Manager at City Hall at 1 South Central Avenue, Post Office Box 2286, Umatilla, Florida 32784-2286 until 2:00 p.m., June 24, 2011.

Bids will be opened at that time and then recommendation will be made to the Community Redevelopment Agency for bid award.

The contract documents and specifications can be examined at the City Clerk's office at City Hall at the above address.

Copies of the above Contract Documents may be obtained from Umatilla City Hall, 1 S. Central Avenue, Umatilla, FL 32784, upon payment of \$2.00 for each set. Since the preparation of

### CONCRETE

**BOB'S CONCRETE —** Repairs and New. One call does it all! 352-223-7935

### FLOORS

**FLOORING INSTALLATION —** Free estimates! Tile/Wood/Laminate flooring. Kitchens, bathrooms, porches & more! Experienced 15 years. Bonded and insured.  
Jamie Dunn 352-351-3528

### HANDYMAN



**WWW.THISHANDYMANCAN.NET —**  
•Painting •Dry wall •Carpentry •Doors/Windows •Pictures/Mirrors/Cabinets •Mini blinds/Verticals •Tile/Wood floors •Chair Rail & Trim •Shelving •Pantries •Facto/Soffit •Bathroom/Kitchen remodeling •Mobile home repairs •Yard Work •Tree Trimming/removal •Rake, Weed, Mulch, sod •Outdoor tile •Brick pavers/patio stones Lic 8760013694 & Ins 25vrs ex.Free Estimates 352-551-8833

### HOME/OFFICE CLEANING

**CLEANING DONE RIGHT —** House Cleaning Service with a personal touch. House watching also available. Honest, Dependable. Good References, Good Rates! Call Joyce at 352-408-2943

**MJS CLEANING —** House & Office Cleaning. Reliable & Dependable. 352-409-3383

### INTERNET ADVERTISING

Ask your Classified sales rep how to include your ad online. 800-669-5757

### LANDSCAPING

**B & G LANDSCAPING**  
Shrubs, trees, rocks & stone. Clean ups & mowing.  
352-483-6302

### DOES YOUR HOUSE NEED REPAIRS?

Find a repairman in the Bus Service Directory in the Orlando Sentinel Classifieds

### Advertisements for Bid

City Manager  
City of Umatilla

LAK1138623 6/12/2011

### ADVERTISEMENT/INVITATION TO BID THE CITY OF TAVARES

PROJECT NAME: WOODLEE SPORTS COMPLEX GREEN SPACE GRADING

ENGINEER BID NO: 10-070-12

OWNER/BID NO: THE CITY OF TAVARES/2011-0015

LOCATION OF PROJECT: WOODLEE PARK, 2770 WOODLEE ROAD, TAVARES, FLORIDA

SCOPE OF WORK: This project consists of the grading and construction of ball fields and green space at the Woodlee Sports Complex in Tavares, Florida.

DESCRIPTION OF WORK: The work includes the furnishing of all labor, materials and equipment necessary to complete the grading and construction of ball fields and green space at the Woodlee Sports Complex in Tavares, Florida.

**MANDATORY PRE-BID CONFERENCE:** A mandatory pre-bid conference will be held at the City of Tavares, Wastewater Plant Conference Room, 2770 Woodlee Road, Tavares, Florida 32778, on

TUESDAY, JUNE 21, 2011 @ 10:30 a.m.

All bidders must be in attendance in order to submit a bid.

**RECIPT OF BIDS:** One original, three (3) hard copies and one digital copy (preferably in PDF format) for the work described herein shall be received until

THURSDAY, JULY 7, 2011 @ 2:00 p.m.

at the City of Tavares, Attn: City Clerk, 201 East Main Street, Tavares, Florida 32778. The bids will be publicly opened and read aloud at the City Council Chamber at 2:05 p.m. ALL BIDS MUST BE CLEARLY MARKED "SEALED BID 2011-0015" AND WHETHER HAND DELIVERED OR MAILED, MUST BE AT THE OFFICE OF THE CITY CLERK, CITY OF TAVARES CITY HALL BEFORE THE ABOVE STATED DEADLINE TO BE CONSIDERED. Please provide one original, three (3) hard copies and one digital copy (preferably in PDF format) of the bid.

**INFORMATION REGARDING BIDDING MATERIAL:** ETC: Bidders with access to DemandStar.com can obtain the front end documents by calling 800-711-1712, or on the web at <http://www.demandstar.com>. For further information contact John Rumble, Purchasing Manager, at Tavares City Hall, 201 East Main Street, Tavares, Florida 32778, phone: (352) 742-6131; fax: (352) 742-6001; e-mail: [jrumble@tavares.org](mailto:jrumble@tavares.org).

LAK1137852 06/12/2011

### Public Hearing Notices

sure that a verbatim record of the proceeding is made.

LAKE COUNTY WATER AUTHORITY

LAK1137901 6/12/2011

### Sale Notices

**NOTICE**  
AUCTION TO BE HELD AT EUSTIS AMACO INC, 219 S. BAY ST, EUSTIS, FL. COUNTY OF LAKE ON SUNDAY, 07/31/11, AT NOON. ITEMS TO BE SOLD TO THE HIGHEST BIDDER, AS IS, CASH ONLY. FOR TOWING AND STORAGE CHARGES PURSUANT TO FLORIDA STATUTE 713.78.

2011 CHEV SILVERADO 1500, TK WHI, VIN# 3GCPCE048G194332

LAK1138620 6/12/2011

### Merchandise

**CONSIGNMENT AUCTION —** Sat June 11th at 10 a.m. 40039 9th Ave. West, Umatilla, FL 32784. 4 antique dealers and 2 households are consolidating. Great variety and wonderful treasures to be found. 1470 BP A real country auction. Pictures - [auctionzip.com](http://auctionzip.com) search TATUM, ab1756,au2385 LIBBY TATUM, Auctioneer 352-223-6677

### Wow!

**CRAFTSMAN RIDING LAWN MOWER —** 24HP, 42" cut, electric start automatic transmission. Asking \$1200 352-343-5018 or 352-978-0475

**ESTATE AUCTION —** Sat. June 18th @ 10 a.m. 2397 Martins Run, Tavares, FL 32778

Entire house including appliances, furniture, tools, antiques, collectibles. All in mint condition. 14% BP with Visa, MC, 10% BP cash or check. ab1756,au2385. 352-223-6677

LIBBY TATUM, Auctioneer

### LOOKING FOR A DENTAL ASSISTANT JOB?

Call 1-888-808-5627 (toll free) or Go to [orlandosentinel.com/careerbuilder](http://orlandosentinel.com/careerbuilder), click on Apply for Hourly Jobs. Answer some questions and we'll create your resume profile.

Best of all, it's free!  
So get connected today!

### Lake County North-Garage Sales

### MULTI-FAMILY SALE

TAVARES — Sat. 6/11 & Sun. 6/12, 8am-4pm. 2087 Appalachee Cir. Elovah Community, off 441, behind Florida Hospital. Furniture, household items, electronics, clothing, decorative items. 352-508-5448.

### Pets

### Pets for Sale

**AUSTRALIAN LABRADOODLE MULTI**  
Multigen(4th) soft fleece Fun gentle intelligent, fully tested parents. Neat vacc health guarant, no-low shed hypoallerg, superb temper. \$2000.00 352-626-1545 [vintonvel@yahoo.com](mailto:vintonvel@yahoo.com)

### Pet Products & Services



**DOG OBEDIENCE CLASS —** Starts June 14th, 6:30pm. Lowe's parking lot, Leesburg. Call for sign up: Janice 352-728-3476 or Rhonda 352-461-3199

### Real Estate for Rent

### Apts/Condos/Multi-Family Lake County for Rent

### MUST SEE!

**CLERMONT — NICE DUPLEX.** 3BR/2BA. Gar. 1200 sq. ft. Great neighborhood. Large trees, big lot. \$895/mo + dep. No pets. Call John at 323-974-1169

**MOUNT DORA — 422 Rossiter St.** Ground floor, living room, kitchen. Large 1BR Res. Neighborhood. No pets. \$550, gas incl. Yearly lease Joe Cappella 361-628-5141

**TAVARES —** Spacious condo 3/2. New floors. A/C, new appl, remod master bath, scrnd patio. Clean & move-in ready. \$699/mo 352-223-0503

### Apts/Condos Multi-Family Lake County for Rent

**EUSTIS —** 1br/1ba. Lake Eustis front, W/D avail, no mainter water & gas incl, walk to town, \$470/mo +dep. 352-636-1

**TAVARES —** 2BR, 1.5BA, scree 1200 sq ft. W/D area, \$675/mo \$500 Move in Special! 352-26-

### Homes Lake County for Rent

**CLERMONT / GROVELAND**

### Wow!

**POOL HOME 3/2 GREAT NE BORHOOD \$1090/MONTH 352-632-**

**EUSTIS —** New! 3/1.5, Lk Joanna a new appl., CHA, 2 car port, incl. water & garbage. 352-455

**LEGENDS —** New 4 bed and 3 bath, gar.includes cable TV.Landsc 1,600\$ 321-624-3133

### Stores for Rent

**TAVARES —** Office or retail, 1,000 Good location \$700/mo 352-636-

### Real Estate for Sale

### Homes Lake County for Sale

**BUILD NEW! —** 3BR/2BA! On you from \$89,900. Charlie Johnson B er. 352-383-6104.

### Acres/Lots for Sale Commercial

**GROOVELAND —** Commercial Prime Location, C1, near high 30, 100ft by 20ft. Some owner financing, \$139,000. 352-366-4701

### DOES YOUR HOUSE NEED REPAIRS?

Find a repairman in the Business Services Directory Orlando Sentinel Classifieds.

### Public Hearing Notices

**MEETING NOTICE**

The Lake County Water Authority will be holding a Regular Meeting at 3:30 p.m., on June 22, 2011, in the Lake County Board of County Commissioners Chambers at the Lake County Administration Building (2nd Floor, Round Courthouse), 315 West Main Street, Tavares, Florida 32778.

**FIND THE APARTMENT TH RIGHT FOR YOU.**  
Go to [OrlandoSentinel.com](http://OrlandoSentinel.com) to learn about

**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
DATE OF MEETING: July 20, 2011**

**AGENDA TAB NO. 12**

**SUBJECT TITLE: Approval of Bargaining Representatives – IAFF Contract**

**OBJECTIVE:**

To confirm the appointment of the City's representatives in IAFF Contract Negotiations for 2011

**SUMMARY:**

Council has approved the appointment of the City Administrator, the Mayor, and the Fire Chief to represent the City in contract negotiations with the International Association of Fire Fighters Local 3245. This is a request to confirm these appointments or make other appointments.

**OPTIONS:**

- 1) Move to approve the appointment of the Mayor, City Administrator, and Fire Chief to represent the City in contract negotiations with the IAFF for 2011
- 2) Move to approve other appointments.

**STAFF RECOMMENDATION:**

Move to approve the appointment of the Mayor, City Administrator, and Fire Chief to represent the City in contract negotiations for 2011 with the IAFF

**FISCAL IMPACT:**

N/A

**LEGAL SUFFICIENCY:**

Legally sufficient.

THIS PAGE INTENTIONALLY LEFT BLANK



**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
DATE OF MEETING: July 20, 2011**

**AGENDA TAB NO. 13**

**SUBJECT TITLE: Presentation of Five Year Capital Plan**

---

**OBJECTIVE:**

The Finance Director will present the Five Year Capital Plan

**SUMMARY:**

As part of the annual budget planning, the Finance Director presents the Five Year Capital Plan for Council review and discussion.

**OPTIONS:**

N/A

**STAFF RECOMMENDATION:**

N/A

**FISCAL IMPACT:**

N/A

**LEGAL SUFFICIENCY:**

Legally sufficient

THIS PAGE INTENTIONALLY LEFT BLANK



**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
DATE OF MEETING: July 20, 2011**

**AGENDA TAB NO. 14**

**SUBJECT TITLE: Fiscal Year Budget 2011-12 Discussion**

---

**OBJECTIVE:**

To present an opportunity to have Council discussion of the proposed Fiscal Year 2012 budget.

**SUMMARY:**

The proposed FY 2012 budget was delivered to Council at the July 13, 2011 Budget Workshop. This is an opportunity for Council discussion, questions, and direction to staff. There will be five budget workshops following the July 20<sup>th</sup> meeting: July 27, August 3, August 17, September 7 and September 21.

**OPTIONS:**

N/A

**STAFF RECOMMENDATION:**

N/A

**FISCAL IMPACT:**

N/A

**LEGAL SUFFICIENCY:**

Legally sufficient

THIS PAGE INTENTIONALLY LEFT BLANK



**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
JULY 20, 2011**

**AGENDA TAB NO. 15**

**SUBJECT TITLE: City Administrator Report**

---

**OBJECTIVE:**

To inform Council on city related matters.

**SUMMARY: Will be presented at meeting**

**UPCOMING MEETINGS: (check with Susie Novack for any last minute changes)**

- City Council Budget Workshop & Setting of Tentative Millage Rate – July 27, 2011
- City Council Regular Meeting – August 3, 2011
- Code Enforcement Hearing – July 26, 2011, 5:00 pm
- Lake Sumter MPO – Board Meeting – No Meeting in July
- Library Board – August 12, 2011– 8:30 a.m. Library Conference Room, 314 N. New Hampshire
- Planning & Zoning Board - No meeting in July

THIS PAGE INTENTIONALLY LEFT BLANK



**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
July 20, 2011**

**AGENDA TAB NO. 16**

**SUBJECT TITLE: City Councilmembers Report**

---

**OBJECTIVE:**

To inform Council on city related matters.

**SUMMARY:**

Council will be offered an opportunity to provide a report at the meeting. Attached is any additional supporting information.

**OPTIONS:**

N/A

**STAFF RECOMMENDATION:**

N/A

**FISCAL IMPACT:**

N/A

THIS PAGE INTENTIONALLY LEFT BLANK

