



AGENDA
TAVARES CITY COUNCIL
May 17, 2023
4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 E MAIN STREET, TAVARES

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

I. CALL TO ORDER

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1 Pastor James Gardner, Umatilla Baptist Church

III. APPROVAL OF AGENDA

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2 Proclamation - National Boating Safety Week (Mayor)

Tab 3 Tavares Chamber of Commerce Update

V. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EXPARTE COMMUNICATIONS

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO RECORD

VII. CONSENT AGENDA

Tab 4 Approval of the May 3, 2023, City Council Meeting Minutes (City Clerk)

Tab 5 Estates at Lake Saunders - Minor Plat (Community Development)

Tab 6 Abby's Water Sports LLC, Commercial Marina Lease Agreement (Economic Development)

Tab 7 Adventure Boating Club LLC, First Amendment to Commercial Marina Lease Agreement (Economic Development)

VIII. RESOLUTIONS

IX. ORDINANCES - PUBLIC HEARING

First Reading

Second Reading

- | | |
|--------|--|
| Tab 8 | Ordinance 2023-09 - S&S Holdings of Florida LLC / SHREE SAI 9 Inc. - Annexation & Rezoning of Approximately 0.44 Acres Located at 15226 & 15236 Old US Hwy 441 (Community Development) |
| Tab 9 | Ordinance 2023-10 - S&S Holdings of Florida LLC / SHREE SAI 9 Inc. - SSFLUM Amendment of Approximately 0.44 Acres Located at 15226 & 15236 Old US Hwy 441 (Community Development) |
| Tab 10 | Ordinance 2023-01 - TPO-FL, LLC - Rezoning of Approximately 01.05 Acres Located South of Madison Street, West of Orange Avenue (Community Development) |
| Tab 11 | Ordinance 2023-02 - TPO-FL, LLC - SSFLUM Amendment of Approximately 01.05 Acres Located South of Madison Street, West of Orange Avenue (Community Development) |

X. GENERAL GOVERNMENT

- | | |
|--------|--|
| Tab 12 | Golden Triangle Regional Park – East Campus Facility Management and Operation Agreement (Community Services) |
| Tab 13 | Park Square Homes Developer's Agreement for Capital Sewer Line Improvements (Community Development) |
| Tab 14 | School Resource Officer Agreement With Lake County School Board (Police) |

XI. NEW BUSINESS

XII. OLD BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. REPORTS

- | | |
|--------|-----------------------------|
| Tab 15 | City Administrator Report |
| Tab 16 | City Council Member Reports |

XV. ADJOURNMENT

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) 742-6209.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 1

SUBJECT TITLE: Pastor James Gardner, Umatilla Baptist Church

OBJECTIVE:

Pastor James Gardner, Umatilla Baptist Church, will provide the invocation and lead those present in the Pledge of Allegiance.

SUMMARY:

Pastor James Gardner, Umatilla Baptist Church, will provide the invocation and lead those present in the Pledge of Allegiance.\

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

Attachments not provided are available to the public upon request to the City Clerk.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 2

SUBJECT TITLE: Proclamation - National Boating Safety Week (Mayor)

OBJECTIVE:

For the Mayor to read a Proclamation declaring May 20 through 26, 2023, as National Safe Boating Week, with adoption by the City Council.

SUMMARY:

Joy Taylor, United States Coast Guard Auxilliary, Lake County Flotilla 43, requested the Council declare a Proclamation in support of National Safe Boating Week from May 20, 2023, through May 26, 2023; and, designate Friday, May 19, 2023, as "Wear Your Life Jacket to Work Day" to promote boating safety; and, support the Flotilla's selfie contest called "Wear It Well."

- To participate in the "Wear it Well" contest, share your selfies on Twitter or Facebook before the end of National Safe Boating Week using the hashtags #WearItWell and #Flotilla43.
- To schedule a vessel examination for Saturday, May 20, 2023, at Wooton Park email APinkerton@outlook.com.

Boating Statistics:

- Lake County has 200 miles of water and over a thousand bodies of water.
- Florida has 1 million registered boats, more than any other state, and is the boating capital of the world.
- Florida leads the United States in boating accidents, boating deaths, and boating property damage.
- Of all the drownings from boating accidents in Florida, not one person was wearing a life jacket.
- Boating accidents usually occur in calm water with good visibility.
- The biggest factor in boating accidents is operator inattention.
- Of all boating accidents in the United States, only 2% had taken a Boating Safety Course through the United States Coast Guard Auxillary.

OPTIONS:

1. For the Mayor to read the Proclamation declaring May 20 through 26, 2023 as National Boating Safety Week, with adoption by the City Council.
2. Do not approve the Proclamation.

STAFF RECOMMENDATION:

Option 1, for the Mayor to read the Proclamation declaring May 20 through 26, 2023 as National Boating Safety Week, with adoption by the City Council.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. National Safe Boating Week Proclamation

Attachments not provided are available to the public upon request to the City Clerk.



PROCLAMATION

NATIONAL SAFE BOATING WEEK

WHEREAS, the City of Tavares recognizes the importance of promoting safe boating practices on our many lakes, including the Harris Chain of Lakes and Lake Dora; and

WHEREAS, the United States Coast Guard and the Coast Guard Auxiliary, the National Weather Service, the NOAA, and the National Safe Boating Council designate National Safe Boating Week from May 20 through May 26 to raise awareness about boating safety and the importance of wearing life jackets; and

WHEREAS, on Friday the 19th, before National Safe Boating Week is designated as "Wear Your Life Jacket to Work Day," which encourages everyone to wear a life jacket to their workplace to promote boating safety; and

WHEREAS, the United States Coast Guard Auxiliary Flotilla 43 is sponsoring a photo contest called "Wear It Well," in which all participants in the photo or selfie must be on a vessel and wearing a Coast Guard-approved lifejacket properly; and

WHEREAS, the United States Coast Guard Auxiliary Flotilla 43 is offering free vessel safety exams on Saturday, May 20 at 9 am at Wooten Park Boat Ramp, in order to encourage safe boating and continued enjoyment of Lake Dora.

NOW, THEREFORE, BE IT RESOLVED, that the City of Tavares hereby declares its support for National Safe Boating Week, and encourages all residents to participate in "Wear Your Life Jacket to Work Day" and the "Wear It Well" photo contest to promote the importance of wearing life jackets on all vessels;

PASSED AND DULY ADOPTED by the Tavares City Council on this 17th day of May 2023.

Walter B. Price, Sr., Mayor

**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 3

SUBJECT TITLE: Tavares Chamber of Commerce Update

OBJECTIVE:

For the City Council to receive an update from the Tavares Chamber of Commerce.

SUMMARY:

Erika Buigas, President/CEO of the Tavares Chamber of Commerce, will provide an update on Chamber activities.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

Attachments not provided are available to the public upon request to the City Clerk.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 4

SUBJECT TITLE: Approval of the May 3, 2023, City Council Meeting Minutes (City Clerk)

OBJECTIVE:

For the City Council to consider approval of the May 3, 2023, meeting minutes.

SUMMARY:

Attached are the May 3, 2023, City Council meeting minutes as submitted by the Deputy City Clerk.

OPTIONS:

1. Move to approve the City Council meeting minutes under the Consent Agenda.
2. Move to approve the City Council meeting minutes with corrections.

STAFF RECOMMENDATION:

For Council approval.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. 05-03-2023 CC Minutes

Attachments not provided are available to the public upon request to the City Clerk.



**TAVARES CITY COUNCIL
MEETING MINUTES
MAY 3, 2023 – 4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 EAST MAIN STREET, TAVARES**

COUNCIL MEMBERS PRESENT

Walter Price, Mayor
Sandy Gamble, Vice Mayor
Bob Grenier, Council Member
Lori Pfister, Council Member
Troy Singer, Council Member

STAFF PRESENT

John Drury, City Administrator
Lindsay Holt, City Attorney
Jillian Roberts, Deputy City Clerk
Mike Fitzgerald, Community Development Director
Scott Aldrich, Community Services Director
Bob Tweedie, Economic Development Director
Lori Houghton, Finance Director
Richard Keith, Fire Chief
Crissy Bublitz, Human Resources Director
James Dillon, Public Works Director
Mark O'Keefe, Public Communications Director
Sarah Coursey, Police Chief
Phil Clark, Utilities Director

I. CALL TO ORDER

Mayor Price called the meeting to order at 4:00 p.m. He asked those who wished to speak on an agenda item to complete and submit a Request to Speak form.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1. Pastor Brooks Braswell, Umatilla Baptist Church

Pastor Brooks Braswell, Umatilla Baptist Church, provided the invocation and led those present in the Pledge of Allegiance.

III. APPROVAL OF AGENDA

Mayor Price asked for any changes to the Agenda. Mr. Drury said staff had no changes.

MOTION

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

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2. Proclamation – National Public Works Week

Mayor Price made the following presentation:

The dedicated efforts of public works professionals, who are responsible for the efficient operation of public works systems and programs such as streets and highways, public buildings, solid waste collection, parks and canal maintenance, water, and sewers, are of vital importance to the public health, high quality of life and well-being of the people of the City of Tavares.

Mayor Price read the proclamation in its entirety.

Mr. Dillon thanked and introduced the Public Works team.

MOTION

Troy Singer moved to approve the Proclamation, seconded by Sandy Gamble.

Council Member Singer stated the City of Tavares is fortunate to have the Public Works team and thanked them for their hard work and dedication.

Mayor Price thanked the Public Works team for their hard work and dedication.

The motion carried unanimously 5-0.

V. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EXPARTE COMMUNICATIONS

Attorney Holt stated there were no quasi-judicial matters before the Council for consideration.

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Ms. Roberts read the following Ordinances by title only:

ORDINANCE 2023-01

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 01.05 ACRES OF PROPERTY LOCATED SOUTH OF MADISON STREET, WEST OF ORANGE AVENUE, FROM RESIDENTIAL SINGLE FAMILY (RSF-1) TO HIGHWAY COMMERCIAL (C-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2023-02

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 01.05 ACRES OF PROPERTY FROM LOW DENSITY (LOW) TO COMMERCIAL (COM) FOR PROPERTY LOCATED SOUTH OF MADISON STREET, WEST OF ORANGE AVENUE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2023-09

AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 0.44 ACRES OF LAND LOCATED AT 15226 OLD US HWY 441 AND 15236 OLD US HWY 441, REZONING SAID PROPERTY FROM LAKE COUNTY LIGHT INDUSTRIAL DISTRICT (LM) TO CITY OF TAVARES HIGHWAY COMMERCIAL (C-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2023-10

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 0.44 ACRES OF PROPERTY FROM LAKE COUNTY URBAN HIGH DENSITY TO CITY COMMERCIAL (COM) FOR PROPERTY LOCATED AT 15226 OLD US HWY 441 AND 15236 OLD US HWY 441; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2023-08

A NON-EMERGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA PROVIDING FOR THE DISSOLUTION OF THE LEELA RESERVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.046(10), FLORIDA STATUTES; PROVIDING FOR THE TERMINATION OF ALL THE COMMUNITY DEVELOPMENT SERVICES OF THE LEELA RESERVE COMMUNITY DEVELOPMENT DISTRICT IN ACCORD WITH A PLAN OF TERMINATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

VII. CONSENT AGENDA

Mayor Price asked if anyone wished to pull an item from the Consent Agenda for discussion.

MOTION

Lori Pfister moved to approve the Consent Agenda [Tab 3. Approval of the April 19, 2023, City Council Meeting Minutes], seconded by Troy Singer. The motion carried unanimously 5-0.

Tab 3. Approval of the April 19, 2023, City Council Meeting Minutes

Approved on the Consent Agenda.

VIII. RESOLUTIONS

Tab 4. Approve Resolution 2023-06 Authorizing Continued Participation in the Lake County Community Development Block Grant Program

Ms. Houghton made the following presentation:

On August 2017, the City Council authorized participation in the Lake County Community Development Block Grant Program for Fiscal Years 2018, 2019, and 2020, and the City of Tavares entered into an Urban County Cooperation Agreement with Lake County.

On May 6, 2020, the City Council authorized continued participation in the Lake County Community Development Block Program for Fiscal Years 2021, 2022, and 2023, and the City of Tavares executed an Urban County Cooperation Agreement with Lake County.

This Agreement automatically renews each fiscal year unless the City Council wishes to terminate the agreement. An amendment to the agreement may be

required to meet cooperation agreement requirements as required by HUD upon continuation in the program. Upon approval, the renewed agreement will be valid through Fiscal Year 2026, and will renew automatically.

The City has a long history of participation in the program, and in the prior three-year period, the City received funding for: street paving, alleyway construction, sidewalk construction, park restroom construction, and Wooton Park Wooten Wonderland Improvement Project. All projects funded with Community Development Block Grants are intended to benefit low to moderate income areas, and eliminate blight conditions within the community. Under the Cooperation Agreement, the City is a subrecipient for CDBG funds.

The Lake County Community Planning & Development Division has requested confirmation from the City of Tavares for continued participation for Fiscal Years 24, 25, and 26 in the Lake County Community Development Block Grant Program.

MOTION

Lori Pfister moved to approve Resolution 2023-06, seconded by Bob Grenier. The motion carried unanimously 5-0.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Tab 5. Ordinance 2023-09 – S&S Holdings of Florida LLC / SHREE SAI 9 Inc. – Annexation & Rezoning of Approximately 0.44 Acres Located at 15226 & 15236 Old US Hwy 441

No discussion at First Reading.

Tab 6. Ordinance 2023-10 – S&S Holdings of Florida LLC / SHREE SAI 9 Inc. – SSFLUM Amendment of Approximately 0.44 Acres Located at 15226 & 15236 Old US Hwy 441

No discussion at First Reading.

Tab 7. Ordinance 2023-01 – TPO-FL, LL Rezoning of Approximately 01.05 Acres Located South of Madison Street, West of Orange Avenue

No discussion at First Reading.

Tab 8. Ordinance 2023-02 – TPO-FL, LLC – SSFLUM Amendment of Approximately 01.05 Acres Located South of Madison Street, West of Orange Avenue

No discussion at First Reading.

Second Reading

Tab 9. Ordinance 2023-08 – Dissolution of the Leela Reserve Community Development District

Mr. Fitzgerald made the following presentation:

On September 21, 2022, City Council approved Ordinance 2022-13 establishing a Community Development District (CDD) for the purpose of financing and constructing community-wide infrastructure for the Leela Reserve subdivision. At this time, the CDD has no outstanding financial obligations and no operating or maintenance responsibilities, and the developer of Leela Reserve has requested that the Community Development District be dissolved in accordance with Florida Statutes Section 190.046(10). Ordinance 2023-08 proposes the dissolution of the Leela Reserve Community Development District.

Staff recommends that City Council moves to approve Ordinance 2023-08 dissolution of the Community Development District for the Leela Reserve Subdivision located west of SR-19, south of Slim Haywood Ave., north of Camp Rd.

Council Member Singer asked why the developer was requesting a dissolution. Mr. Fitzgerald said it was his understanding is the developer is not in favor of the current market conditions.

Attorney Holt stated that there should be nothing that prevents the project from moving forward, the provision under which they have petitioned was discretionary.

Council Member Singer noted there were no financial obligations due. Attorney Holt confirmed and noted the specifics of Section 10 would be provided that the developer has no outstanding financial obligations.

Kristen Trucco, Esq., Latham, Luna, Eden & Beaudine, Attorneys at Law, 201 S Orange Ave Suite 1400, Orlando, Park Square Homes Representative, noted Park Square Homes is moving to dissolve the Community Development District (CDD) under Section 190.046, which the Legislature has given City Council the power to dissolve the CDD upon a finding that there is no financial obligations, maintenance or operation obligations. The Developer has decided to obtain private financing from Fifth Third Bank, instead of utilizing the CDD to save on bond administration costs. It is transferring operation and maintenance to the HOA. She noted the recorded plat has the infrastructure being maintained by the HOA so there will be no change to the development plans.

MOTION

Troy Singer moved to approve Ordinance 2023-08, seconded by Sandy Gamble. The motion carried unanimously 5-0.

X. GENERAL GOVERNMENT

Tab 10. Renewal of Automatic Aid Agreement for Fire Protection and Other Emergency Services Between the City of Tavares and the City of Leesburg

Chief Keith made the following presentation:

Tavares Fire Department has an automatic aid agreement currently with Leesburg Fire Department. The latest agreement was authorized and has been in place since August 2016. The agreement is due on a normal cycle, to be renewed. Tavares city staff (the Fire Chief) is now presenting a draft agreement for renewal.

The agreement presented for current consideration is basically the same as the 2016 agreement. However, the draft renewal now presented has two changes. Those two changes are:

Change 1 - The current agreement from 2016 includes a 5-year renewal cycle. The proposed renewal agreement has been amended to an automatic annual renewal, with a caveat that allows for either party to revise or terminate the agreement through a described process.

Change 2 - The current agreement from 2016 included language that allowed automatic aid for any emergency response. The proposed renewal agreement has been amended to allow for automatic aid for emergency responses that are in the dispatch levels of "Delta" and "Echo". Delta and Echo responses are those emergency responses and requests for service of a high acuity, or more serious type of emergency response. Delta and Echo calls include structure fires and cardiac arrests. History and experience have shown that responses to the high acuity calls is sufficient, appropriate, and preferred, for our agreement with Leesburg.

There currently exists, and will continue to exist, between Leesburg and Tavares Fire Departments, a robust, state-mandated, mutual-aid agreement. Fire and emergency medical services between Leesburg and Tavares always have the ability to request each other's assistance, without a requirement for reimbursement, through that mutual aid agreement, for every level of emergency response, even if the automatic-aid agreement is not applicable.

Staff recommends that City Council move and approve the renewal of the Automatic Aid Agreement for Fire Protection and Other Emergency Services Between the City of Tavares and the City of Leesburg, as presented herein, authorizing the City Clerk, City Attorney, and the Mayor to affix signatures to the agreement renewal.

Vice-Mayor Gamble asked if there is a similar agreement with Mount Dora and Eustis. Chief Keith Confirmed.

MOTION

Sandy Gamble moved to approve, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 11. Wooton Wonderland Playground Dedication Plaque

Mr. Dillon made the following presentation:

The Wooton Wonderland Project will be completed by the end of June, 2023, and City staff is seeking Council's direction regarding which wording option is depicted on the Wooton Wonderland Playground Dedication Plaque. The proposed options and layout are depicted below:

WOOTON WONDERLAND Rebuild Accomplished July 2023

Option 1 - "When the magic of a playground becomes reality, all boundaries go by the wayside and a child's imagination takes flight. Those acknowledged here dared to soar while envisioning a safe and vibrant playground for all to enjoy, regardless of age and ability. This inclusive space is intended to foster the creativity of adults and children to take flight. The journey of the imagination knows no boundaries for those who visit Wooton Wonderland."

Or

Option 2 "When the magic of a playground becomes reality, all boundaries go by the wayside and a child's imagination takes flight. Those acknowledged here dared to soar while envisioning a safe and vibrant playground for all to enjoy, regardless of age and ability. This inclusive space is intended to foster the creativity of adults and children to take flight. The journey of the imagination is limitless when visiting Wooton Wonderland."

TAVARES CITY COUNCIL

*Sandy Gamble
Bob Grenier
Lori Pfister
Walter B Price, Sr.
Troy Singer*

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

Douglas B. Shields

Josh Blake
Kirby Smith
Leslie Campione
Sean M. Parks

CITY OF TAVARES ADMINISTRATION
City Administrator, John Drury
Director of Public Works, James D. Dillon
Parks Operations Manager, Traci Anderson

ARCHITECT OF RECORD
C. Elisabeth Manley, PLA

CONTRACTOR
Marbek Construction Company

Staff Recommends: Option 1 - Council Approves Option (1) "When the magic of a playground becomes reality, all boundaries go by the wayside and a child's imagination takes flight. Those acknowledged here dared to soar while envisioning a safe and vibrant playground for all to enjoy, regardless of age and ability. This inclusive space is intended to foster the creativity of adults and children to take flight. The journey of the imagination knows no boundaries for those who visit Wooton Wonderland."

Discussion was held and Mayor Price, Council Member Singer, and Council Member Grenier noted their preference for Option 1.

Council Member Pfister noted her preference for Option 2 and Vice Mayor Gamble stated he was pleased with both options

MOTION

Lori Pfister moved to approve Option 2, seconded by Bob Grenier.

Further discussion was held and Mr. Drury stated there will be a history written about the park which will come before Council at the next meeting. Mr. Dillon confirmed.

Mayor Price amended the motion to include "Dedicated July 2023", using Option 2 and adding Council Member Singers' middle initial".

The motion carried unanimously 5-0.

Tab 12. Update of Tavares-Mount Dora Trail

Mr. Drury made the following presentation:

There exists a Horizon Team made up of Council Member Troy Singer, City Administrator John Drury, and Public Works Director James Dillon regarding the Trail from Tavares to Mount Dora who present this update for the Council's benefit. Lake County is exploring a shift of the trail location from the Rail Right of Way to the Road Right of Way along Old 441 due to CSX Railroad's change of position from wanting to sell the line to Lake County to no longer wanting to sell the line to Lake County. Once the County completes its exploration, the Horizon team will provide a further update on this project.

Mayor Price asked how this affects the rights of way, driveways, parking lots, and sidewalks. Mr. Drury stated Lake County already had the right of way, so no eminent domain was needed. He noted there would be crossings similar to where the railroads are located. Lake County will conduct a PD&E study which will come back for City Council review.

Council Member Singer stated it had been a privilege to serve on the Horizon team. He thanked the support of Senator Rubio, Senator Scott, Congressman Webster, Senator Baxley, Representative Truenow, and County Commissioner Kirby Smith.

Council Member Grenier noted the beautification of some gateways to the city that would improve with this project.

Vice Mayor Gamble noted his concern regarding area between the railroad tracks and Dora Avenue where there are wetlands on both sides. He stated some of the things that were brought to our attention back in that time were that under the roadway were telephone poles to support the road because it was a marsh.

Mr. Drury noted they have not settled on the route and will possibly be located on Lakeshore Drive and come up Disston Avenue to avoid that area.

Tab 13. Lake County Joint Planning Work Group with Cities

Mr. Fitzgerald made the following presentation:

Lake County is hosting a series of "How Shall We Grow"? meetings with cities and the public. The purpose of the joint planning work group meetings is for the Lake County Board of County Commissioners and all 14 municipalities to work together on a vision for future development in Lake County. The work group is working to develop a strategy for promoting growth in targeted urban areas while focusing on maintaining the unique qualities of rural Lake County. This collaborative effort would provide a cohesive plan for future development in all unincorporated and incorporated areas of the county. City Council members, City Administrator and City Planning staff are attending these meetings which occur every several months at different locations around the County. Recently, the Mayor and Community Development Director attended in Clermont where the discussion centered around conservation areas in Lake County that are

delineated in the Florida Natural Areas Inventory (FNAI). An opportunity is provided to discuss this initiative and provide any input going forward to future meetings from the City Council's perspective.

Mr. Drury noted the meetings look at the FNAI Needs Assessment Layers which is a close look to ensure that growth is compatible with our ecological surroundings. He noted that he, Mr. Fitzgerald and Mayor Price attend the meetings and asked Council to choose a Council Member to attend.

Vice-Mayor Gamble asked when the meetings were. Mr. Drury stated they are held quarterly at different times and locations.

Council Member Singer stated his preference for Mayor Price to continue attending the meetings.

Mayor Price stated he is interested in attending the meetings.

MOTION

Troy Singer moved to nominate Walter Price be the representative to the Lake County Joint Planning Group, seconded by Lori Pfister. The motion carried unanimously 5-0.

Vice-Mayor Gamble asked if the County was trying to put something together to stop some growth in Lake County. Mr. Fitzgerald noted he is not aware of anything but rather looking to manage it better in cooperation with all 14 municipalities.

XI. NEW BUSINESS

XII. OLD BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. REPORTS

Tab 14. City Administrator Report

City Administrator

Department Directors

Mr. Dillon stated America in Bloom judges will be in Tavares judging on May 15th and May 16th.

Tab 12. City Council Member Reports

Council Member Grenier said the City was excited to host America in Bloom. He mentioned that May was National Historic Preservation Month and wished a Happy Mother's Day to all the mothers.

Council Member Singer said it was a privilege to attend the Friends of the Library open house celebrating National Library Week and thanked Friends of the Library for their dedication. He noted he attended the First Annual Water Day hosted by the Utilities Department and commended them for a job well done. He said he was looking forward to hosting the America in Bloom judges.

Vice-Mayor Gamble noted the alligator at the corner of Main Street and Lake Ave. on Sunday. He also wished those present a Happy Mother's Day.

Mayor Price wished those present a Happy Mother's Day and noted he attended the Water Day event and found the exhibits informative. He stated it was an honor to have Congressman Webster and Senator Scott hold Constituent Services at our library.

XV. ADJOURNMENT

There was no further business and Mayor Price adjourned the meeting at 4:50 p.m.

Respectfully,

Jillian Roberts, Deputy City Clerk

**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 5

SUBJECT TITLE: Estates at Lake Saunders - Minor Plat (Community Development)

OBJECTIVE:

To approve the Minor Plat for Estates at Lake Saunders Located South of Dora Ave., East of Lake Villa Dr.

SUMMARY:

Estates at Lake Saunders is a proposed minor residential subdivision located south of Dora Avenue, east of Lake Villa Drive. The subject property is approximately 02.12 acres in size, and the proposed Minor Plat subdivides the land into 3 lots for single family dwellings and a tract for future development of 4 duplexes (8 dwelling units) as permitted under the existing Planned Development zoning approved by City Council on June 15, 2022. Lot 3 of the Plat is delineated to accommodate an existing single family home. The negligible impact of the project exempts it from traffic and school concurrency review. City staff has reviewed the Plat and determined that adopted levels of service for all regulated public facilities will be provided. This Plat document meets the requirements of the City of Tavares Land Development Regulations and Comprehensive Plan.

OPTIONS:

1. City Council approves the Plat for Estates at Lake Saunders Located South of Dora Ave., East of Lake Villa Dr.
2. City Council denies the Plat.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve the Plat for Estates at Lake Saunders Located South of Dora Ave., East of Lake Villa Dr.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Minor Plat
2. Aerial Map
3. Title Opinion
4. Taxes Paid

Attachments not provided are available to the public upon request to the City Clerk.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 6

SUBJECT TITLE: Abby's Water Sports LLC, Commercial Marina Lease Agreement (Economic Development)

OBJECTIVE:

For Council to approve the attached lease agreement between the City of Tavares and Abby's Water Sports LLC for their use of providing Craig Cat boat rental operations at the City of Tavares Marina.

SUMMARY:

Abby's Water Sports LLC wishes to enter into a commercial agreement with the City in order to provide boat rental services to the public from the City of Tavares Marina. Salient points for this lease are:

- A 1-year initial term with 5 additional 1-year optional renewal terms.
- A monthly boat slip lease fee payment of \$590 for two (2) thirty-five (35) foot boat slips at the rental rate of \$295.00 per slip.
- A 4% increase in lease rate per year for each renewal period throughout the term of the lease.

OPTIONS:

1. For Council to approve the attached lease agreement between the City of Tavares and Abby's Watersports LLC
2. For Council to not approve the attached lease agreement between the City of Tavares and Abby's Watersports LLC

STAFF RECOMMENDATION:

Staff recommends that Council moves to approve option 1

FISCAL IMPACT:

The first year of this agreement will generate additional revenues of \$7,080 in total lease rental fees for the Seaplane Base/Marina Enterprise fund, increasing to \$7,363.20 for year two with an additional 4% increase each additional year thereafter.

LEGAL SUFFICIENCY:

Legally Sufficient

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Abbys water sports AGREEMENT V1 (002)

Attachments not provided are available to the public upon request to the City Clerk.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 7

SUBJECT TITLE: Adventure Boating Club LLC, First Amendment to Commercial Marina Lease Agreement (Economic Development)

OBJECTIVE:

For Council to Approve the attached first amendment to the existing commercial marina lease agreement with Adventure Boating Club LLC for the addition of two (2) thirty -five (35) foot boat slips and the deletion of fifty-five (55) feet of linear dock space currently under lease, but not in use by the tenant.

SUMMARY:

A commercial marina lease agreement between the City of Tavaré and Adventure Boating Club LLC was executed in October of 2021 (attached) for their occupancy of five (5) Thirty-five-foot (35') slips and fifty-five (55) linear feet of dock space. Due to an increase in demand, they have requested to lease (2) two additional thirty-five foot (35') slips at a rate of an additional \$292.00 per month each, and remove the (55) fifty-five feet of linear dock space at a rate of \$7.20 per foot. The attached first amendment to the existing lease has been developed for Council consideration to include the following:

1. (2) two additional thirty-five foot (35') slips at a rate of an additional \$292.00 per month each for a total additional monthly rent payment of \$584
2. Removal of the (55) fifty-five feet of linear dock space rental at a rate of \$7.20 per foot for a total of \$396
3. The net monthly difference in rent will be an increase of \$188 per month.

OPTIONS:

1. For Council to move to approve the attached First Amendment to the Adventure Boating Club LLC Commercial Marina Lease Agreement.
2. For Council not to move to approve the attached First Amendment to the Adventure Boating Club LLC Commercial Marina Lease Agreement.

STAFF RECOMMENDATION:

Staff recommends that Council moves to approve option 1.

FISCAL IMPACT:

The tenant will pay an additional \$584.00 per month for the additional two slips for a new modified total of TWO THOUSAND THREE HUNDRED SIXTY DOLLARS) \$2,360.00 upon approval of this

addendum.

LEGAL SUFFICIENCY:

Legally Sufficient.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Adventure boating club - fully executed
2. ADVENTUREBOATSHAREFIRST AMENDMENT 2023 CONTRACTDraft1 (002)

Attachments not provided are available to the public upon request to the City Clerk.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 8

SUBJECT TITLE: Ordinance 2023-09 - S&S Holdings of Florida LLC / SHREE SAI 9 Inc. - Annexation & Rezoning of Approximately 0.44 Acres Located at 15226 & 15236 Old US Hwy 441 (Community Development)

OBJECTIVE:

To consider the annexation and rezoning to Highway Commercial (C-2) of approximately 0.44 acres of property located at 15226 & 15236 Old US Hwy 441.

SUMMARY:

The subject property is approximately 0.44 acres located at 15226 & 15236 Old US Hwy 441, south of Old US Hwy 441, east of David Walker Drive. Both parcels of property are presently zoned as Lake County Light Industrial District (LM). The applicant is proposing that the property be annexed and rezoned to City Highway Commercial (C-2).

The proposed zoning of Highway Commercial (C-2) is compatible with the surrounding zoning and accommodates pre-existing use of the property. The property is adjacent to parcels designated as industrial and is in close proximity to residential zoning. Both parcels are developed, and each parcel contains an existing commercial building that has operated as an auto repair shop and a convenience store.

The annexation of this property has been reviewed per the City's Annexation Policy. It has been determined by City staff that the property may be properly serviced by the City without undue hardship or significant negative fiscal impact on the City. City water and sewer service is available to the property, and the property owner has applied to connect to City utilities.

The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Urban High Density to City of Tavares Commercial (COM) on the Future Land Use Map 2040.

OPTIONS:

1. City Council moves to approve Ordinance 2023-09 annexation and rezoning to Highway Commercial (C-2) approximately 0.44 acres of property located at 15226 & 15236 Old US Hwy 441.
2. City Council moves to deny Ordinance 2023-09.

STAFF RECOMMENDATION:

At their April 20th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2023-09.

Staff recommends that City Council moves to approve Ordinance 2023-09 annexation and rezoning to Highway Commercial (C-2) approximately 0.44 acres of property located at 15226 & 15236 Old US Hwy 441.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ordinance 2023-09
2. Aerial Map
3. Zoning Map
4. 4-20-2023 P&Z Meeting Minutes
5. Newspaper Ad - 4-9-23
6. Newspaper Ad - 4-16-23

ORDINANCE 2023-09

AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 0.44 ACRES OF LAND LOCATED AT 15226 OLD US HWY 441 AND 15236 OLD US HWY 441, REZONING SAID PROPERTY FROM LAKE COUNTY LIGHT INDUSTRIAL DISTRICT (LM) TO CITY OF TAVARES HIGHWAY COMMERCIAL (C-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

WHEREAS, the City is concurrently processing an amendment to the City's Comprehensive Plan to re-designate the property from Lake County Urban High Density to City of Tavares Commercial (COM) on the Future Land Use Map 2040; and

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

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

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

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

Section 1. Annexation

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

Section 2. Rezoning

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

Section 3. Severability.

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

Section 4. Effective Date.

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

PASSED AND ORDAINED this _____ of _____, 2023, by the City Council of the City of Tavares, Florida.

Walter B. Price, Sr., Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

Susie Novack, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Lindsay C. T. Holt, City Attorney

EXHIBIT "A"

That part of Lots U and A in a Map of the Lands of the VIRGINIA LAND CORPORATION, a subdivision in Lake County, Florida, according to the plat thereof as recorded in Plat Book 2, Page 29, Public Records of Lake County, Florida, bounded and described as follows:

Begin at the intersection of the Southerly right of way line of Old U.S. Hwy. 441 and the West line of said Lot U and run thence South along said West line to the Northerly right of way line of the Railroad, thence Easterly along said Northerly right of way line 90 feet, thence Northerly to a point on the Southerly right of way line of Old U.S. Hwy. 441 which is 100 feet Easterly of the Point of Beginning as measured along said Southerly right of way line, thence Westerly along said Southerly right of way line 100 feet to the Point of Beginning.

ALSO:

Begin at the intersection of the Southerly right of way line of Old U.S. Hwy. 441 and the East line of said Lot A and run thence South 03°02'38" West 104.2 feet, more or less to a point on the Northerly right of way line of the Railroad which is 5 feet Westerly of the East line of said Lot A as measured along said Northerly right of way line, thence Easterly along said Northerly right of way line 5 feet to the East line of said Lot A, thence North along said East line to the Point of Beginning.

AND

That part of the East 100 feet of Lot A in a Map of the Lands of the VIRGINIA LAND CORPORATION, a subdivision in Lake County, Florida, according to the plat thereof as recorded in Plat Book 2, Page 29, Public Records of Lake County, Florida, lying South of the Southerly right of way line of Old U.S. Hwy. 441 and North of the Northerly right of way line of the Railroad,

LESS and EXCEPT the following:

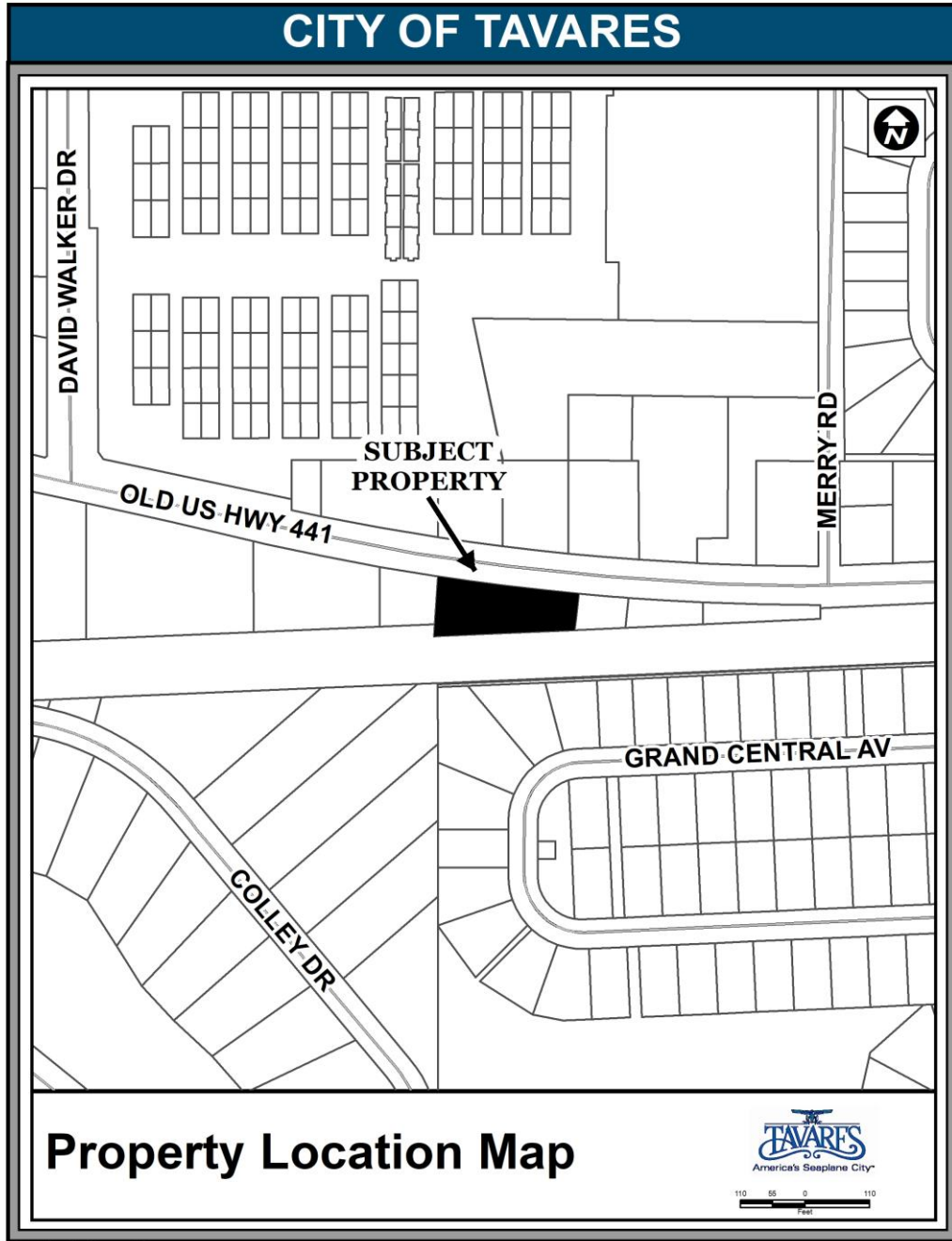
Begin at the intersection of the Southerly right of line of Old U.S. Hwy. 441 and the East line of said Lot A and run thence South 03°02'38" West 104.2 feet, more or less, to a point on the Northerly right of way line of the Railroad which is 5 feet Westerly of the East line of said Lot A as measured along said Northerly right of way line, thence Easterly along said Northerly right of way line 5 feet to the East line of said Lot A, thence North along said East line to the Point of Beginning.

EXHIBIT "A" Continued

That part of Lot "U" according to the Map of Virginia Land Corporation, recorded in Plat Book 2, Page 29, Public Records of Lake County, Florida bounded and described as follows: From the Northwest corner of said Lot "U", run thence South along the West line of said Lot "U" a distance of 306.14 feet to a point on the Northerly line of the right-of-way of the Seaboard Coastline Railroad; run thence North 86°58'00" East along said Northerly right-of-way line 102.7 feet for a Point of Beginning; run thence North 05°58'00" East 83.57 feet to the Southerly right-of-way line of Old U.S. Highway No. 441, said point being hereby designated as Point "A", thence begin again at the Point of Beginning and run thence North 86°58'00" East along the Northerly line of the right-of-way of said Railroad 131 feet; run thence North 05°58'00" East 63.3 feet to the Southerly right-of-way line of Old U.S. Highway 441; run thence Northwesterly along said Southerly right-of-way line 129.38 feet, more or less to said designated Point "A".

Being more particularly described as follows:

That part of Lot "U" according to the Map of Virginia Land Corporation, recorded in Plat Book 2, Page 29, Public Records of Lake County, Florida bounded and described as follows: From the Northwest corner of said Lot "U", run thence South along the West line of said Lot "U" a distance of 306.14 feet to a point on the Northerly line of the right-of-way of the Seaboard Coastline Railroad; run thence North 86°58'00" East along said Northerly right-of-way line, a distance of 102.7 feet for a Point of Beginning; run thence North 05°58'00" East, a distance of 83.57 feet to the Southerly right-of-way line of Old U.S. Highway No. 441, said point being hereby designated as Point "A", said point also being a point on a curve, thence begin again at the Point of Beginning and run thence North 86°58'00" East along the Northerly line of the right-of-way of said Railroad, a distance of 131.00 feet; run thence North 05°58'00" East, a distance of 63.3 feet to the Southerly right-of-way line of Old U.S. Highway 441, said point being on a curve concave Southerly, having a radius of 4298.17 feet, a Delta of 01°43'40", and subtended by a chord bearing of North 84°07'55" West, with a chord distance of 129.39 feet; run thence Northwesterly along the Arc of said curve a distance of 129.39 feet, more or less to said designated Point "A". Said lands situate, lying and being in Lake County, Florida.



Created By: City of Tavares GIS

pzd\DATA\PROJECT FILES\Sanjay's 15226 & 15236 Old US HWY 441; Annex, Rezoning, SSFLUM - PZ20230-06\AD.mxd

Map Created on 3/20/23

**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 9

SUBJECT TITLE: Ordinance 2023-10 - S&S Holdings of Florida LLC / SHREE SAI 9 Inc. - SSFLUM Amendment of Approximately 0.44 Acres Located at 15226 & 15236 Old US Hwy 441 (Community Development)

OBJECTIVE:

To consider an application for a Future Land Use Map amendment from Lake County Urban High Density to City Commercial (COM) for 0.44 acres of property located at 15226 & 15236 Old US Hwy 441.

SUMMARY:

The subject property is located at 15226 & 15236 Old US Hwy 441, south of Old 441, east of David Walker Dr., and is approximately 0.44 acres in size. Each parcel of property has one (1) building and has a land use designation of Lake County Urban High Density. The property owner is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2040 to change the designation of said property from Lake County Urban High Density to City Commercial (COM).

Ordinance 2023-10 proposes a small-scale amendment to the Future Land Use Map 2040 of the Comprehensive Plan from Lake County Urban High Density to City Commercial (COM).

The subject property is adjacent to a mixture of industrial, commercial, and residential uses. An application to annex and rezone this property to a Highway Commercial (C-2) designation is concurrently under consideration.

Future Land Use Amendment

The city is required to place a future land use designation on annexed property. The subject property is currently designated Lake County Urban High Density. A Commercial (COM) designation is compatible with surrounding property and County Future Land Use.

Compatibility

The land surrounding this property is residential, commercial, and industrial in nature.

Site Conditions

The property currently contains one (1) building on each parcel.

Impact on City Services

The subject property is located in the City's Utility Service Boundary Area. The City of Tavares has municipal water and waste water utility service available for the subject parcel. The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse impacts on Levels of Service are not

implicated.

FINDINGS

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

1. A Commercial (COM) 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.

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

OPTIONS:

1. City Council moves to approve Ordinance 2023-10, a Future Land Use Map amendment from Lake County Urban High Density to City Commercial (COM) for 0.44 acres of property located at 15226 & 15236 Old US Hwy 441.
2. City Council moves to deny Ordinance 2023-10.

STAFF RECOMMENDATION:

At their April 20th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2023-10.

Staff recommends that City Council moves to approve Ordinance 2023-10, a Future Land Use Map amendment from Lake County Urban High Density to City Commercial (COM) for 0.44 acres of property located at 15226 & 15236 Old US Hwy 441.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ordinance 2023-10
2. FLU Map
3. 4-20-2023 P&Z Meeting Minutes

ORDINANCE 2023-10

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 0.44 ACRES OF PROPERTY FROM LAKE COUNTY URBAN HIGH DENSITY TO CITY COMMERCIAL (COM) FOR PROPERTY LOCATED AT 15226 OLD US HWY 441 AND 15236 OLD US HWY 441; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property described in **Exhibit “A”** attached hereto, is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2040 to change the designation of said property from Lake County Urban High Density to City Commercial (COM); and

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

WHEREAS, the property consists of less than ten acres;

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

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

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

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

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

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

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

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

Section 1. Future Land Use Amendment

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

Section 2. Severability and Conflicts

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

Section 3. Transmittal

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

Section 4. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan

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

PASSED AND ORDAINED this _____ of _____, 2023, by the City Council of the City of Tavares, Florida.

Walter B. Price, Sr., Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

Susie Novack, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Lindsay C. T. Holt, City Attorney

EXHIBIT "A"

That part of Lots U and A in a Map of the Lands of the VIRGINIA LAND CORPORATION, a subdivision in Lake County, Florida, according to the plat thereof as recorded in Plat Book 2, Page 29, Public Records of Lake County, Florida, bounded and described as follows:

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ALSO:

Begin at the intersection of the Southerly right of way line of Old U.S. Hwy. 441 and the East line of said Lot A and run thence South 03°02'38" West 104.2 feet, more or less to a point on the Northerly right of way line of the Railroad which is 5 feet Westerly of the East line of said Lot A as measured along said Northerly right of way line, thence Easterly along said Northerly right of way line 5 feet to the East line of said Lot A, thence North along said East line to the Point of Beginning.

AND

That part of the East 100 feet of Lot A in a Map of the Lands of the VIRGINIA LAND CORPORATION, a subdivision in Lake County, Florida, according to the plat thereof as recorded in Plat Book 2, Page 29, Public Records of Lake County, Florida, lying South of the Southerly right of way line of Old U.S. Hwy. 441 and North of the Northerly right of way line of the Railroad,

LESS and EXCEPT the following:

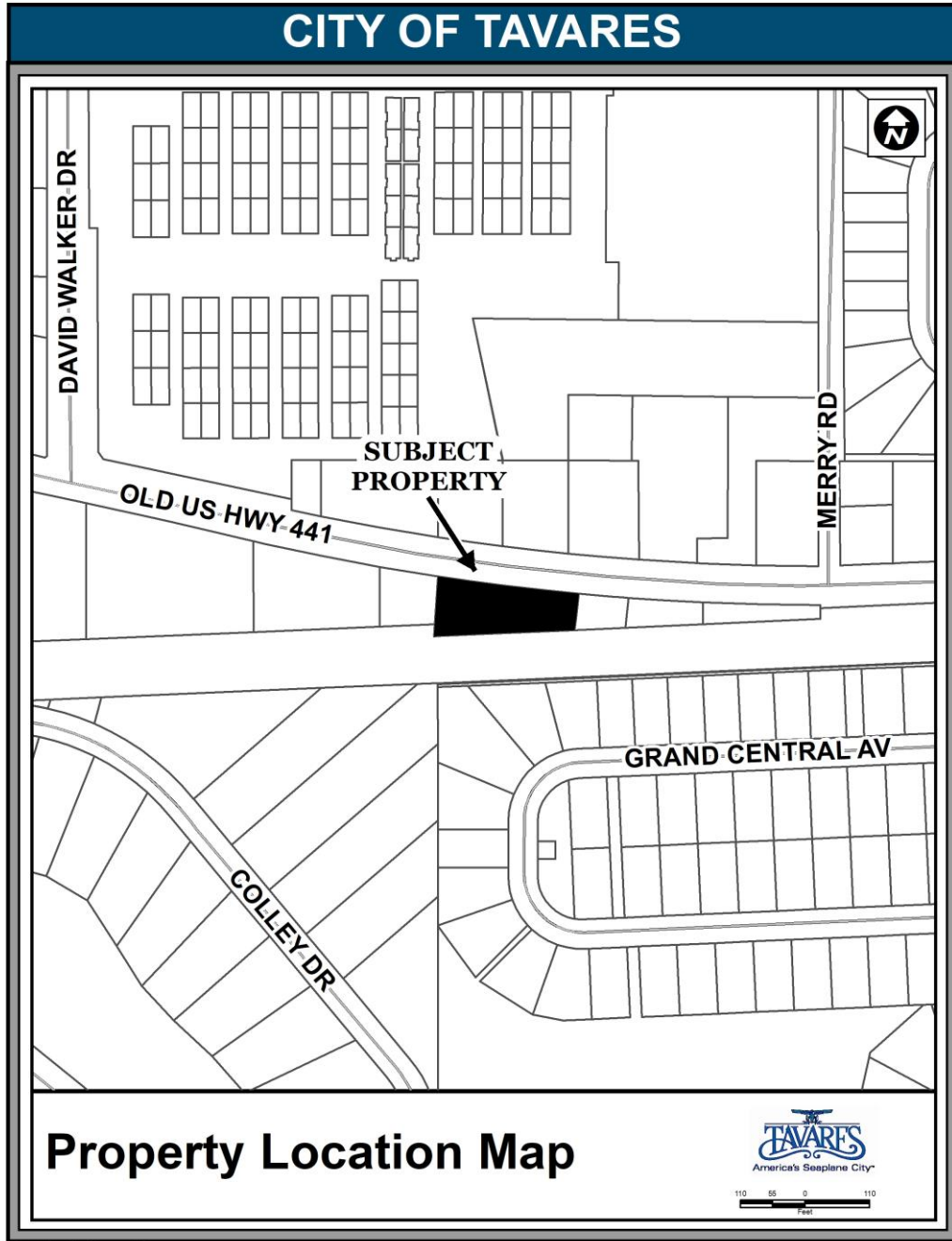
Begin at the intersection of the Southerly right of line of Old U.S. Hwy. 441 and the East line of said Lot A and run thence South 03°02'38" West 104.2 feet, more or less, to a point on the Northerly right of way line of the Railroad which is 5 feet Westerly of the East line of said Lot A as measured along said Northerly right of way line, thence Easterly along said Northerly right of way line 5 feet to the East line of said Lot A, thence North along said East line to the Point of Beginning.

EXHIBIT "A" Continued

That part of Lot "U" according to the Map of Virginia Land Corporation, recorded in Plat Book 2, Page 29, Public Records of Lake County, Florida bounded and described as follows: From the Northwest corner of said Lot "U", run thence South along the West line of said Lot "U" a distance of 306.14 feet to a point on the Northerly line of the right-of-way of the Seaboard Coastline Railroad; run thence North 86°58'00" East along said Northerly right-of-way line 102.7 feet for a Point of Beginning; run thence North 05°58'00" East 83.57 feet to the Southerly right-of-way line of Old U.S. Highway No. 441, said point being hereby designated as Point "A", thence begin again at the Point of Beginning and run thence North 86°58'00" East along the Northerly line of the right-of-way of said Railroad 131 feet; run thence North 05°58'00" East 63.3 feet to the Southerly right-of-way line of Old U.S. Highway 441; run thence Northwesterly along said Southerly right-of-way line 129.38 feet, more or less to said designated Point "A".

Being more particularly described as follows:

That part of Lot "U" according to the Map of Virginia Land Corporation, recorded in Plat Book 2, Page 29, Public Records of Lake County, Florida bounded and described as follows: From the Northwest corner of said Lot "U", run thence South along the West line of said Lot "U" a distance of 306.14 feet to a point on the Northerly line of the right-of-way of the Seaboard Coastline Railroad; run thence North 86°58'00" East along said Northerly right-of-way line, a distance of 102.7 feet for a Point of Beginning; run thence North 05°58'00" East, a distance of 83.57 feet to the Southerly right-of-way line of Old U.S. Highway No. 441, said point being hereby designated as Point "A", said point also being a point on a curve, thence begin again at the Point of Beginning and run thence North 86°58'00" East along the Northerly line of the right-of-way of said Railroad, a distance of 131.00 feet; run thence North 05°58'00" East, a distance of 63.3 feet to the Southerly right-of-way line of Old U.S. Highway 441, said point being on a curve concave Southerly, having a radius of 4298.17 feet, a Delta of 01°43'40", and subtended by a chord bearing of North 84°07'55" West, with a chord distance of 129.39 feet; run thence Northwesterly along the Arc of said curve a distance of 129.39 feet, more or less to said designated Point "A". Said lands situate, lying and being in Lake County, Florida.



Created By: City of Tavares GIS

pzd\DATA\PROJECT FILES\Sanjay's 15226 & 15236 Old US HWY 441; Annex, Rezoning, SSFLUM - PZ20230-06\AD.mxd

Map Created on 3/20/23

**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 10

SUBJECT TITLE: Ordinance 2023-01 - TPO-FL, LLC - Rezoning of Approximately 01.05 Acres Located South of Madison Street, West of Orange Avenue (Community Development)

OBJECTIVE:

To consider the rezoning of approximately 01.05 acres of property located south of Madison Street, west of Orange Avenue from Residential Single Family (RSF-1) to Highway Commercial (C-2).

SUMMARY:

The subject property consists of approximately 01.05 acres of property located south of Madison Street, west of Orange Avenue. The property is currently zoned as Residential Single Family (RSF-1), and the applicant is proposing that the property be rezoned to Highway Commercial (C-2).

The proposed zoning of Highway Commercial (C-2) is compatible with the commercial zoning that currently abuts the subject property and US Hwy 441. The applicant at this time envisions the demolition of existing structures, and the construction of a new convenience store with fuel pumps. The proposed use is allowable under the Highway Commercial (C-2) zoning. The site will be designed with access points on US Hwy 441 and Orange Avenue. Effective access to the site will include the addition of a right turn lane on US-441, modifications to existing turn lanes on US-441 and Orange Avenue, traffic signal timing adjustments, and new signage. In an effort to preserve the character of the residential neighborhood that currently abuts Highway Commercial (C-2) zoning, no direct access onto Madison Street will be permitted. Where the site abuts Madison Street and the residential use, a landscape buffer including a six foot (6') decorative wall will be installed per the City's Land Development Regulations. The total site construction area is 01.99 acres, which includes property abutting US Hwy 441 already zoned as Highway Commercial (C-2) and the 01.05 acres of property under consideration for rezoning. The proposal is consistent with the City's Economic Development Strategy and Comprehensive Plan which supports Highway Commercial development along the US-441 corridor.

The environmental assessment submitted by ECS Florida, LLC indicates no adverse conditions or environmental concerns with the property. Prior to any development, the property owner must comply with all Florida Fish and Wildlife Conservation Commission provisions as they pertain to threatened species.

The traffic analysis submitted by Stonefield Engineering & Design, LLC does not indicate an adverse impact on the level of service for surrounding roadways. The report states that the site-generated trips of the proposed development would consist largely of "pass-by" trips as opposed to new vehicles on the roadway. The report includes a recommendation for certain roadway improvements, including modifications to the turn lanes on US Hwy 441 and Orange Avenue, signal timing adjustments, and signage.

Development of the property will be in accordance with the City's Land Development Regulations. Prior to the issuance of any Building Permits for this property, compliance with all applicable regulations will

be required.

The City is concurrently processing a future land use map amendment to re-designate the property from Residential Low Density (LOW) to Commercial (COM) on the Future Land Use Map 2040.

OPTIONS:

1. City Council moves to approve Ordinance 2023-01 rezoning approximately 01.05 acres of property located south of Madison Street, west of Orange Avenue from Residential Single Family (RSF-1) to Highway Commercial (C-2).

2. City Council moves to deny Ordinance 2023-01.

STAFF RECOMMENDATION:

At their April 20th meeting, the Planning & Zoning Board voted unanimously to recommend denial of Ordinance 2023-01.

Staff recommends that City Council moves to approve Ordinance 2023-01 rezoning approximately 01.05 acres of property located south of Madison Street, west of Orange Avenue from Residential Single Family (RSF-1) to Highway Commercial (C-2).

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ordinance 2023-01
2. Aerial Map - Rezoning
3. Zoning Map
4. Site Construction Area Map
5. Conceptual Plan
6. Architectural Rendering
7. Landscape Buffer Rendering
8. Traffic Improvement Plan
9. Fuel Delivery Circulation Plan
10. 4-20-2023 P&Z Meeting Minutes
11. Newspaper Ad - 4-9-23

ORDINANCE 2023-01

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 01.05 ACRES OF PROPERTY LOCATED SOUTH OF MADISON STREET, WEST OF ORANGE AVENUE, FROM RESIDENTIAL SINGLE FAMILY (RSF-1) TO HIGHWAY COMMERCIAL (C-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owners of the property legally described in “**Exhibit A**” of this Ordinance have applied for the rezoning of this land from Residential Single-Family (RSF-1) to Highway Commercial (C-2); and

WHEREAS, the City is concurrently processing an amendment to the City’s Comprehensive Plan to re-designate the property from Low Density (LOW) to Commercial (COM) on the Future Land Use Map 2040; and

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

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

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

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

Section 1. Rezoning

The said properties, as legally defined in **Exhibit “A”**, attached hereto and made a part herewith, are hereby rezoned from Residential Single-Family (RSF-1) to Highway Commercial (C-2).

Section 2. Severability.

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

Section 3. Effective Date.

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

PASSED AND ORDAINED this _____ of _____, 2023, by the City Council of the City of Tavares, Florida.

Walter B. Price, Sr., Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

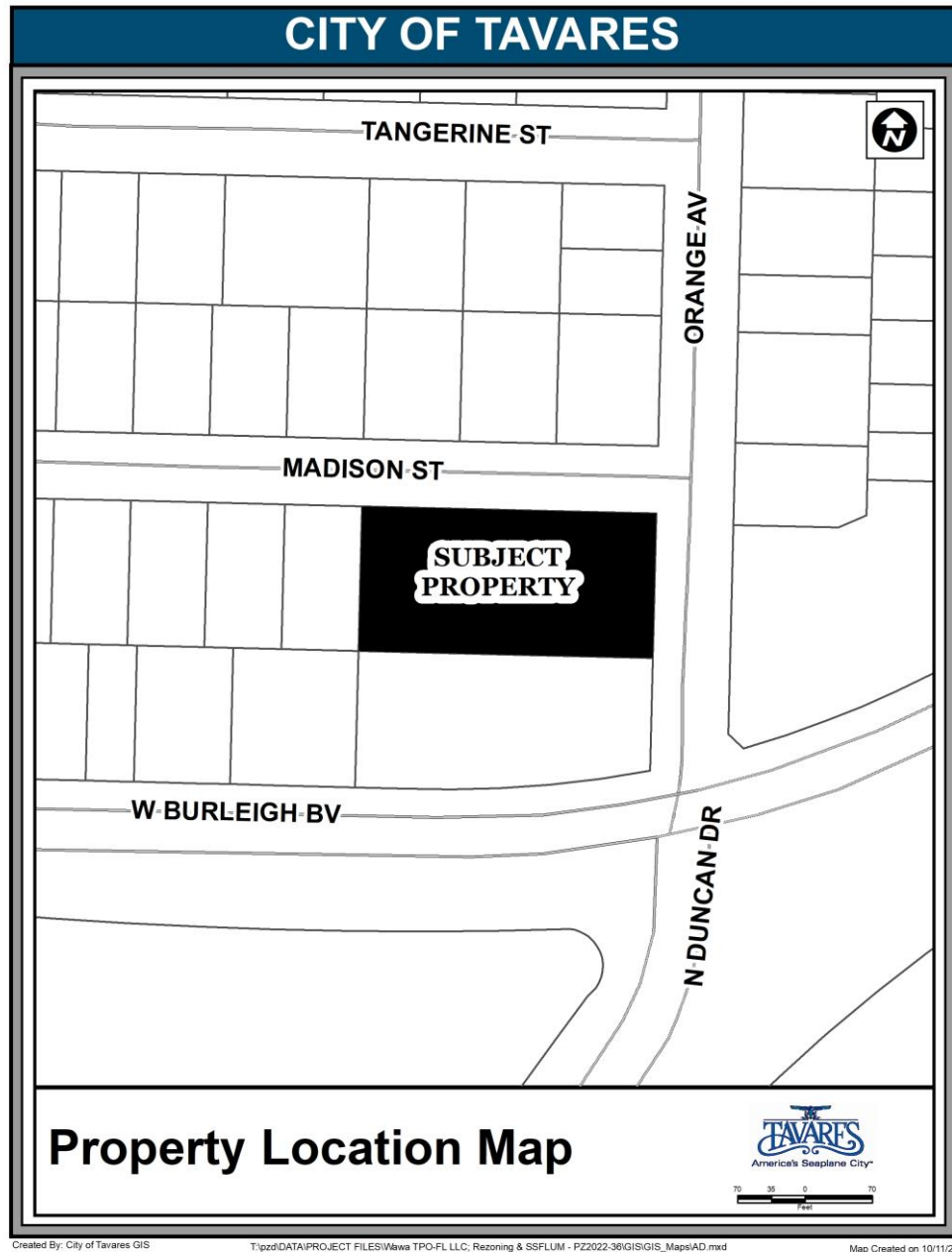
Susie Novack, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Lindsay C. T. Holt, City Attorney

Exhibit "A"

LOTS 13, 14, 15, 16, 17 AND 18, BLOCK E, MAP OF LAKEWOOD PARK ADDITION TO THE CITY OF TAVARES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 1, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 11

SUBJECT TITLE: Ordinance 2023-02 - TPO-FL, LLC - SSFLUM Amendment of Approximately 01.05 Acres Located South of Madison Street, West of Orange Avenue (Community Development)

OBJECTIVE:

To consider a Future Land Use Map amendment from Low Density (LOW) to Commercial (COM) for 01.05 acres located south of Madison Street, west of Orange Avenue.

SUMMARY:

The subject property is located south of Madison Street, west of Orange Avenue, and is approximately 01.05 acres in size. The land presently has one (1) building and has a land use designation of Low Density (LOW). The property owner is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2040 to change the designation of said property from Low Density (LOW) to Commercial (COM).

Ordinance 2023-02 proposes a small-scale amendment to the Future Land Use Map 2040 of the Comprehensive Plan from Low Density (LOW) to Commercial (COM).

The subject property is adjacent to a mixture of residential and commercial uses. An application to rezone this property to a Highway Commercial (C-2) designation is concurrently under consideration.

Future Land Use Amendment

The city is required to place a future land use designation on annexed property. The subject property is currently designated Low Density (LOW). A Commercial (COM) designation is compatible with surrounding property and County future land use.

Compatibility

The land surrounding this property is residential and commercial in nature.

Site Conditions

The property currently contains one (1) building.

Impact on City Services

The subject property is located in the City's Utility Service Boundary Area. The City of Tavares has municipal water and waste water utility service available for the subject parcel. The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse impacts on Levels of Service are not implicated.

FINDINGS

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

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

OPTIONS:

1. City Council moves to approve Ordinance 2023-02, a Future Land Use Map amendment from Low Density (LOW) to Commercial (COM) for 01.05 acres located south of Madison Street, west of Orange Avenue.
2. City Council moves to deny Ordinance 2023-02.

STAFF RECOMMENDATION:

At their April 20th meeting, the Planning & Zoning Board voted unanimously to recommend denial of Ordinance 2023-02.

Staff recommends that City Council moves to approve Ordinance 2023-02, a Future Land Use Map amendment from Low Density (LOW) to Commercial (COM) for 01.05 acres located south of Madison Street, west of Orange Avenue.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ordinance 2023-02
2. FLU Map
3. 4-20-2023 P&Z Meeting Minutes

ORDINANCE 2023-02

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 01.05 ACRES OF PROPERTY FROM LOW DENSITY (LOW) TO COMMERCIAL (COM) FOR PROPERTY LOCATED SOUTH OF MADISON STREET, WEST OF ORANGE AVENUE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property described in Exhibit “A” attached hereto, is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2040 to change the designation of said property from Low Density (LOW) to Commercial (COM); and

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

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

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

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

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

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

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

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

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

Section 1. Future Land Use Amendment

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

Section 2. Severability and Conflicts

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

Section 3. Transmittal

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

Section 4. Effective Date

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

PASSED AND ADOPTED this _____ day of _____, 2023 by the City Council of the City of Tavares, Florida.

Walter B. Price, Sr., Mayor
Tavares City Council

First Reading: _____

Second Reading & Final Adoption: _____

ATTEST:

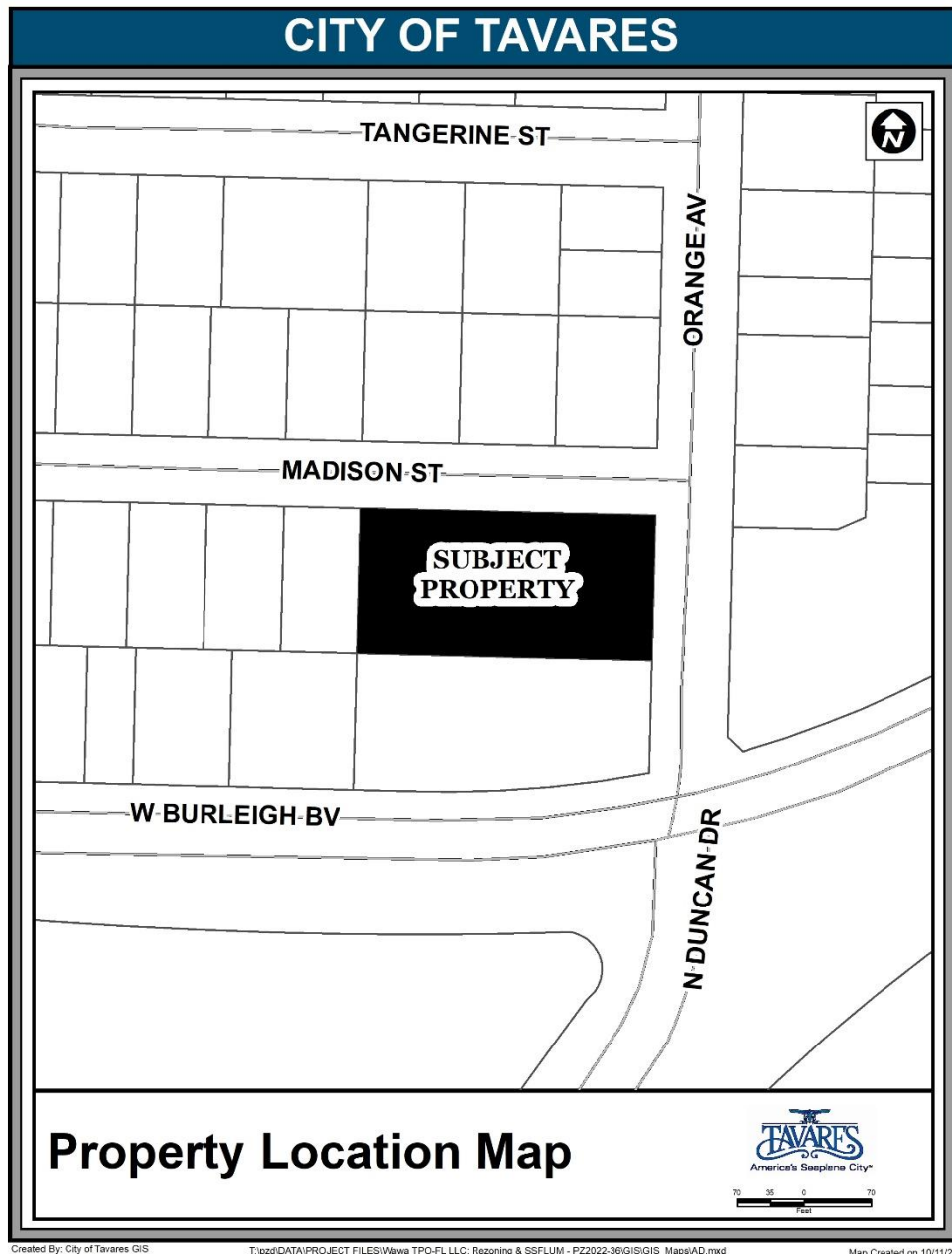
Susie Novack, City Clerk

Approved as to form:

Lindsay C. T. Holt, City Attorney

EXHIBIT "A"

LOTS 13, 14, 15, 16, 17 AND 18, BLOCK E, MAP OF LAKEWOOD PARK ADDITION TO THE CITY OF TAVARES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 1, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 12

SUBJECT TITLE: Golden Triangle Regional Park – East Campus Facility Management and Operation Agreement (Community Services)

OBJECTIVE:

For Council to approve and adopt the Facility Management and Operation Agreement for the Golden Triangle Regional Park – East Campus project with the Central Florida YMCA.

SUMMARY:

On March 29, 2022, the City Council approved and entered into a Memorandum of Understanding (MOU) - (attached) with Lake County and the Central Florida YMCA to explore a public/private partnership opportunity for the development of a central regional park for Lake County to be located on the current Golden Triangle YMCA property in Tavares. At the December 7, 2022 meeting, City Council voted unanimously to accept a grant of \$4.8 million from Lake County to purchase the YMCA property, execute a purchase and sales agreement, and negotiate an "Operational Agreement" with the Central Florida YMCA for management of the property.

Before Council is the negotiated Operations Agreement (Facility Management and Operation Agreement) between the City of Tavares and the Central Florida YMCA for management of the new Golden Triangle Regional Park – East Campus. Some highlights of the agreement include:

- The City shall own all land, improvements, and buildings (existing and constructed in the future) and there will be three distinct designated areas as follows:
 - City Designated Areas (CDA)
 - YMCA Designated Areas (YDA)
 - Joint Use Designated Areas (JDA)
- The YMCA will continue to operate just as the YMCA has been operating for 35 years with health and wellness activities, programming for all ages, and aquatics.
- The YMCA will be responsible for paying their own operating costs, utilities, insurance, and all maintenance costs not exceeding \$5,000 within the YDA. Maintenance items above \$5,000 will be reviewed and evaluated by the City for repair options.
- The Aquatic Center (pools, equipment, heater pumps, filtration systems, decking, etc.) will be the sole responsibility of the YMCA to include maintenance, repair, operating costs, etc. (Regardless of cost). The City will have no responsibility for the Aquatic Center.
- The agreement is for a 3-year term with renewable options.

Lake County will be responsible for the long term large capital construction program of the Regional Park. The City's smaller capital and operating costs associated with managing the Golden Triangle Regional Park – East Campus will be included in the FY '24 City budget. It is anticipated that the Community Services current budget will be sufficient to cover the management costs for the remainder of this fiscal year.

OPTIONS:

1. Approve and authorize the execution of the Facility Management and Operation Agreement.
2. Do not authorize the execution of the agreement.

STAFF RECOMMENDATION:

Approve and authorize the execution of the Facility Management and Operation Agreement.

FISCAL IMPACT:

Park maintenance for the remaining 4 months of the current fiscal year is anticipated to be around \$4,000 which will be covered within the current budget.

LEGAL SUFFICIENCY:

Meets legal sufficiency

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. MOU Fully Executed
2. Purchase and Sale Agreement (Fully Executed)
3. YMCA - CITY Operation Agreement

Attachments not provided are available to the public upon request to the City Clerk.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 13

SUBJECT TITLE: Park Square Homes Developer's Agreement for Capital Sewer Line Improvements (Community Development)

OBJECTIVE:

To consider the approval of the Park Square Homes Developer's Agreement for construction of capital sewer line improvements upsizing a sewer forcemain from 6" to 10" north of Slim Haywood Ave.

SUMMARY:

Park Square Homes is proposing the construction of a residential development together with recreational amenities on vacant property located south of Slim Haywood Ave., north of Camp Rd., west of SR-19. The proposed Park Square Homes development includes 197 single family homes and 168 townhomes that, upon construction, will connect to City water and sewer service via existing infrastructure and new infrastructure installed by the developer. Per request of the City's Utility Department, Park Square Homes has agreed to incur the costs to upsize the required 6" sewer forcemain to a 10" forcemain to serve existing and future development in the area. Park Square Homes agrees to design, permit, construct, and inspect the installation of the new 10" sewer forcemain. Pursuant to the City's capital line extension policy, the developer shall be entitled to receive a credit against the transmission element of its utility capital charges for the actual cost of upsizing the capital utility line extensions. A Developer's Agreement regarding such infrastructure improvements has been presented for City Council consideration.

OPTIONS:

1. City Council moves to approve the Park Square Homes Developer's Agreement for construction of capital sewer line improvements upsizing a sewer forcemain from 6" to 10" north of Slim Haywood Ave.

2. City Council moves to deny the Developer's Agreement.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve the Park Square Homes Developer's Agreement for construction of capital sewer line improvements upsizing a sewer forcemain from 6" to 10" north of Slim Haywood Ave.

FISCAL IMPACT:

The developer shall be entitled to sewer connection fee transmission element credit of \$995.00 for each Equivalent Residential Unit (ERU) as building permits are issued. The total amount of transmission element credit shall be equal to the difference in actual cost of construction of the 6" forcemain

vs. 10" forcemain that is certified by the developer's project engineer and verified by the City of Tavares Utility Department Director. The initial estimate of difference in actual cost of construction is \$103,398.00. Credit may apply as building permits are issued until the credit is exhausted.

LEGAL SUFFICIENCY:

The Developer's Agreement has been reviewed for legal sufficiency.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Developer's Agreement - Park Square Homes Utility Upsize

Attachments not provided are available to the public upon request to the City Clerk.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 14

SUBJECT TITLE: School Resource Officer Agreement With Lake County School Board (Police)

OBJECTIVE:

To obtain approval to enter into an agreement for a school resource officer at Tavares Elementary School between the City of Tavares and Lake County School Board.

SUMMARY:

The Lake County School Board (LCSB) provides funding for a police officer to be at Tavares Elementary for security and safety during the school year. This will be the sixth year in which the LCSB and City have entered into this agreement. During the times when there is no school, SRO will be available for duties within the department.

OPTIONS:

1. Approve the agreement between the City of Tavares and LCSB to provide a police officer at Tavares Elementary School.
2. Do not approve the agreement.

STAFF RECOMMENDATION:

Staff recommends Option 1, for the Council to approve the agreement between the City of Tavares and LCSB to provide a police officer at Tavares Elementary School.

FISCAL IMPACT:

The LCSB will pay the City of Tavares \$71,514.00 for a police officer during the school year. This amount has been budgeted in the proposed FY23-24 budget. The cost of the currently assigned officer to the City is \$85,816.00, including benefits. The funding provided by the LCSB covers 10 months for the SRO. If any overtime is incurred as a result of being an SRO, the LCSB will reimburse for the overtime.

LEGAL SUFFICIENCY:

Yes

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. City of Tavares SY23-24

Attachments not provided are available to the public upon request to the City Clerk.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 15

SUBJECT TITLE: City Administrator Report

OBJECTIVE:

The City Administrator will inform the Council on city-related items.

SUMMARY:

The City Administrator will provide a summary at the meeting.

UPCOMING MEETINGS:

City Council Meetings	June 7, 2023, 4:00 p.m., Tavares City Council Chambers June 21, 2023, 4:00 p.m., Tavares City Council Chambers
Planning and Zoning Board Meeting	June 15, 2023, 3:00 p.m., Tavares City Council Chambers
Library Board Meeting	September 13, 2023, 4:00 p.m., Tavares Library Expansion
Code Enforcement Special Magistrate Hearing	May 23, 2023, 4:00 p.m., Tavares City Council Chambers

OUTSIDE AGENCY MEETINGS:

Lake County League of Cities Meeting	June 9, 2023, 12:00 noon, Mount Dora Golf Course
Lake Sumter MPO Governing Board Meeting	June 21, 2023, 2:00 p.m., Suite 175, 1300 Citizens Boulevard, Leesburg
Tavares Chamber of Commerce Business Meeting	May 24, 2023, 11:30 a.m., Tavares Pavilion on the Lake

CITY EVENTS:

The current 2023 City Event calendar is attached.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Tavares_2023_EventCalendar_4.19.2023

Attachments not provided are available to the public upon request to the City Clerk.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
5/17/2023**

AGENDA TAB NO.: 16

SUBJECT TITLE: City Council Member Reports

OBJECTIVE:

To inform the Council on city-related items.

SUMMARY:

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

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

Attachments not provided are available to the public upon request to the City Clerk.