



AGENDA
TAVARES CITY COUNCIL
December 16, 2020
4:00 PM
TAVARES CIVIC CENTER
100 E. CAROLINE 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 Mike Watkins, Friendship CME Church

III. APPROVAL OF AGENDA

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2 Proclamation - Arbor Day (Mayor)

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

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO RECORD

VII. CONSENT AGENDA

Tab 3 Approval of the November 18, 2020 City Council Meeting Minutes
(City Clerk)

VIII. RESOLUTIONS

IX. ORDINANCES - PUBLIC HEARING

First Reading

Second Reading

Tab 4 Ordinance 2020-12 - Land Development Regulations Amendment -
Chapter 21 Temporary Signs on Vacant Property and Miscellaneous

Sign Content (Community Development)

X. GENERAL GOVERNMENT

Tab 5 Race Relations Quarterly Meeting Update (City Administrator)

Tab 6 Alfred Street Train Station Proposal (Economic Development)

Tab 7 SeeClickFix Public Launch Announcement (Public Communications)

XI. NEW BUSINESS

XII. OLD BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. REPORTS

Tab 8 City Administrator Report

Tab 9 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
12/16/2020**

AGENDA TAB NO.: 1

SUBJECT TITLE: Pastor Mike Watkins, Friendship CME Church

OBJECTIVE:

Pastor Mike Watkins, Friendship CME Church, will provide the invocation and lead those present in the Pledge of Allegiance.

SUMMARY:

Pastor Mike Watkins, Friendship CME 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
12/16/2020**

AGENDA TAB NO.: 2

SUBJECT TITLE: Proclamation - Arbor Day (Mayor)

OBJECTIVE:

For the Mayor to read the proclamation declaring January 6, 2021 as City of Tavares Arbor Day.

SUMMARY:

Trees are assets to a community when properly planted and maintained. They provide a multitude of benefits from visual appeal and increased property values to health and wellness. In 2018 the City of Tavares achieved Tree City USA recognition by meeting the program's requirements as established by the Arbor Day Foundation, U.S. Forest Service and the National Association of State Foresters. We therefore declare January 6, 2021 as City of Tavares Arbor Day.

OPTIONS:

1. The Mayor will read a City of Tavares Arbor Day Proclamation.
2. The Mayor will not read a City of Tavares Arbor Day Proclamation.

STAFF RECOMMENDATION:

Option 1. The Mayor will read a City of Tavares Arbor Day Proclamation

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Arbor Day 2021 Proclamation

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



PROCLAMATION

WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil, cuts heating and cooling costs, moderates temperatures, cleans the air, produces life-giving oxygen, and provides a habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, BE IT RESOLVED that I, Amanda Boggus, Mayor of the City of Tavares, do hereby proclaim January 6, 2021 as

CITY OF TAVARES ARBOR DAY

PASSED AND DULY ADOPTED by the Tavares City Council on this 16th day of December, 2020.

Amanda Boggus, Mayor

**AGENDA SUMMARY
TAVARES CITY COUNCIL
12/16/2020**

AGENDA TAB NO.: 3

SUBJECT TITLE: Approval of the November 18, 2020 City Council Meeting Minutes (City Clerk)

OBJECTIVE:

To consider approval of the November 18, 2020 City Council meeting minutes.

SUMMARY:

Attached are the November 18, 2020 Tavares City Council meeting minutes as submitted by the City Clerk.

OPTIONS:

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

STAFF RECOMMENDATION:

For Council approval.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Legally sufficient.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. 11-18-2020 CC Minutes

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



**TAVARES CITY COUNCIL
MEETING MINUTES
NOVEMBER 18, 2020 – 4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 EAST MAIN STREET, TAVARES**

COUNCIL MEMBERS PRESENT

**Amanda Boggus, Mayor
Lou Buigas, Vice Mayor
Lori Pfister, Council Member
Walter Price, Council Member
Troy Singer, Council Member**

STAFF PRESENT

**John Drury, City Administrator
Bob Williams, City Attorney
Susie Novack, City Clerk
Mike Fitzgerald, Community Development Director
Bob Tweedie, Economic Development Director
Lori Houghton, Finance Director
Richard Keith, Fire Chief
Jon Hall, Police Lieutenant
James Dillon, Public Works Director
Phil Clark, Utilities Director
Crissy Bublitz, Human Resources Director
Mark O'Keefe, Public Communications Director**

TAVARES CHAMBER OF COMMERCE

J. Scott Berry, Executive Director

I. CALL TO ORDER

John Drury called the meeting to order at 4:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1. Pastor Justin Burger, First Baptist Church of Tavares

Pastor Justin Burger, First Baptist Church of Tavares, provided the invocation and led those present in the Pledge of Allegiance.

ELECTION RESULTS

Tab 2. Election Results

Ms. Novack made the following presentation:

Effective August 15, 2020 at 12:00 noon, the following candidates qualified for the office of the Tavares City Council:

Seat 1 – Amanda Boggus

Seat 3 – Walter B. Price, Sr. and Roy R. Stevenson

Seat 5 – Lori A. Pfister and Debbie Stivender

The Lake County Canvassing Board consisting of Jason Nimeth, County Judge, Alan Hays, Lake County Supervisor of Elections, and Jennifer Hill, Board of County Commission, Chair, certified the November 3, 2020 election results on November 13, 2020.

For Tavares City Council Seat 1, Amanda Boggus was a qualified incumbent with no opposition and is considered to be elected without opposition.

For Tavares City Council Seat 3, the whole number of votes cast was 8,276 of which

- Walter B. Price, Sr., received 4,600 votes; and,*
- Roy R. Stevenson received 3,676 votes*

For Tavares City Council Seat 5, the whole number of votes cast was 8,161 of which

- Lori A. Pfister received 4,870 votes; and,*
- Debbie Stivender received 3,291 votes*

Ms. Novack congratulated Amanda Boggus, Walter Price, and Lori Pfister.

SWEARING IN OF NEW COUNCIL MEMBERS

Lieutenant Hall swore in Amanda Boggus to Seat 1, Walter B. Price, Sr., to Seat 3, and Lori A. Pfister to Seat 5, Tavares City Council.

CONVENING OF NEW COUNCIL

ELECTION OF MAYOR

Tab 3. Election of Mayor

Mr. Drury made the following presentation:

Section 3.04 of the City Charter states that “The council shall elect from its members, a Mayor and Vice Mayor” and “the City Administrator shall conduct the election of the Mayor”. The Council has traditionally followed Roberts Rules of Order when conducting meeting and elections.

Based on the Roberts Rules of Order process, the City Administrator will open up the floor for nominations of Mayor. Council members will be invited to nominate any council member including themselves. No second is required for a nomination. Once nominations have been completed the City Administrator will close nominations. Any nominee for Mayor may decline such nomination.

The City Administrator will then offer an opportunity for any audience member or council member who wishes to speak to make comment at this time. Upon completion of receiving comment, the City Administrator will request a hand vote (raising of the right arm) for each nominee based on the order in which they were received at time of nomination until three or more votes are made for a nominee.

Mr. Drury opened the floor to nominations for Mayor.

Walter Price nominated Lori Pfister.

Lori Pfister declined the nomination and nominated Amanda Boggus.

There were no more nominations and Mr. Drury closed nominations.

Mr. Drury asked for comments from the audience. There were none.

Mr. Drury asked for comments from the Council. There were none.

Amanda Boggus was elected Mayor by a show of hands 5-0.

Mr. Drury passed the gavel to Mayor Boggus.

ELECTION OF VICE MAYOR

Tab 4. Election of Vice Mayor

Mayor Boggus opened the floor to nominations for Vice Mayor.

Troy Singer nominated Lou Buigas.

Lori Pfister nominated herself.

Mayor Boggus asked for comments from the audience.

Diana Aten, 714 N. St Clair Abrams Avenue, Tavares, congratulated Mayor Boggus and noted her support for Lori Pfister as Vice Mayor.

Don Kehr, 16833 Deer Island Road, Lake County, congratulated Mayor Boggus and said both Council Member Buigas and Council Member Pfister are terrific choices for the position of Vice Mayor. He noted his support for Council Member Pfister to serve in the position.

Michael J. Watkins, 805 Summerall Avenue, Tavares, congratulated the new Council members. He said Council Member Buigas deserves an opportunity to expand her experience. He noted his support for Lou Buigas to serve in the position.

David Serdar, 866 Wintergreen Drive, Fruitland Park, congratulated the new council members and said whoever is chosen will be best to serve.

Kelly Singer, 205 Lakecrest Drive, noted her support for rotation in the position and said whoever serves as Vice Mayor should be present at meetings and public events.

Mayor Boggus asked for comments from the Council.

Council Member Singer said he had the honor and privilege of serving as Mayor and Vice Mayor in the past and said one learns a great deal when serving in the positions. Council Member Singer congratulated Mayor Boggus and said Council Member Pfister has served many years on the Council as Mayor and Vice Mayor. He noted his support for Council Member Buigas.

Mayor Boggus said with either choice it will be a win for the City.

Lou Buigas was elected Vice Mayor by a show of hands 3-2 as follows:

Amanda Boggus: Yes

Lou Buigas: Yes

Lori Pfister: No

Walter Price: No
Troy Singer: Yes

SUNSHINE LAW/ETHICS UPDATE

Tab 5. Sunshine and Ethics Law Update

Attorney Williams reviewed public records laws, Government in the Sunshine laws, gift laws, and ethics laws. He provided an update on public meetings including the requirement of quorums and criteria for attending virtually.

III. APPROVAL OF AGENDA

IV. PROCLAMATIONS/PRESENTATIONS

Tab 6. Recognition of Tavares Middle School Cross Country Team

Mr. Aldrich said the Tavares Middle School Cross Country team consisting of Girls & Boys JV, and Girls & Boys varsity all recently competed in the 2020 FLYRA Florida State Cross Country Championships – Public School Division, and received the following placings:

- Girls JV – 2nd place in the Public School Division (6th Overall Open Division)
- Boys JV – 1st place in the Public School Division (7th Overall Open Division)
- Girls Varsity – 3rd place in the Public School Division
- Boys Varsity – 3rd place in the Public School Division

Members of the cross-country teams were recognized with a special ceremony on the lawn in Ridge Park. Awards were presented by Pete Sherrard, Tavares Recreation Manager, and Tavares Middle School Coaches Kevin Von Maxey and April Von Maxey.

Tab 7. Tavares Chamber of Commerce Update

Mr. Berry provided a 2020 Chamber update with the following highlights:

- Reviewed the immediate actions taken by the Chamber at the onset of Covid-19
- 336 Members with 2 new members joining during the past week
- Lost 51% of revenue due to cancelled events and persevered due to partnership with the City and Trustees
- Reduced hours while maintaining productivity.

Mr. Berry said the Chamber looks forward to resuming a full event schedule in 2021.

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

Attorney Williams stated there were no quasi-judicial matters before Council.

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Ms. Novack read the following Ordinances and Resolutions by title only:

RESOLUTION 2020-25

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, AMENDING THE 2020 FISCAL YEAR ADOPTED BUDGET FOR THE CITY OF TAVARES, REPRESENTING THE FINAL AMENDMENT TO THE ADOPTED BUDGET, AND PROVIDING FOR A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

ORDINANCE 2020-10

AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE CITY OF TAVARES COMPREHENSIVE PLAN IN ITS ENTIRETY PURSUANT TO FLORIDA STATUTES , CHAPTER 163; PROVIDING FOR ADOPTION OF THE CITY OF TAVARES COMPREHENSIVE PLAN 2040, INCLUDING AMENDMENTS TO THE FUTURE LAND USE ELEMENT AND THE FUTURE LAND USE MAP 2020, THE HOUSING ELEMENT, THE CONSERVATION ELEMENT, THE TRANSPORTATION ELEMENT, THE PUBLIC FACILITIES ELEMENT, THE CAPITAL IMPROVEMENTS ELEMENT, THE CONCURRENCY ELEMENT, AND THE INTERGOVERNMENTAL COORDINATION ELEMENT; PROVIDING FOR CREATION OF A RECREATION AND OPEN SPACE ELEMENT; INCLUSIVE OF ALL ASSOCIATED TABLES, EXHIBITS AND MAPS; PROVIDING FOR THE REPEAL OF ORDINANCES INCONSISTENT WITH THIS ORDINANCE PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

VII. CONSENT AGENDA

MOTION

Lou Buigas moved to approve the Consent Agenda, seconded by Walter Price. The motion carried unanimously 5-0.

Tab 8. Approval of October 21, 2020 Regular City Council Meeting Minutes

Approved on the Consent Agenda.

VIII. RESOLUTIONS

Tab 9. Resolution 2020-25 – Final Budget Amendment for FY2020

Ms. Houghton made the following presentation:

Resolution 2020-25 represents increases and/or decreases to the Adopted Budget for Fiscal Year 2020. Appropriation increases represent capital projects, and prior year/project encumbrance rollovers. In addition, the Resolution also reflects transfers between individual accounts within adopted budgets for all departments.

This resolution represents the THIRD AND FINAL AMENDMENT to the Adopted Budget for Fiscal Year 2019-2020.

Mayor Boggus asked for comments from the audience. There were none.

Mayor Boggus asked for comments from the Council. There were none.

MOTION

Lori Pfister moved to approve [Resolution 2020-25], seconded by Troy Singer. The motion carried unanimously 5-0.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Second Reading

Tab 10. Ordinance 2020-10 – Comprehensive Plan Update 2040 – Second Reading/Adoption

Mr. Fitzgerald made the following presentation:

Florida growth management legislation requires local governments to maintain a comprehensive plan that provides the policy foundation for local planning and land use decisions. The comprehensive plan presents a vision for the future with long range goals and objectives that affect local government. Included in the comprehensive plan are elements pertaining to future land use, transportation, housing, recreation & open space, public facilities, capital improvements, conservation, and intergovernmental coordination.

City Council directed staff to complete the process of updating the City of Tavares Comprehensive Plan pursuant to Chapter 163, Florida Statutes (F.S.), and on December 5, 2018 approved the scope of services of Kimley-Horn consulting firm to assist staff in completing this task estimated to take approximately two (2) years. The process included hosting multiple visioning workshops providing the Public and the Comprehensive Plan Committee, made up of City and County stakeholders, the opportunity to express ideas about the future of Tavares, and to provide input and feedback on draft elements and key issues.

At their September 2, 2020 meeting City Council voted unanimously to approve the transmittal of the draft Comprehensive Plan to the Florida Department of Economic Opportunity and other State reviewing agencies. The following is a summary of State agency responses:

- Florida DEO: No comments on the proposed amendment.*
- FDEP: Found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.*
- FDOT: Proposed amendment is not anticipated to result in significant adverse impacts to the State Highway System (SHS) or the Strategic Intermodal System (SIS); the Department has no technical assistance comments.*
- SJWMD: No comments on the proposed amendment; provided technical assistance regarding regional water supply.*
- Department of Education: No comments received*
- Department of State: No comments received*
- East Central Florida Regional Planning Council: No comments received*
- Lake County: No comments received*

The Florida Department of Economic Opportunity has authorized the City of Tavares to adopt the proposed Comprehensive Plan 2040.

Ordinance 2020-10 proposes the adoption of the new comprehensive plan for the City of Tavares entitled "Taking Flight – Comprehensive Plan 2040" replacing in its entirety the City's Comprehensive Plan 2020 adopted on June 6, 2001.

Staff recommends approval of Option 1 - City Council moves to approve Ordinance 2020-10 adopting the new comprehensive plan for the City of Tavares entitled "Taking Flight – Comprehensive Plan 2040" inclusive of all associated tables, exhibits, and maps, and replacing in its entirety the City's Comprehensive Plan 2020.

Mr. Fitzgerald introduced Kelly Klepper and Mike Vaudo, Kimley Horn Representatives.

Mr. Klepper provided a brief presentation of the Comprehensive Plan 2040 Update. He said once adopted it will be transferred back to state and regional agencies for formal adoption.

Mr. Drury asked that the three PowerPoint slides provided by Mr. Kehr be displayed.

Don Kehr, 16833 Deer Island Road, Lake County, provided a handout to the Council depicting three PowerPoint slides that were displayed for the audience. Mr. Kehr said he represented the Shirley Shores Community Group, LLC that is made up of over 2000 residents within the City of Tavares Interlocal Boundary Service Area (ISBA). He said he enjoyed participating in the planning committee and said Council is deciding on what

the City will be over the next twenty years and noted a tremendous amount of work has gone into the plan. He said planning was conducted prior to the Covid-19 pandemic and noted people are moving to Florida from metropolitan areas in the northeast United States due to high taxation and fear. He said these individuals are coming to Tavares to purchase nice homes and live in wealthy areas. He said the plan is skewed to high density residential housing with 52% of residential housing at 25 units per acre over the next twenty years. He said 25 units per acres equates to 4 story 800 to 1,000 square foot homes that will most likely be low-end apartments. He said market demand has changed significantly in the last year and the city is planning in the wrong direction.

Mr. Kehr referred to his presented maps and said the lakeside mixed use property is 1,352 located eight miles from the downtown. He said the residential component of the property is located at the corner of Shirley Shores and East Shirley Shores and he does not see the city building four to six story buildings at that corner. He said the zoning in the area is a minimum of one unit on five acres and asked if the city is going to place 2,500 homes or apartments with twenty-five units per acre next to all of the existing homes. He requested consideration be postponed or delayed to provide an opportunity for area residents to express themselves. He said he understood the city had lots of time to complete the plan as he participated in the meetings, and noted a concern that only he and two others in the area attended public meetings besides himself.

TJ Fish, 1110 Juniper Court, Tavares, said he is a professional planner who previously worked for the City of Tavares. Mr. Fish his biggest concern was the encouragement of suburban sprawl as Lake County and especially South Lake had experienced an erosion of community of character with orange groves replaced with subdivisions and not neighborhoods. He said part of the balancing act is dealing with property rights when establishing and determining future land use designations and zoning and noted some properties have existing entitlements. He said the City has a good product worth adoption and noted there were no objections from the state. He said the city is doing a great job in planning for the future. He noted the plan is the City's plan that includes capital improvements, facilities, housing, environmental, and transportation components. He said policies within the plan are more important than the zoning minutia. He noted the plan includes multi modal implementation with transportation and an emphasis on biking and pedestrian, mixed use, and density in the right places that support development in the local economy. He stated his support and applauded the City's efforts.

Vance Jochim, 12619, Milwaukee Avenue, Lake County, said he has not read the Comprehensive Plan and was relying on Mr. Kehr's comments. He cautioned the Council to honor expectations that if land owners are on one or more acres that there would be no four-story buildings next to them.

Gary Santoro, Royal Harbor, said the Comprehensive Plan is not perfect but it is a good document. He noted the city should purchase property along the 448 corridor before the land prices get too high as there may be a future need for a Fire Department and Police Substation in area.

Mayor Boggus asked for comments from the Council.

Council Member Pfister said she does not like the idea of placing 25 homes per acre in an area with one house to every five acres. She said the majority of the residents in the area are not in support and are willing to pay higher taxes to not have as many houses. She said those residents wish to keep their community small. Councilmember Pfister noted her concern for increasing homes by 58% over 20 years.

Mr. Drury asked if it is fair to say that the unincorporated area in the ISBA does not have an overlay of future land uses. Mr. Fitzgerald said no, and noted there is nothing in the Shirley Shores area that is 25 units per acre.

Mr. Drury said there is an incorporated city boundary area and there are unincorporated areas in the City's ISBA. He said every time a property owner wants to sell their property, annex into the city, and complete a project they have to come before the Planning and Zoning Board and City Council. At that time the property owner will ask for an appropriate zoning and land use from a menu of options to choose from. The property owner will then go to the Planning and Zoning Board, and they will recommend to the Council whether it is compatible with the surrounding property and whether it is a good use of the property. The request will then come to the City Council for consideration at which time the Council will have an opportunity to decide whether it is compatible and good planning for the surrounding property. He said the Council is not setting the future land use on unincorporated rural lands as that happens when someone wants to voluntarily annex into the City. Mr. Fitzgerald confirmed and said the area that abuts Shirley Shores Road and East Shirley Shores Road is part of the lakeside mixed use land use. He referred to page 1-17, paragraph 3, of the Comprehensive Plan and said the residential area was previously set by Council at 1.5 dwelling units per gross acre and not 25 units per acre. He said 25 units per acre is within the downtown core area and he would not propose or recommend 25 units per acre in the Shirley Shores area. Mr. Fitzgerald noted a request of 25 units per acre would probably not make it to Council for consideration.

Council Member Price asked if the Shirley Shores area was not going to be high density and instead 1.5 dwelling units per acre. Mr. Fitzgerald confirmed and said the 1,352 acres was previously designated as residential at 1.5 units per acre.

Council Member Price asked if the projection for the City is roughly 8,400 homes to 13,000 homes over the next 20 years, with 50% of those are going to be in one development. Mr. Fitzgerald said the projection for the total amount of land use currently set in the city, with a full build, could potentially be 13,000 homes. Council Member Price asked if those 5,000 new units at full buildout would include 2,500 homes in one development. He asked where the 2,500 homes would be included per the DIA 1-7 Date Inventory page of the plan. Mr. Fitzgerald said the 2,500 acres would not just be in the Shirley Shores area and what was annexed into the City includes 1,352 acres from the blueberry farm to Jack Street.

Mr. Drury said the 1,352 acres was annexed into the city many years ago and at the time 60% included wetlands with 40% developable. The property owner asked to build out at some time in the future.

Mr. Klepper said the lakeside mixed use designation approved in the previous Comprehensive Plan was not altered because the densities and intensities were already approved by the state as well as the City. He said for that reason there was a focus on redevelopment which is why there is a higher density identified in and around the core of the downtown. He said the 25 units per acre is in the downtown area and immediate adjacent tiers.

Council Member Pfister inquired about the location of the lakeside mixed use designation. Mr. Klepper said the high-density lakeside mixed use is in the downtown, and when looking at water for the land use category based on the land use element 1-2, the mixed use identifies 25 dwelling units per acres. He said that is not the lakeside mixed use and is just the mixed use which is a separate land use category. Mr. Klepper said the lakeside mixed use is one of those areas with special and unique consideration that has previously adopted policies and entitlements and is the reason it was left alone and the focus was moved to the downtown within new mixed-use areas.

Council Member Price said his concern was not 25 units per acre and instead 2,500 units. He referred to the employment area, village center, and residential aspects of the 1,352 acres and said if the property will have 1.5 units per acre his concern is where the additional 2,000 to 2,300 will be placed.

Mr. Klepper referred to page 1-19 of the plan and said there is a significant amount of designated wetland which includes entitlements. He said the residential area has a designation of 1.5 units per acre. He said the concept is not new or novel and the goal is to create a compact mixed-use village within the environmental setting. He said transportation, population, and utility projections would have to be accounted for, and those projections have been factored into the city's level of service as well as the permitting of water, wastewater, and city services.

Council Member Price asked if the infrastructure is in place to handle 2,500 residential units in that area. Mr. Klepper said the infrastructure will be in place at some point and the City will have to have a financially feasible capital improvement plan that takes into consideration the population projections. He said provisions are included that if the level of service cannot be met then the development cannot be approved.

Council Member Price asked if any multi-story buildings would be placed in the village or employment centers and not in the residential zoned areas. Mr. Klepper confirmed.

Council Member Pfister asked if there is any conservation area that is not designated as wetland. Mr. Klepper confirmed and said there is additional open space beyond the

wetlands which is also as part of the Land Development Code provisions. Mr. Fitzgerald confirmed.

Council Member Price asked where the entrance to the ingress egress by the blueberry farm or off Shirley Shores Road will be located. Mr. Klepper said he would have to look at the previous plan transportation networks to see where the access points are identified. Council Member Price said there would be a lot of traffic for either road. Mr. Klepper said the mobility level of service will have to meet transportation standards. If there is limited capacity on the roadway or sidewalks, improvements will have to either be identified in the capital improvement plan or installed.

Mayor Boggus said it is her understanding the lakeside mixed use Mr. Kehr referenced has already been approved and zoned. Mr. Fitzgerald confirmed and said it is part of the previous comprehensive plan being adopted into the new comprehensive plan. Mayor Boggus said no changes or petitions have been made to alter the zoning. Mr. Fitzgerald confirmed.

MOTION

Troy Singer moved to adopt the Comprehensive Plan [Ordinance 2020-10] as-is, seconded by Lou Buigas. The motion carried 3-2 as follows:

Amanda Boggus: Yes
Lou Buigas: Yes
Lori Pfister: No
Walter Price: No
Troy Singer: Yes

X. GENERAL GOVERNMENT

Tab 11. Board Appointments – Police and Fire Pension Boards

Mayor Boggus made the following presentation:

Fire Pension Board: One Council appointed seat on the Fire Pension Board is expiring November 2020. This appointment will be a four year term expiring November 2024. Jim Sweezea submitted a letter of request for reappointment.

Police Pension Board: One Council appointed seat on the Police Pension board is expiring November 2020. This appointment will be a two year term expiring November 2022. Art VanDerStuyf submitted a letter of request for reappointment.

These appointments are recommended by the Mayor and ratified by the City Council. The positions were advertised in the Daily Commercial and on the City website. No new applications were received.

Mayor Boggus for comments from the Council. There was none.

MOTION

Lori Pfister moved to approve [the re-appointment of Jim Sweezea to the Fire Pension Board], seconded by Lou Buigas. The motion carried unanimously 5-0.

Mayor Boggus asked for comments from the Council. There was none.

MOTION

Troy Singer moved to approve the re-appointment [of Art VanderStuyf to the Police Pension Board], seconded by Lou Buigas. The motion carried unanimously 5-0.

Tab 12. Discuss Removal of Fluoride from Drinking Water

Mr. Clark made the following presentation:

It is a long running debate as to whether Municipalities should add fluoride to the public drinking water. On the one hand large amounts of Fluoride is known to be a toxic and corrosive substance. On the other hand, where only a small amount is added to drinking water, it is known to be beneficial to children's teeth. Some argue that fluoride be applied topical and not ingested. The City receives concerns from residents that disapprove of fluoride being put in the city's drinking water. There is much publicized on this subject.

Tavares, Eustis and Umatilla are the only water systems in Lake County that still add Fluoride to their drinking water.

Mayor Boggus asked for comments from the audience.

Ron Weltmer, 14434 Lake Junietta Drive, Lake County, said he is not in support of fluoride in drinking water as he is in ill health. He cited a 2018 news article on health issues caused by fluoride in water. He asked the Council to remove fluoride from City water.

T.J. Fish, 1110 Juniper Court, Tavares, said he is not in support of placing fluoride in water. He provided a brief historical review of fluoride and said he purchases bottle water.

Dr. Wade Winker, 15 W. Atwater, Eustis, stated he is in support of including fluoride in water. He provided medical and population statistics from the American Dental Association and said fluoride is the most effective health initiative ever implemented.

Dr. Susan Caddell, 30827 Fairview Avenue, Lake County, stated her support of including fluoride in City drinking water. She noted the health benefits to children she

and her family assisted through school dental programs. She provided information on dental decay and the said fluoride is essentially a vaccine for decay.

Belinda Rink, 216 Fern Avenue, Tavares, stated her concern for children whose families cannot afford dental care. She said she was in support of including fluoride in City water.

Gary Santoro, Royal Harbor, Tavares, said there are pros and cons either way and suggested a committee to study the topic to make an informed decision.

Vance Jochim, 12619 Milwaukee Avenue, Lake County, said water filters should be discussed.

David Serdar, 66 Wintergreen Drive, Fruitland Park, noted his support for dental care for children.

Vice Mayor Buigas said she is in support of holding a workshop to make an educated decision. She noted a concern for the underserved population and said she believes the Britta water system removes fluoride from drinking water.

Council Member Price said he recently determined he personally did not want to ingest fluoride after reading articles and conducting further research. He said most bottled water include fluoride with the exception of Zero water. He said he does not see a need to continue including fluoride in the City drinking water.

Council Member Pfister noted her concern for underprivileged children when there is scientific evidence fluoride assists in combatting decay.

Council Member Singer said it appears there are more pros than cons to include fluoride. He asked if it will benefit the majority of population to take out or leave in and said it is tough decision.

Vice Mayor Buigas asked when Tavares started putting fluoride in the water. Mr. Clark said approximately twenty-five years ago.

MOTION

Lori Pfister moved to leave fluoride in water, seconded by Lou Buigas. The motion carried 4-1 as follows:

Amanda Boggus:	Yes
Lou Buigas:	Yes
Lori Pfister:	Yes
Walter Price:	No
Troy Singer:	Yes

XII. NEW BUSINESS

XIII. OLD BUSINESS

XV. AUDIENCE TO BE HEARD

David Serdar, 66 Wintergreen Drive, Fruitland Park, said you can be happy if you put your mind to it, and you cannot make everyone happy.

Richard Annese, 3152 Bayou Lane, Tavares, Treasurer Etowah Homeowners Association, said Mayor Boggus runs a good meeting. He said he will be attending meetings in the future.

XVI. REPORTS

Tab 13. City Administrator Report

Mr. Drury said the Council meetings will be held in the Civic Center throughout December with livestreaming from the Council Chambers in January 2021. He said the annual Christmas parade will be held December 5, 2020.

Mr. Aldrich provided an update on the Christmas lighting installation in the downtown.

Mr. Tweedie said two sections of the floating dock have been placed in the water at the Wootton Park Seaplane Base and Marina.

Tab 14. City Council Member Reports

Council Member Pfister congratulated Mayor Boggus and Vice Mayor Buigas. She welcomed Council Member Price to the Board.

Council Member Price thanked the citizens for their support as well as former Council Member Stevenson for his service on the Council and Planning and Zoning Board. He thanked his wife for her support over the past 44 years.

Council Member Singer said he enjoyed the Tavares Middle School Track Team presentation and thanked Mr. Aldrich, his staff, and the team coaches.

Vice Mayor Buigas congratulated Council Member Price and Council Member Pfister. She said the Monster Splash fly-in was a wonderful event and it was good to see the downtown thriving.

Quote of the Day: "Gratitude is a quality similar to electricity: it must be produced and discharged and used up in order to exist at all." ~William Falkner

Those present wished everyone a Happy Thanksgiving.

XVII. ADJOURNMENT

There was no further business and Mayor Boggus adjourned the meeting at 6:02 p.m.

Respectfully,

Susie Novack, MMC, FCRM
City Clerk

**AGENDA SUMMARY
TAVARES CITY COUNCIL
12/16/2020**

AGENDA TAB NO.: 4

SUBJECT TITLE: Ordinance 2020-12 - Land Development Regulations Amendment - Chapter 21 Temporary Signs on Vacant Property and Miscellaneous Sign Content (Community Development)

OBJECTIVE:

To amend the City's Land Development Regulations Chapter 21 amending Temporary Sign Regulations and Miscellaneous Sign content in conformity with Supreme Court decisions.

SUMMARY:

A U.S. Supreme Court decision in *Reed v Town of Gilbert* ruled that regulating signs based on the message on the sign would be a restriction to free speech or conversely show favoritism to some category of speech. The court further determined that regulating signs based on the message would be unconstitutional and would invalidate the regulation or governing code.

The court did recognize that governmental type signs such as traffic signs in the street right-of-way fall into a separate category and are necessary for public safety and protection. The court also stated that sign design such as size, height, location, number allowed, etc. could be regulated provided no reference is made to the sign message.

Current City regulations prohibit temporary signs on vacant property, and at their August 5, 2020 meeting City Council directed staff to propose an amendment to the Land Development Regulations to allow temporary signs on vacant property, regardless of content, subject to the issuance of a permit and a time limit of 90 days.

Ordinance 2020-12 proposes changes to temporary sign regulations that temporary signs shall require a no fee permit, be permitted for a period of 90 days in a calendar year, shall be permitted on vacant and developed land, and shall be limited to two (2) signs per parcel of property. Ordinance 2020-12 also proposes to remove a provision pertaining to flag content in conformity with Supreme Court decisions.

At their November 19th meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2020-12 with an amendment to Section 21-16 allowing temporary feather signs up to a maximum height of fourteen feet (14'). Ordinance 2020-12 has been modified per the Planning & Zoning Board's recommendation.

OPTIONS:

1. That City Council moves to approve Ordinance 2020-12 amending Temporary Sign Regulations and Miscellaneous Sign content in conformity with Supreme Court decisions.

2. That City Council moves to deny Ordinance 2020-12.

STAFF RECOMMENDATION:

At their November 19th meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2020-12.

Staff recommends that City Council moves to approve Ordinance 2020-12 amending Temporary Sign Regulations and Miscellaneous Sign content in conformity with Supreme Court decisions.

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 2020-12 Temporary Sign Regulations
2. 11-19-2020 PZ Board Minutes
3. Legal Advertisement

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

ORDINANCE 2020-12

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS BY AMENDING CHAPTER 21, SECTION 21-5 SIGNS EXEMPT FROM PERMITTING REQUIREMENTS, DELETING THE PERMIT EXEMPTION FOR TEMPORARY SIGNS; SECTION 21-16 TEMPORARY SIGNS, REQUIRING THAT TEMPORARY SIGNS BE PERMITTED FOR A MAXIMUM OF 90 DAYS IN A CALENDAR YEAR AND DELETING THE RESTRICTION ON VACANT PROPERTY AND LIMITING TWO (2) TEMPORARY SIGNS PER PARCEL OF PROPERTY; SECTION 21-17 MISCELLANEOUS SIGNS, DELETING THE PROVISIONS FOR FLAG CONTENT; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 7, 2005, the City of Tavares adopted the Land Development Regulations, specifying therein standards and regulations governing development within the city; and

WHEREAS, the United States Supreme Court held in the case of *Reed v. Town of Gilbert*, 135 S. Ct. 2218 (2015), that a government may regulate signs, but such regulations must not depend on the communicative content of the signs; and

WHEREAS, the Tavares City Council desires to amend the City's Land Development Regulations, Chapter 21 entitled "Sign Regulations", to be consistent with the Supreme Court's ruling by deleting or amending regulations and definitions that are dependent on the communicative content of a sign; and

WHEREAS, the Tavares City Council desires to amend the City's Land Development Regulations, Chapter 21 entitled "Sign Regulations", to modify the requirements for temporary signs.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Tavares, Florida, that:

Section 1. Text Amendments.

That the City of Tavares Land Development Regulations be hereby amended as follows:

Section 21-5 Signs Exempt from Permitting Requirements

The following signs are exempt from the permit and/or permit fee requirements of this chapter, unless they have an electrical connection, in which event an electrical permit shall be required. All exempt signs must comply with the minimum requirements of these regulations related to zoning classification, setback, size limitation and construction. The square footage of sign area used for exempt signs in non-residential zoned districts shall apply to, and be counted as part of, the maximum sign area allowable for a particular parcel.

- (A) One (1) shingle sign having a face area of not more than two and one-half square feet (2 ½'), located over a show window or door of a business establishment.
- (B) Paper signs located on the interior show windows only of commercial establishments.
- ~~(C) Temporary signs as outlined in Section 21-16.~~
- (D) Governmental Signs
- (E) House identification, address numbers or bronzed or cut masonry nameplates attached to a building face that do not exceed two (2) square feet.
- (F) Signs incorporated onto machinery or equipment by a manufacturer or distributor, such as signs customarily affixed to vending machines, newspaper racks, telephone booths and gasoline pumps.
- (G) Signs carried by a person.
- (H) Repainting or otherwise changing the copy of a sign that does not alter any other portion of the sign or sign structure shall not require a permit.
- (K) Painted signs are exempt from permitting but subject to review for compliance with the maximum sign area calculations outlined in this chapter and compliance with Section 21-6.
- (L) Window signs are exempt from permitting provided that the sign covers less than forty (40) percent of the window. Window signs which exceed a coverage area of forty (40) percent are prohibited.
- (M) Murals are exempt from permitting. However, murals which can be seen from the public right-of-way must be approved by the City Council through a resolution.

Section 21-16 Temporary Signs

- (A) Temporary Signs may only be displayed shall be permitted for a maximum of ninety (90) days during a calendar year. No fee shall be charged for Temporary Sign permits. Temporary Signs are exempt from the permitting requirements under Section 21-4.
A Temporary Sign shall:
 - (1) Not exceed six (6) feet in height, except for feather signs as defined in Section 21-2 which may not exceed fourteen (14) feet in height.
 - (2) Not exceed thirty-two (32) square feet in Sign Copy Area size;
 - (3) Not be an Electric Sign or Portable Sign;

- (4) Not obstruct the visibility of a permanent sign;
- (5) Not be illuminated; and
- ~~(6) Not be erected on vacant property, unless associated with a temporary vendor's permit.~~
- ~~(6) Shall be limited to two (2) signs per parcel of property.~~

Section 21-17 Miscellaneous Signs

- (A) Flags. Flags shall be permitted ~~to display insignias of governmental, charitable, religious, fraternal, corporate or other organizations.~~ subject to the following regulations:
- (1) Number of Flags Permitted. Three (3) flags shall be permitted per parcel; however the display of flags within any multi-occupancy development shall be designed for the use of the entire development, rather than for use by any individual tenant for his/her tenant space.
 - (2) Maximum Size. Fifty (50) square feet.
 - (3) Maximum Height. The maximum height of any flagpole shall be thirty-five (35) feet. In the absence of a flag pole the maximum height of a flag affixed to a structure shall be thirty-five (35) feet.
 - ~~(4) Flags or insignias containing any phrase identifying property for real estate purposes must adhere to the following regulations:~~
 - ~~(a) The maximum height of such flags is eight (8) feet and the maximum area is fifteen (15) square feet.~~
 - ~~(b) The main entrance to a residential subdivision, planned residential development, multi-family development, sub-phase of planned residential development or individual single family, duplex, or villa model is allowed two (2) flags.~~

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. Effective Date

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

PASSED AND ADOPTED this _____ day of _____, 2020 by the City Council of the City of Tavares,
Florida.

Amanda Boggus, Mayor
Tavares City Council

First Reading: _____

Second Reading; _____

ATTEST:

Susie Novak, City Clerk

Approved as to form:

Robert Q. Williams, City Attorney

**CITY OF TAVARES
PLANNING AND ZONING BOARD MEETING
TAVARES CIVIC CENTER
100 EAST CAROLINE STREET, TAVARES
NOVEMBER 19, 2020**

BOARD MEMBERS PRESENT

Gary Santoro, Chairman
Dian Joy, Board Member
Gary Koerner, Board Member
Deborah Murphy, Board Member
Bruce Peterman, Board Member
James Sweezed, Board Member
Dara Treadwell, Board Member

LAKE COUNTY SCHOOL BOARD

Helen LaValley - Absent

STAFF MEMBERS PRESENT

Lindsey Holt, City Attorney via Zoom
Mike Fitzgerald, Community Development Director
Antonio Fabre, Planning Coordinator
Jillian Roberts, Deputy City Clerk

CALL TO ORDER

Chairman Santoro called the meeting to order at 3:00 p.m. and asked those present to silence their cell phones. He led those present in the Pledge of Allegiance.

APPROVAL OF MINUTES

Chairman Santoro asked if there are any additions or corrections for September 17, 2020 Planning and Zoning Board Meeting minutes. There were none.

MOTION

Deborah Murphy Treadwell moved to approve the minutes of the September 17, 2020 Planning and Zoning Board Meeting, seconded by James Sweezed. The motion carried unanimously 6-0.

SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EX PARTE COMMUNICATIONS

Attorney Holt swore those in who wished to provide testimony for the quasi-judicial matters before the Board.

Attorney Holt asked each Board Member for disclosure of communications with contacts. There were none.

PUBLIC HEARING

1) Recommendation on Ordinance 2020-12 – Land Development Regulations Amendment – Chapter 21 – Temporary Signs on Vacant Property & Miscellaneous Sign Content

Mr. Fitzgerald provided the following staff report;

The U.S. Supreme Court decision in Reed V Town of Gilbert ruled that regulating signs based on the message on the sign would be a restriction to free speech or conversely show favoritism to some category of speech. The court further determined that regulating signs based on the message would be unconstitutional and would invalidate the regulation or governing code.

The court did recognize that governmental type signs such as traffic signs in the street right-of-way's fall into a separate category and are necessary for public safety and protection. The court also stated that sign design such as size, height, location, number allowed, etc. could be regulated provided no reference is made to the sign message.

At their August 5, 2020 meeting, City Council directed staff to propose an amendment to the Land Development Regulations to allow temporary signs on vacant property, regardless of content, subject to the issuance of a permit and a time limit of 90 days.

Ordinance 2020-12 proposes changes to temporary sign regulations that temporary signs shall require a no fee permit, be permitted for a period of 90 days in a calendar year, shall be permitted on vacant and developed land, and shall be limited to two (2) signs per parcel of property. Ordinance 2020-12 also proposes to remove a provision pertaining to flag contact in conformity with Supreme Court decisions.

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board moves to recommend approval of Ordinance 2020-12 amending Temporary Sign Regulations and Miscellaneous Sign content in conformity with Supreme Court decisions.

Chairman Santoro asked if the board or audience had any questions.

Ms. Joy noted asked how the signs would be mandated. Mr. Fitzgerald stated they would go through the permitting system and noted Code Enforcement would monitor temporary signs.

Ms. Treadwell asked for clarification. Mr. Fitzgerald gave clarification on which signs are meant for temporary use.

Mr. Sweeza asked how the public would be made aware of the change. Mr. Fitzgerald stated that Ordinance 2020-12 will go to City Council for two readings and possible be a newsletter item to notify Tavares citizens.

Chairman Santoro noted his concern regarding struck out portion and his concern for maximum height of flags intended for businesses. Mr. Fitzgerald stated council decided to allow signs on vacant property and stated a flag or feather sign would have to follow the guidelines for permitting and code enforcement.

Attorney Holt noted complaints have been made to Code Enforcement regarding signs and having them permitted would assist Code Enforcement.

Attorney Holt stated a City can choose what cases to prosecute and code enforce on. The City will not have issue to enforce this Ordinance. People will be informed and will be required to get a permit. This will assist the city for the time frame of having the signs erected regardless of content.

Chairman Santoro noted his preference for a height limit change to in the Ordinance.

Mr. Fitzgerald stated to change the Ordinance he suggested the following language for 21-16- A #1 "except in the case of feather signs which may not exceed 14 feet in height" and would require a permit.

Mr. Fitzgerald confirmed with Attorney Holt to exclude Section 21-17-A #4 will be left out in its entirety and section 21-16 A #1 verbiage to be added "not to exceed 6 feet in height, except for cases of feather signs shall not exceed 14 feet in height" Attorney Holt confirmed.

MOTION

James Sweeza moved to recommend approval of Ordinance 2020-12. Seconded by Dara Treadwell. The motion carried unanimously 6-0.

OTHER BUSINESS

Mr. Fitzgerald welcomed Bruce Peterman to the Board.

PUBLIC COMMENT

November 19, 2020
Planning & Zoning Board Meeting

None.

ADJOURNMENT

Dian Joy moved to approve to adjourn the meeting at 3:43 PM, seconded by James Sweeza. The motion carried unanimously 6-0.

Respectfully submitted,

Jillian Roberts,
Deputy City Clerk

**AGENDA SUMMARY
TAVARES CITY COUNCIL
12/16/2020**

AGENDA TAB NO.: 5

SUBJECT TITLE: Race Relations Quarterly Meeting Update (City Administrator)

OBJECTIVE:

To provide Pastor Mike Watkins an opportunity to share with the Council a summary of the most recent Tavares B.E.T.T.E.R. meeting.

SUMMARY:

The Tavares B.E.T.T.E.R (Bringing Everyone Together To Embrace Race relations) group met in the Tavares Civic Center this past Wednesday evening. Panelist included The Tavares Mayor, 5th Circuit Public Defender, 5th Circuit Prosecutor and a 5th Circuit Judge. The topic was a perspective on the Lake County judicial system past, present and future from these panelist. The meeting was live streamed on zoom. Many attended including the Tavares Police Chief, City Council liaison for this Troy Singer and the Tavares City Administrator. Pastor Mike Watkins moderated the discussion and would like to provide the City Council a summary of the meeting for City Council's benefit.

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
12/16/2020**

AGENDA TAB NO.: 6

SUBJECT TITLE: Alfred Street Train Station Proposal (Economic Development)

OBJECTIVE:

For Council to receive, review and approve a proposal from Ms. Stephenie Winheim from Woosah Craft Brew for the renovation and re-purposing of the Alfred Street Train station for the proposed commercial use as a craft beer brewery and to authorize staff to negotiate a lease for this commercial purpose which will be brought back to council for consideration.

SUMMARY:

At the February 19th, 2020 meeting Council directed staff to seek proposals from the private sector for the lease and renovation of the Alfred Street Station for the highest and best commercial use.

The building, which was originally constructed in 1925 as a train depot, housed the Tavares Fire Department from the mid-1970s until June of 2019 when they relocated to the newly constructed Public Safety Complex.

Previous plans had called for the building to be re-purposed for use as the City Historical Museum however, Council moved in favor of a more timely and cost-effective option of re-purposing the Wootton Park Train Station which became available with the departure of the tourist train operator from that location.

Upon Council, Direction staff advertised the property and developed the attached Request for Proposals (RFP). Staff have been contacted and met with several interested parties throughout the solicitation period and received the attached proposal from Woosah Craft Brew, an upstart craft beer brewing company proposing to open Tavares's first craft beer brewery. Due to the age, condition, and interior configuration of the building, the conversion to a working brewery will require extensive interior and some exterior work to suit their use and production needs. They have requested a period of up to 5 months to complete appropriate due diligence/design/engineering and cost determination during which they develop plans and negotiate a lease with staff which would be presented to Council for consideration. Staff recommends accepting this preliminary proposal and granting their request for a due diligence period.

OPTIONS:

1. Accept the preliminary proposal from Woosah Craft Brew, granting a 5 month due diligence period and authorizing staff to negotiate a lease.
2. Do not accept the preliminary proposal from Woosah Craft Brew, granting a 5 month due diligence period and authorizing staff to negotiate a lease.

STAFF RECOMMENDATION:

Staff recommends that Council moves to approve option 1.

FISCAL IMPACT:

No fiscal impact at this time.

LEGAL SUFFICIENCY:

Legally sufficient

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Tavares Historic Train Station RFP
2. Proposal letter to City of Tavares (1)

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
12/16/2020**

AGENDA TAB NO.: 7

SUBJECT TITLE: SeeClickFix Launch (Public Communications)

OBJECTIVE:

To launch the SeeClickFix community engagement platform.

SUMMARY:

At the last City Council meeting Council received an overview of a new digital platform that will provide the City's 18,000 residents, businesses and visitors an easy way to submit non-emergency requests for issues to be addressed such as broken street lights and potholes.

Today, December 16, 2020, the City Council is provided an opportunity to go live with SeeClickFix.

- Tavares residents can access SeeClickFix by downloading the SeeClickFix app, or via the City of Tavares website. Citizens can also call the City during normal business hours Monday - Friday to submit requests. SeeClickFix expands office hours for submitting requests to 24/7 all year long.
- *The City's goal is to provide citizens an instantaneous method of reporting issues to the appropriate department 24 hours a day, seven days a week and provide people the confidence that their observed issue has been submitted to be addressed.*
- SeeClickFix uses GPS data to pinpoint the location of the request. Once a request has been submitted, the request is then automatically routed to the correct department and then the correct city worker to repair, correct and address the issue.
- Residents receive updates on the status of their submittal and the issue being addressed.
- Tavares is proud to be the first City in Lake County to offer this service.

OPTIONS:

1. Launch SeeClickFix
2. Do not launch SeeClickFix

STAFF RECOMMENDATION:

1. Launch SeeClickFix

FISCAL IMPACT:

Previously budgeted.

LEGAL SUFFICIENCY:

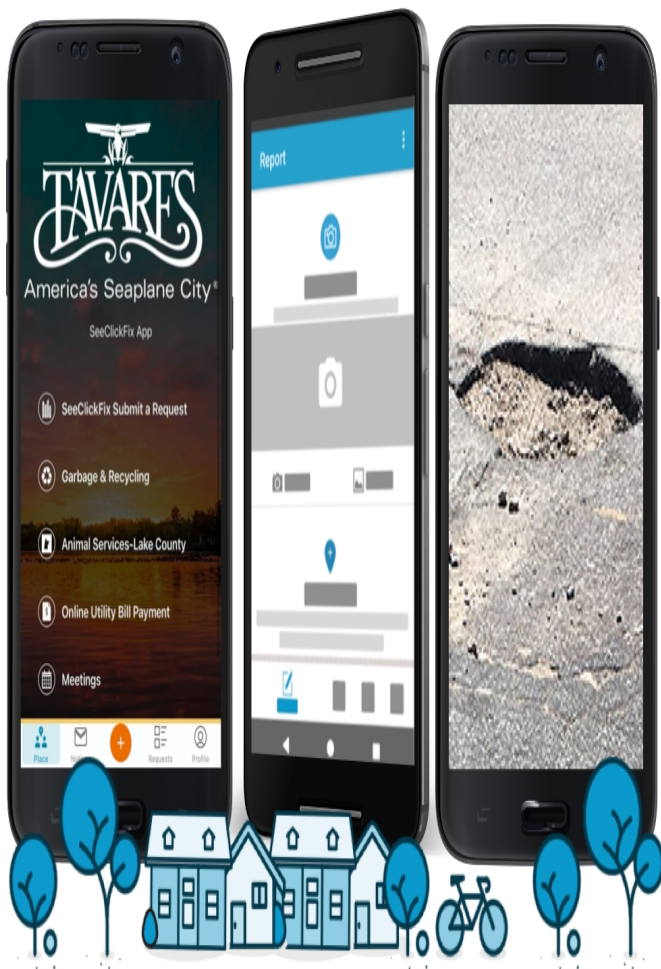
Yes

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Postcard Back (optional) Print 3x5
2. Postcard One-sided Print 3x5
3. Public-Facing Flyer
4. SeeClickFix.com Place Page Ad
5. Digital Ad
6. Elected Officials Flyer
7. Facebook Cover Image

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

Download the
SeeClickFix App for
Tavares today!



Powered by **SeeClickFix**



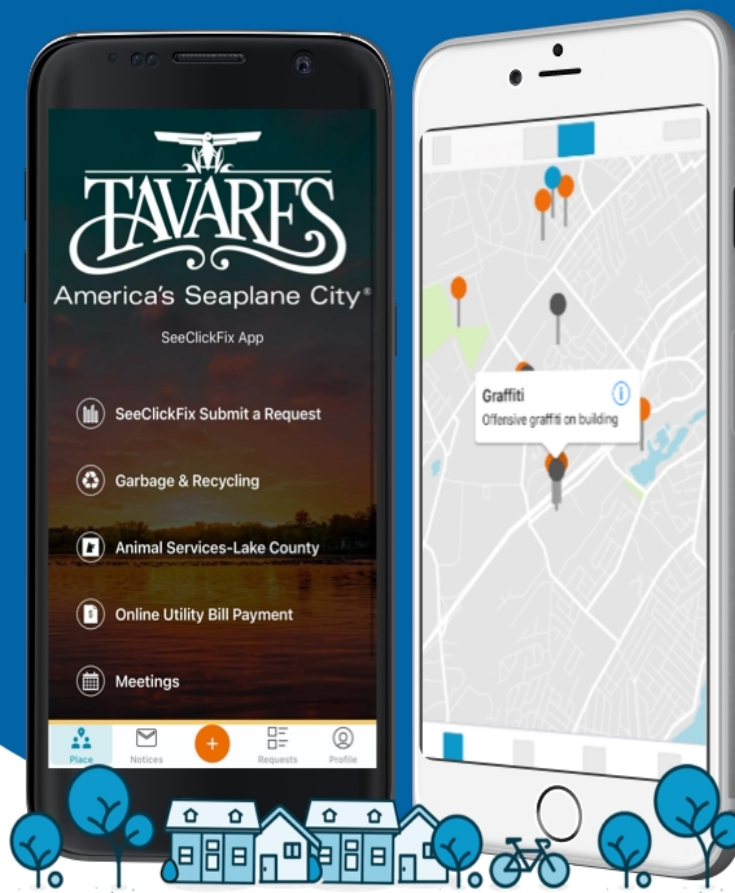
The SeeClickFix application for Tavares is the fastest, easiest way for you to submit non-emergency requests to your community, stay updated, and initiate change in your community.



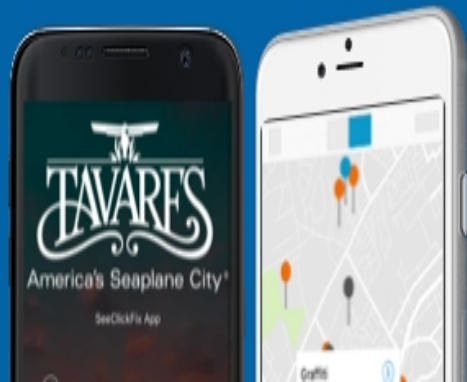
Powered by **SeeClickFix**

Get Connected. Get Involved. Get Results.

The SeeClickFix app for Tavares is the fastest, easiest way for you to submit non-emergency requests to your community, stay updated, and initiate change in your community.



SeeClickFix



Download the SeeClickFix App for Tavares

Submit and follow requests
Stay updated on local information and events

START FIXING

Where you live Where you care

Submit and follow requests

Stay updated on local information and events

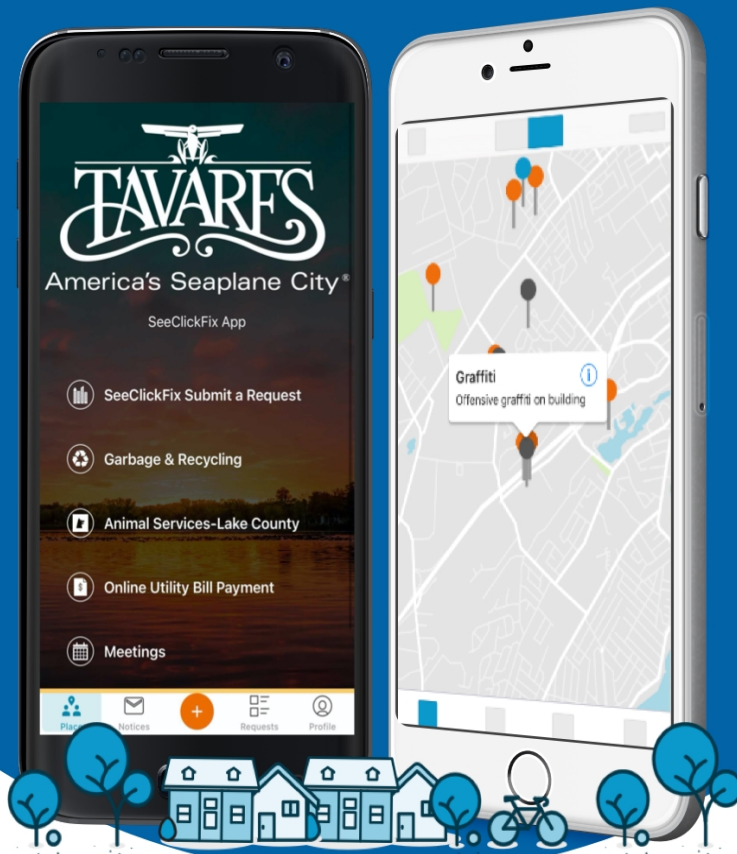


The app is free to download.

The SeeClickFix app for Tavares is a community-driven communication tool and request management system that bridges the gap between constituents and officials to increase citizen engagement and improve

Engagement, Communication, & Efficiency

- Download the mobile app and report issues
- Encourage citizens to report issues directly
 - Follow issues in your area
- Congratulate officials on resolved issues and a job well-done
- Promote the service through your social media networks



SeeClickFix

WHERE YOU LIVE. WHERE YOU CARE.

Submit and
follow requests



Stay updated on local
information and events

**AGENDA SUMMARY
TAVARES CITY COUNCIL
12/16/2020**

AGENDA TAB NO.: 8

SUBJECT TITLE: City Administrator Report

OBJECTIVE:

To inform Council on city related matters.

SUMMARY:

The City Administrator will provide a summary at the meeting.

UPCOMING MEETINGS:

City Council Meeting

January 20, 2021 - 4:00 p.m. – City Council Chamber
(Only One Meeting in January)

Library Board

January 20, 2021 - Library Conference Room

Planning & Zoning Board

January 21, 2021 - 4:00 p.m. – City Council Chamber

UPCOMING EVENTS:

Arbor Day

January 16, 2021 - Details to be Announced

OUTSIDE AGENCY MEETINGS:

Lake County League of Cities

January 8, 2021 - 12:00 noon - Mount Dora Golf Course
1100 Highland Street

Lake Sumter MPO Executive Board Meeting

February 24, 2021 - 2:00 p.m. - 1300 Citizens Blvd.,
(No Meeting in January)

Tavares Chamber of Commerce

January 27, 2021 – 11:30 a.m. - Tavares Civic Center

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
12/16/2020**

AGENDA TAB NO.: 9

SUBJECT TITLE: City Council Member Reports

OBJECTIVE:

To inform Council on city related matters.

SUMMARY:

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.