



AGENDA
TAVARES CITY COUNCIL
August 19, 2026
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 Susie.Novack@TavaresFL.gov)

I. CALL TO ORDER

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1 Pastor Greg Watts, Liberty Church Tavares

III. APPROVAL OF AGENDA

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2 Tavares Governmental Advocacy Representatives Update (City Administrator)

Tab 3 State Appropriations Presentation by Representative Nan Cobb (Mayor)

Tab 4 Proclamation — Inaugural NAMI Lake County Walk (Mayor)

Tab 5 Rails To Trails Funding Program Update (Public Works)

Tab 6 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 7 Approval of the August 5, 2026, City Council Meeting and Budget Workshop Minutes (City Clerk)

Tab 8 Florida League of Cities Annual Conference 2026 – Voting Delegate

(City Administrator)

VIII. RESOLUTIONS

IX. ORDINANCES - PUBLIC HEARING

First Reading

Second Reading

- | | |
|--------|--|
| Tab 9 | Ordinance 2026-04 Interlake Business Park - Annex and Rezone 19.18 Acres East of County Road 561, Approximately 200 Feet North of Frankies Road Intersection (Community Development) |
| Tab 10 | Ordinance 2026-05 Interlake Business Park - Comprehensive Plan FLUM Amendment 19.18 Acres East of County Road 561, Approximately 200 Ft. North of Frankies Road Intersection (Community Development) |
| Tab 11 | Ordinance 2026-06 Fisherman's Cove - Rezone 50+/- Acres West of North Eichelberger Road, South of Lane Park Road and Northwesterly of State Road 19 (Community Development) |

X. GENERAL GOVERNMENT

- | | |
|--------|--|
| Tab 12 | Discussion and direction regarding the preferred approach for addressing Data Center development within the City (Community Development) |
| Tab 13 | Economic Development Incentives (Economic Development) |

XI. BUDGET WORKSHOP

- | | |
|--------|---|
| Tab 14 | Budget Workshop — Five-Year Capital Improvement Plan (City Administrator) |
| Tab 15 | Budget Workshop — Continued Deliberations and Updates to FY 2027 Proposed Budget (City Administrator) |

XII. NEW BUSINESS

XIII. OLD BUSINESS

XIV. AUDIENCE TO BE HEARD

XV. REPORTS

- | | |
|--------|-----------------------------|
| Tab 16 | City Administrator Report |
| Tab 17 | City Council Member Reports |

XVI. 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
8/19/2026**

AGENDA TAB NO.: 1

SUBJECT TITLE: Pastor Greg Watts, Liberty Church Tavares

OBJECTIVE:

Pastor Greg Watts, Liberty Church Tavares, will provide the invocation and lead those present in the Pledge of Allegiance.

SUMMARY:

Pastor Greg Watts, Liberty Church Tavares, 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
8/19/2026**

AGENDA TAB NO.: 2

SUBJECT TITLE: Tavares Governmental Advocacy Representatives Update (City Administrator)

OBJECTIVE:

To provide Continental Strategies and opportunity to provide the Council an update on this years advocacy work.

SUMMARY:

Previously, the City Council selected Continental Strategies to represent and advocate on behalf of the City on matters related to Federal and State initiatives. Ashley Spicola, Managing Partner of Continental Strategies in Tallahassee, will provide the Council with an update on the state legislative session that concluded in March, as well as the Special Session that ended in June.

OPTIONS:

- 1) Receive update
- 2) Do not receive update.

STAFF RECOMMENDATION:

Receive update

FISCAL IMPACT:

Several State grants were received, and Federal grant submitted that Continental assisted with.

LEGAL SUFFICIENCY:

Yes

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
8/19/2026**

AGENDA TAB NO.: 3

SUBJECT TITLE: State Appropriations Presentation by Representative Nan Cobb (Mayor)

OBJECTIVE:

State Representative Nann Cobb will provide an update on the following two State Appropriations secured for Tavares:

Golden Triangle Regional Park-West Campus Project \$600,000
St. Clair Abrams Culvert Replacement \$350,000

SUMMARY:

The City worked with State Representative Nan Cobb and Continental Strategies to secure the following State appropriations:

- 1) Golden Triangle Regional Park-West Campus Project \$600,000
- 2) St. Clair Abrams Culvert Replacement \$350,000

Project one will provide for recreational baseball field support infrastructure including utilities, parking, concessions, sidewalks and security.

Project two will addresses potential flooding concerns due to an underperforming stormwater drainage system that needs replacement with new stormwater infrastructure to protect life and property.

OPTIONS:

- 1) Receive the update
- 2) Do not receive the update

STAFF RECOMMENDATION:

Reveive the update

FISCAL IMPACT:

Provides \$600,000 and \$350,000 respectivly for the two referenced projects.

LEGAL SUFFICIENCY:

Yes

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
8/19/2026**

AGENDA TAB NO.: 4

SUBJECT TITLE: Proclamation — Inaugural NAMI Lake County Walk (Mayor)

OBJECTIVE:

Consider approval of a proclamation in support of the National Alliance on Mental Illness (NAMI) Lake County Inaugural Walk.

SUMMARY:

Council Member Keown requested a proclamation be placed before the City Council for consideration in support of the National Alliance on Mental Illness (NAMI) Lake County Inaugural Walk.

NAMI Lake County is launching a new chapter to provide free educational programs, support groups, and resources for residents throughout Lake County. These efforts are intended to reduce stigma, foster understanding, and encourage hope and recovery for individuals and families affected by mental illness.

The inaugural NAMI Lake County Walk is scheduled for October 10, 2026. The event will bring community members together in support of mental health awareness while encouraging compassion, acceptance, and access to resources for individuals and families affected by mental illness.

The proposed proclamation expresses the City Council's support for the inaugural Walk and commends the volunteers, participants, sponsors, and community partners whose dedication helps promote mental health awareness and support throughout Lake County.

OPTIONS:

1. For the Mayor to read a proclamation in support of the Inaugural NAMI Lake County Walk, with adoption by the Tavares City Council.
2. Do not adopt the proclamation

STAFF RECOMMENDATION:

Staff recommends Option 1, for the Mayor to read a proclamation in support of the Inaugural NAMI Lake County Walk, with adoption by the Tavares City Council.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Updaated Proclamation - NAMI Lake County Walk Support

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



PROCLAMATION

IN SUPPORT OF THE NAMI LAKE COUNTY INAUGURAL WALK

WHEREAS, mental health is an essential component of overall health and well-being, and millions of Americans, along with their families and loved ones, are affected by mental health conditions each year; and

WHEREAS, the National Alliance on Mental Illness (NAMI) is the nation's largest grassroots mental health organization, dedicated to improving the lives of individuals and families affected by mental illness through education, advocacy, support, and public awareness; and

WHEREAS, NAMI Lake County is launching a new chapter to provide free educational programs, support groups, and resources for residents throughout Lake County, helping to reduce stigma, foster understanding, and encourage hope and recovery; and

WHEREAS, the inaugural NAMI Lake County Walk, to be held on October 10, 2026, will bring together community members in support of mental health awareness while encouraging compassion, acceptance, and access to resources for individuals and families affected by mental illness;

NOW, THEREFORE, BE IT PROCLAIMED by the City Council of the City of Tavares, Florida, that they proudly express their support for the

NAMI Lake County Inaugural Walk

and commend the volunteers, participants, sponsors, and community partners whose dedication helps promote mental health awareness and support throughout Lake County.

PASSED AND DULY ADOPTED by the Tavares City Council on this 19th day of August 2026.

Lori A. Pfister, Mayor

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/19/2026**

AGENDA TAB NO.: 5

SUBJECT TITLE: Rails To Trails Funding Program Update (Public Works)

OBJECTIVE:

To Provide Council with the Rails To Trails Funding Update

SUMMARY:

Public Works Director to provide an update on the Rails to Trails funding update

OPTIONS:

- 1) Receive the update
- 2) Do not Receive the Update

STAFF RECOMMENDATION:

- 1) Receive the update

FISCAL IMPACT:

The Director will provide the funding update

LEGAL SUFFICIENCY:

Yes

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
8/19/2026**

AGENDA TAB NO.: 6

SUBJECT TITLE: Tavares Chamber of Commerce Update

OBJECTIVE:

A representative from the Tavares Chamber of Commerce will provide the City Council with an update on Chamber activities.

SUMMARY:

A representative from the Tavares Chamber of Commerce will provide the City Council with 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:

1. Chamber Report

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

Tavares Chamber of Commerce

Executive Director: Stephanie Hayes

July 21st, 2026

director@tavareschamber.com or W#: 352-343-2531

- 135 People who stopped in to visit he chamber

Membership Update

The Tavares Chamber of Commerce continues to experience steady growth and currently has **306 active members**. In addition to our membership, the Chamber welcomes an average of **136 visitors each month** through networking events, business luncheons, ribbon cuttings, community meetings, and individuals seeking information about local businesses and the City of Tavares.

We are excited to welcome new businesses while continuing to strengthen relationships with our existing members through networking opportunities, educational programs, marketing, and community engagement.

Upcoming Chamber Events

Monthly Business Luncheon

Date: Wednesday August 26th, 2026

Time: 11:30 AM – 1:00 PM

Location: Graceway Church, Leesburg

- **Sponsor:** TBA
- **Caterer:** FishCamp
- **Guest Speaker:** Joyce Wietrecki
- **Celebrating Daniel Webster Retirement, we'd love for you all to attend.**

Looking Ahead

Planning is already underway for several signature Chamber events, including:

- Additional Monthly Business Luncheons
- Monthly Networking Luncheons
- Community Ribbon Cuttings: August 27th, 2026, will be the next Multi Ribbon Cutting at 11am at Graceway Church 10200 Morningside Dr. Leesburg FL 34748

These events are designed to increase business engagement, promote economic development, and encourage collaboration throughout the City of Tavares and surrounding communities.

Rhinestone Rodeo & Awards Gala

The Chamber is excited to announce preparations for our inaugural **Rhinestone Rodeo & Awards Gala**, scheduled for **November 19, 2026**, at **The Venue at Lineman Ranch**.

This signature event will celebrate the accomplishments of our local business community while recognizing outstanding businesses, organizations, and community leaders for their contributions throughout the year.

The evening will feature:

- Business & Community Awards
- Dinner
- Live Entertainment
- Networking Opportunities
- Silent Auction
- Sponsorship Recognition
- Community Celebration

The Gala will serve as one of the Chamber's premier fundraising events, helping support future programming, business development initiatives, community events, and member services.

Chamber Highlights

- **306 Active Members=**
- Continued membership growth
- Strong participation in networking events
- Ongoing business recruitment and retention efforts
- Increased community partnerships
- Expanded sponsorship opportunities for local businesses
- Continued support of economic development throughout the Tavares area

Closing

The Tavares Chamber of Commerce remains committed to supporting our local businesses, fostering economic growth, and creating meaningful opportunities for collaboration within our community.

We sincerely appreciate the continued partnership and support of the City of Tavares and look forward to working together to make our community an even stronger place to live, work, and do business.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/19/2026**

AGENDA TAB NO.: 7

SUBJECT TITLE: Approval of the August 5, 2026, City Council Meeting and Budget Workshop Minutes (City Clerk)

OBJECTIVE:

To consider approval of the August 5, 2026, City Council meeting and Budget Workshop minutes.

SUMMARY:

Attached are the August 5, 2026, City Council meeting and Budget Workshop minutes as submitted by the City Clerk.

OPTIONS:

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

STAFF RECOMMENDATION:

For the Council's consideration.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. 08-05-2026 CC Minutes

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



**TAVARES CITY COUNCIL
MEETING MINUTES
AUGUST 5, 2026 – 4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 EAST MAIN STREET, TAVARES**

COUNCIL MEMBERS PRESENT

**Lori Pfister, Mayor
Bob Grenier, Vice Mayor
Sandy Gamble, Council Member - *Absent*
Doug Keown, Council Member
Walter Price, Council Member**

STAFF PRESENT

**John Drury, City Administrator
Lindsay Holt, City Attorney
Susie Novack, City Clerk
Antonio Fabre, Community Development Director
Bob Tweedie, Economic Development Director
Lori Houghton, Finance Director
Richard Keith, Fire Chief
Crissy Bublitz, Human Resources Director
Sarah Coursey, Police Chief
James Dillon, Public Works Director
Brian Dykes, Utilities Director**

I. CALL TO ORDER

Mayor Pfister called the meeting to order at 4:00 p.m. She 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, First Baptist Church of Umatilla

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

III. APPROVAL OF AGENDA

Mayor Pfister asked if there were any changes to the Agenda. Mr. Drury said staff had no changes.

MOTION

Doug Keown moved to approve the Agenda, seconded by Bob Grenier. The motion carried unanimously 4-0.

IV. PROCLAMATIONS/PRESENTATIONS

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. Novack read the following ordinances at First Reading by title only:

ORDINANCE 2026-04

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXATION OF 19.18+/- ACRES OF NON-CONTIGUOUS PROPERTY LOCATED EAST OF COUNTY ROAD 561, APPROXIMATELY 200 FEET NORTH OF FRANKIES ROAD INTERSECTION; UNDER THE TERMS AND CONDITIONS OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF TAVARES AND LAKE COUNTY; REZONING THE PROPERTY FROM LAKE COUNTY MP (PLANNED INDUSTRIAL DISTRICT) AND HM (HEAVY INDUSTRIAL) TO CITY OF TAVARES PD (PLANNED DEVELOPMENT); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-05

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE FROM LAKE COUNTY FUTURE LAND USE DESIGNATION OF INDUSTRIAL (I) TO CITY OF TAVARES INDUSTRIAL (I) FOR PROPERTY LOCATED EAST OF COUNTY ROAD

561, APPROXIMATELY 200 FEET NORTH OF FRANKIES ROAD INTERSECTION; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2026-06

AN ORDINANCE OF THE CITY OF TAVARES AMENDING ORDINANCES 2003-25 AND 2013-21 OF THE CITY OF TAVARES; GENERALLY KNOWN AS FISHERMAN'S COVE PD; SUPERCEDING ALL SAID ORDINANCES WITH A NEWLY STATED PLANNED DEVELOPMENT (PD) ORDINANCE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Mayor Pfister noted that there was no discussion on ordinances at first reading.

VII. CONSENT AGENDA

Mayor Pfister asked if anyone wished to pull an item from the Consent Agenda for discussion. Council Member Price asked to pull Tab 2 for a correction.

MOTION

Walter Price moved to pull Tab 2 for a correction, seconded by Bob Grenier. The motion carried unanimously 4-0.

Tab 4. Approval of the July 15, 2026, City Council Meeting Minutes

Council Member Price referred to page 14 of the meeting minutes regarding a requested update on CR 561 and SR 19. He said the name Mr. Aldrich needed to be changed to Mr. Dillon.

MOTION

Walter Price moved to approve the July 15, 2026, City Council meeting minutes with the correction, seconded by Doug Keown. The motion carried unanimously 4-0.

VIII. RESOLUTIONS

IX. ORDINANCES – PUBLIC HEARING

First Reading

Tab 3. Ordinance 2026-04 Interlake Business Park – Annex and Rezone 19.18 Acres East of County Road 561, Approximately 200 Feet North of Frankies Road Intersection

No discussion at First Reading.

Tab 4. Ordinance 2026-05 Interlake Business Park – Comprehensive Plan FLUM Amendment 19.18 Acres East of County Road 561, Approximately 200 Feet North of Frankies Road Intersection

No discussion at First Reading.

Tab 5. Ordinance 2026-06 Fisherman's Cove – Rezone 50+/- Acres West of North Eichelberger Road, South of Lane Park Road and Northwesterly of State Road 19

No discussion at First Reading.

Second Reading

X. GENERAL GOVERNMENT

Tab 6. Update to Fiscal Year 2026 Proposed Budget Calendar – TRIM Compliance

Ms. Houghton made the following presentation:

Previously, the calendar for the two (2) annual Tavares Budget/Millage rate Public Hearing Dates reflected the first and third Wednesdays of September as the dates for these Public Hearings, both at 5:05pm at City Hall.

To meet the Florida Trim requirements, the first Public Hearing that was previously set to be Wednesday, September 2 at 5:05pm has to be moved to Thursday, September 3 at 5:05pm because the Trim compliance rules call for the First Public Hearing for the Millage Rate and for the Budget to be held no earlier than September 3, 2026.

Therefore, staff recommends that the Calendar be updated to be consistent with the certified DR420 with the following:

- *First Public Hearing date: September 3, 2026, at 5:05 pm (Thursday)*
- *First Public Hearing location: City of Tavares City Hall Council Chambers, 201 East Main Street, Tavares, FL 32778*

All other September meetings dates remain the same. For September, this results in the following three meetings in September:

- 1) A City Council Regular Meeting on Wednesday, September 2 at 4:00pm*
- 2) A Public Hearing for the Millage Rate and for the Budget on Thursday,*

September 3, at 5:05pm

3) A Regular 4pm City Council meeting and 5:05pm Public Hearing for the Millage Rate and for the Budget on Wednesday, September 16th.

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

MOTION

Bob Grenier moved to approve the Updated TRIM Calendar, seconded by Doug Keown. The motion carried unanimously 4-0.

Tab 7. Board Appointments

Mayor Pfister made the following presentation:

Fire Pension Board (Four-Year Term)

The Fire Pension Board currently has one (1) vacancy for the remainder of a four-year term expiring in November 2028. The City received one (1) application from:

- *Bruce Peterman*

Planning and Zoning Board (Three-Year Terms)

The Planning and Zoning Board currently has three (3) vacancies. One (1) appointment is for a full three-year term expiring in June 2029. Two (2) appointments are for the remainder of unexpired terms ending in June 2028. The City received applications from:

- *Anthony Testa*
- *Erika Buigas*
- *Kinsly Nicolas*

If all appointments are approved, there will be no remaining vacancies on either the Fire Pension Board or the Planning and Zoning Board.

The vacancies were advertised in the Daily Commercial and will remain open until filled.

Mayor Pfister appointed Bruce Peterman to the Fire Pension Board.

MOTION

Doug Keown moved to approve the appointment of Bruce Peterman to the Fire Pension Board for the remainder of a four-year term that will expire November 2028, seconded by Bob Grenier. The motion carried unanimously 4-0.

Mr. Peterman thanked the Council for the opportunity to serve the community in such an important matter. Mayor Pfister said she had complete confidence in Mr. Peterman.

Mayor Pfister appointed Anthony Testa to the Planning and Zoning Board for a full three-year term expiring in June 2029. She also appointed Erika Buigas and Kinsly Nicolas to fill the remainder of unexpired terms ending in June 2028.

MOTION

Doug Keown moved to approve the Mayor's appointments to the Planning and Zoning Board, seconded by Bob Grenier. The motion carried unanimously 4-0.

Mayor Pfister extended her congratulations to the appointees.

Tab 8. Council Consideration of Proposed Collective Bargaining Agreement Between the City of Tavares and the Tavares Professional Firefighters IAFF Local 3245

Chief Keith made the following presentation:

Representatives of the City and the Tavares Professional Firefighters Union met on several occasions for collective bargaining sessions. City Council member Walter Price, City Administrator John Drury, Finance Department Director Lori Houghton, Human Resources Department Director Crissy Bublitz, and Fire Chief Richard Keith served as the negotiating team representing the City. Local 3245 President Madison Leary and Vice-President Joe Maleski represented the Union. President Madison Leary has authorization from the members of the Union Local to sign the proposed contract on behalf of the Union. Proposed changes to the contract are indicated by strikethrough (~~example~~) for deleted language, and underlined (example) for new language.

The salient points of this proposed contract are:

- Under Article 33, bargaining unit members agree to the same cost of living adjustment proposed for other city employees (proposed to be 4%, effective October 1, 2026).*
- Under Article 33, bargaining unit members agree to participate in the health insurance plan, including cost adjustments, consistent with the plan adjustments proposed for other city employees.*
- Under Article 33, for the safety and health of fire department Operational Division personnel, both parties agree to begin to work toward creating a 42-hour typical workweek for all Fire Department Operations Division personnel working 24-hour shift; creating a Labor/Management committee to meet, discuss, and formulate a plan for the implementation of the 42-hour work week.*

Staff recommends option 1: Move to approve the proposed Collective Bargaining Agreement as presented between the Tavares Professional Firefighters Local

3245 and the City of Tavares, authorizing City Administrator John Drury to execute the contract on behalf of the City.

Chief Keith stated that the agreement was dependent upon funding and would come back before the Council as necessary throughout the process.

Mayor Pfister asked for comments from the Council.

MOTION

Doug Keown moved to approve the Collective Bargaining Agreement between the City of Tavares and the Tavares Professional Firefighters IAFF Local 3245, seconded by Walter Price.

Council Member Price stated that the agreement brought the firefighters in line with other City employees in areas where they had been lacking. He added that the proposed new shifts were consistent with schedules used by other fire departments in the area and would bring Tavares into line with those departments.

Vice Mayor Grenier asked whether the proposed agreement would remain tentative through the end of September and be finalized at a later meeting. Mr. Drury clarified that, upon Council approval, the agreement would be executed by both parties.

The motion carried unanimously 4-0.

Mayor Pfister commended Council Member Price for his commitment and efforts regarding the agreement.

Tab 9. Extension to the Interlocal Agreement with Lake County for the Provision of Library Services

Mr. Drury made the following presentation:

On September 10, 2019, the City of Tavares entered into an Interlocal Agreement with Lake County, FL for the provision of library services to join other communities in providing equal access to public library services, without charge, for all residents of Lake County. Tavares is one of sixteen libraries in the Lake County Library System that provides coordinated library services throughout the county, and offers consistent plans, programs, policies, and procedures in the operation, maintenance, and development of library services throughout the area.

The previous agreement signed in 2019 with the county was a three-year term, expiring on September 30, 2022. Subsequently, the City and County then entered into four separate 12-month extensions, with the fourth one expiring on September 30, 2026. County officials are requesting to extend the agreement for

an additional 12-month period while they continue to review the funding metrics of their annual appropriations. Staff is seeking approval to extend this agreement for another year. A copy of the agreement is included in your agenda packet.

Staff recommends Option 1, move to approve and extend the Interlocal Agreement with Lake County, Florida for the provision of library services.

Mr. Drury stated that the County's base funding to the City for library services had increased from \$15,000 to \$30,000. He said the City also received additional funding based on circulation numbers, which was included in the budget. Mr. Drury noted that the primary difference between the current agreement and prior agreements was the increased base funding provided to the City of Tavares.

Mayor Pfister asked for comments or questions from the Council. There were none.

MOTION

Walter Price moved to approve, seconded by Bob Grenier. The motion carried unanimously 4-0.

XI. BUDGET WORKSHOP

Mr. Drury made the following presentation:

At the July 15, 2026, City Council meeting, the Council received the proposed General Fund budget and voted on a tentative millage rate of 7.2 mills (see attached legal opinion related to the vote on the millage rate). Staff will now present the proposed FY 2027 budgets for the Utility Funds and Special Revenue Funds. Following the presentations, the Council will have an opportunity to discuss the proposed FY 2027 General Fund Budget and the proposed FY2027 millage rate as well as the Utility Funds and Special Revenue Funds budgets.

The Utility Funds include Water, Wastewater, Stormwater, Solid Waste, and the Seaplane Base/Marina. The Special Revenue Funds include Community Redevelopment (TIF), Infrastructure Sales Tax, Grants, Debt Service, and the Pavilion Fund.

The tentative maximum millage rate was discussed and established at the July 15, 2026, City Council meeting. The Five-Year Capital Improvement Plan will be presented and discussed at the August 19, 2026, budget workshop, followed by public hearings on the proposed budget on September 2, 2026, and September 16, 2026.

Mr. Drury stated that at the July 15, 2026, City Council meeting, the Council received the proposed General Fund Budget and approved a tentative millage rate of 7.2 mills by

a 3-2 vote. He said it had initially been believed that a supermajority vote of four Council Members was required; however, Attorney Holt subsequently advised that the 3-2 vote was sufficient. Mr. Drury noted that Attorney Holt's legal opinion had been included in the agenda packet.

Ms. Houghton presented a PowerPoint on the Enterprise and Special Revenue Fund Budgets.

Mayor Pfister asked for comments from the Council.

Council Member Price asked about approximately \$1 million in improvements to Woodlea Park that appeared on the cut list, noting that funding had been anticipated from a State grant and the sale of the Fred Stover property. Ms. Houghton stated that the cut list had been prepared before the grant funding was received. Mr. Drury said the list would be updated and the project would be reflected in the information presented at the September budget meeting.

Council Member Price also asked whether the vehicles included in the budget presentation were in addition to vehicles appearing on the cut list. Ms. Houghton and Mr. Drury confirmed that some vehicles remained funded through other sources, including the infrastructure sales tax and Water/Wastewater funds. Council Member Price noted that some vehicles proposed for replacement were as old as model year 2000 and asked how an unexpected failure would be addressed. Mr. Drury stated that the City maintained reserves for unforeseen needs of that nature.

Council Member Price questioned the approximately \$21 million State Revolving Fund loan for drinking water improvements in light of the budget identifying no new debt. Ms. Houghton stated that the funding was required to be recorded as a loan but included 100 percent loan forgiveness, effectively providing grant funding subject to the applicable requirements. Mr. Drury characterized the funding as essentially grant funding.

Mayor Pfister asked about funding for the cemetery restrooms, recalling that the project had been paid from reserves. Ms. Houghton stated that the initial project had been funded through a loan and that a subsequent change order for the restrooms had been paid from reserves. She said she would review her notes and provide clarification.

Mayor Pfister said she would like the associated funding for the BookPage magazine subscription removed from the budget.

John Labriola, representing the Christian Family Coalition, spoke in favor of canceling the subscription, citing concerns regarding the publication's content and editorial perspective.

Gary Conyers and Laura Conyers, both of Lady Lake, also spoke in favor of cancellation and expressed concerns regarding content available to children.

MOTION

Walter Price moved to cancel the BookPage subscription effective immediately and remove the expense from the FY 2026-2027 budget, seconded by Bob Grenier. The motion carried unanimously 4-0.

Health Care Discussion

Mayor Pfister discussed the proposal to provide City-paid health insurance premiums for five years following retirement for department directors with at least 20 years of service. She stated that when a long-term director retired, the replacement would typically be hired at a lower salary, creating savings that would help offset the cost of the benefit. She noted that the first two months of recruitment savings could effectively cover the first year of the proposed benefit and emphasized that the overall financial impact would be minimal.

Mayor Pfister said the benefit could serve as an additional incentive to retain experienced department directors and encourage them to complete their careers with the City. She noted that directors did not receive some benefits available to other employees, such as overtime, and believed the proposed five years of health coverage would be a meaningful addition to their compensation and retirement benefits.

Council Member Keown stated that Mr. Drury had provided a clear financial breakdown showing no impact in the current year and almost no impact over the following four years. He supported providing the benefit to directors who had dedicated significant years of service to the City.

Council Member Price asked whether a director who retired before age 65 could continue purchasing health insurance through the City. Ms. Bublitz confirmed that retirees could continue purchasing coverage or transition to Medicare when eligible. Council Member Price stated that, because retirees already had the option to continue purchasing City coverage, he did not believe the additional benefit was necessary.

Vice Mayor Grenier supported the proposal, citing competition among municipalities for experienced employees. He stated that the benefit could help retain directors, provide continuity in departmental leadership, and maintain the City's cohesive management team. He noted that other municipalities offered similar retirement benefits.

Mr. Drury stated that there appeared to be support from three Council Members and that the proposed benefit would remain in the budget for further consideration during the remaining budget workshops. Mayor Pfister reiterated her appreciation for the City's department directors and stated that although the benefit was relatively small from a budgetary standpoint, it could be significant to a long-term employee upon retirement.

Mr. Drury clarified that the proposal had no financial impact on the budget currently under consideration.

Police Officer Staffing Discussion

Council Member Keown discussed restoring two police officer positions that had been removed from the proposed budget. He stated that the City was below the recommended number of sworn officers for its population and that his understanding had been to increase staffing incrementally each year until the recommended level was reached. He noted that existing officers were being asked to do a great deal and said additional staffing could reduce overtime demands, improve officers' quality of life, and enhance public safety.

Council Member Keown stated that adding the two officers during the fourth quarter of the fiscal year would increase the Police Department budget by approximately \$61,000 and would also require two vehicles. He supported restoring the positions because he considered adequate police staffing an important public safety issue.

At Council Member Price's request, Captain Hall discussed the City's current staffing level. He stated that the City was below the applicable officer-to-population benchmark and later clarified that the benchmark discussed was 2.4 officers per 1,000 residents. Captain Hall estimated that the Police Department currently had approximately 39 sworn officers and indicated that at least two additional officers were needed.

Mr. Drury proposed restoring the two officer positions to the budget with hiring scheduled for July, during the fourth quarter of the fiscal year. He stated that the two associated police vehicles would also be added at that time. This approach would have a minimal impact on the upcoming fiscal year's budget, with the positions fully funded the following fiscal year.

Mayor Pfister expressed her support and stated that Council would discuss the funding as it continued its budget deliberations.

Rifle Rails and History Discussion

Vice Mayor Grenier discussed the \$50,000 included in the FY 2027 budget for the Rifles, Rails and History event. He stated that the event originated in 2012, when Heather Zinkiewicz developed the concept to utilize the City's train and generate economic activity in Tavares. The event brought Civil War reenactors, historians, exhibitors, demonstrators, and actors to the City, making it a unique attraction for Tavares.

Vice Mayor Grenier recalled that the first event coincided with the unveiling of the Tavares Train Depot in late September and drew large crowds downtown, with area hotels filled with visitors. He stated that the four-day event was extremely successful, generating significant economic activity for the City.

Vice Mayor Grenier said the proposed 2027 event would be a one-time 10-year reunion featuring reenactors, living historians, artisans, authors and actors, including actors from the movie *Gettysburg*. He noted that participants were expected from throughout the country and that the event aligned with the City's vision of building on its historic foundations.

Vice Mayor Grenier also stated that a historic locomotive was being held for the event dates, contingent upon funding, and could be brought to Tavares for the four-day event. He said the business community was enthusiastic about the event and believed the anticipated attendance and economic impact would outweigh the City's investment.

Mayor Pfister expressed her enthusiasm for the event. Council Member Keown noted that the \$50,000 was already included in the proposed budget and therefore did not require an additional budget adjustment.

Land Conservation Discussion

Mayor Pfister said she would like to establish a Land Conservation Fund with \$150,000 in seed funding. She stated that preserving green space was important to her and that she believed it was time for the City to begin a program that could provide an opportunity to preserve property if the need arose. She said she would like to add the funding to the budget.

Council Member Price stated that he was not in support of establishing the fund. He referenced the State of Florida's Rural and Family Lands Protection Program and Florida Forever, which provide funding for conservation easements and development rights. He stated that the State had funding available for those purposes and questioned the need for the City to set aside its own funds. He did not believe \$150,000 would purchase much in development rights and noted his concern that placing the property under a conservation easement could reduce its taxable value.

Mr. Drury stated that the concept was to establish a dedicated fund that could be used when the City identified property it wanted to conserve, and there was a willing seller. He said the fund could begin with \$150,000 and grow through grants, philanthropic contributions, and interest earnings. If a property later became available that Council wanted to preserve or use to supplement existing green space, the City would have a dedicated funding source available for consideration.

Mr. Drury referenced previous instances in which the City acquired property for public purposes, including the waterfront property approved through a voter referendum. He stated that a dedicated conservation fund would provide a place for grants and private contributions to be deposited and could be considered by Council on a case-by-case basis when conservation opportunities arose.

Vice Mayor Grenier asked whether the proposed fund could also be used to purchase property for recreational purposes. Mr. Drury stated that park impact fees would

generally fund recreational uses, while the conservation fund would focus on conservation, passive parks, wetlands, and low-impact improvements such as boardwalks and interpretive signage. He said that if seed money were provided, staff would bring back a resolution clearly defining what the fund could and could not be used for.

Council Member Price stated that setting aside money to purchase land for the expansion of a park was different from purchasing development rights or conservation easements, and said the fund's purpose needed to be clearly defined.

Council Member Keown stated that he could see both sides of the issue but expressed concern about taking \$150,000 from excess reserves given the uncertainty surrounding future property tax revenues.

Vice Mayor Grenier suggested that staff bring back a resolution for Council to review and discuss. Mayor Pfister stated that she believed the City needed to start somewhere and noted that establishing a program could provide an opportunity for individuals with available funds to contribute toward conservation efforts.

Millage Rate Discussion

Mayor Pfister introduced Council Member Price's proposal to maintain the millage rate at the prior year's level. She stated that she would like to do so if possible and noted that Council had not yet completed its review of the budget and there could be additional needs to consider.

Council Member Price stated that during his nearly six years on the Council, the millage rate had been lowered in five of those years, which he believed demonstrated fiscal responsibility. He noted that costs had increased and noted that the City was still awaiting updated information regarding workers' compensation costs and State revenues. He stated that, with other costs increasing for residents, he would like to keep the millage rate as close as possible to the prior year's rate. He said property values had increased by approximately 8%, and he was not proposing that the City adopt the rollback rate.

Vice Mayor Grenier stated that he supported a slight increase and discussed the City's previous investments and redevelopment efforts. He recalled conditions in downtown Tavares in the early 2000s and stated that increases in the millage rate during that period helped the City make investments that contributed to the development of America's Seaplane City. He said fiscal conservatism did not necessarily mean continually reducing expenditures, but rather using public funds responsibly and with a vision for the community.

Vice Mayor Grenier stated that he wanted the City to maintain adequate reserves while continuing to invest in items such as land conservation, special events and signage. He emphasized maintaining the City's unique identity, smart growth, and small-town

character and stated that he did not want excessive budget reductions to negatively affect the progress the City had made. He supported the proposed budget at 6.95 mills and commended staff for its preparation.

Council Member Price stated that he did not believe the City should add additional spending given uncertainty surrounding proposed changes to property taxes. He referenced estimates that the City could lose approximately \$3 million in ad valorem revenue in 2027 and \$5 million in 2028. He stated that the millage rate could decrease from 6.95 mills as budget figures were updated without Council making additional cuts at that time.

Council Member Keown stated that, based on a \$200,000 home, the difference being discussed was approximately \$37 per year. He noted that substantial cuts had already been made and stated that the additional amount would help fund the proposed items and maintain City services at or above their current level.

Mayor Pfister stated that she appreciated the different perspectives represented on the Council. She commended Council Member Price for closely monitoring City finances and stated that she also placed importance on quality-of-life investments.

Major Alexander St. Clair-Abrams House

Mayor Pfister asked whether acquisition of the Major Alexander St. Clair-Abrams house was included in the budget. Mr. Drury stated that the acquisition remained in the budget subject to obtaining grant funding and that staff would pursue available grants. Mayor Pfister stated that preserving the house was important to her and discussed her appreciation for the City's history and historic resources.

Council Member Price noted that funding for the acquisition appeared on the cut list. Mr. Drury clarified that the project had been removed from funding with ad valorem revenues but remained in the budget contingent upon grant funding and subsequent Council approval.

Mayor Pfister asked what it would take to place the acquisition back into the budget. Mr. Drury estimated the cost at approximately \$400,000 to \$500,000 and stated that the City could not negotiate for the property at that time. He explained that the acquisition was budgeted with grant funding as the proposed revenue source. Depending on the amount of grant funding ultimately obtained, additional funding could be needed and would return to Council for consideration. He also noted that philanthropic donations could provide another potential funding source.

Budget and Millage Rate Direction

Mr. Drury summarized the discussion by stating that the health care proposal for qualifying department directors, the two police officer positions and associated vehicles, and the Rifles, Rails and History event would remain in the budget. He stated that a

resolution regarding the proposed Land Conservation Fund would be brought back for Council review before that item was placed in the budget. He further stated that the millage rate would remain at the proposed rate while Council continued its budget discussions.

Mayor Pfister stated that she would consider using reserves rather than increasing the millage rate, noting the City's healthy reserve balance. Mr. Drury clarified that the tentative millage rate previously established by Council was 7.2 mills and that reserves were not currently proposed to be used. He stated that staff would update the budget to incorporate the items discussed and determine the resulting millage requirement.

Council Member Price stated that he did not want to use reserves due to uncertainty about future property tax revenues. Mr. Drury reiterated that reserves would not be used unless Council specifically directed staff to do so. He stated that the previously discussed budget items would be incorporated and would have a minimal effect on the millage requirement. He further noted that the tentative rate of 7.2 mills provided room to accommodate the items without using reserves.

Mr. Drury stated that staff would provide an updated budget reflecting the discussion at the Budget Hearing on Thursday, September 3, at 5:05 p.m.

Mayor Pfister invited comments from the audience.

Gary Santoro, a resident of Royal Harbor, commended Ms. Houghton, Mr. Drury and City staff for their work on the budget. He stated that he understood Council Member Price's desire to control spending and believed that increasing costs and expanding demands sometimes required additional funding. Mr. Santoro stated that he did not have a problem with an increase because he could see where the funding was being used.

The Budget Workshop was adjourned at 6:02 p.m.

XII. NEW BUSINESS

XIII. OLD BUSINESS

XIV. AUDIENCE TO BE HEARD

Gary Santoro, a resident of Royal Harbor, expressed concerns regarding the proposed relocation of the Lake County fairgrounds to Tavares. He stated that he understood the County had received \$2 million toward infrastructure for the fairgrounds and questioned whether the property would be required to annex into the City if it received City water and sewer service. Mr. Santoro expressed concerns regarding the potential impacts to parking and traffic, and asked whether the City would have jurisdiction to review and approve the plans.

John Labriola thanked the Council for its earlier decision regarding the BookPage subscription. He requested that the City proclaim October 14 as a day of remembrance for Charlie Kirk, noting that the date was Mr. Kirk's birthday. Mr. Labriola discussed efforts at the State level to establish a day of remembrance and stated that other Florida counties had taken or were considering similar action. He also requested that the Library consider displaying books written by Mr. Kirk.

Gary Conyers, 40216 Palm Street, Lady Lake, spoke in support of establishing a Charlie Kirk Day. He discussed his military and law enforcement experience and expressed his admiration for Mr. Kirk. Mr. Conyers stated that he would also support having Mr. Kirk recognized at the Tavares Library.

XV. REPORTS

Tab 11. City Administrator Report

Mr. Drury reported that the Lake County Trails Advisory Board recently voted unanimously, 9-0, to support the recreational trail from downtown Tavares to downtown Mount Dora and continuing to Sorrento. He stated that the vote was a positive step forward for the trail and the surrounding communities. Mr. Drury noted that additional work remained and said the Board's action was a positive development.

Tab 12. City Council Member Reports

Council Member Keown

- Reported that he had moved his citizen meetings from daytime to evening hours to accommodate those who worked during the day; however, attendance had been greater during the daytime meetings. He stated that he would move the meetings back to the third Thursday during the day at City Hall.
- Thanked Ms. Houghton, the department directors, and staff for their work in preparing the budget.

Council Member Price

- Asked Mr. Dillon about the additional construction occurring in conjunction with the traffic signal at SR 19 and CR 561. Mr. Dillon stated that the project included the installation of islands and pedestrian crosswalks across SR 19 in conjunction with the traffic signal.
- Commended Planning and Zoning and Utilities staff for being responsive and providing requested information promptly.

Vice Mayor Grenier

- Thanked Mr. Drury for his transparency and regular email communications, stating that the information was helpful in keeping the Council informed and educated on City matters.
- Recognized Purple Heart Day on Friday and honored the veterans who had sacrificed for the country.

XVI. ADJOURNMENT

There was no further business, and Mayor Pfister adjourned the meeting at 6:13 p.m.

Respectfully,

Susie Novack, MMC, FCRM
City Clerk

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/19/2026**

AGENDA TAB NO.: 8

SUBJECT TITLE: Florida League of Cities Annual Conference 2026 – Voting Delegate (City Administrator)

OBJECTIVE:

For the City Council to designate Council Member Price as the City of Tavares Voting Delegate for the 2026 Florida League of Cities Annual Conference.

SUMMARY:

The 2026 Florida League of Cities Annual Conference was held at the Diplomat Beach Resort in Hollywood, Florida, from August 13–15, 2026. The Florida League of Cities requested that each member municipality attending the Annual Conference designate one elected official to serve as its Voting Delegate at the Annual Business Meeting. The Voting Delegate was authorized to cast the City's votes on matters including the election of League leadership, adoption of resolutions, and other official League business.

At the July 15, 2026, City Council meeting, Council Member Gamble was approved by the City Council to serve as the City's Voting Delegate for the 2026 Annual Conference.

Council Member Gamble was subsequently unable to attend the Annual Conference. As the Mayor, who traditionally represents the City at the Annual Conference, was also unable to attend, Council Member Price was asked to represent the City of Tavares and serve as the City's Voting Delegate in Council Member Gamble's absence.

Council approval is requested to formally designate Council Member Price as the City of Tavares Voting Delegate for the 2026 Florida League of Cities Annual Conference.

OPTIONS:

1. Formally approve Council Member Price as the City of Tavares Voting Delegate for the 2026 Florida League of Cities Annual Conference.

STAFF RECOMMENDATION:

Option 1. Approve Council Member Price as the City of Tavares Voting Delegate for the 2026 Florida League of Cities Annual Conference.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Yes.

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
8/19/2026**

AGENDA TAB NO.: 9

SUBJECT TITLE: Ordinance 2026-04 Interlake Business Park - Annex and Rezone 19.18 Acres East of County Road 561, Approximately 200 Feet North of Frankies Road Intersection (Community Development)

OBJECTIVE:

Approval of Ordinance 2026-04 annexing approximately 19.18 acres of non-contiguous property located east of County Road 561 and approximately 200 feet north of Frankies Road Intersection into the City of Tavares and rezoning the property from Lake County MP (Planned Industrial) and HM (Heavy Industrial) to City of Tavares PD (Planned Development).

SUMMARY:

The subject property is located east of County Road 561 and approximately 200 feet north of Frankies Road Intersection. It is approximately 19.18 acres in size and is non-contiguous to the city boundary (see attached ISBA Boundary Map). The land is presently used as light industrial, warehousing and vacant land. The subject property is located within the Interlocal Service Boundary Area (ISBA) established through the Interlocal Service Boundary Agreement between the City of Tavares and Lake County, which allows for the annexation of non-contiguous properties under specified conditions.

The applicant proposes a development plan consisting of a mix of light industrial, manufacturing, indoor/outdoor storage, retail commercial, professional service/offices and recreational commercial uses. The Planned Development (PD) zoning ordinance establishes development standards including setbacks, building height limitations, impervious surface requirements, landscaping, lighting, access management, and utility service requirements. The ordinance provides a framework for future site development while ensuring compliance with City regulations related to traffic, drainage, landscaping, lighting, concurrency, and public facility capacity.

The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Industrial to City of Tavares Industrial (I) on the Future Land Use Map 2040. The proposed annexation and rezoning are consistent with the provisions of the Interlocal Service Boundary Agreement and support the City's long-term economic development objectives by providing opportunities for industrial and commercial growth.

OPTIONS:

1. That the City Council move to approve Ordinance 2026-04.
2. That the City Council moves to deny Ordinance 2026-04.

STAFF RECOMMENDATION:

On July 16, 2026, the Planning & Zoning Board met and voted unanimously (4-0) to recommend

approval of Ordinance 2026-04 as presented. The Board inquired about the project's landscaping, existing buildings, future business, and stormwater retention. There were no comments from the public on this item (see attached DRAFT Minutes).

Therefore, staff recommends that the City Council moves to approve Ordinance 2026-04 annexing approximately 19.18 acres located east of County Road 561 and approximately 200 feet north of Frankies Road Intersection into the City of Tavares and rezoning the property to Planned Development (PD).

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 2026-04
2. Location Map
3. Aerial Map
4. Zoning Map
5. ISBA Boundary Map
6. Newspaper Ad 26-04
7. Conceptual Development Plan
8. Architectural Concept
9. Architectural Concept (Cont.)
10. Traffic Study
11. Environmental Report
12. DRAFT 07-16-2026 PZ Minutes - Ord 2026-04

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/19/2026**

AGENDA TAB NO.: 10

SUBJECT TITLE: Ordinance 2026-05 Interlake Business Park - Comprehensive Plan FLUM Amendment 19.18 Acres East of County Road 561, Approximately 200 Ft. North of Frankies Road Intersection (Community Development)

OBJECTIVE:

Approval of Ordinance 2026-05 amending the City of Tavares Comprehensive Plan Future Land Use Map 2040 to change the Future Land Use designation of approximately 19.18 acres located at East of County Road 561, Approximately 200 Ft. North of Frankies Road intersection from Lake County Industrial (I) to City of Tavares Industrial (I).

SUMMARY:

The applicant is concurrently requesting voluntary annexation and rezoning into the City of Tavares. The subject property is non-contiguous and currently located in unincorporated Lake County. It is also located within the Interlocal Service Boundary Area (ISBA) established through the Interlocal Service Boundary Agreement between the City of Tavares and Lake County, which allows for the annexation of non-contiguous properties under specific conditions. Upon annexation, the property requires assignment of a City Future Land Use designation consistent with the proposed development and surrounding land use patterns.

The applicant is seeking to maintain the Industrial Future Land Use designation currently assigned by Lake County by redesignating the property to the City of Tavares Industrial (I) Future Land Use category. The proposed amendment is consistent with the existing and surrounding land use pattern, which includes industrial and employment-related uses. Therefore, the requested Industrial designation will provide continuity between the County and City future land use classifications and support future industrial and commercial economic development opportunities within the City.

OPTIONS:

1. That the City Council move to approve Ordinance 2026-05.
2. That the City Council moves to deny Ordinance 2026-05.

STAFF RECOMMENDATION:

On July 16, 2026, the Planning & Zoning Board met and voted unanimously (4-0) to recommend approval of Ordinance 2026-05 as presented. There were no comments from the public on this item (see attached DRAFT Minutes).

Therefore, staff recommends that the City Council moves to approve Ordinance 2026-05, a Future Land Use Map amendment of approximately 19.18 acres from Lake County Industrial (I) to City of Tavares Industrial (I) located East of County Road 561, approximately 200 Ft. North of Frankies Road

intersection.

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 2026-05
2. Location Map
3. Aerial Map
4. FLU Map
5. Newspaper Ad 26-05
6. DRAFT 07-16-2026 PZ Minutes - Ord 2026-05

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/19/2026**

AGENDA TAB NO.: 11

SUBJECT TITLE: Ordinance 2026-06 Fisherman's Cove - Rezone 50+/- Acres West of North Eichelberger Road, South of Lane Park Road and Northwesterly of State Road 19 (Community Development)

OBJECTIVE:

Approval of Ordinance 2026-06 amending the Fisherman's Cove Planned Development (PD), previously governed by Ordinances 2003-25 and 2013-21, and replacing those ordinances with a newly stated Planned Development ordinance establishing updated development standards and a revised Master Development Plan.

SUMMARY:

The subject property consists of approximately 50 acres currently operating as a recreational vehicle (RV) resort with supporting recreational facilities, marina uses, and dry boat storage. The applicant is requesting approval of an amended Planned Development (PD) to allow expansion and modernization of the existing resort while maintaining its recreational and tourism-oriented character. The proposed amendment supersedes the existing PD ordinances and establishes a new regulatory framework governing future development of the property. The existing Future Land Use designations of Commercial and Mixed-Use are consistent with the proposed development.

The proposed development plan allows for continued operation of the existing resort and authorizes additional resort-related amenities, including expansion of the dry boat storage facility, construction of resort cottages for short-term rental accommodations, expansion of recreational facilities, and additional RV accommodations. No conventional residential dwelling units are proposed. All cottages are intended as short-term resort accommodations associated with the operation of the recreational vehicle resort.

The PD amendment establishes development standards addressing setbacks, building height, landscaping, buffering, architecture, lighting, signage, parking, tree preservation, and environmental protection. The amendment requires future site plan approval for all development activity and compliance with applicable City regulations, environmental permitting requirements, and concurrency standards. Utility service will continue to be provided through existing on-site potable water and wastewater systems, subject to regulatory capacity limitations and permitting requirements. Should the existing systems become inadequate, connection to City utility services will be required.

OPTIONS:

1. That the City Council move to approve Ordinance 2026-06.
2. That the City Council moves to deny Ordinance 2026-06.

STAFF RECOMMENDATION:

On July 16, 2026, the Planning & Zoning Board conducted a public hearing and voted unanimously (4-0) to recommend approval of Ordinance 2026-06 as presented. During the public hearing, neighboring property owners and representatives expressed concerns regarding setbacks and buffers, open space, stormwater management, and utility infrastructure. These issues were discussed and addressed during the public meeting (see attached DRAFT Minutes). In addition, the applicant agreed to meet with City staff to review and confirm compliance with all applicable setback and landscape buffer requirements associated with the proposed future development, as depicted on the Master Development Plan.

On July 31, 2026, the applicant met with staff to acknowledge the future site plan development requirements including landscape buffer areas. The required landscape buffers are either Type "C" or Type "E," consistent with Chapter 11 — Landscaping and Buffering Regulations of the Land Development Regulations. A Type "C" buffer consists of a 20-foot-wide landscaped buffer, while a Type "E" buffer consists of a 15-foot-wide landscaped buffer with a six-foot-high wall or fence.

Therefore, staff recommends that the City Council approve Ordinance 2026-06, amending the Fisherman's Cove Planned Development and adopting the proposed Master Development Plan and associated development standards as presented.

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. Ord 2026-06
2. Location Map
3. Aerial Map
4. Newspaper Ad
5. Master Development Plan
6. Environmental Report
7. Traffic Study
8. Abutting Residents Opposing Letter
9. Ord 2003-25 - Annex & Rezoning - Fisherman's Cove
10. Ordinance 2013-21 - PD Zoning - Fishermans Cove

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/19/2026**

AGENDA TAB NO.: 12

SUBJECT TITLE: Discussion and direction regarding the preferred approach for addressing Data Center development within the City (Community Development)

OBJECTIVE:

Staff requests that the City Council discuss these options and provide direction regarding the preferred approach for addressing future data center development within the City.

SUMMARY:

As interest in data center development continues to increase, staff is seeking policy direction from the City Council regarding how the City should address future applications for these types of facilities. While data centers can provide economic investment and support critical digital infrastructure, they may also present unique land use considerations related to building scale, utility demand, backup power generation, noise, aesthetics, and compatibility with surrounding development.

On June 23, 2026, the Lake County Board of County Commissioners (BCC) discussed a temporary Moratorium on Data Center Facilities within the unincorporated areas of Lake County. After discussion, the Board collectively agreed to have the Lake County Attorney bring back a proposed moratorium ordinance.

On August 5, 2026, the Lake County Planning and Zoning (P&Z) Board were presented an ordinance to establish a temporary moratorium for the construction, expansion of, and for the issuance of building permits, development orders, or the rezoning of property for data center facilities within the unincorporated areas of Lake County. The initial timeframe for the moratorium is for up to one (1) year, to allow for staff to conduct a comprehensive review of the potential impacts associated with data centers and data center facilities, and to draft best practices regarding zoning regulations, permitting requirements, infrastructure standards, utilities standards and environmental safeguards governing data centers. The proposed moratorium was approved unanimously by the Lake County P&Z Board. The moratorium ordinance will be presented to the Lake County BCC on September 1, 2026.

At this time, the City does not have land development regulations specifically addressing data centers. As a result, staff requests that the City Council discuss the appropriate regulatory approach and provide direction on whether amendments to the Land Development Regulations should be pursued.

OPTIONS:

Potential options for Council consideration include, but are not limited to:

1. Adopting a temporary moratorium on new data center applications while the City evaluates appropriate regulations.
2. Directing staff to prepare amendments to the Land Development Regulations establishing objective development standards for data centers, including provisions related to permitted zoning districts, definitions, building height and massing, setbacks and buffering, landscaping, noise, lighting, screening of mechanical equipment, utility infrastructure, emergency power

- systems, and other site design criteria.
3. Maintaining the existing regulations and evaluating future proposals on a case-by-case basis through the City's current development review process.

STAFF RECOMMENDATION:

Staff recommends that the City Council discuss and provide direction regarding the preferred approach for addressing Data Center developments.

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
8/19/2026**

AGENDA TAB NO.: 13

SUBJECT TITLE: Economic Development Incentives (Economic Development)

OBJECTIVE:

For Council to receive the Economic Development Director review and recommendation of current and proposed economic development incentives and provide staff direction to move forward.

SUMMARY:

The City Council has indicated a desire to enhance commercial and industrial growth within the city, thereby enhancing employment opportunities, the commercial tax base and overall economic health, well-being and prosperity of our community. Although the city has adopted and implemented a well thought out, comprehensive and succesful economic development strategy (attached), current financial incentives are only to a waiver of city impact fees applicable to large scale seaplane business (attached ordinance 2015-11).

Council may wish to consider enhancement of this incentive with the following:

1. Expanding the current permanent waiver of all applicable city impact fees (ordinance 2015-11) and removing the "seaplane related" only provision and including all manufacturers that create 25 or more full-time employees or 25 equivalent residential units (ERU's).
2. Development of a new ordinance waiving all applicable city impact fees and/or building permit fees for new commercial development within the city for a limited period of time, one year or 18 months, for example with a "phase in period" of an additional 6 to 12 months at 50% impact and/or building permit fees. A similar program was put into place city wide for all development in the 2009-2011 timeframe in the wake of the "mortgage meltdown" crisis of 2007-2008. It resulted in significant private commercial investment in the city to include projects such as the downtown hotels, the Big House and Osprey Lodge.

If the city council approves one or both of these options, staff will work with the City Attorney to develop formal ordinance(s) for presentation and consideration by council at a future meeting.

OPTIONS:

1. Approve the above suggested economic development, commercial and industrial incentives.
2. Do not approve the above suggested economic development, commercial and industrial incentives.
3. Provide staff with an alternate direction.

STAFF RECOMMENDATION:

Staff recommends council moves to approve option 1.

FISCAL IMPACT:

None at this time.

LEGAL SUFFICIENCY:

Legally sufficient

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. CityofTavares2024EDStrategyUpdateFinal
2. Economic DevelopmentFocusAreaMap2024
3. Ordinance 2015-11 - LDR Amend Impact Fee Waiver for Seaplane Manufacturers

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/19/2026**

AGENDA TAB NO.: 14

SUBJECT TITLE: Budget Workshop — Five-Year Capital Improvement Plan (City Administrator)

OBJECTIVE:

To present the City of Tavares FY 2027 Proposed Five-Year Capital Improvement Plan (CIP), and to provide Council with an opportunity to discuss the Fiscal Year 2027 Proposed Budget (October 1, 2026, through September 30, 2027).

SUMMARY:

The General Fund budget was presented to the Council at the July 15th budget workshop. The Enterprise and Special Revenue Fund budgets were presented to Council at the August 5th budget workshop. The City Council set the maximum tentative millage rate of 7.2000 mills and the maximum tentative voted debt millage rate of 0.1335 mills at the July 15th budget workshop. At this meeting, the Five-Year Capital Improvement Plan will be presented, after which the Council will have an opportunity to discuss it and the FY 2027 Proposed Budget.

OPTIONS:

Option 1: Request the Finance Director to present the Five-Year Capital Improvement Plan.

Option 2: Do not request the Finance Director to present the Five-Year Capital Improvement Plan.

STAFF RECOMMENDATION:

It is recommended that the Finance Director present the Five-Year Capital Improvement Plan.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Legally Sufficient

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
8/19/2026**

AGENDA TAB NO.: 15

**SUBJECT TITLE: Budget Workshop — Continued Deliberations and Updates to FY 2027
Proposed Budget (City Administrator)**

OBJECTIVE:

To provide updates to the draft budget, deliberate and finalize the draft City Budgets for the upcoming two September Public Hearings on the Proposed Fiscal Year 2027 (October 1, 2026, through September 30, 2027) City budget.

SUMMARY:

An opportunity is provided for the Council to resume budget deliberations and then finalize a draft budget for the first public hearing on Thursday, September 3rd, 2026, at 5:05 p.m., and the second and final public hearing on Wednesday, September 16th, 2026, at 5:05 p.m.

Based on discussions at the last budget workshop, the proposed budget has been updated to include two additional Police Officers (starting on 7/1/27) and two new police vehicles. Additionally, the proposed Budget has been updated based on current updates from the City's health and dental insurers and the Lake County Property Appraiser. Updates for miscellaneous items are also included (staff vacancies, changes in health and dental insurance coverage, etc.). The attached Exhibit A contains the updated adjustments to the proposed Budget. It should be noted that the City is still waiting on final revenue estimates from the state for state shared revenues and the final costs for General Liability and Workers' Compensation from the City's public entity insurer. It is anticipated that these figures should be available before the first public hearing.

The original proposed budget provides for \$158,894 to be added to General Fund reserves. The updated proposed budget, reflecting the above changes for the General Fund, results in \$245,242 more in budgeted expenditures than in budgeted revenues. Therefore, it is recommended to reduce the amount provided for General Fund reserves down from \$158,894 down to \$0. This still maintains three months of General Fund reserves in the budget, and results in a millage rate of 6.9922 to achieve a balanced budget. It should be noted that the Council previously set the tentative maximum millage rate at 7.2000 mills.

After the Council deliberates and finalizes the budget and millage rate, they will be brought back to the Council with any final adjustments from the state, along with supporting resolutions at the two upcoming Public Hearings in September for further public input and Council consideration.

OPTIONS:

Option 1: Discuss and finalize the budget and tentative millage rate.

Option 2: Do not discuss nor finalize the budget and tentative millage rate.

STAFF RECOMMENDATION:

Option 1: Discuss and finalize the budget and tentative millage rate.

FISCAL IMPACT:

Establishes the Fiscal Year 2027 Budget for further consideration at the two September public hearings.

LEGAL SUFFICIENCY:

Legally Sufficient.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Exhibit A

FY 2027 PROPOSED BUDGET ADJUSTMENTS

(EXHIBIT A)

GENERAL FUND

REVENUES	32,403,459
Increase Ad Valorem revenue due to Property Appraiser's new estimate (DR420)	38,708
REVENUES AFTER ADJUSTMENTS	32,442,167
EXPENDITURES	32,403,459
Miscellaneous payroll adjustments	(48,112)
Added one Police Officer Starting 7/1/27	30,531
Added one Police Officer Starting 7/1/27	30,531
Added two Police Vehicles	166,000
Moved police body camera contract from Police Impact Fee Fund to General Fund	105,000
EXPENDITURES AFTER ADJUSTMENTS	32,687,409
REVENUE MINUS EXPENDITURES EQUAL:	(245,242)

POLICE IMPACT FEE FUND

REVENUES	123,977
Increase appropriation for reserves	(105,000)
REVENUES AFTER ADJUSTMENTS	18,977
EXPENDITURES	123,977
Moved police body camera contract from Police Impact Fee Fund to General Fund	(105,000)
EXPENDITURES AFTER ADJUSTMENTS	18,977
POLICE IMPACT FEE FUND REVENUE = EXPENDITURES?	YES

Miscellaneous adjustments for payroll updates in the Grant, Utility, Solid Waste, Stormwater, Marina, and Pavilion fund resulted in a total decrease in revenue and expenditures of \$64,335.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/19/2026**

AGENDA TAB NO.: 16

SUBJECT TITLE: City Administrator Report

OBJECTIVE:

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

SUMMARY:

The City Administrator will provide a summary at the meeting.

UPCOMING MEETINGS:

City Council Meeting	September 2, 2026, 4:00 p.m., Tavares City Council Chambers
Budget Hearing - Fiscal Year 2026-2027 - Reading of Tentative Millage and Budget Resolutions	September 3, 2026, 5:05 p.m., Tavares City Council Chambers
Planning and Zoning Board Meeting	September 17, 2026, 3:00 p.m., Tavares City Council Chambers
Library Board Meeting	September 9, 2026, 4:00 p.m., Tavares Library Expansion Room
Code Enforcement Special Magistrate Hearing	August 25, 2026, 4:00 p.m., Tavares City Council Chambers

OUTSIDE AGENCY MEETINGS:

Heartland League of Cities Meeting	September 11, 2026, 12:00 noon, Location to be Determined
Lake Sumter MPO Governing Board Meeting	October 28, 2026, 2:00 p.m., Suite 175, 1300 Citizens Boulevard, Leesburg
Tavares Chamber of Commerce Business Meeting	August 26, 2026, 11:30 a.m., Tavares Civic Center

Attached is the current 2026 Event Calendar.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Tavares_EventCalendar_2026_Rvsd 8.14.2026

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/19/2026**

AGENDA TAB NO.: 17

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.