AMERICA'S SEAPLANE CITY

AGENDA
TAVARES CITY COUNCIL
September 2, 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 agendized 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 — **Father Joseph T.M. Tran, St. Paul Catholic Church, Leesburg**

III. APPROVAL OF AGENDA

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2 — **Proclamation - 115th National Day of the Republic of China (Taiwan)**

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 August 19, 2026, City Council Meeting Minutes (City Clerk)**

VIII. RESOLUTIONS

Tab 4 — **Resolution 2026-11 - Acceptance of Florida Direct Appropriations Grant from the Division of State Lands for Development of Golden Triangle Regional Park West Campus (Finance)**

Tab 5 — **Resolution 2026-14 - SRF Loan Agreement for SAHM Project (Finance)**

IX. ORDINANCES - PUBLIC HEARING

First Reading

Second Reading

X. GENERAL GOVERNMENT

Tab 6 **Golden Triangle Regional Park (East and West Campus) Final Master Plan Approval (Community Services)**

XI. BUDGET WORKSHOP

Tab 7 **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 8 **City Administrator Report**

Tab 9 **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
9/2/2026

AGENDA TAB NO.: 1

SUBJECT TITLE: Father Joseph T.M. Tran, St. Paul Catholic Church, Leesburg

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OBJECTIVE:
Father Joseph T.M. Tran, St. Paul Catholic Church, Leesburg, will provide the invocation and lead those present in the Pledge of Allegiance.

SUMMARY:
Father Joseph T.M. Tran, St. Paul Catholic Church, Leesburg, 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
9/2/2026

AGENDA TAB NO.: 2

SUBJECT TITLE: Proclamation - 115th National Day of the Republic of China (Taiwan)

OBJECTIVE:
For the City Council to approve a Proclamation recognizing the occasion of the 115th National Day of the Republic of China (Taiwan)

SUMMARY:
The City of Tavares and New Taipei, Republic of China (Taiwan), have established and continue to maintain a sister city relationship to further bilateral economic, trade, and cultural opportunities. Each year, the National Day of the Republic of China (Taiwan) is observed on October 10th, and the Taipei Economic and Cultural Office in Miami holds ceremonies to celebrate the occasion. Director General Charles Chou and the Taipei Economic and Cultural Office (TECO) in Miami requested the City issue a Proclamation recognizing Taiwan for this special day.

OPTIONS:

1. For the Mayor to read the Proclamation, and the Council to move to approve the Proclamation in observance and recognition of the 115th National Day of the Republic of China (Taiwan).
2. Do not move to approve the Proclamation.

STAFF RECOMMENDATION:
Option 1: For the Mayor to read the Proclamation, and the Council to move to approve the Proclamation in observance and recognition of the 115th National Day of the Republic of China (Taiwan).

FISCAL IMPACT:
None.

LEGAL SUFFICIENCY:
Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:
1. PROCLAMATION FOR Taiwan NATIONAL DAY

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

PROCLAMATION FOR NATIONAL DAY
The Republic of China (Taiwan)

WHEREAS, the Republic of China (Taiwan) observes the 115th National Day on October 10, 2026; and

WHEREAS, the Taipei Economic and Cultural Office in Miami, Florida, has maintained a sister-city relationship with Tavares – America's Seaplane City in support of bilateral economic, trade, educational, and cultural relations between Tavares and New Taipei, Taiwan; and

WHEREAS, the United States and Taiwan have maintained and enhanced close friendship over the decades encompassing commercial, cultural, and other interactions based on the Bilateral Trade Agreement, which celebrated the 46th anniversary of its enactment in 2024; and

WHEREAS, Tavares and New Taipei aspire to further collaborate on economic, cultural, and educational relations to promote peace and prosperity.

NOW, THEREFORE, the City of Tavares recognizes this auspicious occasion of the 115th National Day of the Republic of China (Taiwan) and its achievements with our admiration and gratitude.

PASSED AND DULY ADOPTED by the Tavares City Council on this 2nd day of September 2026.

____

Lori A. Pfister, Mayor

AGENDA SUMMARY
TAVARES CITY COUNCIL
9/2/2026

AGENDA TAB NO.: 3

SUBJECT TITLE: Approval of the August 19, 2026, City Council Meeting Minutes (City Clerk)

OBJECTIVE:
For the Council to consider approval of the August 19, 2026, City Council Meeting and Budget Workshop minutes.

SUMMARY:
Attached are the August 19, 2026, City Council Meeting and Budget Workshop minutes as submitted by the City Clerk.

OPTIONS:

1. Move to approve the City Council Meeting and Budget Workshop minutes under the Consent Agenda.
2. Move to approve the City Council Meeting and Budget Workshop minutes with corrections.

STAFF RECOMMENDATION:
For the Council's consideration.

FISCAL IMPACT:
None.

LEGAL SUFFICIENCY:
Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:
1. 08-19-2026 CC Minutes

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

TAVARES CITY COUNCIL
MEETING MINUTES
AUGUST 19, 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
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
Scott Aldrich, Community Services 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
Mark O'Keefe, Support Services 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 Greg Watts, Liberty Church Tavares

Pastor Greg Watts, Liberty Church Tavares, 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 the staff had no changes.

MOTION

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

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2. Tavares Governmental Advocacy Representatives Update

Mr. Drury stated that the City Council had selected Continental Strategies to represent and advocate on behalf of the City regarding federal and state initiatives. He introduced Ashley Spicola, Managing Partner of Continental Strategies in Tallahassee, to provide an update on recent federal advocacy efforts and the state legislative session.

Ms. Spicola said the state primary election had taken place the previous evening and that Continental Strategies would provide the Council with a comprehensive statewide elections update.

Ms. Spicola reported that the City had a successful federal fly-in in December, during which representatives met with members of Florida's congressional delegation, including Representative Patronis, Senator Scott, and Senator Moody's office. She stated that although the City's project was not included on the recommended funding list, it remained a project of merit and was still eligible for consideration. She said her office had been contacted regarding recent developments with the Rails to Trails program and anticipated scheduling a meeting in September or October to rebrief federal officials. She noted that property acquisition had previously been a significant concern and that recent progress on that issue should make the project more competitive during the next funding round.

Ms. Spicola reported that the State's budget totaled approximately $114.5 billion and included approximately $800 million in vetoes. She said the City's advocacy efforts had been successful, resulting in approximately $1 million in funding for Tavares, including $600,000 for the Golden Triangle project and $350,000 for a culvert project. She credited the City's local legislative delegation and the City's follow-up with the Governor's Office for helping secure the funding. She emphasized that having City representatives present to discuss local projects directly with state officials made a meaningful difference.

Ms. Spicola stated that she would be in Lake County for the next several weeks and planned to meet with City representatives to discuss potential projects to submit through the legislative delegation as future budget requests. She said Tavares had a strong story to share and that she appreciated the opportunity to represent the City and Lake County in Tallahassee.

Council Member Keown thanked Ms. Spicola for her assistance during the City's advocacy trip and commended her for helping Council Members navigate their meetings.

Ms. Spicola stated that it was an honor to represent the area where she grew up and that she looked forward to continuing to work with Tavares.

Tab 3. State Appropriations Presentation by Representative Nan Cobb

Mayor Pfister introduced State Representative Nan Cobb, who provided an update on State appropriations secured for the City of Tavares.

Representative Cobb commended Continental Strategies and said they worked well together with the Governor's Office and appropriations leadership. She stated that the City's investment in governmental advocacy had provided valuable representation in Tallahassee.

Representative Cobb presented the City with State appropriations totaling $950,000, consisting of $600,000 for the Golden Triangle Regional Park-West Campus Project and $350,000 for the St. Clair Abrams Culvert Replacement.

Mr. Drury thanked Representative Cobb for her efforts and said securing the funding had required significant work.

Representative Cobb said the legislative session had been challenging and that funding for the City's projects had moved back and forth between the House and Senate during the process. She stated that she continued working with the appropriations chairs to advocate for the City and thanked the Council for allowing her to represent Tavares.

Representative Cobb said she looked forward to meeting with City representatives the following week to discuss potential appropriations requests for the next legislative session. She encouraged the City to identify projects and ensure that local funding was committed, noting that the House generally expected municipalities to have a financial investment in projects for which State funding was requested.

Representative Cobb joined the Council and representatives of Continental Strategies for a ceremonial check presentation.

Mayor Pfister thanked Representative Cobb and Continental Strategies for their work on behalf of the City.

Tab 4. Proclamation – Inaugural NAMI Lake County Walk

Mayor Pfister read a Proclamation in its entirety expressing the City Council's support of the National Alliance on Mental Illness (NAMI) Lake County Inaugural Walk, which would be held October 10, 2026..

MOTION

Doug Keown moved to approve the Proclamation, seconded by Bob Grenier. The motion carried unanimously 5-0.

Council Member Keown said Tavares would host the inaugural NAMI Lake County Walk on October 10, which fell on World Mental Health Day. He stated that NAMI provided its programs and services to individuals and families at no charge and relied on sponsorships and fundraising to support its work. He encouraged the community to sponsor the event or participate in the walk. Council Member Keown said NAMI was a great organization and commended those who worked to establish it and to make mental health a priority in Lake County.

Mayor Pfister said she looked forward to seeing the organization grow.

Tab 5. Rails to Trails Funding Program Update

Mr. Dillon announced that the Lake County Board of County Commissioners had unanimously approved the City's $23.5 million Public Lands and Trails application to acquire the 11-mile CSX railroad corridor. He said the approval represented a major milestone for the Wekiva Trail and the City of Tavares and reinforced the City's long-standing commitment to regional connectivity, economic growth, and quality of life.

Mr. Dillon recognized Mayor Pfister, Vice Mayor Grenier, Council Member Price, Mr. Drury, Mr. Aldridge, and Mr. O'Keefe for attending the Board of County Commissioners' meeting in support of the project. He also acknowledged the Council Members who were unable to attend but remained supportive of the City's efforts. Mr. Dillon gave special recognition to Mr. Drury for his leadership and advocacy throughout the process.

Mr. Dillon stated that the corridor represented a once-in-a-generation opportunity to advance safety, recreation, economic vitality, and regional mobility. He said the Board of County Commissioners' approval of the full $50 million bond issuance was anticipated in November. Over the next six months, Lake County, the Trust for Public Land, Mount Dora, and Tavares would begin pre-acquisition due diligence and work with the City's governmental relations firm on an upcoming BUILD grant application for construction of the trail.

Council Member Keown commended Mr. Dillon and staff for their work on the project and said it was good to see progress after many years of working toward the goal.

Vice Mayor Grenier said it was good to see staff remain committed to a vision and continue working toward its completion.

At Mayor Pfister's request, Mr. Drury provided additional background on the project. He stated that the project had been in the works for approximately 20 years, with particularly intensive efforts during the past seven years involving applications, studies, appraisals, and trips to Washington, D.C., to pursue funding.

Mayor Pfister thanked Mr. Dillon and everyone involved for their hard work, due diligence, and persistence in moving the project forward.

Tab 6. Tavares Chamber of Commerce Update

Stephanie Hayes, President/CEO of the Tavares Chamber of Commerce, provided an update on Chamber activities. She reported approximately 136 to 140 visitors during the previous month and said Chamber membership had grown to approximately 310 members. She announced an upcoming ribbon cutting on August 27 involving 17 businesses at GraceWay Church. Ms. Hayes also reported that the Chamber continued to hold luncheons and ribbon cuttings and that plans for its gala were still being determined.

Council Member Gamble asked about visitor traffic at the Chamber on Saturdays. Ms. Hayes said the Chamber typically received approximately one visitor on Saturdays and that traffic was generally higher during special events.

Council Member Gamble asked whether the Chamber would be interested in becoming more involved with City special events, including assisting with fundraising for events such as the Fourth of July celebration. Ms. Hayes said the Chamber would welcome the opportunity to partner with the City and expressed interest in participating in events such as Rocktoberfest and Trunk or Treat. She said working together would strengthen the partnership between the Chamber and the City.

Mayor Pfister noted that the Chamber had previously been involved in many City events and welcomed its participation in helping with event responsibilities.

Council Member Gamble recalled that the Chamber had previously been involved with the City's Fourth of July celebration, including fireworks and fundraising. He also noted that Light Up Tavares had originally been organized by the Junior Woman's Club before the Chamber became involved. He said he would like to see the Chamber become more involved in City events and help offset some of the City's event costs.

Ms. Hayes said the Chamber supported developing a stronger partnership with the City.

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

Attorney Holt stated there were three quasi-judicial matters before the Council for consideration: Tabs 9-11 [Tab 9. Ordinance 2026-04 Annexation and Rezoning – Interlake Business Park – 19.18 Acres East of County Road 561, Approximately 200 Feet North of Frankies Road Intersection, Tab 10. Ordinance 2026-05 – Comprehensive Plan FLUM Amendment – Interlake Business Park – 19.18 Acres East of County Road 561, Approximately 200 Feet North of Frankies Road Intersection, and Tab 11. Ordinance 2026-06 – Rezoning – Fisherman's Cove – 50+/- Acres West of North Eichelberger Road, South of Lane Park Road and Northwesterly of State Road 19]

Attorney Holt administered the oath to those present who intended to provide testimony.

Attorney Holt asked the Council Members to disclose any ex parte communications regarding Tabs 9 through 11. There were none.

VI. <u>READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD</u>

Ms. Novack read the following ordinances at Second 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.

VII. CONSENT AGENDA

Mayor Pfister asked if any Council Member wished to remove an item from the Consent Agenda for discussion.

Council Member Price requested that Tab 8 be pulled for discussion.

MOTION

Sandy Gamble moved to approve Tab 7 on the Consent Agenda, seconded by Doug Keown. The motion carried unanimously 5-0.

Tab 7. Approval of the August 5, 2026, City Council Meeting Minutes

Approved on the Consent Agenda.

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

Council Member Price asked whether formal Council approval was required to designate him as the City's voting delegate for the Florida League of Cities. Staff confirmed that a formal vote was needed.

MOTION

Sandy Gamble moved to designate Council Member Price as the City's voting delegate for the Florida League of Cities, seconded by Doug Keown. The motion carried unanimously 5-0.

Council Member Price said the City of Tavares had received a Local Action Award at the Florida League of Cities Annual Conference for the City's Public Works facility on Captain Haynes Road. He said the award was highlighted throughout the conference and noted that Tavares was one of only five cities to receive an award.

Council Member Gamble thanked Council Member Price for serving as the City's voting delegate when he was unable to attend due to a family matter. He said he was proud of the City's accomplishments and the Public Works facility.

Mayor Pfister thanked Council Member Price for representing the City at the conference in her absence.

VIII. RESOLUTIONS

IX. ORDINANCES – PUBLIC HEARING

First Reading

Second Reading

Tab 9. Ordinance 2026-04 Annexation and Rezoning – Interlake Business Park – 19.18 Acres East of County Road 561, Approximately 200 Feet North of Frankies Road Intersection

Mr. Fabre made the following presentation:

> *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.*
>
> *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.*

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).

Mayor Pfister asked for comments from the Council.

Council Member Price asked what was meant by a recreational commercial use. Mr. Fabre said the applicant envisioned an indoor pickleball facility as one potential use.

Mayor Pfister asked to hear from the applicant regarding the proposed development.

Jennifer Koch of Stone and Gerkin, representing the property owner, stated that the applicant agreed with staff's presentation and the Planning and Zoning Board's recommendation for approval. She said the proposed development could include light retail, recreational commercial, and industrial uses and introduced the property owner to provide additional information.

Scott Brock, property owner, stated that he had been a Lake County resident for approximately 36 years and had owned the property since approximately 2000 or 2001. He said the property had been used for light industrial purposes, including refurbishing machinery and equipment and manufacturing flooring cutting and rolling machines. Mr. Brock stated that growth in the area had generated requests for warehouse space and light industrial manufacturing. He said he also envisioned incorporating commercial uses along the highway frontage.

Vice Mayor Grenier asked what types of light commercial businesses Mr. Brock hoped to attract. Mr. Brock said potential uses could include specialty contractors, such as air conditioning businesses, as well as professional, medical, or dental offices. He added that the recreational component could include an indoor pickleball facility and, potentially, a microbrewery with a pickleball-themed concept.

Mayor Pfister wished Mr. Brock success with the project.

MOTION

Doug Keown moved to approve, seconded by Walter Price. The motion carried unanimously 5-0.

Tab 10. Ordinance 2026-05 – Comprehensive Plan FLUM Amendment – Interlake Business Park – 19.18 Acres East of County Road 561, Approximately 200 Feet North of Frankies Road Intersection

Mr. Fabre made the following presentation:

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.

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.

MOTION

Walter Price moved to approve Ordinance 2025-05, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 11. Ordinance 2026-06 – Rezoning – Fisherman's Cove – 50+/- Acres West of North Eichelberger Road, South of Lane Park Road and Northwesterly of State Road 19

Mr. Fabre made the following presentation:

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.

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.

Mr. Fabre said the applicant was in the audience and available for questions.

Mayor Pfister asked for comments from the Council.

Council Member Price asked whether the proposed changes would expand the existing land area. Mr. Fabre confirmed that the improvements would remain within the property currently owned by the applicant. Council Member Price commented that replacing the non-operational golf course with RV sites would generate revenue and likely increase the property's commercial and taxable value.

Vice Mayor Grenier commented that it was a very nice resort and said he traveled by the property frequently.

MOTION

Walter Price moved to approve Ordinance 2026-06, seconded by Sandy Gamble. The motion carried unanimously 5-0.

X. GENERAL GOVERNMENT

Tab 12. Discussion and Direction Regarding the Preferred Approach for Addressing Data Center Development Within the City

Mr. Fabre made the following presentation:

> *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.

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.*

Council Member Gamble asked whether Attorney Holt could prepare a temporary moratorium similar to the one adopted by Lake County. Attorney Holt confirmed that the City could consider a temporary moratorium.

Council Member Keown said there had been significant misinformation regarding data centers and referenced information presented at the Florida League of Cities conference. He supported allowing time for additional research so the City could better understand the potential impacts before establishing permanent regulations.

Council Member Price agreed that there was misinformation surrounding data centers and noted that facilities varied considerably in size. He said edge data centers could range from approximately 1,000 to 10,000 square feet, while enterprise or corporate facilities could range from approximately 10,000 to 50,000 square feet. Larger cloud, regional, or hyperscale facilities could require significantly more acreage, and he did not believe Tavares had sufficient property to accommodate the largest facilities. He also discussed information presented regarding electrical infrastructure and closed-loop water systems. Council Member Price supported Option 3, which would maintain the City's existing regulations and allow future proposals to be evaluated on a case-by-case basis. He expressed concern that a moratorium could cause the City to miss an opportunity for an appropriately sized facility within an existing industrial area.

Vice Mayor Grenier commented that closed-loop water systems still required repairs and periodic refilling based on his experience with similar systems. He continued to support a temporary moratorium.

Council Member Gamble said a temporary moratorium would provide staff with sufficient time to research data centers and develop appropriate regulations without placing an immediate burden on staff. He noted that a moratorium could be ended before its expiration if the necessary research and regulations were completed.

Mr. Drury stated that staff could complete the process within approximately six months. He said that if Council chose the case-by-case approach, no additional action would be necessary. If Council directed staff to develop an ordinance, the process would include preparation, advertising, review by the Planning and Zoning Board, and subsequent consideration by the City Council.

Mayor Pfister expressed concern that data centers did not align with the City's desired direction or small-town character. She noted that Tavares had limited property available for commercial development and said she did not want industrial uses encroaching upon valuable commercial highway frontage. She supported continuing to attract businesses and development that enhanced residents' quality of life. However, Mayor Pfister said she was willing to consider proposals individually and supported a case-by-case approach to retain City control over future development.

Council Member Price noted that existing industrial areas could potentially accommodate smaller facilities and suggested that the City could establish limitations if necessary. He did not believe Tavares was likely to attract large-scale data center development.

Council Member Keown stated that future changes affecting property tax revenues could increase the importance of business-generated revenues. He supported conducting a thorough review and did not favor eliminating data centers as a potential use.

Mayor Pfister invited comments from the audience.

Gary Santoro, Royal Harbor, identified a large undeveloped property near County Road 448 and Shirley Shores Road that he believed could accommodate a large development. He noted that the property represented one of the City's remaining large undeveloped areas.

Council Member Gamble asked whether Council wished to establish a limit on the number of data centers. Mayor Pfister said she did not want to close the door on a potentially beneficial proposal in an appropriate location but reiterated that she did not want such development to consume commercial frontage or conflict with the City's vision.

MOTION

Sandy Gamble moved to approve Option 3, maintaining the existing regulations and evaluating future data center proposals on a case-by-case basis, seconded by Doug Keown.

Vice Mayor Grenier stated that data centers were not consistent with the vision for Tavares or its small-town character. However, he supported reviewing proposals individually, particularly if a proposal involved an appropriate location within an existing industrial area.

The motion carried unanimously 5-0.

Tab 13. Economic Development Incentives

Mr. Tweedie made the following presentation:

> *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.*

Staff recommends approval of Option 1, for the Council to approve the above suggested economic development, commercial and industrial incentives.

Mayor Pfister asked for comments from the Council.

Council Member Gamble asked whether there were currently any seaplane manufacturers in the City. Mr. Tweedie said there were not and that new owners of SeaRey had acquired the rights to produce the aircraft and were working with City staff and engineers on a site plan for a new and improved manufacturing facility. He said the potential development was located near the southeast corner of Lake Idamere in the County Road 448/561 area, across from the County property where the animal shelter was located.

Mayor Pfister discussed the City's previous use of economic development incentives and recalled that approximately 20 years earlier, about 90 percent of the City's tax burden had been borne by residential properties and 10 percent by commercial properties. She said previous economic development efforts had brought the ratio closer to 60/40. Mr. Drury concurred that it had been very close to 60/40. Mayor Pfister noted that subsequent residential growth had shifted the ratio back toward the high 70-percent range for residential property. She supported efforts to strengthen the City's commercial tax base and said the previous incentive program had worked well. She also supported retaining the ability to reevaluate or extend the program if necessary.

Council Member Gamble asked about the previous treatment of building permit fees. Mr. Tweedie and Mr. Drury clarified that building permit fees had not been waived but had been deferred until later in the development process, prior to issuance of the Certificate of Occupancy. Mr. Drury stated that a similar deferral could be considered again.

Council Member Price asked how much revenue the City would forgo in impact fees for a hypothetical $1 million commercial building. Mr. Drury said staff would provide that information when the proposed ordinance returned to Council.

Council Member Price asked about the current level of retail and commercial interest in Tavares. Mr. Tweedie stated that the City's retail consultant had developed and was implementing a strategy that was gaining traction. He noted that potential commercial developers were negotiating for properties along State Road 19. He said the market was competitive and that the proposed incentives could provide Tavares with an advantage when businesses made final location decisions. In response to Council Member Price, Mr. Tweedie confirmed that commercial developers had indicated that impact fee assistance would be helpful.

MOTION

Bob Grenier moved to approve economic development incentives 1 and 2, including development of a new limited-duration impact fee waiver for commercial development, seconded by Doug Keown.

Mr. Drury clarified that staff would bring an ordinance back to Council for further review and approval.

Council Member Gamble requested that staff provide an example showing the amount of impact fee revenue that would be waived for a $1 million commercial building. Council Member Price commented that forgoing a limited amount of upfront revenue could be worthwhile if it resulted in a substantial commercial investment. Mr. Drury said staff would also provide information regarding the resulting tax revenues and future contributions to the City.

Council Member Gamble recalled that the purpose of the previous incentive program had been to accept a short-term reduction in revenue in exchange for the long-term benefit of having the development and its tax base within the City.

Council Member Price asked how the incentive would affect projects already in the development pipeline. Mr. Drury stated that eligibility would depend upon when an application was submitted and when the ordinance became effective. He said a limited eligibility period could be a powerful economic development tool because it encouraged property owners and developers to move forward with projects rather than delay development indefinitely.

Mayor Pfister recalled that the City's previous incentive efforts had stimulated construction activity and provided employment during a difficult economic period.

Council Member Gamble asked whether rental housing would qualify for the proposed commercial incentives. Mr. Tweedie stated that a single-family rental home would remain residential. Mr. Drury clarified that eligibility would depend on zoning and that a project on commercially zoned property could potentially qualify, while property that was not commercially zoned would not.

Vice Mayor Grenier emphasized the importance of attracting appropriate commercial development and maintaining the City's visual character. He said growth should be thoughtful and that incentives should support commercial projects that enhance Tavares rather than encouraging development simply for the sake of growth.

Mayor Pfister raised concerns about projects that qualify under the Live Local Act that may receive overlapping incentives. She stated that a project already receiving incentives for affordable housing should not be eligible for an additional benefit for a commercial component. Mr. Drury stated that staff would work with Attorney Holt to develop appropriate provisions in the ordinance, consistent with statutory requirements, to address that concern as well as the concerns regarding the types of commercial development eligible for the program.

The motion carried unanimously 5-0.

XI. BUDGET WORKSHOP

Tab 14. Budget Workshop – Five-Year Capital Improvement Plan

Mr. Drury made the following presentation:

> *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.*

Ms. Houghton made a PowerPoint presentation on the Five-Year Capital Improvement Plan.

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

Tab 15. Budget Workshop – Continued Deliberations and Updates to FY 2027 Proposed Budget

Mr. Drury made the following presentation:

> *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.

Council Member Keown revisited the proposal to provide five years of health insurance coverage to department directors with more than 20 years of service. He said he had reconsidered the proposal after receiving numerous comments from constituents and no longer supported it.

Council Member Gamble said he preferred an incentive that benefited all employees rather than only department directors. He discussed a longevity incentive plan similar to one used by the City of Leesburg, with an estimated annual cost of $66,658. Employees would become eligible after five years of service, beginning at $250, with the benefit increasing by $50 annually to a maximum of $1,000 at 20 years. He believed the program could help with employee retention but did not favor using reserves to fund it this year given the uncertainty surrounding the November election.

Council Member Gamble suggested that the $50,000 proposed for the special event could instead be considered for employee incentives. Mr. Drury stated that proposals would be solicited detailing the costs associated with producing the event. Mayor Pfister supported retaining the event funding, noting its anticipated economic benefit to local hotels, restaurants, and businesses. Council Member Gamble clarified that he supported the event but believed other organizations could assist with funding.

Mayor Pfister supported further consideration of the department director health insurance benefit. She said department directors worked extended hours managing employees, budgets, operations, and grant applications and noted that Mr. Drury and the department directors had secured more than $100 million in grants for the City. She believed the benefit could be a meaningful and relatively low-cost retention tool. Mr. Drury stated that the City had approximately 10 department directors, with two or three near or above 20 years of service, and confirmed that the proposal would have no impact on the current year's budget.

Council Member Gamble reiterated that employee retention was important and believed incentives should recognize employees throughout the organization. Mr. Drury stated that he could return with the complete longevity incentive plan and its fiscal impact.

Vice Mayor Grenier supported reviewing the costs of both proposals and considering incentives for department directors and other employees.

Council Member Price said he did not support implementing the longevity incentive this year due to uncertainty about the November property tax issue. He also remained opposed to the proposed five-year health insurance benefit for department directors. However, he supported retaining funding for the Rails and Rifles event due to its anticipated economic benefits to the community.

Mayor Pfister requested information on the cost of the department director health insurance benefit and the cost of bringing department director salaries to a more competitive level.

Council discussed the proposed millage rate and the need to consider updated financial information before making a final decision. Mr. Drury stated that updated figures were expected within approximately two weeks. He would leave the proposed budget unchanged and return with additional information and the fiscal impacts of the employee benefit proposals for Council's consideration at the next meeting.

XII. NEW BUSINESS

XIII. OLD BUSINESS

XIV. AUDIENCE TO BE HEARD

Gary Santoro, Royal Harbor, commented on the earlier discussion regarding development near County Road 448 and expressed concern about the future use of property in that area. He noted he was not recommending a data center at the location. He also cautioned that compensation decisions could affect employee morale and encouraged Council to continue implementing the City's established vision. Mr. Santoro credited Mr. Drury with the statement, “Vision without implementation is an illusion,” and encouraged Council to continue advancing the City's vision.

XV. REPORTS

Tab 16. City Administrator Report

Mr. Drury congratulated Mayor Pfister and Vice Mayor Grenier on being reelected without opposition and noted that Council Member Price had qualified for reelection. He asked City Clerk Susie Novack to provide the official qualifying results.

Ms. Novack reported that qualifying closed at noon on August 17, 2026, and announced the following results:

- Seat 1: Bob Grenier qualified as the incumbent without opposition and was elected without opposition.
- Seat 3: Amir Asghar and Walter Price qualified and would be placed on the ballot.
- Seat 5**:** Lori Pfister qualified as the incumbent without opposition and was elected without opposition.

Mr. O'Keefe advised that the National Weather Service had issued a severe weather statement for Tavares.

Tab 17. City Council Member Reports

Council Member Gamble

- Reported that work on the St. Clair Abrams retention pond was progressing and noted that residents near Lake Frances had expressed interest in the improvements.
- Thanked the Tavares Police Department for monitoring speeds on St. Clair Abrams Avenue during morning and afternoon school traffic and encouraged motorists to observe school zones.
- Asked for prayers for safe travel due to a family matter involving his wife's sister.

Council Member Keown

- Commented positively on the Florida League of Cities conference and appreciated the opportunity to attend and bring information back to the City.
- Thanked Mr. Santoro for his comments regarding employee morale and said he understood his perspective.
- Announced that he would begin holding an open house on the third Thursday of each month from 9:00 a.m. to 11:00 a.m., beginning the following month.
- Commended Public Works and expressed pride in the City's recognition at the conference.

Council Member Price

- Commented on the City's recognition at the Florida League of Cities conference and said it was rewarding to hear attendees recognize Tavares and speak positively about the City.
- Encouraged everyone to continue the good work.

Vice Mayor Grenier

- Wished everyone well and encouraged those present to be safe in the inclement weather.

Mayor Pfister

- Reflected on statements Mr. Drury had shared with her over the years, including, “When it's all over, it's not who you were, it's whether you made a difference,” and, “Those that fail to learn from history are doomed to repeat it.” She said the statements had influenced her approach to making decisions.
- Praised the Council's ability to respectfully discuss disagreements and continue working well together.

- Credited Mr. Drury's leadership and guidance with helping foster that environment and thanked him for encouraging Council Members to be respectful of one another and the public.

XVI. ADJOURNMENT

There was no further business, and Mayor Pfister adjourned the meeting at 6:11.

Respectfully,

____
Susie Novack, MMC, FCRM
City Clerk

AGENDA SUMMARY
TAVARES CITY COUNCIL
9/2/2026

AGENDA TAB NO.: 4

SUBJECT TITLE: Resolution 2026-11 - Acceptance of Florida Direct Appropriations Grant from the Division of State Lands for Development of Golden Triangle Regional Park West Campus (Finance)

OBJECTIVE:
Consider approval of Resolution 2026-11 giving authority to the City Administrator to enter into a contract agreement for grant funds from the State of Florida Division of State Lands for the development of Golden Triangle Regional Park West Campus.

SUMMARY:
The city requested and received a Florida Direct Appropriation for $600,000 to develop the Golden Triangle Regional Park West Campus. Staff are working with the State to finalize the grant agreement. To complete the agreement, the City Council will need to authorize the City Administrator to enter into a contract agreement for grant funds from the State of Florida Division of State Lands for the development of Golden Triangle Regional Park West Campus.

Details of the grant from the Florida Department of Environmental Protection include the following:

- Agreement Number: To be determined.
- DEP Grant Manager: To be determined.
- Pass-through Entity: N/A.
- Awarding Entity: The Land and Recreation Grants Section within the Division of State Lands.
- Recipient: City of Tavares.
- Grant Award: $600,000.
- No grant match requirement is anticipated; however, the city has $139,000 in the Fiscal Year 2027 Proposed Budget for the Golden Triangle Regional Park, and $265,650 remaining from the proceeds of the sale of Stover Field in the FY 2026 Budget that could be utilized as a grant match if needed.
- Award Period: Date of Execution – To be determined.

OPTIONS:
Option 1: Move to approve resolution 2026-11 authorizing the City Administrator to accept and execute all State of Florida grant agreements for the development of the Golden Triangle Regional Park West Campus.

Option 2: Do not approve resolution 2026-11.

STAFF RECOMMENDATION:
Option 1: Move to approve resolution 2026-11 authorizing the City Administrator to accept and

execute all State of Florida grant agreements for the development of the Golden Triangle Regional Park West Campus.

FISCAL IMPACT:
$600,000 will be budgeted in the Fiscal Year 2026 Budget.

LEGAL SUFFICIENCY:
Legally Sufficient.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:
1. Resolution 2026-11

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

RESOLUTION 2026-11

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A CONTRACT AGREEMENT WITH THE STATE OF FLORIDA DIVISION OF STATE LANDS TO RECEIVE GRANT FUNDING FOR THE DEVELOPMENT OF THE GOLDEN TRIANGLE REGIONAL PARK WEST CAMPUS.

WHEREAS, the city requested and received a Florida Direct Appropriation for $600,000 to develop the Golden Triangle Regional Park West Campus.

WHEREAS, the Florida Division of State Lands will administer the direct appropriation grant.

WHEREAS, the grant provides funding to develop the Golden Triangle Regional Park West Campus.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, AS FOLLOWS:

SECTION I. The City Administrator is hereby authorized to enter into a contract agreement for grant funds from the State of Florida Division of State Lands for the development of the Golden Triangle Regional Park West Campus. Elements of the award include:

- Agreement Number: To be determined.
- DEP Grant Manager: To be determined.
- Pass-through Entity: N/A.
- Awarding Entity: The Land and Recreation Grants Section within the Division of State Lands.
- Recipient: City of Tavares.
- Grant Award: $600,000.
- Award Period: Date of Execution – To be determined.

SECTION II. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION III. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 2nd day of September 2026, by the City Council of the City of Tavares, Florida.

____
Lori Pfister, Mayor
Tavares City Council

ATTEST:

____
Susie Novack
City Clerk

____
Approved as to form:
Lindsey Holt
City Attorney

AGENDA SUMMARY
TAVARES CITY COUNCIL
9/2/2026

AGENDA TAB NO.: 5

SUBJECT TITLE: Resolution 2026-14 - SRF Loan Agreement for SAHM Project (Finance)

OBJECTIVE:

Request Council to approve Resolution 2026-14 and authorize the Mayor to execute a State Revolving Loan with the Florida Department of Environmental Protection (FDEP) for the SAHM Water Infrastructure and Improvements Project for Planning Activities. Activities with Loan Forgiveness.

SUMMARY:

Previously, on February 18, 2023, the City Council Adopted Resolution 2023-07 authorizing a State Revolving Loan Application with Loan Forgiveness through SAHMW Funding (Supplemental Appropriations for Hurricanes Helene Milton AND Hawaii Wildfires) to fund the cost to plan, design, and construct enhancements for the resilience, reliability, and redundancy of the City's drinking water System – Project No. DW3509A.

The Project cost for planning, design, and construction is estimated at $21,450,000. The DEP SAHMW Funding listed amount is $21,450,000 with a principal forgiveness amount of $21,450,000.
The Florida Department of Environmental Protection (FDEP) has provided Drinking Water State Revolving Fund Planning, Design and Construction Loan Agreement No. DW3509A0.
The Loan Agreement will fund Planning Activities with Principal Forgiveness in the amount of $330,000 for the Project. Activities for Design, Construction, Contingencies, and Technical Services after Bid Opening funding in the amount of $21,120,000 are subject to meeting Section 10.08 titled Special Conditions of the agreement (CCNA form, Planning Activities completed per 62-552.700(2) F.A.C., and acceptance of American Relief Act eligibility.)

OPTIONS:

1. **Move to Approve** Resolution 2026-14 authorizing the Mayor to execute State Revolving Loan Agreement and related documents for DW3509A with Principal Forgiveness.

2. Do not Approve Resolution 2026-14

STAFF RECOMMENDATION:

1. **Move to Approve** Resolution 2026-14 authorizing the Mayor to execute State Revolving Loan Agreement and related documents for DW3509A with Principal Forgiveness.

FISCAL IMPACT:

As the loan will provide forgiveness there will be no fiscal impact.

LEGAL SUFFICIENCY:

: This Resolution has been reviewed by the City Attorney.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Res 2026-14 - SRF Loan with Loan Forgiveness_ Planning Portion $330000_SAHM 3509A0 Resolution_lh
2. Tavares DW3509A0 - new plan.des.con 100% PF SAHM

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

RESOLUTION 2026-14

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; AUTHORIZING SRF SAHM LOAN 35098A0 FOR PLANNING ACTIVITIES, FOR THE SAHM DRINKING WATER INFRASTRUCTURE AND IMPROVEMENTS PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE LOAN; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, Florida Statues provide for loans to local government agencies to finance the pre-construction and construction of drinking water infrastructure and improvements: and

WHEREAS, Florida Administrative Code rules require authorization to apply for loans, to establish pledged revenues, to designate an authorized representative; to provide assurances of compliance with loan program requirements; and to enter into a loan agreement; and

WHEREAS, the State Revolving Fund loan priority list designates Project No. DW3059A as eligible for available funding; and

WHEREAS, The City of Tavares City Council authorized a loan application with the Department of Environmental Protection under the State Revolving Fund for Planning Activities in the amount of $330,000 and Contingent Funding for the project in the amount of $21,120,000 for Project Construction, demolition, Design, Contingencies, and Technical Services upon completion of Design Activities. $330,000 is designated for loan repayment with $330,000 designated for loan principal forgiveness.

WHEREAS, The Florida Department of Environmental Protection has provided Drinking Water State Revolving Fund (SRF) Loan Agreement DW3509A0 for pre-construction, design, construction, demolition, contingencies, and technical services, to the City of Tavares, Florida for City Council approval and authorization.

WHEREAS, The SRF Loan Agreement DW3509A0 provides for financing for Planning Activities for the SAHMW Water Infrastructure and System Improvements Project. Details of the loan are as follows:

- Planning Activities - $330,000
- Contingent Project Costs:
    - Construction and Demolition - $16,500,000
    - Contingency - $1,650,000
    - Technical Services After Bid Opening - $990,000
- Disbursable Amount: $330,000
- Principal Forgiveness for Disbursable Amount: $330,000
- Loan Amount: $330,000

- Capitalized Interest: N/A
- Projected Completion for Planning Activities
    - Initial submittal of Planning Activities – November 15, 2026
    - Completion of Planning Activities is scheduled for May 15, 2027
    - Activities must be completed before Design Activities are available for funding.
- Monthly Loan Debt Service Account with Monthly Deposits to be established no later than N/A
- First Semiannual Loan Payment N/A
- Loan Interest Rate N/A
- Loan Term: N/A
- Federal Program Number: SK-06D01725-0
- Federal Agency: EPA
- DFDA Number: 66.468
- Special Conditions: Section 10.08 of the Agreement
    - Signed CCNA Form
    - Design and Construction funding: contingent to acceptance of Planning Document as defined by 62-552.700(2) FAC
    - Acceptance of project eligibility under American Relief Act, 2025 (P.L. 118-158)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA AS FOLLOWS:

SECTION 1. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION 2. The City of Tavares, Florida is authorized to execute SRF Loan 3509A0 to finance Planning Activities for the SAHM Water Infrastructure and Improvements Project.

SECTION 3. The repayment of the loan is provided through 100% Principal Forgiveness from the State Revolving Fund Supplemental Appropriation for Helene Milton and Hawaii Wildfires (SAHMW).

SECTION 4. The Mayor is hereby designated as the authorized representative to provide the assurances and commitments required by the loan application.

SECTION 5. The Mayor is hereby designated as the authorized representative to execute the loan application. The Mayor is authorized to represent the City in carrying out the City's responsibilities under the loan application. The Mayor is authorized to delegate responsibility to appropriate City staff to carryout technical, financial, and administrative activities associated with the loan application.

SECTION 6. The legal authority for borrowing for this Project is by, Florida Statutes.

SECTION 7. Conflicts. All resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 8. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other Section or part of this Resolution.

SECTION 9. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND RESOLVED this 2nd day of September 2026, by the City Council of the City of Tavares, Florida.

____
Lori Pfister, Mayor
Tavares City Council

ATTEST:

____
Susie Novack
City Clerk

____
Approved as to form and legality:
Lindsay Holt, City Attorney

AGENDA SUMMARY
TAVARES CITY COUNCIL
9/2/2026

AGENDA TAB NO.: 6

SUBJECT TITLE: Golden Triangle Regional Park (East and West Campus) Final Master Plan Approval (Community Services)

OBJECTIVE:
To present the final master plan for the Golden Triangle Regional Park (GTRP) East and West Campuses.

SUMMARY:
On May 13, 2025, the City entered into an AIA Master Architect Agreement with Powell Studio Architecture for the design, engineering and complete build-out of the Golden Triangle Regional Park system made up of both the East Campus and West Campus. Over the past year, a series of studies, community gathering sessions, and team meetings took place. A public engagement meeting was held at the YMCA on September 25, 2025, as well as one at the Tavares Civic Center on October 16, 2025, to include the community on hands-on activities for designing the parks. Additionally, an online survey and project website were made available to collect specific insights on park amenities, desired activities, and overall functions of the design for both campuses.

At the June 17, 2026 regular City Council meeting, representatives from the design team presented a conceptual master plan and overview of the work completed by the two separate Horizon Teams established to provide input and direction on the project. Following, a third community engagement and update meeting was held on July 21, 2026 at the YMCA to finalize the design and master plan.

Representatives from the design team will present the final master plan for both campuses, a budget overview, and a phasing strategy to guide future implementation for City Council's adoption.

OPTIONS:

1. Adopt the final master plan for the Golden Triangle Regional Park - East and West Campuses.
2. Do not adopt the plan.

STAFF RECOMMENDATION:
Option 1: Adopt the final master plan for the Golden Triangle Regional Park - East and West Campuses.

FISCAL IMPACT:
n/a

LEGAL SUFFICIENCY:
n/a

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:
1. Golden Triangle Regional Park - Executive Summary
2. Golden Triangle Regional Park - Project Estimates

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

AGENDA SUMMARY
TAVARES CITY COUNCIL
9/2/2026

AGENDA TAB NO.: 7

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

OBJECTIVE:

To provide updates to the draft budget, and deliberate and discuss the draft City Budgets in advance of 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 finalize a proposed budget and its corresponding millage rate for consideration at the first public hearing on Thursday, September 3, 2026, at 5:05 p.m., and the second and final public hearing on Wednesday, September 16, 2026, at 5:05 p.m.

Based on discussions at the previous budget workshop, the proposed budget has been updated along with its corresponding millage rate of 6.9922, which provides funding for two additional Police Officers beginning July 1, 2027, and two new police vehicles. The proposed budget has also been updated based on current information from the City's property and workers' compensation insurers. Exhibit A summarizes all changes made to the proposed budget since it was first presented in July.

The table below summarizes the progression of the proposed millage rate resulting from previous budget workshops:

Millage Rate	Date of Meeting	Description
6.9500	7/15/2026	Original proposed budget presented to the City Council
7.2000	7/15/2026	The City Council set tentative maximum millage rate
6.9922	8/19/2026	The Millage Rate that would result from the budget updates including two police officers, two police vehicles, and other misc. updates

After the Council deliberates and finalizes the budgets and the millage rate, they will be brought back to the Council, 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 proposed millage rate.

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

STAFF RECOMMENDATION:
Option 1: Discuss and finalize the budget and proposed 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

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

FY 2027 PROPOSED BUDGET ADJUSTMENTS 8/26/26

(EXHIBIT A)

GENERAL FUND

REVENUES	**32,403,459**
Increase Ad Valorem revenue due to Property Appraiser's new estimate (DR420)	38,708
Appropriate revenue used for reserves	158,894
Increase Millage Rate from the originally proposed rate of 6.9500 to 6.9922 (a decrease from the Tentative Maximum Millage Rate of 7.2000)	85,299
Decrease State estimated revenues for new estimates from State	(143,096)
Appropriate excess revenue for reserves	(17,002)
REVENUES AFTER ADJUSTMENTS	**32,526,262**
EXPENDITURES	**32,403,459**
Miscellaneous payroll adjustments	(49,161)
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
Decreased General Liability for new estimate from insurer	(134,941)
Decreased Workers Compensation for new estimate from insurer	(25,157)
EXPENDITURES AFTER ADJUSTMENTS	**32,526,262**
REVENUE MINUS EXPENDITURES EQUAL:	**0**

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 $205,389.

AGENDA SUMMARY
TAVARES CITY COUNCIL
9/2/2026

AGENDA TAB NO.: 8

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 and Budget Hearing - Fiscal Year 2026-2027 - Reading of Final Millage and Budget Resolutions	September 16, 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	September 22, 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	September 23, 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 8.19.2026

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

AGENDA SUMMARY
TAVARES CITY COUNCIL
9/2/2026

AGENDA TAB NO.: 9

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.