



AGENDA
TAVARES CITY COUNCIL
September 18, 2019
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 snovack@tavares.org)

I. CALL TO ORDER

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1 Reverend Kenneth H. Fry, Union Congregational Church United Church of Christ

III. APPROVAL OF AGENDA

IV. PROCLAMATIONS/PRESENTATIONS

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

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO RECORD

VII. CONSENT AGENDA

Tab 2 Approval of the August 7, 2019 Regular and Budget Workshop Meeting Minutes (City Clerk)

Tab 3 Verandah Park - Final Plat (Community Development)

VIII. RESOLUTIONS

IX. ORDINANCES - PUBLIC HEARING

First Reading

Second Reading

Tab 4 Ordinance 2019-17 Amsdell Storage, LLC - Rezone 11.55 acres East of SR-19, West of CR-561, 140 Feet North of Dailey Dr. (Community Development)

Tab 5 Ordinance 2019-18 Water, Wastewater, Reclaim Utility Rate Study (Finance)

X. GENERAL GOVERNMENT

- Tab 6 School Resource Officer (Police)
- Tab 7 Tavares Opt-Out Option regarding the Eustis ISBA (City Administor)
- Tab 8 "Impact Lake" invitation to Road Maintenance Funding Information Session (Public Works Director)
- Tab 9 Legislative Delegation Meeting (City Administrator)

XI. BUDGET HEARING - FISCAL YEAR 2019-2020 FINAL MILLAGE & BUDGET - READING OF FINAL MILLAGE & BUDGET RESOLUTIONS - 5:05 P.M.

- Tab 10 Public Hearing to Adopt Resolution 2019-07 Final Millage – FY 2019-2020 (Finance)
- Tab 11 Public Hearing to Adopt Resolution 2019-08 Final Budget – FY 2019-2020 (Finance)

XII. NEW BUSINESS

XIII. OLD BUSINESS

XIV. HISTORICAL PERSPECTIVE

- Tab 12 Tavares Historical Society

XV. AUDIENCE TO BE HEARD

XVI. REPORTS

- Tab 13 City Administrator Report
- Tab 14 City Council Member Reports

XVII. 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
9/18/2019**

AGENDA TAB NO.: 1

SUBJECT TITLE: Reverend Kenneth H. Fry, Union Congregational Church United Church of Christ

OBJECTIVE:

Reverend Kenneth H. Fry, Union Congregational Church United Church of Christ, will provide the invocation and lead those present in the Pledge of Allegiance.

SUMMARY:

Reverend Kenneth H. Fry, Union Congregational Church United Church of Christ, 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:

N/A

**AGENDA SUMMARY
TAVARES CITY COUNCIL
9/18/2019**

AGENDA TAB NO.: 2

SUBJECT TITLE: Approval of the August 7, 2019 Regular and Budget Workshop Meeting Minutes (City Clerk)

OBJECTIVE:

To consider approval of the August 7, 2019 Regular and Budget Workshop meeting minutes.

SUMMARY:

Attached are the August 7, 2019 Regular and Budget Workshop meeting minutes as submitted by the City Clerk.

OPTIONS:

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

STAFF RECOMMENDATION:

- For Council approval.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Legally sufficient.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

ATTACHMENTS:

Description	Type
August 7, 2019 Tavares City Council Meeting Minutes	Exhibit



**TAVARES CITY COUNCIL
MINUTES
AUGUST 7, 2019 – 4:00 PM
TAVARES CITY COUNCIL CHAMBERS
201 E MAIN STREET, TAVARES**

COUNCIL MEMBERS PRESENT

**Troy Singer, Mayor
Lori Pfister, Vice Mayor
Amanda Boggus, Council Member
Kirby Smith, Council Member
Roy Stevenson, Council Member**

STAFF PRESENT

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

TAVARES HISTORICAL SOCIETY

Betty Burleigh, Librarian/Historian and Board Member

TAVARES CHAMBER OF COMMERCE

J. Scott Berry, Executive Director

I. CALL TO ORDER

Mayor Singer called the meeting to order at 4:00 p.m. He asked those present to silence their cell phones and noted hearing devices are available. Mayor Singer asked those who would like to speak on an agenda item to complete a Request to Speak form.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1 Pastor Eric Firkin, Bridges Covenant Church

Pastor Filkins, Bridges Covenant Church, provided the invocation and led those present in the Pledge of Allegiance.

III. APPROVAL OF AGENDA

Mr. Drury said staff had no changes to the Agenda.

MOTION

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

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2 Tavares Chamber of Commerce Update

Mr. Scott stated the 3rd Annual Teacher Appreciation Luncheon was a success with approximately 400 attendees. He provided information on upcoming Chamber events and noted the Chamber Business of the Year Gala will be held September 27, 2019.

Mayor Singer said he attended the Teacher Appreciation Luncheon and commended the Chamber of Commerce on the event.

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

Attorney Williams stated there were two quasi-judicial matters before Council [Tab 6 – Ordinance 2019-04 – Annexation and Rezoning, 8.85 Acres North of Old 441, West of Fairview Avenue – Garber Housing Resorts, LLC; and, Tab 7 – Ordinance 2019-05 – SSFLUM – 9.85 Acres North of Old 441, West of Fairview Avenue – Garber Housing Resorts, LLC]. He gave the oath to those who wished to provide testimony.

Attorney Williams asked Council if they had any ex-parte communications to disclose. The following ex-parte communications were disclosed by each Council member as follows:

- Vice Mayor Pfister stated she spoke with persons for and against the project in person and by phone.

- Council Member Stevenson stated he spoke with citizens for and against the project and had conversations with the developer's attorney and engineer.
- Council Member Boggus stated she spoke with the developer and citizens for and against the project.
- Mayor Singer stated he spoke with the developer and citizens for and against the project by phone, emails and in person.

Attorney Williams stated Council Member Smith previously declared a conflict of interest and asked if those conflicts remain. Mr. Smith confirmed.

Attorney Williams asked the applicant representative if there were any conflicts regarding Council's ex-parte communications. Ms. Tedrow said no. Attorney Williams asked the audience if there were any conflicts with Council's ex-parte communications. There were none.

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO RECORD

Ms. Novack read the following Ordinances by title only:

ORDINANCE 2019-15

AN ORDINANCE OF THE CITY OF TAVARES REZONING APPROXIMATELY 33.15 ACRES OF PROPERTY GENERALLY LOCATED WEST OF DAVID WALKER DRIVE, SOUTH OF MERRY ROAD FROM COUNTY URBAN RESIDENTIAL (R-6) TO CITY RESIDENTIAL SINGLE FAMILY (RSF-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2019-16

AN ORDINANCE OF THE CITY OF TAVARES REZONING APPROXIMATELY 20.71 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF SLIM HAYWOOD AVENUE, NORTH OF CAMP ROAD AND WEST OF SR-19 FROM RESIDENTIAL MULTI-FAMILY (RMF-3) TO RESIDENTIAL MULTI-FAMILY (RMF-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2019-04

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING UNDER THE TERMS AND CONDITIONS OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF TAVARES AND LAKE COUNTY APPROXIMATELY 9.85 ACRES OF NON-CONTIGUOUS PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF OLD U.S. HIGHWAY 441, WEST OF FAIRVIEW AVENUE; REZONING THE PROPERTY FROM COUNTY RESIDENTIAL PROFESSIONAL (RP) AND PLANNED INDUSTRIAL DISTRICT (MP) TO CITY RMF-3 (RESIDENTIAL MULTI-FAMILY); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2019-05

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 9.85 ACRES OF PROPERTY FROM COUNTY URBAN HIGH TO CITY HIGH DENSITY RESIDENTIAL FOR NON-CONTIGUOUS PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF OLD U.S. HIGHWAY 441, WEST OF FAIRVIEW AVENUE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

VII. CONSENT AGENDA

Mayor Singer asked for any comments on the Consent Agenda.

MOTION

Lori Pfister moved to approve the Consent Agenda [Approval of the July 17, 2019 Regular and Budget Workshop and July 24, 2019 Budget Workshop Meeting Minutes], seconded by Kirby Smith. The motion carried unanimously 5-0.

Tab 3 Approval of the City Council July, 2019 Regular and Budget Workshop and July 24, 2019 Budget Workshop Meeting Minutes

Approved on the Consent Agenda.

VIII. RESOLUTIONS

None.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Mayor Singer noted ordinances at First Reading are read into the record by the City Clerk to place all interested parties on notice that a quasi-judicial proceeding and actionable item is coming before the City Council on a specific date at a second reading. No discussion is held at First Reading. He said discussion will be taken during Second Reading where the City Council will receive public input and testimony from the applicant.

Tab 4 Ordinance 2019-15 – Rezone 33.15 Acres – Stokes Groves, Inc. West of David Walker Dr., South of Merry Rd.

No discussion at first reading.

Tab 5 Ordinance 2019-16 – Rezone 20.71 – Shanti Niketan FL, LLC South of Slim Haywood Ave., North of Camp Rd., West of SR19

No discussion at first reading.

Second Reading

Tab 6 Ordinance 2019-04 – Annex, Rezone 9.85 Acres – Garber Housing Resorts, LLC – North of Old 441, West of Fairview Ave.

Council Member Smith stated a Conflict of Interest for Tab 6 and Tab 7 as he and his family owns property across the street from the subject property.

Mr. Fitzgerald made the following presentation:

The subject property is approximately 9.85 acres in size and is located on the north side of Old U.S. HWY 441 (Alfred Street), west of Fairview Avenue, abutting the southern shoreline of Lake Saunders. The land is presently vacant and is currently zoned as County Residential Professional (RP) and Planned Industrial District (MP), and is governed by Lake County Ordinance 2001-135, which permits an automobile storage and parts yard. The property is non-contiguous to the city's boundary, but is within the city's Interlocal Service Boundary Area as established by the adopted Interlocal Service Boundary Agreement (ISBA) with Lake County. The city may annex non-contiguous properties located within the Interlocal Service Boundary Area under the terms and conditions of the agreement.

The property owner has applied for annexation of the property into the city and is seeking a zoning designation of RMF-3, Residential Multi-Family for the purpose of developing the site as an apartment complex that potentially will include a clubhouse building, swimming pool, and five (5) apartment buildings with a maximum height of forty-five (45) feet housing 240 units. Per the terms and conditions of the ISBA an

agreement to extend and connect to city water and wastewater utilities has been signed by the applicant, and as per the utility agreement, all new development will be connected to city utilities. Prior to issuance of any development permits the City will require site plan approval to insure compliance with all city codes and applicable RMF-3 zoning regulations including setbacks, building height, impervious area, parking, and landscape buffering. The developer must also obtain a Lake County Right-of-Way Utilization permit, and State agency permitting from the Florida Department of Environmental Protection (FDEP) and St. John's Water Management District (SJWMD). All on-site and off-site improvements necessary for the development of this property will be at the developer's expense.

The property owner has submitted a traffic study demonstrating that adopted level of service for roadways will be maintained after development of the site. The traffic study makes a recommendation for a left turn lane at the project entrance on Old US-Hwy 441. Installation of this recommended improvement will be the responsibility of the developer.

The developer must apply to the Lake County School Board for school capacity reservation prior to approval of any site plan.

The property owner has submitted an environmental assessment indicating that threatened species are not present on the property. An FDEP Site Rehabilitation Completion Order has been submitted indicating that groundwater contaminant concentrations from the pre-existing auto storage and parts yard have been reduced to such levels that the owner is released from any further obligation to conduct site rehabilitation unless there is new contamination discharged or discovered. A challenge to the Site Rehabilitation Completion Order was filed on June 26, 2019 and was subsequently dismissed by the State of Florida on July 18, 2019. An amended petition to challenge the Site Rehabilitation Order was filed on July 23, 2019. The property owner has filed with the State a motion to dismiss the amended petition.

This property is in close proximity to a mixture of single family, multi-family, commercial, and industrial uses. It is staff's opinion that the proposed rezoning would provide for a compatible housing alternative for individuals choosing to live in the area. The owner is concurrently seeking a Future Land Use Map amendment to High Density Residential (12-25 dwelling units per acre). High Density Multi-Family Residential use is compatible with the existing County Future Land Use designation of Urban High.

Ms. Tedrow presented a PowerPoint presentation with the following highlights:

- Site overview – 9.85 acres with 8.76 developable acres located in Lake County
- Current Lake County Zoning and surrounding property zoning and uses
- Compatibility
- Project overview
- Properties abutting Lake Saunders including dock access

- Development standard comparison.
- Conceptual site plan
- Annexation, Rezoning and Comprehensive Plan criteria evaluation
- Noted a petition from several residents was dismissed by state as not legally relevant or sufficient and current amended petition is the same with minor variations

Council Member Stevenson asked for the difference in the initial petition and the amended petition. Ms. Tedrow said the same information was presented in both petitions with different organization and headers and included the same underlying facts.

Public Comment

The following audience member(s) spoke in opposition of the project:

- Mike Herring, 31302 Saunders Drive
- Beverly David, 31313 Saunders Circle
- Ann Sherry Herring, 31302 Saunders Drive
- Charles Lockwood, 1175 Bay Road
- Glenda Mahaney, Box 123, Mount Dora
- Laura Pendergrass, 1175 Bay Road
- Gale Lenson, 31410 Saunders Drive
- William D. Chandler, 31420 Saunders Drive
- Gene Smith, 1250 Smith Avenue
- Vance Jochim, 12619 Milwaukee Avenue
- Brenda Smith, 1250 Smith Avenue
- Elaine Barber

The following audience member(s) spoke in support of the project:

- Denise Laratta, 3000 Lake Huron Lane

The following audience member(s) spoke neither in support or opposition of the project:

- Fred Bassett, 1745 Lake Villa Drive

The following audience member(s) filled out a Request to Speak form but left the meeting prior to public comments:

- Phillip Shearer, 15800 Dora Avenue

Mayor Singer asked if there were any further public comments. There were none. He thanked the audience members and closed Public Comment.

Ms. Tedrow said the developer purchases properties to develop and operate. She said that while the Council cannot condition a straight zoning the applicant would make a

commitment and voluntary condition of approval that the development would be market rate housing. She said the height request is to accommodate architectural features as well as parking underneath the buildings. Ms. Tedrow said the current allowable development standards for height is up to 50 feet and the request is for 45 feet. Based on the city's Comprehensive Plan and Land Development Regulation the proposal fits the city's policies. Ms. Tedrow said a diversity of housing is a policy in the Comprehensive Plan and meets housing needs that each city should offer its residents. Ms. Tedrow noted the project will also go through a site plan process.

Mayor Singer asked Mr. Drury to address citizen comments. Mr. Drury said the following four questions were asked from the audience:

1. Who conducted the traffic study? Ms. Tedrow stated Griffey Engineering conducted the traffic study.
2. Why are eastbound traffic lane numbers mentioned in the presentation and not the westbound traffic lane number's? Ms. Tedrow said she pulled the larger projected numbers to highlight for transparency. She said the study was submitted as part of the initial application and reflects an average of 106 new net trips during the peak hours of 5:00 p.m. to 7:00 p.m. which is an acceptable amount under the city policies and available capacity.
3. Was the property properly posted? Attorney Williams said the property was duly posted, noticed and advertised. He said that when the property came before Council for second reading [on May 15, 2019] Council continued the hearing on this item to a date certain of August 7, 2019 and announced it several times during the meeting. He said if an advertised meeting item is continued to a date certain it is not required to be re-noticed and re-published based on the theory that anyone who wanted to attend and hear the item would have attended the previous meeting and would have been noticed during that meeting.
4. How can staff recommend approval the Planning and Zoning Board did not recommend approval? Mr. Drury said staff evaluates projects and applies planning principles, reviews rules and regulations and makes recommendations to the Planning and Zoning Board. He said the Planning and Zoning Board discussed this ordinance and there was a 5-2 vote with 2 board members in support and 5 not in support. He noted the Planning and Zoning Board is an advisory board to Council.

Ms. Mahaney asked if the traffic study took into consideration the Verandah Park project. Council Member Boggus said the traffic study was completed December 2018.

Council Discussion

Council Member Boggus inquired about school capacity. Ms. Tedrow said school capacity was requested in the preliminary stage and if the School Board determines, during site approval, that there is no capacity the project will be required to wait until capacity opens. Ms. Tedrow noted school impact fees will be paid in accordance with capacity requirements for concurrency.

Council Member Boggus asked who completed the environmental study. Ms. Tedrow said Universal Engineering Services. She said a representative of the firm is available in the audience for questions.

Council Member Boggus asked for confirmation that current county zoning allows a bar on the lake with boat storage and repair. Ms. Tedrow confirmed.

Vice Mayor Pfister asked when the project would be shovel ready if approved. Ms. Tedrow said that would depend on the length of the site planning process which is usually 6-12 months and anticipated 2-3 years to receive a Certificate of Occupancy.

Council Member Boggus asked if there is a less dense zoning that could be used other than RMF-3. Mr. Fitzgerald said RMF-3 is appropriate for the project and RMF-2 would be too low of a zoning.

Council Member Boggus asked for RMF-3 height restrictions in the city. Mr. Fitzgerald said 45 feet. Ms. Boggus asked if height could be reduced through the site plan process. Mr. Fitzgerald said he would recommend Council match the zoning in the Land Development Regulations with no specific restrictions that would not be restricted for someone with a similar zoning.

Council Member Boggus asked if Council deny a site plan at a later time. Attorney Williams said Council cannot deny the site plan if the project meets all of the site plan requirements and all required permits are received. He said the site plan is a ministerial check-list to ensure the setback requirements have been met, there is adequate stormwater, et. al.

Council Member Boggus asked if there are other areas in the city available for business and industrial. Mr. Fitzgerald said yes, the southeast quarter of the city is devoted to the Tavares industrial center. He confirmed there is ample room to grow the city's industrial center.

Vice Mayor Pfister noted the project has been reduced from five buildings to four. She asked if that includes 240 units with 60 units per building. Ms. Tedrow said the project is committed to four buildings with a pool amenity feature and 240 is the maximum allowed by entitlement. She said the project is not anticipated to hold 240 units after completion of the site planning process.

Council Member Stevenson said the project meets compatibility with surrounding properties as well as the city's vision for the corridor between Mount Dora and Tavares. He said the project will comply with the Comprehensive Plan and Land Development Regulations and he does not want the city to be placed in a position where the applicant may deem the city took away the ability to use the property to its full potential. He said the project may beautify the corridor and may be the inspiration for more development in the area which is a long-range goal of the city. A professional organization completed the traffic study. Staff reviewed the traffic study. He said everyone agrees that the traffic study was conducted in a proper manner with a scientific method and reflects that the road will support the traffic. Council

Member Stevenson said Council cannot act arbitrarily in its decisions and does not feel he can deny the applicant.

Council Member Boggus said she recognized a need for diversified housing in the city. She said the project is compatible and would enhance the area. Council Member Boggus said that she does not feel the city can wait on the conclusion of the resident's petition appeal as court processes could go on in perpetuity.

Vice Mayor Pfister said she recognizes a need for diversity in housing. She noted the Atwater apartment complex is over capacity and the hospital and business in the community are growing. She said the project will enhance the area and an investment of \$35 million dollars would increase neighboring property values. Vice Mayor Pfister said that she feels the project is for the betterment of the community as a whole.

Mayor Singer said Council takes decisions personally and want to do what is best for the entire city and its 17,000 residents. He said the city has plans for a bike trail to go through the area which will also enhance the area. Tavares is a growing community and growth is not always easy.

Vice Mayor Pfister asked what impact the project will have on the city's public safety services. Mr. Drury said the city has adequate Police and Fire services to respond to the area. He said there are also mutual aid agreements with Lake County and City of Mount Dora for public safety services in the project area.

MOTION

Roy Stevenson moved to approve Ordinance 2019-04, seconded by Amanda Boggus.

Council Member Boggus asked Mr. Tweedie if he has spoken with businesses that are trying to move to the area. Mr. Tweedie noted Sunday Cool is new to the area and employs 60 full time employees that have experienced a lack of adequate housing for their staff. He said they have indicated 40% of their staff commute from the Orlando area. He noted hospital employees also seek market value rental housing among other business employees.

Mayor Singer asked Mr. Drury for benefits of the project. Mr. Drury stated a diversity of housing is positive for all communities.

Mayor Singer called for a recess and adjourned the meeting at 6:38 p.m.

Mayor Singer reconvened the meeting at 6:47 p.m.

Mayor Singer asked if there were any further comments from Council. There were none.

The motion carried unanimously 4-0, with Kirby Smith abstaining.

Tab 7 Ordinance 2019-05 – SSFLUM 9.85 Acres – Garber Housing Resort, LLV – North of Old 441, West of Fairview Ave.

Mr. Fitzgerald provided the following presentation:

The subject property is located on the north side of Old U.S. HWY 441 (Alfred Street) west of Fairview Avenue. It is approximately 9.85 acres in size. The land is presently vacant and has a land use designation of County Urban High Density. The property owner is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2020 to change the designation of said property from Lake County Urban High to City of Tavares High Density Residential. The property is within the city's Interlocal Service Boundary Area as established by the adopted Interlocal Service Boundary Agreement with Lake County. Under this agreement, the city may annex non-contiguous properties located within the Interlocal Service Boundary Area under the terms and conditions of the agreement. As a condition of annexation, the subject property's owner/developer must enter into a concurrent water and sewer utility agreement to extend utility infrastructure to the subject property and also further provided that the City of Tavares shall not approve any development or issue a final development order in such annexed area unless central water and wastewater shall serve the development.

Ordinance 2019-05 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan from County Urban High to City High Density Residential.

The subject property (Parcel Alternate Key Numbers 1369908 & 1369916) is adjacent to a mixture of residential, commercial, and industrial uses. An application to annex and rezone this property to a residential designation is concurrently under consideration.

The city is required to place a future land use designation on annexed property. The subject property is currently designated County Urban High (4-12 DU/Acre). A City High Density Residential designation (12-25 DU/Acre) is compatible with surrounding property and the existing County Future Land Use.

Lands surrounding this property are residential, commercial, and industrial in nature.

The property is currently vacant. Prior to any development, an approved site plan will be required. All applicable surveying, environmental assessments, and permitting must be in place before the site plan is approved. Any proposed development project will be required to connect to city water and wastewater utilities.

The subject property is located in the City's Utility Service Boundary Area. As a condition for annexation and prior to the issuance of any development permits, municipal water and sewer services must be extended to the subject parcel. The

City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse impacts on Levels of Service are not implicated.

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

- 1. A High Density Residential Future Land Use designation would serve as the most appropriate land use for the subject property in accordance with Future Land Use policy 1-1.1.6.*
- 2. Impacts of the proposed development of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 8)*

Council Member Smith said his stated Conflict of Interest remains for this agenda item.

MOTION

Lori Pfister moved to approve Ordinance 2019-05, seconded by Roy Stevenson. The motion carried 4-0, with Kirby Smith abstaining.

Mayor Singer moved Tab 11 up to be heard next on the agenda.

Tab 11 Historical Perspective

Mrs. Burleigh said she purchased a pamphlet called 'Railroad Memories' written by Nikki Breedlove in 1997. She said Ms. Breedlove's father, Charlie Breedlove, worked for the T&G Railroad for over fifty years. Ms. Burleigh read a humorous anecdote from the pamphlet.

X. GENERAL GOVERNMENT

Tab 8 Presentation of PAC Website Portal

Mr. O'Keefe presented a PowerPoint presentation depicting a proposed website page for the Performing Arts Center including a tax estimator calculator for each home and business. He said the tax estimator includes two components for the Performing Arts Center including the bond and estimated tax for annual operations and maintenance and allows each property owner to type in their address which calculates their estimated tax from the Lake County Property Tax Assessor's 2019 certified tax roll. The calculator further breaks down costs by day, month and year. He reviewed the web page and said it is broken into three sections as follows:

- Message from the City Council with a link to a video and Performing Arts Center study.

- Artist conceptual rendering of the proposed Performing Arts Center and bond language.
- Disclaimer and tax estimation calculator.

Mr. Drury read the Council message from the web page. Mr. O’Keefe said the web page will go live once approved.

Mayor Singer said the portal will allow residents to make an informed decision when voting.

MOTION

Lori Pfister moved to approve [the web page], seconded by Roy Stevenson. The motion carried unanimously 5-0.

Tab 9 Renewal Federal Grant Government Relations Service Agreement

Mr. Drury made the following presentation:

Previously, the City secured a top-rated Washington DC Federal Grant Government Relations and coordination firm called Merchant McIntyre Associates to assist in securing Federal Grants for the following projects:

1. **Tavares to Mount Dora trail:** *An application for up to \$25 million is being framed with Federal Grant agencies for Fiscal Year 2020 as the city awaits the completion of the current \$450,000 grant funded feasibility study to be completed.*
2. **The New Public Works Facility’s** *plan to add a Lake Tech component: Applications for grants from Federal Agencies including EDA and ATE totaling \$3 million are being coordinated with Public Works Director.*
3. **Rail Road Quiet Zones:** *Where significant progress has been made on rail road crossing signalization throughout Tavares by the Economic Development Director with 100% grants - No Cost to Tavares - over the past year, more are needed to create quiet zones: Tavares Economic Development Director is working with the Washington Team on this initiative to secure additional grants.*

Securing Federal Grants can take three to five years and when secured are usually in the multi-million-dollar ranges for local public infrastructure projects like the above listed projects. As you may recall, the City was previously successful in securing an \$18.4 million grant for the Lake County Rail Road spine to install continuous welded tracks from Eustis, through Tavares to Plymouth and an additional grant of \$1.2 million grant to replace the aging Dora Canal Railroad bridge with the assistance of a different state of Florida Governmental Relations Firm. This Washington D.C. based firm is framing the Tavares projects with the appropriate Federal Agencies, U.S. Congress, Senators and President and will assist Tavares compete competitively to win Federal Grants. Attached is a summary of the team’s initiatives over its first year. It is

recommended that the Agreement be extended until such time as either party provides a 90-day notice to cancel.

Quarterly reports on progress being made on Federal Grants will be provided to the City Council. The annual cost for the Federal Grant procurement work under this service agreement is \$7,500 per month which equates to \$90,000 per year and is budgeted.

Mark McIntyre, Merchant McIntyre Associates, Washington, D. C., said it is inspirational to witness America's participatory democracy where citizens care enough to testify and Council has to make tough decisions. He said obtaining large dollar Federal Grants is a process that takes time and the Merchant McIntyre team met with staff to advance an EDA grant.

Mayor Singer asked for questions from Council.

Council Member Boggus asked how much the city has received in grants over the past year. Mr. Drury said none to date. He said a grant program takes three to five years before a grant is obtained. Ms. Boggus asked if it is better to invest \$90,000 per year in their firm than it is to put that money aside for the same programs. Mr. Drury said securing Merchant McIntyre will help make the city competitive to secure grants. He said the city received an \$18.2 million-dollar railroad grant by utilizing a government relations firm that helped to shepherd the grant through the Federal and State process. He said the city goal is to repeat the successes of the past.

Katie Peterson, Merchant McIntyre Associates, said Merchant McIntyre will submit an EDA grant for design and engineering of the Public Works building in coordination with Lake Tech during FY 2020 which begins October 1, 2019. She said Merchant McIntyre is also pursuing a USDOT build infrastructure grant which is due June or July 2020. She said the first year of the partnership with the city was focused on getting to know the professional staff and city, coordinating with Federal program staff and the Federal Congressional Delegation to raise the Tavares profile in Washington, D.C. and year two goal is to submit Federal grants.

Vice Mayor Pfister noted her support in moving forward. Mr. McIntyre said Merchant McIntyre routinely wins ADA grants and have won two major build grants in the past two competitions. He said they expect to win a third this coming year. He said the city projects align well with where the Federal dollars are and with their experience.

Mayor Singer said current city staff does a wonderful job in obtaining local grants. He said the city typically receives \$1.5 to \$2.5 million dollars each year and noted his support to move forward. Mr. McIntyre said each grant submitted by the city is worthy of winning an award.

MOTION

Lori Pfister moved to approve, seconded by Roy Stevenson.

Council Member Smith inquired about grants for Performing Arts Centers. Mr. McIntyre said capital facility dollars are difficult to win especially for Performing Arts Centers. He said the National Endowment for the Arts and National Endowment for the Humanities had grants that are small and programmatic.

The motion carried 5-0.

XI. BUDGET WORKSHOP

Tab 10 Budget Workshop – Five-Year Capital Improvement Plan

Mr. Drury said staff will deliver a high-level overview of the Five-Year Capital Improvement Program. He said there will be an additional budget workshop on August 21, 2019 where Council can discuss all of the presented budgets. Budget Workshops and Hearings will be held during both September City Council meetings.

Lori Houghton presented a PowerPoint presentation highlighting projects on the Five-Year Capital Improvement Plan and made the following presentation:

Previously, Council has reviewed the FY20 Proposed Budgets as follows:

- *At the July 3rd City Council meeting, Council was presented the FY2020 Proposed General Fund Budget.*
- *At the July 17th City Council meeting, Council was presented the Utility Funds and Special Funds Proposed Budgets for FY2020, and after which the Council had opportunity to discuss the General Fund budget as well as the Utilities and Special Fund budgets.*
- *At the July 24th City Council Budget Workshop, the City Council discussed the FY 2020 General Fund Proposed Budget and the FY2020 Proposed Millage rate. At this meeting the Council reviewed and discussed the Cut List, the General Fund Budget, and a Maximum Tentative Millage rate.*
- *Also, at the July 24th City Council Budget workshop, the City Council set the Maximum Tentative Millage Rate at 6.950, and the Maximum Tentative Voted Debt Service Millage Rate at .2932.*
 - *The Maximum Tentative Millage Rate for FY2020 represents a decrease from prior year of .1619 mills or 2.28%*
 - *The Maximum Tentative Voted Debt Millage Rate for FY2020 represents a decrease from prior year of .012 mills or 3.93%*
 - *The total Maximum Tentative Millage (ad valorem + voted debt) represents a decrease from prior year of .1739 mills or 2.35%*

At this meeting the Council will be presented the Five-Year Capital Improvement Plan (CIP), after-which the Council will have an opportunity to discuss the Five-Year Capital Improvement Plan, the General Fund Budget, the Utility Fund

Budgets, the Special Funds, the Millage rate, and other items related to the FY2020 Proposed Budget.

Mr. Drury said the city is moving forward with the following programmed projects:

- Wooton Wonderland
- Street Paving Program
- Public Works Building
- Cemetery Restroom

Mr. Drury noted the city has large projects pending that are dependent on grant funding including the Build America Grant. Ms. Houghton stated the Tav-Lee Trail is listed in the CIP as a transportation project. She noted a cemetery restroom is included in the budget.

Vice Mayor Pfister inquired about a library design grant. Ms. Rogers said the city conducted a \$30,000 library concept plan. She said the city has received \$1 million in funding and have applied for a \$500,000 construction grant.

Vice Mayor Pfister inquired about West Main Street improvements. Mr. Drury said the project is included in the cut list, programmed for FY 2021 and will compete with other programs.

XII. NEW BUSINESS

None.

XIII. OLD BUSINESS

None.

XIV. HISTORICAL PERSPECTIVE

Tab 11 Tavares Historical Perspective

Tab 11 was moved up on the agenda and heard just prior to General Government.

XV. AUDIENCE TO BE HEARD

Don Kehr, 16833 Deer Island Road, said he would be unavailable to attend the August 21, 2019 City Council Meeting. He provided a PowerPoint presentation on a preliminary plat for Hidden River Lake scheduled to come before the Council for consideration on August 21, 2019. Mr. Kehr said he recommends approval of the preliminary plat. He suggested the new Hidden River Lakes include buried utilities with the exception of existing lines. He noted a concern regarding the environmental survey process.

Vance Jochim, 12619 Milwaukee Avenue, provided Council with a written list of suggestions regarding the Edmund Kirby Smith statute that the Lake County Museum is accepting.

Lou Buigas, 110 E. Ianthe Street, asked if Merchant McIntyre Associates would be writing federal grants on behalf of the City as well as securing funding. Mr. Drury said city staff will write the grants which will be approved by Council. He said Merchant McIntyre will shepherd the grants and help staff punctuate the items federal agencies are looking for in that particular submittal year. He noted the Merchant McIntyre team will meet with the federal agency leadership along with the Mayor or Vice Mayor and designated staff in Washington, D. C. in the future.

XVI. REPORTS

Tab 12 City Administrator Report

Mr. Drury said three additional budget meetings will be held (August 21, 2019, September 4, 2019 and September 18, 2019). He encouraged the citizens to come to the meetings and participate. Mr. Drury provided an update on the upcoming Confederate statue march and said the Police Chief and city is looking forward to creating an environment for peaceful assembly for the participants to express their views. He commended Chief Lubins on event preparations.

Mr. Fitzgerald said the next 2040 Comprehensive Plan Open House and Public Workshop will be held August 22, 2019 from 5:00 p.m. to 7:00 p.m. in the Tavares Civic Center.

Tab 13 City Council Member Reports

Council Member Smith

- Inquired about an upcoming Confederate statue march route. Chief Lubins said the march will begin at the St. John's Free Methodist Church and end at the Lake County Historical Courthouse. Will not be here August 21
- Said on August 7 1782 George Washington created the purple heart medal.
- Said August 7th is National Purple Heart Day.

Council Member Boggus

Council Member Boggus inquired about the date of the next City Council Meeting and Budget Workshop. Mr. Drury said the next meeting will be held August 21, 2019. Ms. Novack noted an error in the dates provided to Council in the agenda packet.

Vice Mayor Pfister

Vice Mayor Pfister said she would like to provide an opportunity for another Council Member to attend the America in Bloom Conference as she has previously attended. Vice Mayor Pfister recommended Council Member Boggus.

There was a consensus from the Council for Council Member Boggus to attend the America in Bloom Conference.

Mr. Drury said staff will make needed arrangements for Council Member Boggus to attend.

XVII. ADJOURNMENT

There was no further business and Mayor Singer adjourned the meeting at 8:57p.m.

Respectfully submitted,

Susie Novack, MMC/FCRM
City Clerk

**AGENDA SUMMARY
TAVARES CITY COUNCIL
9/18/2019**

AGENDA TAB NO.: 3

SUBJECT TITLE: Verandah Park - Final Plat (Community Development)

OBJECTIVE:

To approve the Final Plat for the Verandah Park Subdivision located south of Old US-441, west of Fairvista Drive.

SUMMARY:

Verandah Park is a proposed residential subdivision located on the south side of Old US-441, west of Fairvista Drive. The subject property is 46.80 acres in size and the proposed Final Plat subdivides the land into 122 lots for the construction of single family dwellings as permitted under the existing RSF-2 zoning. This Final Plat document has been reviewed by City staff and meets the requirements of the City of Tavares Land Development Regulations and Comprehensive Plan.

OPTIONS:

1. City Council approves the Final Plat
2. City Council denies the Final Plat

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve the Final Plat for the Verandah Park Subdivision located south of Old US-441, west of Fairvista Drive.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

Final Plat
HOA Declaration of Covenants and Restrictions
Maintenance Bond
School Capacity Reservation
Title Opinion
Proof of Taxes Paid

ATTACHMENTS:

Description

Type

**AGENDA SUMMARY
TAVARES CITY COUNCIL
9/18/2019**

AGENDA TAB NO.: 4

SUBJECT TITLE: Ordinance 2019-17 Amsdell Storage, LLC - Rezone 11.55 acres East of SR-19, West of CR-561, 140 Feet North of Dailey Dr. (Community Development)

OBJECTIVE:

To consider the rezoning of approximately 11.55 acres of property located east of SR-19, west of CR-561, approximately 140 feet north of Dailey Dr. from Planned Development (PD) to Industrial (I).

SUMMARY:

The subject property consists of approximately 11.55 acres located east of SR-19, west of CR-561, approximately 140 feet north of Dailey Drive. The property is currently owned by Amsdell Storage Ventures XXXIV, LLC and contains one (1) commercial building, nine (9) self-storage mini warehouse buildings, and approximately three (3) acres of vacant land. The property is zoned as a Planned Industrial Development (PD) per Ordinance 1998-10, amended by Ordinances 2004-18 & 2017-19 allowing a mixture of commercial uses and industrial storage uses. The owner of the property wishes to eliminate the commercial portion and convert the building to additional personal storage capacity. In addition the owner is proposing to construct new mini-warehouse storage buildings and RV & boat parking areas on the vacant parcels. The applicant is requesting a rezoning from Planned Development (PD) to Industrial (I) as result of eliminating the commercial aspect and proposing increased industrial storage use that is limited under the current Planned Development. The property is surrounded by a mixture of industrial, commercial, and residential property.

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

The underlying Future Land Use designation of Industrial (IND) does not change and is compatible with the requested Industrial (I) zoning district.

OPTIONS:

1. That City Council moves to approve Ordinance 2019-17 rezoning of approximately 11.55 acres of property located east of SR-19, west of CR-561, approximately 140 feet north of Dailey Dr. from Planned Development (PD) to Industrial (I).
2. That City Council moves to deny Ordinance 2019-17.

STAFF RECOMMENDATION:

At their August 15th meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2019-17.

Staff recommends that City Council moves to approve Ordinance 2019-17 rezoning of approximately 11.55 acres of property located east of SR-19, west of CR-561, approximately 140 feet north of Dailey Dr. from Planned Development (PD) to Industrial (I).

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:

Aerial Map
Zoning Map
FLU Map
Newspaper Ad
Planning & Zoning Board Minutes

ATTACHMENTS:

Description	Type
Ordinance 2019-17	Ordinance

ORDINANCE 2019-17

AN ORDINANCE OF THE CITY OF TAVARES REZONING APPROXIMATELY 11.55 ACRES OF PROPERTY GENERALLY LOCATED EAST OF STATE ROAD 19, WEST OF COUNTY ROAD 561, APPROXIMATELY 140 FEET NORTH OF DAILEY DRIVE FROM PLANNED DEVELOPMENT (PD) TO INDUSTRIAL (I); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owners of the property legally described in “**Exhibit A**” of this Ordinance have applied for the rezoning of this land from Planned Development (PD) to Industrial (I); and

WHEREAS, properties within this area are primarily developed for commercial, industrial, and residential use; and

WHEREAS, the City of Tavares has advertised in accordance with Florida State 166.041 for two public hearings, as is its option, prior to adoption of this ordinance; and

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

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

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

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

Section 1. Rezoning

The said properties, as legally defined in **Exhibit “A”**, attached hereto and made a part herewith, are hereby rezoned from Planned Development (PD) to Industrial (I).

Section 2. Severability.

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

Section 3. Effective Date.

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

PASSED AND ORDAINED this _____ of _____, 2019, by the City Council of the City of Tavares, Florida.

Troy Singer, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

Susie Novack, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Robert Q. Williams
City Attorney

Exhibit A Legal Description

Parcel 1: Parcel ID: 06-20-26-000100001200 and Parcel ID: 06-20-26-000100001601

That part of the South 1/2 of the North 1/2 of Government Lot 7 lying East of the Easterly line of the right of way of State Road No. 19; LESS the right of way of State Road No. 561; and that part of the North 1/2 of Government Lot 8 lying Southwest of the Southwesterly line of the right of way of State Road No. 561, all lying and being in Section 6, Township 20 South, Range 26 East, in Lake County, Florida.

Parcel 3: Parcel ID: 06-20-26-000100001104

That part of Government Lot 7 in Section 6, Township 20 South, Range 26 East in Lake County, Florida, bounded and described as follows: From the point of intersection of the North line of said Government Lot 7, with the Easterly line of the right of way of State Road No. 19, run East along the North line of said Government Lot 7, a distance of 150 feet; thence Southerly and parallel with the Easterly line of the right of way of said State Road No. 19, a distance of 327.55 feet, more or less, to the South line of the North 1/4 of said Government Lot 7; thence East along the South line of the North 1/4 of said Government Lot 7, a distance of 339.53 feet to the point of beginning of this description. From said point of beginning, run thence North 100 feet; thence East and parallel with the South line of the North 1/4 of said Government Lot 7, a distance of 217.80 feet; thence South 100 feet to the South line of the North 1/4 of said Government Lot 7; thence West along the South line of the North 1/4 of said Government Lot 7 to the point of beginning.

TOGETHER with an easement for ingress and egress over the following described parcel: From the point of intersection of the North line of said Government Lot 7, with the Easterly line of the right of way of State Road No. 19, run East along the North line of said Government Lot 7, a distance of 150 feet; thence Southerly and parallel with the Easterly line of the right of way of said State Road No. 19, a distance of 327.55 feet, more or less, to the South line of the North 1/4 of said Government Lot 7; thence East along the South line of the North 1/4 of said Government Lot 7, a distance of 557.33 feet; thence North 100 feet; to the point of beginning of said easement; thence East and parallel with the South line of the North 1/4 of said Government Lot 7, a distance of 175.67 feet to a point on the Westerly line of the right of way of State Highway No. 561; said point being hereby designated as Point "A"; begin again at the point of beginning and run South 15 feet; thence East parallel with the South line of the North 1/4 of said Government Lot 7 to a point on the Westerly line of the right of way of State Highway No. 561; thence Northwesterly along the Westerly line of said right of way to the above designated Point "A".

Parcel 4: Parcel ID: 06-20-26-000100001108

That part of Government Lot 7, in Section 6, Township 20 South, Range 26 East, in Lake County, Florida, bounded and described as follows: From the point of intersection of the North line of said Government Lot 7 with the Easterly line of the right-of-way of State Road No. 19, run East along North line of said Government Lot 7, a distance of 150 feet; thence Southerly and parallel with the Easterly line of the right-of-way of State Road No. 19 a distance of 327.55 feet, more or less, to the South line of the N 1/4 of Government Lot 7; thence East along the South line of the N 1/4 of Government Lot 7, a distance of 339.53 feet to point of beginning of this description; thence North 100 feet, thence West and parallel with the South line of the N 1/4 of Government Lot 7, a distance of 142.58 feet, thence South 100 feet to a point on the South line of the N 1/4 of Government Lot 7, thence East along the South line of the N 1/4 of Government Lot 7, a distance of 142.58 feet to point of beginning.

Also:

An easement for ingress and egress 12 feet in width lying 6 feet on each side of the following described centerline to wit: Begin at a point on the East right-of-way line of State Road No. 19 that is 206 feet South along said right-of-way line from the North line of Government Lot 7, Section 6, Township 20 South, Range 26 East, in Lake County, Florida, run thence East parallel to the North line of said Government Lot 7, a distance of 344 feet, thence South parallel to said East right-of-way line of State Road No. 19, a distance of 40 feet to the end of this easement.

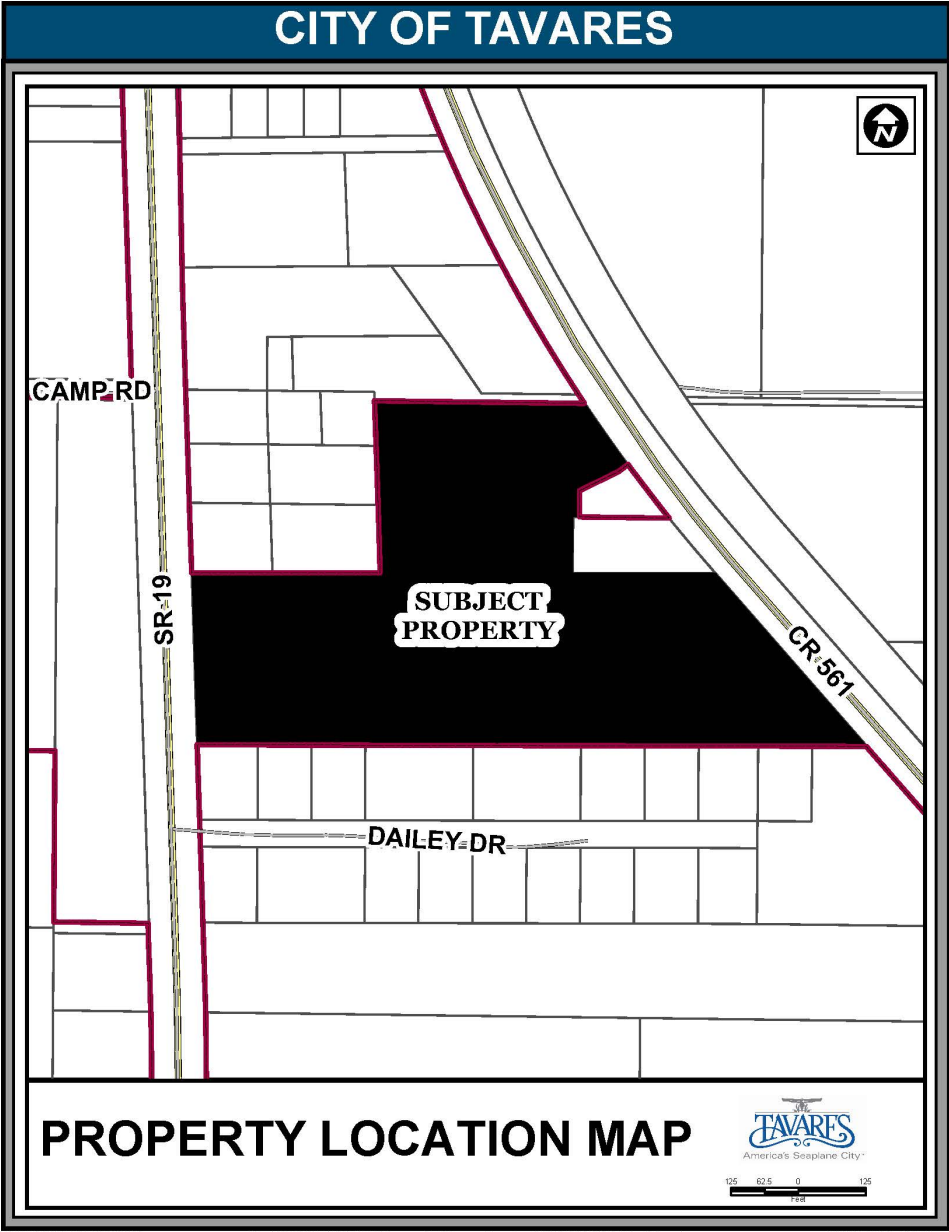
Parcel 5: Parcel ID: 06-20-26-000100001100

From the point of intersection of the North line of Government Lot 7, Section 6, Township 20 South, Range 26 East, Lake County, Florida, with the Westerly right of way of State Road 561; run West to a point 350 feet East of the Easterly right of way of State Road 19; thence South 01°45'00" East 227.49 feet; East to a point 229.47 feet West of the Westerly right of way of State Road 561; thence North 9°39'30" West 20.35 feet; thence North 64°05'00" East 149.35 feet; thence North 53°26'00" East 29.73 feet to the Westerly right of way of State Road 561; thence Northwesterly along the Westerly right of way of said Highway 561 to the point of beginning

TOGETHER WITH

A portion of that parcel of land as described in Official Records Book 525, Page 768, Public Records, Lake County, Florida, being more particularly described as follows:

That part of Government Lot 7 in Section 6, Township 20 South, Range 26 East in Lake County, Florida, bounded and described as follows: From the point of intersection of the North line of said Government Lot 7, with the Easterly line of the right of way of State Road No. 19, run thence East along the North line of said Government Lot 7, a distance of 150 feet; thence Southerly and parallel with the Easterly line of the right of way of State Road No. 19, a distance of 327.55 feet, more or less, (332.02 actual) to the South line of the North 1/4 of said Government Lot 7; thence East along the South line of the North 1/4 of said Government Lot 7, a distance of 557.33 feet (557.19' actual); thence North, a distance of 100 feet (104.36 feet actual) to the point of beginning of this description, said point being a 1/2" iron rod (no identification). From said point of beginning, run thence West and parallel with the South line of the North 1/4 of said Government Lot 7, a distance of 53.78 feet to a 1/2" iron rod (no identification); thence North 09°39'30" West, a distance of 20.35 feet to a 1/2" iron rod (no identification); thence North 64°05'00" East, a distance of 63.69 feet to a 5/8" iron rod labelled LB 6676; thence South, a distance of 48.00 feet to the point of beginning.



Created By: City of Tavares GIS

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Map Created on 7/15/19

**AGENDA SUMMARY
TAVARES CITY COUNCIL
9/18/2019**

AGENDA TAB NO.: 5

SUBJECT TITLE: Ordinance 2019-18 Water, Wastewater, Reclaim Utility Rate Study (Finance)

OBJECTIVE:

To obtain City Council approval for Ordinance No. 2019-18 to implement Utility Rate Study Recommendations presented August 21, 2019.

SUMMARY:

In order to meet revenue sufficiency requirements for Water, Wastewater, Reclaim, and Stormwater debt (bank loans, bonds, and State Revolving Loans), a utility rate study for the Utility Funds is generally accomplished every five (5) years.

A Rate Study was completed in May 2009 and presented to the City Council on June 18, 2009. This study recommended automatic annual rate increases for water, wastewater and reclaim water of 1% + CPI. Council approved this recommendation.

A subsequent Rate Study was completed in September 2014, and presented to the City Council on November 9, 2014. This Rate Study recommended no change to Ordinance 2009-22, therefore automatic rate increases of 1% + CPI remained in effect. Council approved this recommendation.

On August 21, 2019, a current Rate Study was presented to the City Council by the City's Rate Consultants, Mike Rocca, Principal Consultant and Joe Williams, Senior Consultant of Raftelis. The Study recommends a small decrease in water rates, but a small increase in wastewater rates. The Study recommends suspending the automatic 1%+CPI increases until October 2023, and implementing proposed rates that provide for an average combined rate increase over a four year period of approximately 1.95% for a residential customer with monthly consumption of 4,000 gallons.

The table below demonstrates the estimated increase for a residential customer as indicated above.

FISCAL YEAR	Water Rates	Wastewater Rates	Combined*
FY 2019-2020	-1.00%	5.50%	3.05%
FY 2020-2021	0.00%	5.50%	3.46%
FY 2021-2022	0.00%	2.00%	1.34%
FY 2022-2023	0.00%	0.00%	0.00%
4-Year Average			1.95%

**Assumes Monthly consumption of 4000 gallons*

Ordinance Number 2019-18 has been prepared based on the City's Rate Consultant's

recommendations and as presented to the City Council. Ordinance 2019-18 includes proposed rate tables for Reclaim, Water, and Wastewater rates, and provides for an implementation date of October 1, 2019 for the proposed rates.

OPTIONS:

1. Move to Approve Ordinance No. 2019-18 which implements Utility Rate Study Recommendations.
2. Move to Not Approve Ordinance No. 2019-18.

STAFF RECOMMENDATION:

Move to Approve Ordinance No. 2019-XX which implements Utility Rate Study Recommendations.

FISCAL IMPACT:

This Ordinance provides Revenue Sufficiency to meet debt covenant requirements.

LEGAL SUFFICIENCY:

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ordinance No. 2019-18
2. Rate Study Presentation
3. 2019 Rate Study

ATTACHMENTS:

Description

Type

**AGENDA SUMMARY
TAVARES CITY COUNCIL
9/18/2019**

AGENDA TAB NO.: 6

SUBJECT TITLE: School Resource Officer (Police)

OBJECTIVE:

To obtain authorization to execute an agreement between the Lake County School Board (LCSB) and the City of Tavares to provide a police officer at the Tavares Elementary School (TES).

SUMMARY:

The Tavares Police Department (TPD) provides one police officer to the Tavares Elementary School as a school resource officer (SRO). This is the second year in which TPD provided such services.

The primary difference this year is that the LCSB will pay 100% of the cost of an SRO for the months that school is in session. This will be \$58,162.00.

OPTIONS:

1. Authorize staff to execute the agreement for an SRO at the Tavares elementary school.
2. Do not authorize staff to execute an agreement with LCSB for an SRO at Tavares elementary school.

STAFF RECOMMENDATION:

Staff recommends option 1

FISCAL IMPACT:

The LCSB will pay \$58,162.00. This is the full cost of the SRO for the months that school is in session. The cost of the SRO to the city is \$61,210.49. The difference is approximately \$3,048.49. While school is not in session (holiday breaks and summer), the SRO will fulfill other roles and functions.

The current tentative proposed FY 2020 budget identified the full cost of the Police Officer but only \$40,000 in off-setting revenue from the School Board. This provides an additional \$18,162 that may be appropriated or added to general fund reserves.

LEGAL SUFFICIENCY:

the agreement is legally sufficient.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

SRO agreement with the Lake County School Board and the City of Tavares

ATTACHMENTS:

Description

Type

**AGENDA SUMMARY
TAVARES CITY COUNCIL
9/18/2019**

AGENDA TAB NO.: 7

SUBJECT TITLE: Tavares Opt-Out Option regarding the Eustis ISBA (City Administrator)

OBJECTIVE:

To discuss Tavares opting-out of the negotiations process regarding the formation of a Eustis ISBA.

SUMMARY:

Previously The City negotiated an Inter-local Service Boundary Agreement (ISBA) with Lake County and the surrounding cities of Tavares including Eustis. The agreement was successfully negotiated and executed by all the parties (Lake County, Tavares and surrounding Cities). The ISBA sets the future boundaries of a City.

Eustis is now negotiating an ISBA with Lake County. Attached is Eustis' resolution initiating ISBA negotiations with Lake County and Lake County's responding resolution. The Eustis ISBA is requesting:

1. Designation of all of the existing Eustis Joint Planning Area (JPA) as depicted in Exhibit A as the Interlocal Service Boundary Area, and
2. Voluntary annexation of contiguous properties including annexation that creates enclaves and E-911 system addressing standards.

Lake County has invited Tavares to the Eustis negotiations table in the formation of the Eustis ISBA which is protocol on ISBA formation. Both resolutions and the proposed boundary shown on Page 4 of Resolution 19-43, limits the proposed Eustis ISBA boundary to current Eustis Joint Planning Area (JPA) which has been in existence since 1987. Therefore, as the ISBA proposed by Eustis will not affect Tavares, the invitation by Lake County to Tavares to participate in negotiations on the Eustis ISBA should be respectively declined in staff's opinion.

OPTIONS:

1. City Council opt out of negotiations on Eustis ISBA creation.
2. City Council opt in on the Eustis ISBA negotiations.

STAFF RECOMMENDATION:

1. That Council moves to opt out of negotiations on Eustis ISBA creation and authorize staff to

transmit this decision to both Eustis and Lake County.,.

FISCAL IMPACT:

None

LEGAL SUFFICIENCY:

Yes

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

Lake County Resolution on Eustis ISBA

Eustis Resolution on ISBA

ATTACHMENTS:

Description	Type
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**AGENDA SUMMARY
TAVARES CITY COUNCIL
9/18/2019**

AGENDA TAB NO.: 8

SUBJECT TITLE: "Impact Lake" invitation to Road Maintenance Funding Information Session
(Public Works Director)

OBJECTIVE:

To identify who plan to attend the Impact Lake road funding information session on Wednesday October 16, 2019 Clermont City Center.

SUMMARY:

Attached in an invitation to elected officials for a road funding program information session on the 5-cent gas tax local option. Staff seeks information on how many Council members will be attending so as to properly advertise the attendance if more then one member plans to attend.

OPTIONS:

Discuss who is attending
Do not discuss who is attending

STAFF RECOMMENDATION:

Discuss who is attending the meeting

FISCAL IMPACT:

none

LEGAL SUFFICIENCY:

yes

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

Impact Lake County Invitation letter

ATTACHMENTS:

Description	Type
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**AGENDA SUMMARY
TAVARES CITY COUNCIL
9/18/2019**

AGENDA TAB NO.: 9

SUBJECT TITLE: Legislative Delegation Meeting (City Administrator)

OBJECTIVE:

To discuss attendance to the Lake County Legislative Delegation meeting on October 9, 2019 at the Lake-Sumter State College in Leesburg at 1:30pm.

SUMMARY:

Attached is an invitation to attend and present to the Lake County Legislative Delegation which is made up of Senator Stargel, Senator Baxley, Representative Sullivan, Representative Sabatini and Representative Hage.

An opportunity is presented to discuss who will attend, present and what information should be presented. Below are some issues and funding request for consideration.

Issues to present:

1. Crossing Golf Carts over state roads at safe intersections where the city has a golf cart ordinance.
2. Support the State Aviation Grant program that keeps our Airports and Seaplane bases connected together to improve transportation and economic development.

Grant Funding Request:

1. Storm Water Improvements \$750,000
2. History Museum \$2 million
3. Senior Center \$\$1.6 million
4. Library Expansion \$2 million

OPTIONS:

1. Identify persons who will attend, issue to present and put funding requests in order of priority.
2. Do not identify persons or issues.

STAFF RECOMMENDATION:

1. Identify persons to attend, issue to present and put funding requests in order of priority.

FISCAL IMPACT:

none (Unless Grant materialize and are awarded to Tavares in the future as a result of this initiative).

LEGAL SUFFICIENCY:

yes

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

State Legislative Delegation Invitation

ATTACHMENTS:

Description

Type

**AGENDA SUMMARY
TAVARES CITY COUNCIL
9/18/2019**

AGENDA TAB NO.: 10

SUBJECT TITLE: Public Hearing to Adopt Resolution 2019-07 Final Millage – FY 2019-2020
(Finance)

OBJECTIVE:

To receive public input and consider the approval of Resolution 2019-07 to adopt the Final Millage for Fiscal Year 2020.

SUMMARY:

The City Administrator and his staff have developed a budget for Fiscal Year 2020 for Council's consideration totaling \$73,818,967 that is fully balanced, and includes a fully balanced General Fund Budget of \$19,169,250. The Budget includes, among many other items, the following:

1. Similar Level of Service
2. General Fund millage rate decrease (from 7.1119 to 6.950).
3. Debt Service millage rate decrease (from .3052 to .2932).
4. Increased reserve appropriations by \$42,832
5. Fire Assessment level funded (no rate increase)
6. Employee raises of 3.75%
7. Healthcare increased cost of 3% for the Employer and the Employee
8. Two new positions that are primarily funded by Enterprise Fund transfers:
 1. Staff Accountant / Billing Analyst (FT)
 2. Warehouse / Customer Service Assistant (PT)
9. Increasing street paving budget from \$172,000 (plus grants) to \$225,000 (plus grants)
10. Library expansion
11. History Museum preliminary design services for grant application.
12. Senior Center preliminary design service for grant application
13. A new Public Works Facility
14. Rebuilding the Seaplane Base and Marina
15. Three new Police cars
16. A new Beats On the Bricks Event
17. Cemetery Improvements/Restrooms
18. Rebuilding Wooton Wonderland Children's Playground
19. Expanded Christmas lighting program
20. Expanded 4th of July Fireworks program

Previously the City Council discussed the proposed Fiscal Year 2020 Budget at the following public meetings:

- July 3rd – City Council Budget Workshop – (General Fund Presentation)

- July 17th – City Council Budget Workshop – (Enterprise and Special Revenue Funds Presentation)
- July 24th – City Council Budget Workshop – (Set Maximum Tentative Millage Rate)
- August 7th – City Council Budget Workshop – (Capital Improvement Plan Presentation)
- August 21st – City Council Budget Workshop
- September 6th - First Public Hearing to Approve Tentative Millage Rate

A Final Budget (all funds) has been prepared for the City Council based on discussions at the previous City Council Budget Workshops, and all subsequent changes have been included.

Approval of Resolution 2019-07 will set the Final Millage Rate for the Fiscal Year 2020 Budget.

OPTIONS:

Option 1: Take Public input and approve the Final Millage Rate for Fiscal Year 2020 as reflected in Resolution 2019-07.

Option 2: Take Public input and approve the Final Millage Rate for Fiscal Year 2020 as reflected in Resolution 2019-07, and any additional changes.

STAFF RECOMMENDATION:

Option 1: Take Public input and **Move to Approve** the Final Millage for Fiscal Year 2020 as reflected in Resolution 2019-07.

FISCAL IMPACT:

At this point all budgets are balanced. Changes will require revisions to the Tentative Budget.

LEGAL SUFFICIENCY:

Legally Sufficient

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

Resolution #2019-07

ATTACHMENTS:

Description

Type

**AGENDA SUMMARY
TAVARES CITY COUNCIL
9/18/2019**

AGENDA TAB NO.: 11

SUBJECT TITLE: Public Hearing to Adopt Resolution 2019-08 Final Budget – FY 2019-2020
(Finance)

OBJECTIVE:

To receive public input and consider the approval of Resolution 2019-08 to adopt the Final Budget for Fiscal Year 2020

SUMMARY:

The City Administrator and his staff have developed a budget for Fiscal Year 2020 for Council's consideration totaling \$73,818,967 that is fully balanced, and includes a fully balanced General Fund Budget of \$19,169,250. The budget includes, among many other items, the following:

1. Similar Level of Service
2. General Fund millage rate decrease (from 7.11190 to 6.950).
3. Debt Service millage rate decrease (from .3052 to .2932)
4. Increased reserve appropriations by \$42,832
5. Fire Assessment level funded (no rate increase)
6. Employee raises of 3.75%
7. Healthcare increased cost of 3% for the Employer and the Employee
8. Two new positions that are primarily funded by Enterprise Fund transfers:
 1. Staff Accountant / Billing Analyst (FT)
 2. Warehouse / Customer Service Assistant (PT)
9. Increasing street paving budget from \$172,000 (plus grants) to \$225,000 (plus grants)
10. Library expansion
11. History Museum preliminary design services for grant application.
12. Senior Center preliminary design service for grant application
13. A new Public Works Facility
14. Rebuilding the Seaplane Base and Marina
15. Three new Police cars
16. A new Beats On the Bricks Event
17. Cemetery Improvements/Restrooms
18. Rebuilding Wooton Wonderland Children's Playground
19. Expanded Christmas lighting program
20. Expanded 4th of July Fireworks program

The total city-wide Proposed Budget for FY2020 provides an overall budget increase of 59.63% over prior year, but if projects totaling \$26,900,00 for the Marina Docks, Library Expansion, and the Public Works Facility are excluded, the total budget increase is significantly less at 1.46% over prior year. The Proposed General Fund Budget increase is 1.57% increase over prior year.

Previously the City Council discussed the proposed Fiscal Year 2020 Budget at the following public meetings:

- July 3rd – City Council Budget Workshop – (General Fund Presentation)
- July 17th – City Council Budget Workshop – (Enterprise and Special Revenue Funds Presentation)
- July 24th – City Council Budget Workshop – (Set Maximum Tentative Millage Rate)
- August 7th – City Council Budget Workshop – (Capital Improvement Plan Presentation)
- August 21st – City Council Budget Workshop
- September 6th - First Public Hearing to Approve the Tentative Budget

City staff has amended the Fiscal Year 2020 Proposed Budget as described in Exhibit A. Adjustments to the Proposed Final Budget resulted in an additional \$12,832 appropriated in the reserves line item within the General Fund Budget. Council may at their discretion change the appropriation for the \$12,832 from Reserves to specific expenditure allocations. Options for specific appropriations are detailed in Exhibit A.

A Final Budget (all funds) has been prepared for the City Council based on discussions at the previous City Council Budget Workshops, and all subsequent changes have been included.

Approval of resolution 2019-08 will adopt the Final Budget for the Fiscal Year 2020.

OPTIONS:

Option 1: Take Public input and approve the Final Budget for Fiscal Year 2020 as reflected in Resolution 2019-08.

Option 2: Take Public input and approve the Final Budget for Fiscal Year 2020 as reflected in Resolution 2019-08, and any additional changes.

STAFF RECOMMENDATION:

Option 1: Take Public input and **Move to Approve** the Final Budget for Fiscal Year 2020 as reflected in Resolution 2019-08.

FISCAL IMPACT:

At this point all budgets are balanced. Changes will require revisions to the Final Budget.

LEGAL SUFFICIENCY:

Legally Sufficient

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

Resolution #2019-08

Exhibit A

ATTACHMENTS:

Description

Type

**AGENDA SUMMARY
TAVARES CITY COUNCIL
9/18/2019**

AGENDA TAB NO.: 12

SUBJECT TITLE: Tavares Historical Society

OBJECTIVE:

For the Tavares Historical Society to present a historical perspective.

SUMMARY:

The Tavares Historical Society will present a historical perspective.

OPTIONS:

1. Receive the Tavares Historical Society perspective.
2. Do not receive the Tavares Historical Society perspective.

STAFF RECOMMENDATION:

Option 1. Receive the Tavares Historical Society perspective.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Legally sufficient.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

N/A

**AGENDA SUMMARY
TAVARES CITY COUNCIL
9/18/2019**

AGENDA TAB NO.: 13

SUBJECT TITLE: City Administrator Report

OBJECTIVE:

To inform Council on city related matters.

SUMMARY:

The City Administrator will provide a summary at the meeting.

UPCOMING MEETINGS:

City Council Regular Meeting and Budget Hearing	October 2, 2019 – 4 pm – City Council Chambers
Library Board	October 16, 2019 – 2:30pm – Tavares Library Conference Room
Planning and Zoning Board	October 17, 2019 – 3 pm – City Council Chambers
Code Enforcement Hearing	September 24, 2019 – 10 am – City Council Chambers (Special Date/Time Change)

UPCOMING EVENTS:

The British Invasion Beatles Tribute	September 20, 2019 – 6:00 – 9:00 pm – Tavares Square
Rocktoberfest	October 12, 2019 – 4:00 pm – Wooton Park
Advent Health Waterman Pink Out 5K	October 17, 2019 – Details to be Announced
Blessed Art Fest	October 19, 2019 – Details to be Announced
City's BooFest Halloween Event	October 25, 2019 – Details to be Announced
Monster Splash Fly-In	October 26, 2019 – 9:00 am – Wooton Park

OUTSIDE AGENCY MEETINGS:

Lake County League of Cities	October 11, 2019 – 8:30 am – 2 pm – Annual Ethics Training Class - Lake Receptions – Contact the City Clerk to Sign Up
Lake Sumter MPO Executive Board Meeting	October 23, 2019 – 225 W. Guava Street, Lady Lake - No Meeting Scheduled in September, 2019
Tavares Chamber Business Luncheon	September 25, 2019 – 11:30 am – Tavares Civic Center, 100 E Caroline Street, Tavares

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

N/A

**AGENDA SUMMARY
TAVARES CITY COUNCIL
9/18/2019**

AGENDA TAB NO.: 14

SUBJECT TITLE: City Council Member Reports

OBJECTIVE:

To inform Council on city related matters.

SUMMARY:

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

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

N/A