



AGENDA
TAVARES CITY COUNCIL
June 16, 2021
4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 E MAIN STREET, TAVARES

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

I. CALL TO ORDER

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1 Pastor Evan Ryder, Church of the Nazarene

III. APPROVAL OF AGENDA

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2 Tavares Chamber of Commerce Update

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

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO RECORD

VII. CONSENT AGENDA

Tab 3 Approval of the June 2, 2021 City Council Regular Meeting Minutes
(City Clerk)

VIII. RESOLUTIONS

IX. ORDINANCES - PUBLIC HEARING

First Reading

Second Reading

Tab 4 Ordinance 2021-04 - Pallazzo Holdings, LLC - Rezoning of
Approximately 09.53 Acres Located East of SR-19, South of Lane

Park Cutoff (Community Development)

- Tab 5 Ordinance 2021-05 - Pope Property - Annexation and Rezoning of Approximately 0.10 Acres of Property Located at 12934 Lake Dora Circle (Community Development)**
- Tab 6 Ordinance 2021-06 - Pope Property - Small Scale FLUM Amendment of Approximately 0.10 Acres Located at 12934 Lake Dora Circle (Community Development)**
- Tab 7 Ordinance 2021-07 - Hammock Citrus Corporation - Rezoning of Approximately 16.84 Acres Located East of SR-19 and 600 Feet North of Lane Park Cutoff (Community Development)**

X. TRANSMITTAL HEARING

- Tab 8 Ordinance 2021-08 - Hammock Citrus Corporation - LSFLUM of Approximately 16.84 Acres Located East of SR-19 and 600 Feet North of Lane Park Cutoff (Community Development)**

XI. GENERAL GOVERNMENT

- Tab 9 Board Appointments - Library Board (Mayor)**
- Tab 10 Council Member Appointment to the 2021 Election Canvassing Board (Mayor)**
- Tab 11 FEMA Lift Station Generator Grant Update (Utilities)**

XII. NEW BUSINESS

XIII. OLD BUSINESS

XIV. AUDIENCE TO BE HEARD

XV. REPORTS

- Tab 12 City Administrator Report**
- Tab 13 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
6/16/2021**

AGENDA TAB NO.: 1

SUBJECT TITLE: Pastor Evan Ryder, Church of the Nazarene

OBJECTIVE:

Pastor Evan Ryder, Church of the Nazarene, will provide the invocation and lead those present in the Pledge of Allegiance.

SUMMARY:

Pastor Evan Ryder, Church of the Nazarene, 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
6/16/2021**

AGENDA TAB NO.: 2

SUBJECT TITLE: Tavares Chamber of Commerce Update

OBJECTIVE:

Receive an update on the Tavares Chamber of Commerce from Erika Buigas, Director of Operations.

SUMMARY:

Ms. Buigas will provide an update on Chamber activities.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. 2021 June Report to City

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/16/2021**

AGENDA TAB NO.: 3

SUBJECT TITLE: Approval of the June 2, 2021 City Council Regular Meeting Minutes (City Clerk)

OBJECTIVE:

To consider approval of the June 2, 2021 City Council meeting minutes.

SUMMARY:

Attached are the June 2, 2021 City Council meeting minutes as submitted by the City Clerk.

OPTIONS:

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

STAFF RECOMMENDATION:

For Council approval.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. 06-02-2021 CC Minutes

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



**TAVARES CITY COUNCIL
MEETING MINUTES
JUNE 2, 2021 – 4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 EAST MAIN STREET, TAVARES**

COUNCIL MEMBERS PRESENT

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

STAFF PRESENT

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

I. CALL TO ORDER

Mayor Boggus called the meeting to order at 4:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1. Richard Keith, Chief, Tavares Fire Department

Richard Keith, Chief, Tavares Fire Department, provided the invocation and led those present in the Pledge of Allegiance in the absence of Pastor Briggs.

III. APPROVAL OF AGENDA

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

MOTION

Troy Singer moved to approve the Agenda, seconded by Walter Price. The motion carried unanimously 5-0.

IV. PROCLAMATIONS/PRESENTATIONS

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

Attorney Holt swore in those who wished to provide testimony on quasi-judicial matters. She asked the Council for any exparte communications. There were none.

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

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

RESOLUTION 2021-08

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, TO VACATE A PORTION OF THE EASEMENT LOCATED AT 1501 TEXAS CT. TAVARES, FL 32778, LOT 9 AND THAT PART OF LOT 10, IN VISTA DEL LARGO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGES 55 THROUGH 57 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SUBJECT TO THE RULES AND REGULATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION 2021 – 10

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA; AUTHORIZING THE CITY OF TAVARES TO PARTNER WITH LAKE COUNTY, FLORIDA, AND THE CITY OF MOUNT DORA, TO SUBMIT A 2021 REBUILDING AMERICA INFRASTRUCTURE WITH SUSTAINABILITY AND EQUITY (RAISE) GRANT APPLICATION FOR THE WEKIVA TRAIL EXTENSION PROJECT – SEGMENT 1 AND SEGMENT 5 TO THE UNITED STATES DEPARTMENT OF TRANSPORTATION; AUTHORIZING THE CITY ADMINISTRATOR AS THE CITY’S DESIGNEE

TO EXECUTE SUPPLEMENTS TO THE APPLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION 2021-13

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, AMENDING THE 2021 FISCAL YEAR ADOPTED BUDGET FOR THE CITY OF TAVARES, REPRESENTING THE SECOND AMENDMENT TO THE ADOPTED BUDGET, AND PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

ORDINANCE 2021-04

AN ORDINANCE OF THE CITY OF TAVARES REZONING APPROXIMATELY 09.53 ACRES OF PROPERTY GENERALLY LOCATED EAST OF STATE ROAD 19, SOUTH OF LANE PARK CUTOFF FROM PLANNED DEVELOPMENT (PD) 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 2021-05

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING APPROXIMATELY 0.10 ACRES OF PROPERTY LOCATED AT 12934 LAKE DORA CIRCLE; REZONING THE PROPERTY FROM COUNTY MIXED HOME RESIDENTIAL (RM) TO CITY RESIDENTIAL MANUFACTURED HOME SUBDIVISION (RMH-S); SUBJECT TO THE RULES, REGULATIONS, AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2021-06

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 0.10 ACRES OF PROPERTY FROM COUNTY URBAN LOW TO CITY MOBILE HOME (MH) FOR PROPERTY LOCATED AT 12934 LAKE DORA CIRCLE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2021-07

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 16.84 ACRES OF PROPERTY GENERALLY LOCATED EAST OF STATE ROAD 19, APPROXIMATELY 600 FEET NORTH OF LANE PARK CUTOFF FROM HIGHWAY COMMERCIAL (C-2) TO INDUSTRIAL (I); SUBJECT TO THE RULES, REGULATIONS, AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

VII. CONSENT AGENDA

Mayor Boggus asked if anyone would like to pull an item from the Consent Agenda for discussion. Council Member Singer said he would like to pull Tab 4 [Water, Wastewater and Reclaim Water Impact Fee Study Update].

MOTION

Lori Pfister moved to approve the Consent Agenda minus Tab 4 [Tab 2. Approval of the May 19, 2021 City Council Regular Meeting Minutes; and, Tab 3. Resolution 2021-13 – Second Budget Amendment for FY 2021], seconded by Lou Buigas. The motion carried unanimously 5-0.

Tab 2. Approval of the May 19, 2021 City Council Regular Meeting Minutes

Approved on Consent Agenda.

Tab 3. Resolution 2021-13 – Second Budget Amendment for FY 2021

Approved on Consent Agenda.

Tab 4. Water, Wastewater and Reclaim Water Impact Fee Study Update

Council Member Singer asked Ms. Houghton to explain the impact fee rate process. He said the Council does not arbitrarily set the impact fees for water, and a professional firm conducts studies for the City and suggests the rates.

Ms. Houghton said the last water and wastewater rate study was in 2009. Due to an increase in building, it is now time to look at the cost of growth versus the impact fees currently being collected. The state has also made changes concerning impact fees, and it is time to review fees to ensure rates are on target. Staff will come back to the Council for a study for Fire and Police impact fees at a later date.

Mr. Drury said the impact fee study process provides the citizens and Council with detailed information on needed rates for a fiscally responsible utility. By having an independent third-party expert that conducts impact fee studies for cities across the

state of Florida, the Council is getting that third-party review of what it costs to run a utility. Then, the report is provided to the Council to review and ask questions.

Council Member Singer said it is important the citizens are aware of the process and thanked Ms. Houghton

Council Member Price asked Ms. Houghton to explain to everyone the difference between a task order contract and a regular contract. Ms. Houghton said the City has a continuing contract in place for study work with Reftelis. Therefore, there is the main contract, and the contract before Council is a task order under that continuing service contract. Council Member Price asked if the costs are a set amount. Ms. Houghton said the cost is a set amount for the specific task order.

MOTION

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

VIII. RESOLUTIONS

Tab 5. Resolution 2021-08 – Vacate a Portion of an Easement Located at 1501 Texas Court – Cyprich Property

Mr. Fitzgerald made the following presentation:

This is a request to vacate a portion of a platted easement lying across the property located at 1501 Texas Ct. Tavares, Florida 32778. During the recent sale of the property the title company issuing the title insurance advised the new owner of the property to petition to vacate a portion of the existing easement as it is no longer practical as a result of a lot line deviation that was completed in 1980, and the subsequent construction of a swimming pool in 1984 that encroaches on the easement. City staff has reviewed the vacate request and determined no conflicts in the vacation with regard to drainage, utilities, health, safety, or welfare of the Public. This vacate will remove the city's public interest in this land, thus allowing the applicant to eliminate any perceived exception to clear title of this property.

The Planning and Zoning Board voted unanimously to recommend approval of Resolution 2021-08 during their May 20, 2021 meeting, and staff recommends City Council moves to approve.

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

Mayor Boggus asked for comments from the Council.

Vice Mayor Buigas asked if this situation could happen again in the future. Mr. Fitzgerald said this type of action would never happen again in the City. He said the lot was initially platted as a square lot and the developer decided to angle the lot line for

access to the canal. The easements resulted from the lot line adjustment, and the swimming pool was constructed across the easement in 1984. The portion being vacated is the area that exists in the pool. Now all easements are reviewed, including how they would affect the lot as a whole.

MOTION

Lou Buigas moved to approve Option 1 [That City Council moves to approve Resolution 2021-08 partial vacation of the easement located at 1501 Texas Court, Lot 9 and part of Lot 10 in Vista Del Largo Subdivision as recorded in Plat Book 20, Pages 55-57], seconded by Walter Price. The motion carried unanimously 5-0.

Tab 6. Resolution 2021-10 – 2021 RAISE Grant Application \$25 Million

Mr. Dillon made the following presentation:

Tavares City Council authorized the pursuit of a \$25 million RAISE grant for the planned Wekiva Trail Extension Project - Segment 1 and Segment 5.

In order to apply for the RAISE grant, a resolution is required authorizing staff in partnership with Lake County Florida and City of Mount Dora to submit to the U.S. Department of Transportation (DOT) a \$25 million 2021 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Application for the planned Wekiva Trail Extension Project - Segment 1 and Segment 5.

The Consolidated Appropriations Act, 2021 (Pub. L. 116-260, December 27, 2020) ("FY 2021 Appropriations Act") appropriated \$1 billion to be awarded by the Department of Transportation ("DOT") for National Infrastructure Investments (now known as Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grants.) RAISE Grants are for capital investments in surface transportation that will have a significant local or regional impact. In addition to capital awards, DOT will award no more than \$30 million for eligible planning, preparation or design of projects eligible for RAISE Grants that do not result in construction with FY2021 RAISE funding, of which at least \$10 million will be awarded to projects located in or to directly benefit areas of persistent poverty.

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

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

MOTION

Lori Pfister moved to approve [Resolution 2021-10], seconded by Lou Buigas. The motion carried unanimously 5-0.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Tab 7. Ordinance 2021-04 – Rezoning of Approximately 9.52 Acres Located East of SR19, South of Lane Park Cutoff – Pallazzo Holdings, LLC

No discussion at first reading.

Tab 8. Ordinance 2021-06 – Annexation and Rezoning of Approximately .10 Acres of Property Located at 12934 Lake Dora Circle – Pope Property

No discussion at first reading.

Tab 9. Ordinance 2021-06 – Small Scale FLUM Amendment of Approximately .10 Acres Located at 12934 Lake Dora Circle

No discussion at first reading.

Tab 10. Ordinance 2021-07 – Hammock Citrus Corporation – Rezoning of Approximately 16.84 Acres Located East of SR19 and 600 Feet North of Lane Park Cutoff

No discussion at first reading.

Second Reading

X. GENERAL GOVERNMENT

Tab 11. Award of Contract for Construction of Tavares Cemetery Restrooms

Mr. Dillon made the following presentation:

Last year, City Council recognized the need to have sanitary facilities at the Cemetery and budgeted \$100,000 to design, engineer, and construct a restroom facility. The design of a Cemetery Restroom has been developed by GatorSkitch Corporation, under their current Continuing Services Agreement #CON-01307.

An Invitation to Bid for the construction of an American Disabilities Act (ADA) compliant restroom facility and associated concrete walkway, slab, and utility connections at Tavares Cemetery Tavares, Florida, Bid No. 2021-0007, was opened March 13, 2021, and closed April 29, 2021, resulting in the receipt of four (4) bids (Attachment A).

Bid No. 2021-0007 Tavares Cemetery Restroom

- Blackwater Construction Services \$133,967.00*
- GSB Construction & Development, Inc. \$114,500.00*

- Morton Construction Company \$101,461.00
- Signature Construction, Inc. \$97,973.00

In 2014, Signature Construction, Inc. was previously awarded the construction of the Ingraham Park Restrooms and has been selected to be awarded the Tavares Cemetery Restrooms based on price and qualifications.

The budget was \$100,000. The design/engineering services were \$17,190, leaving a balance of \$82,810. The low bid is \$97,973 leaving a shortfall of \$15,163. It is recommended the \$15,163 come from Infrastructure Sales Tax reserves.

Staff recommends Council approve Option 1 to award the contract to Signature Construction, Inc. for the Construction of an American Disabilities Act (ADA) compliant restroom facility and associated concrete walkway, slab, and utility connections at Tavares Cemetery Tavares, Florida in the amount of \$97,973, authorize \$15,163 from infrastructure Sales Tax reserves and authorize the City Administrator to enter into all related contracts.

Vance Jochim, 12619 Milwaukee Avenue, Lake County, asked how the cost compares to having a third-party firm put in porta-potties. He asked for a cost comparison of the restroom located at Tavares Nature Park. He asked for the monthly cemetery visitor count and said the cost seems high for a potentially low-used cemetery.

Mayor Boggus asked for comments from the Council.

Council Member Price said he is not in support of spending \$115,000 to \$118,000 for a restroom in the Tavares cemetery as it does not receive a lot of visitors.

Council Member Singer asked how often the cemetery was used and what functions are held at the location. Mr. Drury said it is hard to ascertain the number of visitors because there are no counters. Cemeteries are visited regularly by people who have lost loved ones. Large funerals are held at the Tavares cemetery, including military funerals. He said visitors place flowers and flags at gravesites regularly. With no restroom on-site, people leave funerals to drive to nearby gas stations. Staff recommends a bathroom that meets ADA requirements at the cemetery, and particularly for a city the size of Tavares. He said temporary porta-potties are less expensive. However, there are issues such as ensuring the porta-potties are ADA accessible and odors.

Council Member Singer asked if there are currently restrooms at the cemetery or in the past. Mr. Dillon said no, there was a modular facility at the site for the cemetery sexton.

Council Member Singer said \$100,000 was budgeted, and the project is over budget by approximately 17%. He asked if the project has been value-engineered and if any other cost-saving items could be cut. Mr. Dillon said multiple meetings were held to cut everything, excluding the sinks.

Mr. Drury said most public restrooms at the City's public parks have an area for the custodian to store supplies. He said this project had value-engineered that storage out, and the bathroom will be one of the smallest for public use in any of the parks. In addition, tile that has usually been placed halfway up the walls in the public bathrooms was value-engineered out. Mr. Drury said construction prices are at a peak, and the price is probably the best price for a municipal public restroom at a park.

Council Member Singer asked if the project cost would increase if delayed. Mr. Dillon said the staff believes so.

Council Member Singer asked if the staff expects any contingency costs. Mr. Dillon said no due to the size of the project.

Council Member Singer asked Ms. Houghton if there are sufficient funds in the reserve account. Ms. Houghton confirmed and said there is approximately \$400,000 in the Infrastructure Sales Tax fund. Council Member Singer said it is a difficult decision and wished the project would have come on budget. However, he said he understands it is difficult in the current market.

Council Member Pfister asked how many other cemeteries the same size have restrooms. Mr. Dillon said the City of Eustis, the City of Mount Dora, and the City of Leesburg cemeteries have restroom facilities. Council Member Pfister asked if porta-potties could be offered for large groups. Mr. Drury said yes. Council Member Pfister asked if the cost to rent porta-potties could be incorporated in the charge from the City. Council Member Pfister said she is not in support of taking monies from the Infrastructure Sales Tax reserves and noted a concern for vandalism.

Vice Mayor Buigas said she understands construction costs and asked if the contractor came over or under budget on their last City project. Mr. Dillon said under budget and within schedule.

Vice Mayor Buigas said a cemetery is a place of mourning, peace, and honor. She asked how the City values that and if it is a quality of life issue. Vice Mayor Buigas said she visits the cemetery weekly, and there are always people there. She said it is a challenging decision, and she does not wish for the funds to come out of reserves. She asked if there were other funding options. Ms. Houghton said the Infrastructure Sales Tax reserve fund is a restricted fund that can only be used for capital projects and cannot be used for any operating expenditures or water wastewater expenditures. It has to be used solely for infrastructure items such as cemetery restrooms.

Mr. Drury said the project was budgeted a year ago based on economic conditions with a reasonable inflation rate applied for construction. Usually, when inflation goes at its usual pace of three to five percent for building, this project would have been within budget. The City maintains a reserve account for unforeseen issues that occur in construction. He said it is standard practice to budget costs a year out and ensure

adequate reserves are maintained if things change. Things changed with COVID, and the construction industry experienced 30% increases. He said the City was prepared, and the money is available in reserves to handle the unforeseen issue. He said reserves would be replenished in the upcoming budget. He said funding pulled from other resources or departments would lower service levels as those items were already approved and budgeted. He said the City received a good bid which was higher than anticipated due to the construction market.

Vice Mayor Buigas asked Chief Lubins if responsibility for locking the restrooms would fall to the Police Department. Chief Lubins said Police Department would add locking to their rotation. Vice Mayor Buigas asked if provisions would be made to place cameras at the facility with additional costs. Mr. Drury said cameras would be added at a minimal cost.

Mayor Boggus asked if the proposed restrooms would service Squibb Park located across the street from the cemetery. Mr. Dillon confirmed and said the closest public restroom to the cemetery is downtown.

Council Member Price noted he is not in support of taking funds out of reserves nor feels the project is necessary or a good use for taxpayer money.

Mayor Boggus noted her support for restrooms at the cemetery and said many family members are buried at the Tavares cemetery. She said children and the elderly who visit the cemetery could not just get in a car to seek restroom facilities. Also, private businesses in the area may have lines, nor may they be available to use. When cleaning family gravestones, a person may wish to wash their hands before leaving. She said the staff who maintain the cemetery would appreciate a restroom.

MOTION

Lori Pfister moved to not fund the bathroom, seconded by Walter Price.

Council Member Singer said it is a difficult decision and does not feel it is a waste of money as there is a need for a restroom at the cemetery. He noted Council previously approved the bathrooms. Costs have increased, and the City has available funds to complete the project. He said it is time to improve the cemetery for the residents who have come and gone. He said he does not believe he can vote against the cemetery not having a restroom.

Council Member Pfister said the discussion about the cemetery restrooms was pre-Covid and current economic climate.

Vice Mayor Buigas asked if Covid recovery dollars could be used for a cemetery restroom. Mr. Drury said he does not believe recovery dollars would apply. Vice Mayor Buigas said she believes there is a need for bathrooms at the cemetery, including a human aspect. She said she was seven years old when her father passed away and routinely visited him throughout her life. There were restrooms at his cemetery, and she

spent many hours visiting him. She noted her preference to revisit during the upcoming budget. She said she does not want to say no and wishes to look at the dollars in the upcoming budget.

Mr. Drury said the bids are good for a certain time. Vice Mayor Buigas said the design would be the same in October if value-engineered if the plans have been signed and sealed. Mr. Dillon said the project would need to be re-advertised. Mr. Drury said new bids would need to be received.

The motion carried 3-2 as follows:

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

Tab 12. Approval to Utilize the State of Florida Contract #56120000-19-ACS for Purchase of Furniture in the Library Expansion Project

Mr. Aldrich made the following presentation:

Previously, City Council approved the agreement with Lake County for the design and construction of the Library Expansion Project with an allotted grant budget of \$1,000,000. Within this grant amount, \$55,000 was budgeted for FF&E (Furniture) with in the project.

The City of Tavares desires to piggyback with the existing State of Florida contract #56120000-19-ACS and utilize approved service dealer Library Interiors of Florida, Inc. to purchase and install the FF&E items under the approved budget. Library Interiors of Florida, Inc. provided the previous furnishings located throughout the Tavares Library and has a great track record for providing library furniture for neighboring libraries as well.

Vance Jochim, 12619 Milwaukee Avenue, Lake County, said the budget was already approved, and Council is specifying which contract mechanism would be used. He discussed Fruitland Park's recent furniture purchases.

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

Mayor Boggus asked for comments from the Council.

Council Member Pfister asked if the furniture would be briefed on the purchases and costs. Mr. Drury said staff would pick out the furniture based on the budget. He said what is before Council is to bid it out or piggyback off an existing state contract. He said furniture would not be brought back to the board.

MOTION

Lori Pfister moved to approve, seconded by Troy Singer. The motion carried unanimously 5-0.

Tab 13. Report Civic Center Indoor Air Quality Testing and Ceiling Tile Replacement

Mr. Dillon made the following presentation:

On April 7, 2021, during the regular City Council meeting, Council requested staff to check the ceiling tiles in the Civic Center as to the source of an innocuous smell. Council also identified a need to replace the ceiling tile and grid in the Civic Center and moved to place funds in a holding account until after the Civic Center is investigated, and then bring back to Council for consideration.

Facilities Management conducted a building assessment of the Civic Center and made recommendations based upon their findings:

Building constructed 1970

Original ventilated ceiling made of pegboard paneling remains in place and covered with insulation board in 2006

No climate control system installed during the original construction

Current HVAC system installed in 2006, no climate control in the commercial kitchen

No visible signs of mold growth were found above ceiling tiles, around HVAC, rolled insulation, attic space, roof trusses

No current signs of pest activity

Roof re-shingled in 2018

- *An indoor air quality (IAQ) test has been completed.*

AdvantaClean of Clermont, an independent third party, conducted an IAQ test on April 13, 2021

Testing concluded that the IAQ is within normal range for a public commercial building

- *A Fire Safety Inspection has been completed.*

Captain Wayne Luckock of the Tavares Fire Department conducted an inspection of the Civic Center to confirm the status of the Civic Center as relates to Fire Code Compliance.

Inspection found the building to meet Fire Code.

- *A Building Safety Inspection has been completed.*

Ralph Jones, Building Official for the City of Tavares conducted an inspection of the Civic Center to confirm the status of the Civic Center as relates to Building Code Compliance.

Inspection found the building to meet Building Code.

- Staff continues to recommend remove and replace ceiling tile \$20,307
Demo all layers of ceiling (City Staff - cost saving \$12,000)
Existing ceiling tiles have exceeded their 13-year life expectancy as identified by BOMA (Building Owners and Managers Association) Best Practices to Maintain Efficient and Sustainable Buildings
Install new drop ceiling, grid and rolled insulation
- Staff recommend to budget next year to Remove and Replace insulation \$17,000 (est.)
Remove all old insulation (City Staff)
Install spray foam, insulate the roof line
(Estimated cost based on square footage of structure, current material costs, labor)
- Staff recommends to budget next year to replace HVAC system in main hall and add A/C to commercial kitchen \$350,000 (est.)
Remove current HVAC system, 17 years old and reaching the end of its life expectancy
Upgrade to a new HVAC system engineered to meet current load calculations and requirements
Add engineered HVAC/makeup system for the commercial kitchen (\$30,000)
(Estimated cost based on the square footage of the structure, current material costs, labor, design fees)

Having found the Civic Center building to be safe for occupation and following the direction of the City Council, the existing ceiling tiles which are beyond their recommended life expectancy can be replaced with a new drop ceiling with a new grid and tiles for sound absorption and new rolled insulation at a cost of \$20,307. The remaining building improvements as outlined by Facilities Management will be added to the FY2021-2022 Proposed Budget for Council's consideration during the upcoming budget workshops.

Staff recommends approval of Option 1 to replace the Civic Center ceiling tiles and replace with a new drop ceiling with new grid and tiles for sound absorption and new rolled insulation at a cost of \$20,307.

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

Mayor Boggus asked for comments from the Council.

Council Member Pfister asked if the \$17,000 would be included in the next year's budget. Mr. Drury said insulations would be included in next year's budget, and the air conditioner would be included in the 5-year capital improvement program. He said Public Works laid out a list of items that have been completed to improve the facility and identified three more items to complete the project; tiles, air conditioning, and insulation.

Council Member Pfister asked if the tiles would be affected when insulation is installed. Mr. Drury said it would depend on how the insulation is installed. Most likely, it would be installed below the roof, and tiles would need to be removed. The air conditioner would

then be replaced and tiles reinstalled. He said the options are to hold off on the tile until the other items are complete or replace the tile now. There might be a few tiles that need to be replaced from time to time due to dripping condensation from the old air conditioner. He said today, air handlers are placed in closets. The Civic Center air handler is older and located on the roof.

Council Member Pfister asked if there were any grants available, including a possible matching grant. Mr. Dillon said he is not aware of any available grants at this time and could explore those options. Council Member Pfister said the city may receive a cost break if done all at one time and would support putting the project off for a bit to see if there are any grants or other funding opportunities.

Vice Mayor Buigas said one issue is the kitchen is not ventilated. The odors are in the kitchen with unsealed doors. If the City is going to replace tiles, we need to start with what the problem is. She said the source needs to be fixed first, and then the tiles need to be addressed. She said she is opposed to replacing the tiles at this time.

Council Member Price referred to the recent air quality test and asked for confirmation that there were no air problems and no mold with the current ceiling tiles. Mr. Dillon confirmed. Council Member Price said it seems wasteful to place rolled insulation and then put in spray insulation later. He said he agrees that the remaining project items should be completed at the same time.

Council Member Singer said he is glad the air quality test reflected the facility is safe. He said he agrees other projects need to be taken care of, including HVAC and insulation. He said he is in support of completing the remaining project items at the same time.

Mayor Boggus asked if refurbishing the Civic Center could be included as part of a universal project for the block with the addition of the Senior Center. Mr. Dillon said that may be possible.

Vice Mayor Buigas commended Mr. Dillon for the information and detail provided to Council. He said he appreciated including the Fire and Building inspectors in a review of the Civic Center, which should set the Council and citizen minds at ease to use the facility comfortably.

MOTION

Lori Pfister moved to approve Option 2 to not replace the Civic Center ceiling tiles at this time, to actively search for any monies or grants including matching grants to complete the whole project, and to bring back to Council in the near future. The motion was seconded by Lou Buigas. The motion carried unanimously 5-0.

Tab 14. Lake Frances Utilities Improvement Updates

Mr. Clark said a decade ago, the City decided to replace the utility infrastructure in Lake Francis Estates, which is one of the oldest neighborhoods in Tavares. He said the project is halfway through the \$7 million-dollar project. The project is on budget and schedule. He said the project is going smoother than expected due to the efforts of the following:

- Judy Barnhouse, Secretary, Lake Francis Homeowners Association
- Larry Barnhouse
- Brian Dykes, Project Inspector
- Finance Department including Ms. Houghton and Judy Reid, Accounts Payable Clerk

Mr. Clark said he does not see any budget concerns or extra time unless there is an exceptionally wet summer.

Ms. Barnhouse, 1670 Elkhart Circle, Secretary, Lake Francis Homeowners Association, said 447 residents benefit from the wonderful water and sewer project. She thanked the Council and community for seeing the project come to fruition. She said the project started in June 2020, and she became the community liaison with Brian Dykes. Ms. Barnhouse commended Mr. Dykes and said his handling of the project and resident's demands has been outstanding. She thanked the City sanitation and recycling crews and Jeff Henderson, Solid Waste Manager.

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

Mayor Boggus asked for comments from the Council.

Council Member Singer thanked Mr. Clark. He said he is glad the project came to fruition and noted his appreciation for Ms. Barnhouse's positive attitude and comments.

Vice Mayor Buigas said this is how all projects should run.

Mayor Boggus said it is nice when a plan comes together.

XI. NEW BUSINESS

Council Member Singer said Council recently received a summary on how debt works in a City. He said he found it informative and believes the citizens and business community would also find it informative. He asked the Council to have the summary placed in the City newsletter. Mayor Boggus and Vice Mayor Buigas noted their support.

XII. OLD BUSINESS

XIII. AUDIENCE TO BE HEARD

Pastor Michael Watkins, 805 Summerall Avenue, Tavares, said he did not fill out a Request to Speak card on the cemetery discussion because he thought the citizens were getting a cemetery bathroom. Pastor Watkins frequents the cemetery for funerals and said he is disappointed that in a City as great as Tavares, he will still have to tell people there are no restrooms during their most challenging times of grief. He does not want to see anyone have to tell their 80-year-old mother or 3-year-old grandchild to go to the Circle K to use the bathroom. He said other cities have cemetery restrooms, and it is almost a necessity. He understands money and tough decisions, and said the restrooms are for the citizens. Pastor Watkins said the City already budgeted \$100,000 and noted his support in funding the remaining balance. He asked Council to revisit cemetery bathrooms.

Richard Annese, 3152 Bayou Lane, Tavares, Treasurer, Etowah Homeowners Association (HOA), said he brought another Board member who is a retired corrections officer from Rykers Island. He said the President of the Etowah HOA is a Lake County Sheriff deputy. Mr. Annese asked for clarification of the cemetery restroom motion. Mayor Boggus said the Council did not fund the cemetery restrooms. Mr. Annese noted his displeasure of Council's decision. He identified City property that Etowah will no longer maintain and said the information would be relayed through SeeClickFix. He inquired about boundary concerns with neighboring developments. Mr. Drury asked Mr. Annese to submit his concerns in writing to Antonio Fabre, Planning Coordinator, to conduct research. A meeting could then take place to work on resolution.

XIV. REPORTS

Tab 15. City Administrator Report

Mr. Drury said he attended the Tavares History Museum Ribbon Cutting. After limping along for many years, he said it is now front and center on Ruby Street at the train station. He is proud the City Council took the project on. Mr. Drury commended Debby Blais, Administrative Coordinator, for her efforts and doing a fantastic job. He thanked those who attended the ribbon-cutting and said a couple of authors spoke on the history of Tavares.

Mr. Drury said Tavares High School graduation was held the past week, and Vo Tech Graduation is upcoming.

Mr. Drury noted the downtown is vibrant with activity every evening and on weekends. He said businesses are doing well, the seaplane base is open and fueling airplanes and boats on the water, and it is an excellent time of year to see all the activity in Tavares.

Tab 16. City Council Member Reports

Council Member Pfister said she attended the Tavares History Museum ribbon cutting and grand opening. She commended everyone who contributed to a job well done. She said the museum is beautiful and encouraged those present to visit.

Council Member Price said he attended and enjoyed the Tavares History Museum ribbon cutting and grand opening. He said a coffee shop would be a great addition to the back of the museum, where a canopy, table, and chairs were set up with live music. He commended Ms. Blais and said she did a great job.

Council Member Singer congratulated the Eustis High School Softball Team who recently won State Championship. He thanked the Public Works Department for installing flags and bunting in the downtown and said they looked amazing for Memorial Day.

Vice Mayor Buigas said it was nice seeing previous Council Member Bob Grenier speak at the Tavares History Museum ribbon-cutting event. She said it is a wonderful place to go, enjoy, and see the history of Tavares

Vice Mayor Buigas provided the following positive quote: "The right way is not always the popular and easy way. Standing for right when it is unpopular is a true test of moral character." ~Margaret Chase Smith

Mayor Boggus said she attended and enjoyed the Tavares History Museum ribbon-cutting event.

XV. ADJOURNMENT

There was no further business and Mayor Boggus adjourned the meeting at 5:16.

Respectfully,

Susie Novack, MMC, FCRM
City Clerk

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/16/2021**

AGENDA TAB NO.: 4

SUBJECT TITLE: Ordinance 2021-04 - Pallazzo Holdings, LLC - Rezoning of Approximately 09.53 Acres Located East of SR-19, South of Lane Park Cutoff (Community Development)

OBJECTIVE:

To consider the rezoning of approximately 09.53 acres of property located east of SR-19, south of Lane Park Cutoff from Planned Development (PD) to Residential Multi-Family (RMF-2).

SUMMARY:

The subject property consists of approximately 09.53 acres of vacant property located east of SR-19, south of Lane Park Cutoff. The property is currently zoned as a Planned Development (PD), and the applicant is proposing that the property be rezoned to Residential Multi-Family (RMF-2).

The proposed zoning of Residential Multi-Family (RMF-2) is compatible with the surrounding zoning, which is a mixture of residential, commercial, and Public Facilities zoning. The applicant at this time envisions the construction of seventy (70) townhomes with shared parking. The proposed use and number of dwelling units is consistent with the existing Medium Density land use and the Comprehensive Plan. The proposed use is similar to what was approved by City Council under the existing Planned Development. The applicant desires to remove the age restriction that was required per Planned Development Ord. 07-42. The subject property is approximately 0.25 miles from Tavares Middle School and is walkable for students as there is an existing sidewalk on the south side of Lane Park Cutoff. The property owner is required to obtain school capacity reservation prior to development approval.

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

The preliminary traffic analysis submitted by Traffic & Mobility Consultants does not indicate an adverse impact to the level of service for surrounding roadways.

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 Medium Density (MED) does not change and is compatible with the requested Residential Multi-Family (RMF-2) zoning district.

OPTIONS:

1. That City Council moves to approve Ordinance 2021-04 rezoning approximately 09.53 acres of

property located east of SR-19, south of Lane Park Cutoff from Planned Development (PD) to Residential Multi-Family (RMF-2).

2. That City Council moves to deny Ordinance 2021-04.

STAFF RECOMMENDATION:

At their May 20th meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2021-04.

Staff recommends that City Council moves to approve Ordinance 2021-04 rezoning approximately 09.53 acres of property located east of SR-19, south of Lane Park Cutoff from Planned Development (PD) to Residential Multi-Family (RMF-2).

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ordinance 2021-04
2. Aerial Map
3. Zoning Map
4. Concept Plan
5. Building Rendering
6. Traffic Analysis
7. Environmental Assessment Report
8. Newspaper Ad 5-9-21

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

ORDINANCE 2021-04

AN ORDINANCE OF THE CITY OF TAVARES REZONING APPROXIMATELY 09.53 ACRES OF PROPERTY GENERALLY LOCATED EAST OF STATE ROAD 19, SOUTH OF LANE PARK CUTOFF FROM PLANNED DEVELOPMENT (PD) 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.

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 Residential Multi-Family (RMF-2); and

WHEREAS, properties within this area are a mix of residential, commercial, and Public facilities 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 Residential Multi-Family (RMF-2).

Section 2. Severability.

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

Section 3. Effective Date.

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

PASSED AND ORDAINED this _____ of _____, 2021, by the City Council of the City of Tavares, Florida.

Amanda Boggus, 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"

Boundary Survey

Legal Description:

That part of Woodhaven Subdivision, according to the plat thereof, recorded in Plat Book 22, Pages 34 through 39, inclusive, Public Records of Lake County, Florida, which has been partially vacated by instrument recorded in Official Records Book 1066, Page 775, Public Records of Lake County, Florida, lying within the following described parcel of land:

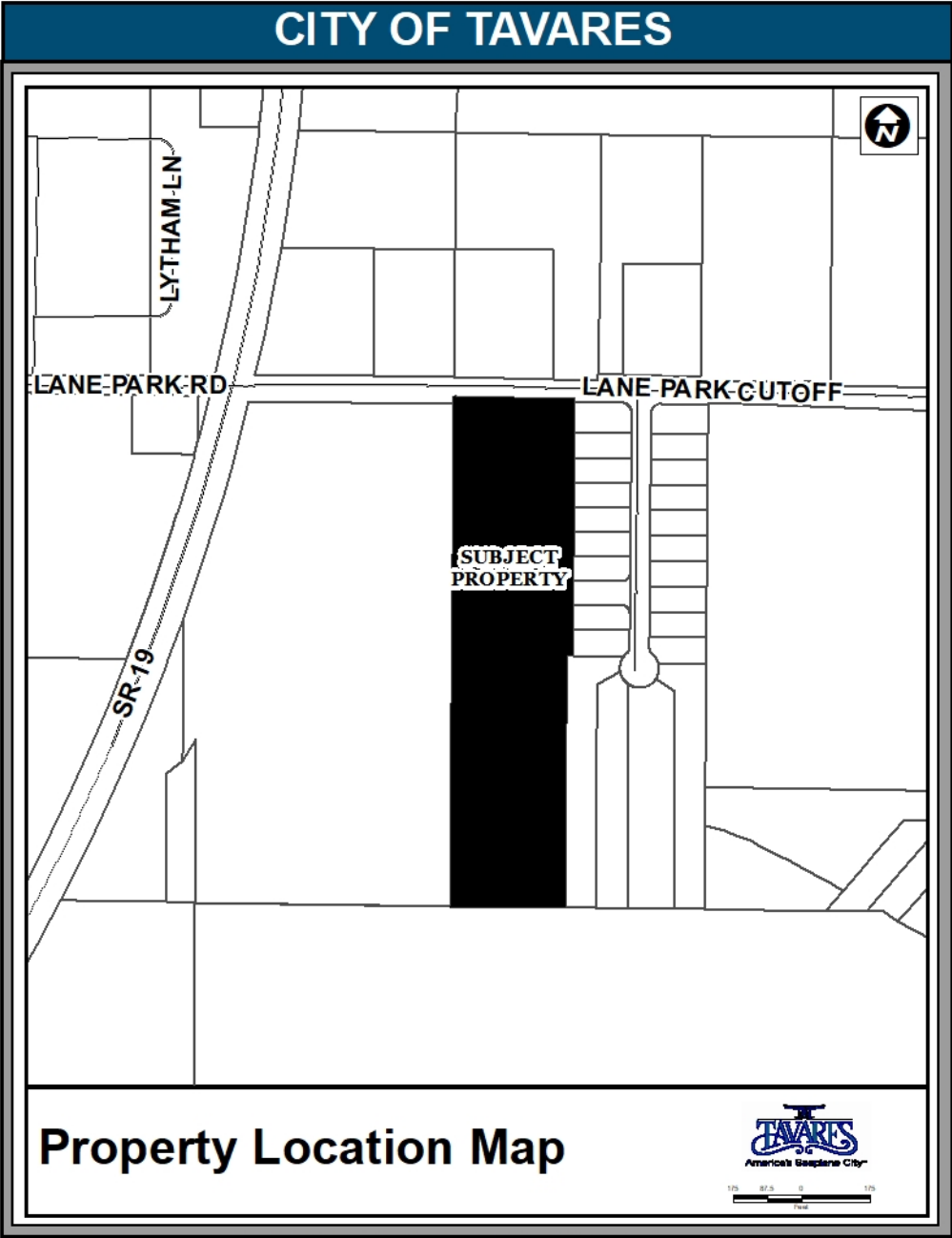
Commence at the Southeast corner of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 20 South, Range 26 East, Lake County, Florida, run thence South 89 degrees 40 minutes 16 seconds West 1315.61 feet along the South boundary of said Section 6 to the Southeast corner of Idamere Shores, a subdivision in the City of Tavares, Florida, according to the plat thereof, recorded in Plat Book 38, Pages 11 and 12, Public Records of Lake County, Florida, thence continue South 89 degrees 40 minutes 16 seconds West 357.49 feet along the South boundary of said Section 6 to the Southwest corner of said Idamere Shores and the Point of Beginning of this description: From said Point of Beginning continue South 89 degrees 40 minutes 16 seconds West along the South boundary of said Section 6 a distance of 310.01 feet to a point on the West boundary of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 6; from said point, run thence North 00 degrees 08 minutes 57 seconds West along the West boundary of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 6, said boundary also being the West boundary of said Woodhaven Subdivision, a distance of 1311.02 feet to a point that is 30.00 feet South of the existing centerline of Lane Park Cutoff Road (District No. 3-3444)(3-3637 per record plat of Woodhaven Subdivision). From said point, run thence South 89 degrees 26 minutes 21 seconds East along the Southerly right-of-way line according to said record plat of Woodhaven Subdivision a distance of 326.03 feet to a point on the West boundary of said Idamere Shores and its Northerly extension, from said point, leaving said Southerly right-of-way line, run thence South 00 degrees 08 minutes 57 seconds East along a West boundary of said Idamere Shores and its Northerly extension 658.06 feet, thence South 89 degrees 51 minutes 03 seconds West along a North boundary of said Idamere Shores 16.00 feet, thence South 00 degrees 08 minutes 57 seconds East along a West boundary of said Idamere Shores 647.94 feet to the Point of Beginning.

Less and Except any platted roadways shown on the said plat of Woodhaven Subdivision lying within 50 feet of the centerline of pavement of Lane Park Cutoff Road No. 3444 (shown on the said plat of Woodhaven as Road No 3-367)(O.R.B. 1290, Page 1564).

Flood Description:

By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X/AE. This Property was found in City of Tavares, community number 120138, dated 12/18/2012.

CERTIFIED TO: FAIRWINDS CREDIT UNION



Created By: City of Tavares GIS

Typed\\DATA\\PROJECT FILE\\Lake Idamere - Rezoning - PZ2020-17\\GIS\\GIS_Maps\\AD.mxd

MAP CREATED ON 04/26/21

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/16/2021**

AGENDA TAB NO.: 5

SUBJECT TITLE: Ordinance 2021-05 - Pope Property - Annexation and Rezoning of Approximately 0.10 Acres of Property Located at 12934 Lake Dora Circle (Community Development)

OBJECTIVE:

To consider the annexation and rezoning to Residential Manufactured Home Subdivision (RMH-S), of approximately 0.10 acres of property located at 12934 Lake Dora Circle, Tavares, FL.

SUMMARY:

The subject property is located at 12934 Lake Dora Circle and is approximately 0.10 acres in size. The land is presently zoned as County Mixed Home Residential (RM), and the applicant is proposing that the property be annexed and rezoned to Residential Manufactured Home Subdivision (RMH-S). The property is contiguous to the City boundary.

This property is in close proximity to a mixture of mobile home and single family uses. The proposed zoning of Residential Manufactured Home Subdivision (RMH-S) is compatible with surrounding property.

The annexation of this property has been reviewed per the City's Annexation Policy. It has been determined by City staff that the property may be properly serviced by the City without undue hardship or significant negative fiscal impact to the City. The City of Tavares has municipal water and waste water utility service available to the subject parcel.

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

OPTIONS:

1. That City Council moves to approve Ordinance 2021-05 annexation and rezoning to Residential Manufactured Home Subdivision (RMH- S) of approximately 0.10 acres of property located at 12934 Lake Dora Circle, Tavares, FL.
2. That City Council moves to deny Ordinance 2021-05.

STAFF RECOMMENDATION:

At their May 20th meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2021-05.

Staff recommends that City Council moves to approve Ordinance 2021-05 annexation and rezoning to Residential Manufactured Home Subdivision (RMH-S), of approximately 0.10 acres of property located

at 12934 Lake Dora Circle, Tavares, FL.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ordinance 2021-05
2. Aerial Map
3. Zoning Map
4. Newspaper Ad 5-2-21
5. Newspaper Ad 5-9-21

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

ORDINANCE 2021-05

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING APPROXIMATELY 0.10 ACRES OF PROPERTY LOCATED AT 12934 LAKE DORA CIRCLE; REZONING THE PROPERTY FROM COUNTY MIXED HOME RESIDENTIAL (RM) TO CITY RESIDENTIAL MANUFACTURED HOME SUBDIVISION (RMH-S); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the property is currently zoned Lake County Mixed Home Residential (RM) and the applicant has requested that said property be rezoned to a City designation of Residential Manufactured Home Subdivision (RMH-S); and,

WHEREAS, the City is concurrently processing a small scale future land use map amendment to re-designate the property from Lake County Urban Low Density to a City of Tavares Mobile Home on the Future Land Use Map; therefore

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

Section 1. Annexation

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

Section 2. Rezoning

The property described in **Exhibit “A”** shall hereby be rezoned from Lake County Mixed Home Residential (RM) to City of Tavares Residential Manufactured Home Subdivision (RMH-S) and shall be subject to the provisions contained within the Land Development Regulations for this zoning designation.

Section 3. Severability.

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

Section 4. Effective Date.

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

PASSED AND ORDAINED this _____ of _____, 2021, by the City Council of the City of Tavares, Florida.

Amanda Boggus, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

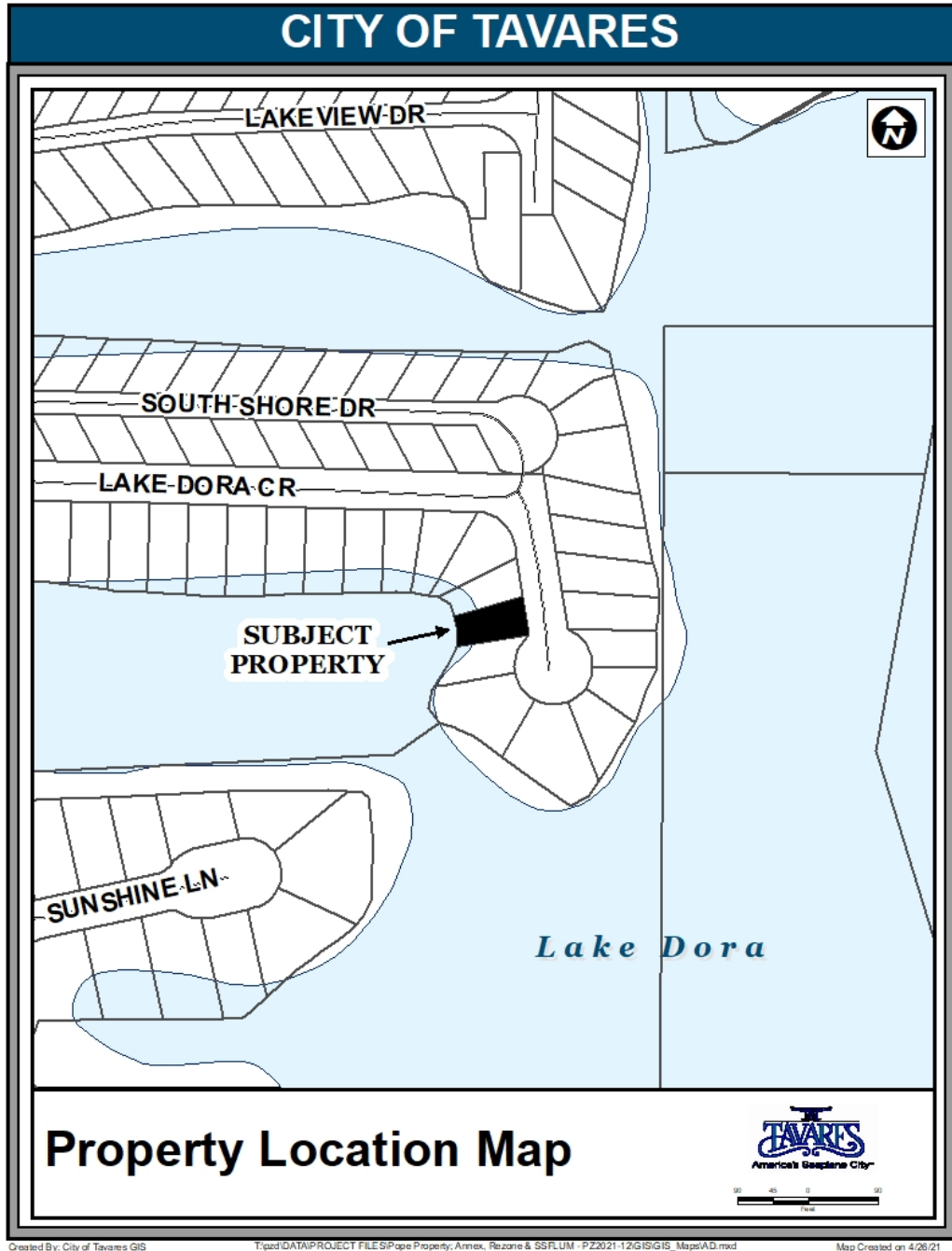
Susie Novack, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Robert Q. Williams, City Attorney

EXHIBIT "A"

Lot 12 in THOMPSON ESTATES, a subdivision in Lake County, Florida,
according to the plat thereof recorded in Plat Book 16, Page 26, Public
Records of Lake County, Florida



**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/16/2021**

AGENDA TAB NO.: 6

SUBJECT TITLE: Ordinance 2021-06 - Pope Property - Small Scale FLUM Amendment of Approximately 0.10 Acres Located at 12934 Lake Dora Circle (Community Development)

OBJECTIVE:

To consider a Future Land Use Map amendment from County Urban Low to City Mobile Home (MH) for 0.10 acres of property located at 12934 Lake Dora Circle, Tavares, FL.

SUMMARY:

The subject property is located at 12934 Lake Dora Circle, and is approximately 0.10 acres in size. The land presently has a land use designation of County Urban Low Density, and the property owner is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2040 to change the designation of said property from Lake County Urban Low to City of Tavares Mobile Home (MH).

Ordinance 2021-06 proposes a small-scale amendment to the Future Land Use Map 2040 of the Comprehensive Plan from County Urban Low to City Mobile Home (MH).

The subject property is adjacent to a mixture of mobile home and single-family residential uses. An application to annex and rezone this property to a Residential Manufactured Home Subdivision (RMH-S) designation is concurrently under consideration.

Future Land Use Amendment

The city is required to place a future land use designation on annexed property. The subject property is currently designated County Urban Low. A City Mobile Home (MH) designation is most compatible with surrounding property and the existing County Future Land Use.

Compatibility

Lands surrounding this property are residential in nature.

Site Conditions

The property currently contains a mobile home.

Impact on City Services

The subject property is located in the City's Utility Service Boundary Area. The City of Tavares has municipal water and waste water utility service available 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.

FINDINGS

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

1. A Mobile Home (MH) Future Land Use designation would serve as the most appropriate land use for the subject property in accordance with Future Land Use policy 1-1.1.
2. Impacts of the proposed development of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 8)

OPTIONS:

1. That City Council moves to approve Ordinance 2021-06 Future Land Use Map amendment from County Urban Low to City Mobile Home (MH) for 0.10 acres of property located at 12934 Lake Dora Circle, Tavares, FL.
2. That City Council moves to deny Ordinance 2021-06.

STAFF RECOMMENDATION:

At their May 20th meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2021-06.

Staff recommends that City Council moves to approve Ordinance 2021-06 Future Land Use Map amendment from County Urban Low to City Mobile Home (MH) for 0.10 acres of property located at 12934 Lake Dora Circle, Tavares, FL.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ordinance 2021-06
2. FLU_PT
3. Newspaper Ad 5-2-21
4. Newspaper Ad 5-9-21

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

ORDINANCE 2021-06

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 0.10 ACRES OF PROPERTY FROM COUNTY URBAN LOW TO CITY MOBILE HOME (MH) FOR PROPERTY LOCATED AT 12934 LAKE DORA CIRCLE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the property consists of less than ten acres;

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

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

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

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

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

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

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

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

Section 1. Future Land Use Amendment

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

Section 2. Severability and Conflicts

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

Section 3. Transmittal

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

Section 4. Effective Date

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

become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND ADOPTED this _____ day of _____, 2021 by the City Council of the City of Tavares, Florida.

Amanda Boggus, Mayor
Tavares City Council

First Reading: _____

Second Reading & Final Adoption: _____

ATTEST:

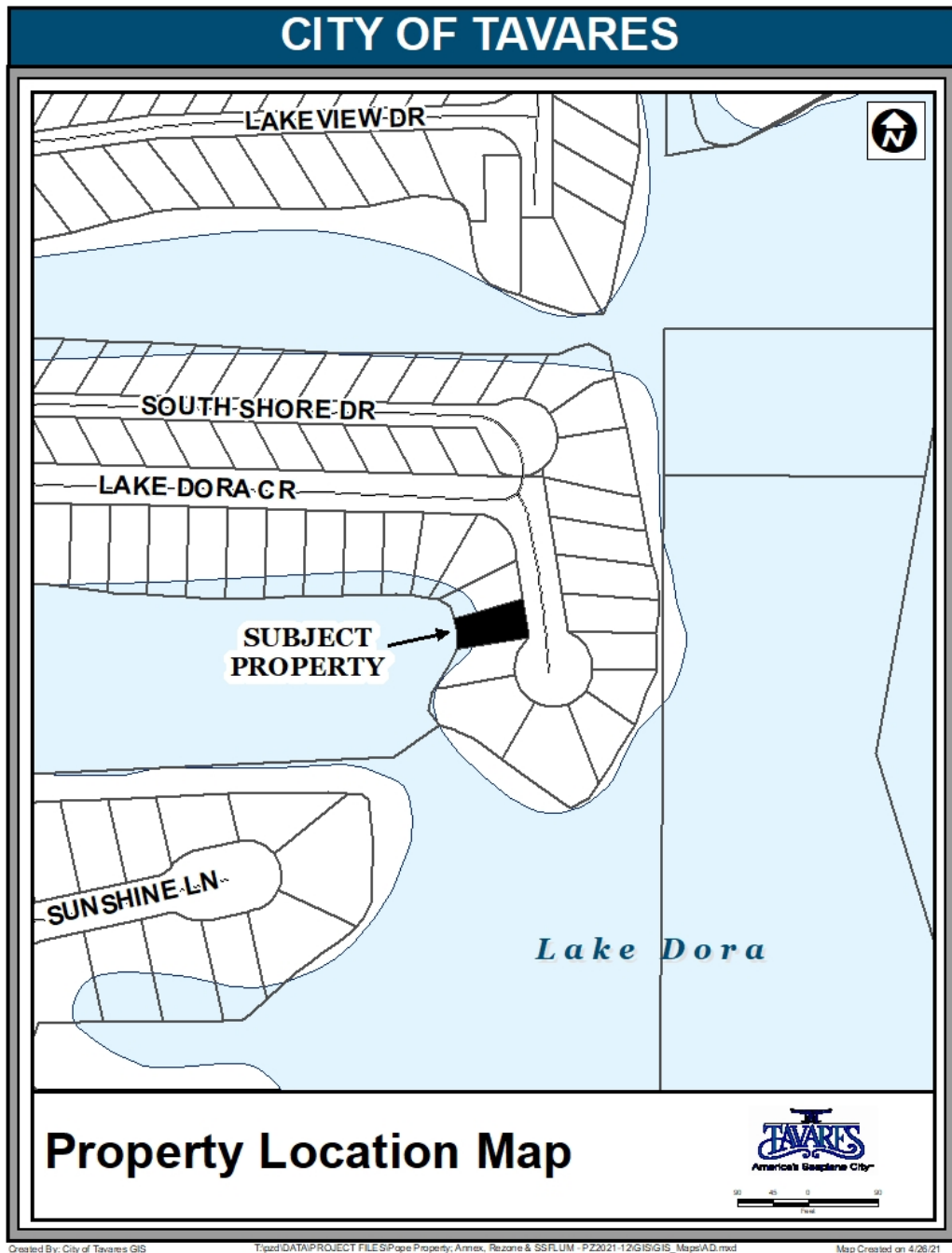
Susie Novack, City Clerk

Approved as to form:

Robert Q. Williams, City Attorney

EXHIBIT "A"

Lot 12 in THOMPSON ESTATES, a subdivision in Lake County, Florida,
according to the plat thereof recorded in Plat Book 16, Page 26, Public Records of
Lake County, Florida



**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/16/2021**

AGENDA TAB NO.: 7

SUBJECT TITLE: Ordinance 2021-07 - Hammock Citrus Corporation - Rezoning of Approximately 16.84 Acres Located East of SR-19 and 600 Feet North of Lane Park Cutoff (Community Development)

OBJECTIVE:

To consider the rezoning of approximately 16.84 acres of property located east of SR-19 and approximately 600 feet north of Lane Park Cutoff from Highway Commercial (C-2) to Industrial (I).

SUMMARY:

The subject property consists of approximately 16.84 acres of vacant property located east of SR-19 and approximately 600 feet north of Lane Park Cutoff. The property is currently zoned as Highway Commercial (C-2), and the applicant is proposing that the property be rezoned to Industrial (I).

The proposed zoning of Industrial (I) is compatible with the surrounding zoning, which is a mixture of industrial, commercial, and Public Facilities zoning. The applicant at this time envisions the construction of multiple buildings to be utilized as industrial flex space accommodating future industrial uses as well as an area reserved for boat and recreational vehicle storage. The proposed industrial uses will not abut State Road 19 or County Road 561. Approximately six (6) acres of property abutting State Road 19 are not included in the rezoning application and shall remain Highway Commercial (C-2) zoning.

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

The preliminary traffic analysis submitted by Traffic & Mobility Consultants does not indicate an adverse impact to the level of service for surrounding roadways.

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

OPTIONS:

1. That City Council moves to approve Ordinance 2021-07 rezoning approximately 16.84 acres of property located east of SR-19 and approximately 600 feet north of Lane Park Cutoff from

Highway Commercial (C-2) to Industrial (I).

2. That City Council moves to deny Ordinance 2021-07.

STAFF RECOMMENDATION:

At their May 20th meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2021-07.

Staff recommends that City Council moves to approve Ordinance 2021-07 rezoning approximately 16.84 acres of property located east of SR-19 and approximately 600 feet north of Lane Park Cutoff from Highway Commercial (C-2) 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:

1. Ord 2021-07
2. Aerial Map
3. Zoning Map
4. Concept Plan
5. Traffic Analysis
6. Environmental Assessment Report
7. Newspaper Ad 5-9-21

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

ORDINANCE 2021-07

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 16.84 ACRES OF PROPERTY GENERALLY LOCATED EAST OF STATE ROAD 19, APPROXIMATELY 600 FEET NORTH OF LANE PARK CUTOFF FROM HIGHWAY COMMERCIAL (C-2) TO INDUSTRIAL (I); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property described in Exhibit "A" attached hereto, is requesting to rezone said property from Highway Commercial (C-2) to Industrial (I); and

WHEREAS, properties within this area are zoned for commercial and industrial use; and

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

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

WHEREAS, the City is concurrently processing a large-scale future land use map amendment to re-designate the property from Commercial (COM) to Industrial (IND) designation on the Future Land Use Map 2040; and

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

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

Section 1. Rezoning

The said property, as legally defined in Exhibit "A", attached hereto and made a part herewith, is hereby rezoned Highway Commercial (C-2) to Industrial (I), under the specific provisions as established by the City of Tavares Land Development Regulations.

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.

The Rezoning provisions of this Ordinance shall take effect simultaneously with the Effective Date of Ordinance 2021-08.

PASSED AND ORDAINED this _____ of _____, 2021 by the City Council of the City of Tavares, Florida.

Amanda Boggus, 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"

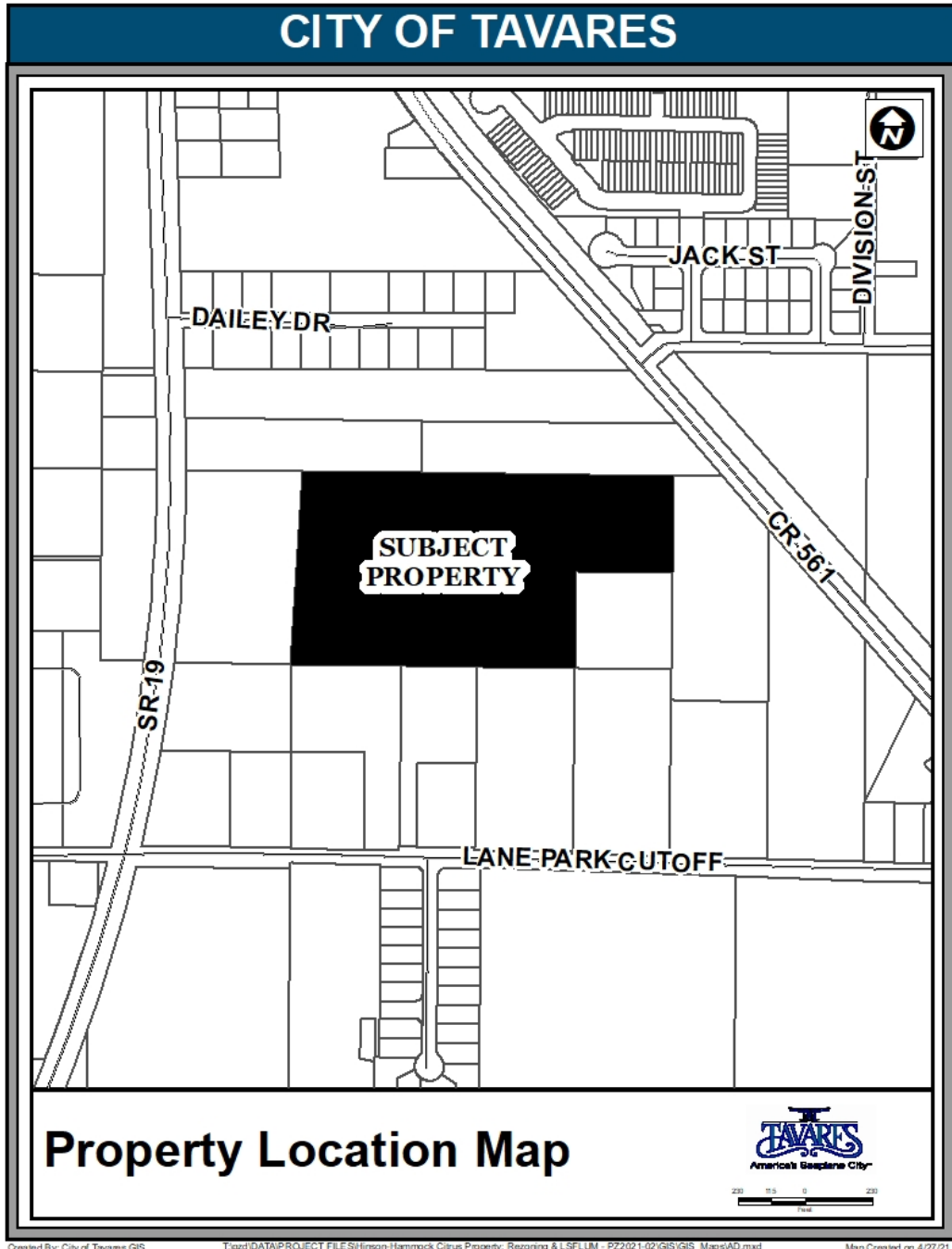
The North 1/2 of the Northwest 1/4 of The Southeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, Section 6, Township 20 South, Range 26 East, less Right of way for SR 19, Lake County, Florida.

LESS AND EXCEPT:

That portion located West of State Road No. 19 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, Section 6, Township 20 South, Range 26 East, Lake County, Florida, Less right of way for State Road No. 19.

LESS AND EXCEPT:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 AND THE NORTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 89°13'34" E ALONG SAID NORTH LINE A DISTANCE OF 400 FEET; THENCE S 03°38'22" W, 660.20 FEET; THENCE N 89°18'50" W, 400 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5779.28 FEET (CHORD BEARING N 03°37'31" E, CHORD DISTANCE 660.67 FEET), THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 660.67 FEET TO THE POINT OF BEGINNING.



Created By: City of Tavares GIS

T:\pzd\DATA\PROJECT FILE\Shinson-Hammock Citrus Property; Rezoning & LSFLUM - PZ2021-02\GIS\GIS_Maps\AD.mxd

Map Created on 4/27/21

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/16/2021**

AGENDA TAB NO.: 8

SUBJECT TITLE: Ordinance 2021-08 - Hammock Citrus Corporation - LSFLUM of Approximately 16.84 Acres Located East of SR-19 and 600 Feet North of Lane Park Cutoff (Community Development)

OBJECTIVE:

To consider a Future Land Use Map amendment from Commercial (COM) to Industrial (IND) for 16.84 acres of property located east of State Road 19, approximately 600 feet north of Lane Park Cutoff.

SUMMARY:

Ordinance 2021-08 proposes a large-scale amendment to the Future Land Use Map 2040 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Number 3925309) is 16.84 acres in size, located at east of State Road 19, approximately 600 feet north of Lane Park Cutoff. This ordinance would amend the current Future Land Use Designation from Commercial (COM) to Industrial (IND).

Future Land Use Amendment

The city is required to place a future land use designation on annexed property. The subject property is currently designated City Commercial (COM). A City Industrial (IND) designation is compatible with surrounding property.

Compatibility

Lands surrounding this property are industrial and commercial in nature.

Site Conditions

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.

Impact on City Services

The subject property is located in the City's Utility Service Area. The City of Tavares has municipal water and sewer services available to the subject parcel and any new development on this property must connect to city utilities. The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse impacts on Levels of Service are not implicated.

FINDINGS

This amendment request is considered to be in compliance with the Comprehensive Plan Goals,

Objectives and Policies with the following findings:

1. An Industrial Future Land Use designation would serve as the most appropriate land use for the subject property in accordance with Future Land Use policy 1-1.1.
2. Impacts of the proposed development of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 8)

OPTIONS:

1. That City Council moves to approve for transmittal to the State Ordinance 2021-08 Future Land Use Map amendment from Commercial (COM) to Industrial (IND) for 16.84 acres of property located east of State Road 19, approximately 600 feet north of Lane Park Cutoff.
2. That City Council moves to deny Ordinance 2021-08.

STAFF RECOMMENDATION:

At their May 20th meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2021-08.

Staff recommends that City Council moves to approve for transmittal to the State Ordinance 2021-08 Future Land Use Map amendment from Commercial (COM) to Industrial (IND) for 16.84 acres of property located east of State Road 19, approximately 600 feet north of Lane Park Cutoff.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ord 2021-08
2. FLU Map
3. Newspaper Ad 5-9-21

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

ORDINANCE 2021-08

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 16.84 ACRES OF LAND GENERALLY LOCATED EAST OF STATE ROAD 19, APPROXIMATELY 600 FEET NORTH OF LANE PARK CUTOFF, FROM COMMERCIAL (COM) TO INDUSTRIAL (IND); PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the property described in **Exhibit “A”** has voluntarily petitioned to change the future land use designation from Commercial (COM) to Industrial (IND); and

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

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

WHEREAS, the City desires to encourage commercial and industrial uses in this particular area of the City, and

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

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

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

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

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

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

Section 1. Future Land Use Amendment

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

Section 2. Severability and Conflicts

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

Section 3. Transmittal

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

Section 4. Effective Date

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

this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND ADOPTED this _____ day of _____, 2021 by the City Council of the City of Tavares, Florida.

Amanda Boggus, Mayor
Tavares City Council

First Reading – Transmittal Hearing: _____

Second Reading & Final Adoption: _____

ATTEST:

Susie Novack, City Clerk

Approved as to form:

Robert Q. Williams, City Attorney

EXHIBIT "A"

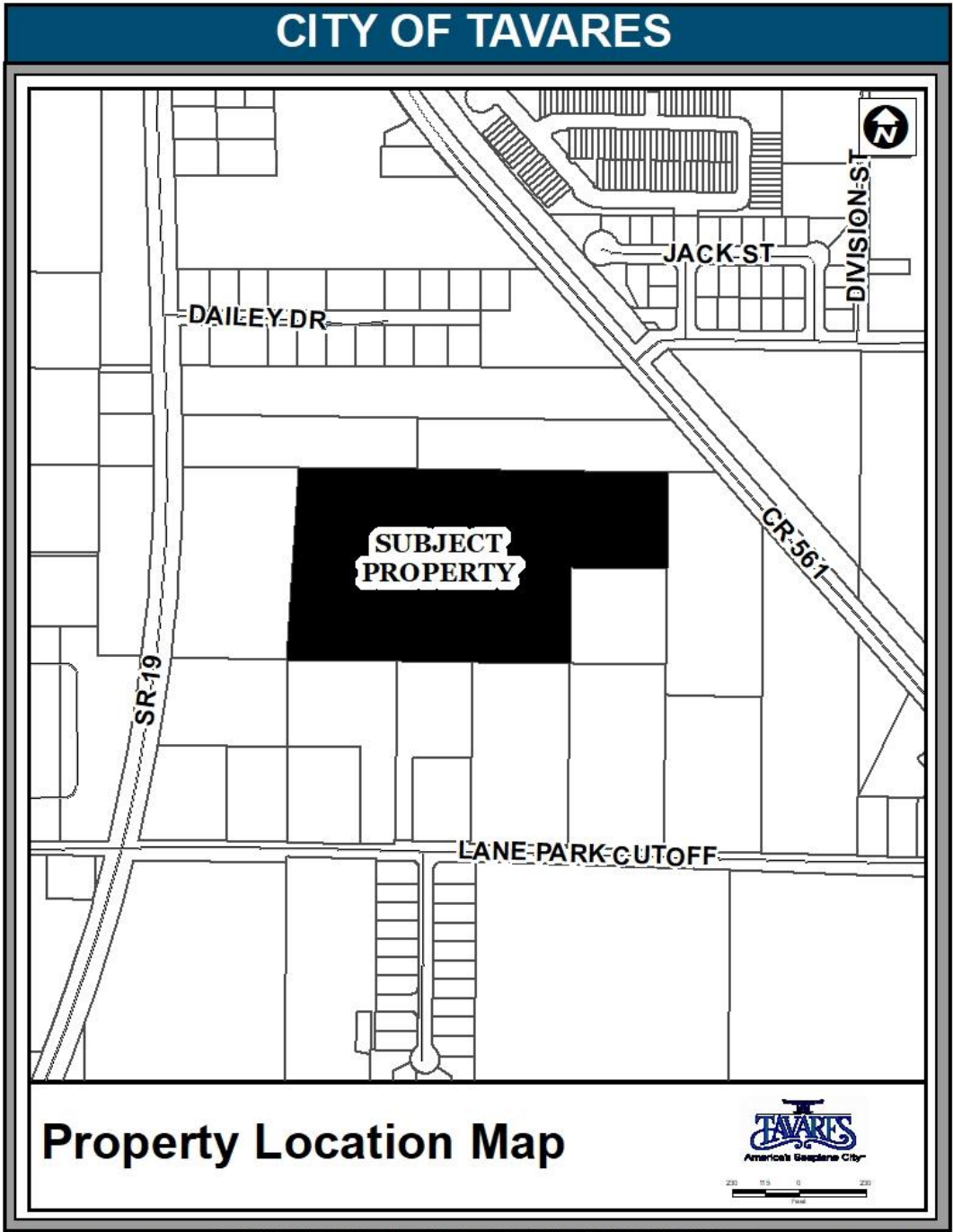
The North 1/2 of the Northwest 1/4 of The Southeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, Section 6, Township 20 South, Range 26 East, less Right of way for SR 19, Lake County, Florida.

LESS AND EXCEPT:

That portion located West of State Road No. 19 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, Section 6, Township 20 South, Range 26 East, Lake County, Florida, Less right of way for State Road No. 19.

LESS AND EXCEPT:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 AND THE NORTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 89°13'34" E ALONG SAID NORTH LINE A DISTANCE OF 400 FEET; THENCE S 03°38'22" W, 660.20 FEET; THENCE N 89°18'50" W, 400 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5779.28 FEET (CHORD BEARING N 03°37'31" E, CHORD DISTANCE 660.67 FEET), THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 660.67 FEET TO THE POINT OF BEGINNING.



**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/16/2021**

AGENDA TAB NO.: 9

SUBJECT TITLE: Board Appointments - Library Board (Mayor)

OBJECTIVE:

The Mayor will make appointments to the Tavares Library Board and Council to confirm.

SUMMARY:

There are three expiring seats on the Tavares Library Board. The City received three requests for reappointments (attached) from current Library Board members Linda Clutts, Duane Dement, and Martha Wilkins for the term June 2021-2023 (2-year terms). No new applications were received.

The City advertised the open positions in the Daily Commercial, City website, and on City social media accounts.

OPTIONS:

1. For the Mayor to make appointments to the Library Board and Council to confirm.
2. Do not make appointments and continue to advertise.

STAFF RECOMMENDATION:

For the Mayor's consideration.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Request for Reappointment - Linda Clutts
2. Request for Reappointmtent - Duane Dement
3. Request for Reappointment - Martha Wilkins

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/16/2021**

AGENDA TAB NO.: 10

SUBJECT TITLE: Council Member Appointment to the 2021 Election Canvassing Board (Mayor)

OBJECTIVE:

For the Mayor to select one Council Member and an alternate to serve on the City of Tavares 2021 Election Board of Canvassers

SUMMARY:

The 2021 City Council election will be held on Tuesday, November 2, 2021. By Code of Ordinances, 2-167, Administration, the election Board of Canvassers shall consist of the City Clerk, City Attorney, and one (1) Council Member who is not a candidate for election during the particular election, to be appointed by the mayor. The Council Members who would qualify to serve on the 2021 Board of Canvassers are Mayor Boggus, Council Member Pfister, and Council Member Price. An alternate member may also be selected.

Canvassing Board meeting dates will be forthcoming. All Canvassing Board meetings are open to the public in accordance with Sunshine Law and will be noticed per state statutes.

OPTIONS:

1. For the Council to discuss and the Mayor to make a selection to the 2021 Election Board of Canvassers.
2. For the Mayor to make a selection to the 2021 Election Board of Canvassers.

STAFF RECOMMENDATION:

Option 1 - For the Council to discuss and the Mayor to make a selection to the 2021 Election Board of Canvassers.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/16/2021**

AGENDA TAB NO.: 11

SUBJECT TITLE: FEMA Lift Station Generator Grant Update (Utilities)

OBJECTIVE:

To provide an update to the Council on the FEMA Grant for Lift Stations 10 and 16.

SUMMARY:

The City continues to add generators to its many lift stations throughout Tavares to ensure uninterrupted wastewater service during times of power outage. Staff is pleased to report we secured a grant to address two of the lift stations in the amount of \$48,657 for this ongoing effort. The City applied for this hurricane Irma FEMA grant in 2019 after identifying two lift stations that met the grant criteria. The cost for the two generators is \$64,876. The FEMA grant covered 75% of the cost, with the remaining balance of \$16,219 coming from Utility Sewer funds that are budgeted annually for generator operation, repairs, and maintenance.

The City currently has 85 sewer "lift" pumping stations responsible for transferring and pumping sewage to the Treatment Plant. These two generator purchases bring the City inventory to 15 stand-alone generator locations and 8 mobile generator units.

OPTIONS:

No Council action required on this update.

STAFF RECOMMENDATION:

To receive the update.

FISCAL IMPACT:

\$48,657 came from a FEMA Grant and, \$16,219 from the Utility Sewer operations and maintenance annual budget.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/16/2021**

AGENDA TAB NO.: 12

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 Meetings and Budget Workshops	July 7, 2021, 4:00 p.m., City Council Regular Meeting and Budget Workshop, City Council Chambers July 21, 2021, 4:00 p.m., City Council Regular Meeting and Budget Workshop, City Council Chambers July 28, 2021, 4:00 p.m., City Council Budget Workshop, City Council Chambers
Planning & Zoning Board Meeting	July 15, 2021, 3:00 p.m., City Council Chambers
Code Enforcement Special Magistrate Hearing	June 22, 2021, 5:00 p.m., City Council Chambers
Library Board Meeting	July 21, 2021, 2:30 p.m., Library Conference Room

UPCOMING EVENTS:

4th of July Celebration	July 4, 2021, All Day Event, Wooton Park and Downtown Tavares - Parade at 5:00 p.m. and Fireworks at 9:00 p.m.
Hydro Drag Nationals	July 17-18, 2021, 8:00 a.m. to 4:00 p.m., Wooton Park - https://www.surfandturfpromotions.com/

OUTSIDE AGENCY MEETINGS:

Lake County League of Cities	July 9, 2021, 11:30 a.m., Mount Dora Golf Course
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Lake Sumter MPO Executive Board Meeting	June 23, 2021, 2:00 p.m., Citizens Blvd., Leesburg
Tavares Chamber of Commerce Business Meeting	June 23, 2021, 11:30 a.m., Tavares Pavilion on the Lake

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
6/16/2021**

AGENDA TAB NO.: 13

SUBJECT TITLE: City Council Member Reports

OBJECTIVE:

To inform Council on city related matters.

SUMMARY:

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

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

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