



AGENDA
TAVARES CITY COUNCIL
June 1, 2022
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 Pastor Mike Watkins, Friendship C.M.E. Church

III. APPROVAL OF AGENDA

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2 Government Finance Officers Award Presentation (Mayor)

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

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO RECORD

VII. CONSENT AGENDA

Tab 3 Approval of the May 4 and May 18, 2022, City Council Regular Meeting Minutes (City Clerk)

VIII. RESOLUTIONS

IX. ORDINANCES - PUBLIC HEARING

First Reading

Tab 4 Ordinance 2022-03 - Conner Property - Rezoning of Approximately 2 Acres Located South of Dora Ave., West of Dillard Rd. (Community Development)

- Tab 5 Ordinance 2022-05 - Gorgeous Groves, Inc. - Rezoning of Approximately 220 Acres Located West of the Intersection of Woodlea Rd. and Lane Park Rd. (Community Development)
- Tab 6 Ordinance 2022-04 - City Impact Fee Waiver for Property Located Within the Community Redevelopment Area (CRA) (Community Development)

Second Reading

X. GENERAL GOVERNMENT

- Tab 7 Board Appointments (Mayor)
- Tab 8 FLC Annual Conference and Voting Delegate (Mayor)

XI. NEW BUSINESS

XII. OLD BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. REPORTS

- Tab 9 City Administrator Report
- Tab 10 City Council Member Reports

XV. ADJOURNMENT

F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352) 742-6209.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/1/2022**

AGENDA TAB NO.: 1

SUBJECT TITLE: Pastor Mike Watkins, Friendship C.M.E. Church

OBJECTIVE:

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

SUMMARY:

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

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/1/2022**

AGENDA TAB NO.: 2

SUBJECT TITLE: Government Finance Officers Award Presentation (Mayor)

OBJECTIVE:

SUMMARY:

The “Distinguished Budget Presentation Award” has been awarded to the City of Tavares by the Government Finance Officers’ Association (GFOA) of the United States and Canada for the Fiscal Year 2022 Adopted Budget.

The Award reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the budget document had to satisfy nationally recognized guidelines for an effective budget presentation.

OPTIONS:

N/A

STAFF RECOMMENDATION:

Request the Mayor present the Distinguished Budget Presentation Award to the Finance Director and the Finance Staff.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Legally Sufficient

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. GFOA FY2022 Budget Award Notification Letter
2. GFOA FY2022 Distinguished Budget Award
3. GFOA FY2022 Budget Award_Certificate of Recognition
4. GFOA FY2022 Budget Award_Press Release

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/1/2022**

AGENDA TAB NO.: 3

SUBJECT TITLE: Approval of the May 4 and May 18, 2022, City Council Regular Meeting Minutes (City Clerk)

OBJECTIVE:

To consider approval of the May 4 and May 18, 2022, City Council regular meeting minutes.

SUMMARY:

Attached are the May 4 and May 18, 2022, City Council regular meeting minutes as submitted by the City Clerk.

OPTIONS:

1. Move to the approve the City Council meeting minutes as submitted by the City Clerk.
2. Move to approve the City Council meeting minutes with corrections.

STAFF RECOMMENDATION:

For the Council's consideration.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. 05-04-2022 CC Minutes
2. 05-18-2022 CC Minutes

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



**TAVARES CITY COUNCIL
MEETING MINUTES
MAY 4, 2022– 4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 EAST MAIN STREET, TAVARES**

COUNCIL MEMBERS PRESENT

**Lori Pfister, Mayor
Walter Price, Vice Mayor
Amanda Boggus, Council Member
Sandy Gamble, Council Member
Troy Singer, Council Member**

STAFF PRESENT

**John Drury, City Administrator
Lindsay Holt, City Attorney
Jillian Roberts, Deputy City Clerk
Scott Aldrich, Community Services Director
Crissy Bublitz, Human Resources Director
Phil Clark, Utilities Director
James Dillon, Public Works Director
Mike Fitzgerald, Community Development Director
Lori Houghton, Finance Director
Richard Keith, Fire Chief
Stoney Lubins, Police Chief
Mark O'Keefe, Public Communications Director
Bob Tweedie, Economic Development Director**

I. CALL TO ORDER

Mayor Pfister called the meeting to order at 4:00 p.m. She asked those who wished to speak on an agenda item to complete and submit a Request to Speak form.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Pastor Eric Filkin provided the invocation and led those present in the Pledge of Allegiance.

III. APPROVAL OF AGENDA

Mr. Drury added an item under Tab 11, New Business, "Sister City Voting Delegate".

MOTION

Walter Price moved to approve the addition of "Sister City Voting Delegate" to the Agenda, seconded by Amanda Boggus. The motion carried unanimously 5-0.

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2. National Public Works Week – May 15 – 21, 2022

Mayor Pfister read a proclamation in recognition of National Public Works Week held May 15 through May 21, 2022. She thanked the Public Works Department staff for their hard work, professionalism and dedication.

MOTION

Amanda Boggus moved to approve the Proclamation, seconded by Troy Singer. The motion carried unanimously 5-0.

Tab 3. National Association of Letter Carriers 'Stamp Out Hunger' Food Drive

Mayor Pfister read a proclamation in recognition of National Association of Letter Carriers 'Stamp Out Hunger' Food Drive held on Saturday, May 14, 2022.

MOTION

Amanda Boggus moved to approve the Proclamation, seconded by Sandy Gamble. The motion carried unanimously 5-0.

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

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

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Ms. Roberts read the following Resolution at First Reading by title only:

RESOLUTION NO. 2022-08

**A RESOLUTION OF CITY OF TAVARES, FLORIDA;
AUTHORIZING THE ACCEPTANCE OF FLORIDA JOB**

GROWTH INFRASTRUCTURE GRANT FROM THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND THE GRANT REPRESENTS FUNDING ASSISTANCE FOR THE DESIGN AND CONSTRUCTION OF A NEW PUBLIC WORKS COMPLEX; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

VII. CONSENT AGENDA

Council Member Price pulled the consent agenda

TAB 4. Approval of the April 20, 2022 City Council Regular Meeting Minutes

Walter Price stated there are two corrections to the minutes on page 6, the amount is to reflect \$1,295,000.00. On page 10, the street Pastor Watkins was concerned about is to reflect Lona Street.

MOTION

Amanda Boggus moved to approve with changes, seconded by Sandy Gamble. The motion carried unanimously 5-0.

VIII. RESOLUTIONS

Tab 5. Resolution 2022-08, Authorize Acceptance Florida Job Growth Grant from the Florida Department of Economic Opportunity

Mr. Dillon gave the following presentation:

Previously, Governor DeSantis awarded the City of Tavares a Florida Job Growth Infrastructure Grant from the Florida Department of Economic Opportunity in the amount of \$6,000,000 to provide funding assistance for design and construction services for the new Public Works Operations Center. The grant has been awarded by the State of Florida to the City of Tavares as a direct recipient, and no match is required. Resolution 2022-08 authorizes execution of the Grant Agreement for the grant award.

The scope of the project funded by the grant includes the following:

- The Administration building will be designed as a hardened building that will shelter and protect city staff and emergency response teams.*
- The project includes design, architecture, MEP (mechanical, electrical, and plumbing), and construction of 17,277+/- square feet space within the new City Public Works Operation Center.*
- Building A – 8530 sq. ft. single story office building to house City of Tavares Public Works Administration staff, conference and meeting spaces, break room, and locker room. The construction type is hardened 7” tilt wall construction*

with steel trusses forming a metal panel barrel roof. The 54' x 164' building will also provide a safe place for staff in emergencies.

- *Building C – 8747 sq. ft. two-story shop / education tenant shell building to house the Lake Technical College Diesel School. This space will allow for (6) learning bays with lifts and diagnostic equipment, class rooms and student lab spaces with restrooms. The construction type is hardened 9" tilt wall construction with steel bar joist floor and roof structure, and metal decking supports a lite weight concrete – single ply roof system.*

The Public Works Operations Center will include additional funding to complete the project. Funding sources include the following:

- *\$6,000,000 - Florida Job Growth Infrastructure Grant - FL DEO*
- *\$4,500,000 - City Borrowing*
- *\$ 775,497 - Lake County Community Development Block Grant (CDBG), Federal Pass-through*
- *\$3,100,000 - Federal ARPA*
- *\$1,000,000 - Solid Waste Reserves*
- *\$3,500,000 - Lake County Work Force Dev (Lake Tech is Recipient - reimbursements to City of Tavares through Interlocal Agreement)*

Total: \$18,875,497

Various details of the grant include the following:

- *Grant Services/Project Scope: New Public Works Complex Project*
- *Agreement Expiration Date: December 31, 2036*
- *Grant Award: \$6,000,000*
- *Grant Match: \$0.00*
- *Catalog of State Assistance Catalog No.: Not provided.*
- *Federal Catalog No Identifier: N/A.*
- *The City of Tavares is a direct recipient for this grant from the State of Florida.*
- *The grant is subject to Federal and State Single Audit Requirements.*
- *Compliance with Florida States Section 255.0991 and 255.0992*
- *Audit Requirements are/may be subject to Florida Statutes § 217.97 as well as 2 CFR Part 200, Sub Part F: 2 CFR §200.425; 2 CFR §200.502-503; 2CR §200.514.*
- *The Agreement requires quarterly project progress reporting; Return on Investment reporting, and Final Close-out report.*

Council Member Boggus confirmed the Council was voting on accepting the funds from the State. Mr. Dillon Confirmed.

MOTION

Amanda Boggus moved to approve [Option 1], seconded by Sandy Gamble. The motion carried unanimously 5-0.

IX. ORDINANCES – PUBLIC HEARING

First Reading

No discussion at First Reading.

Second Reading

X. GENERAL GOVERNMENT

Tab 6. Tavares July 4th Parade Discussion

Mr. Aldrich made the following presentation:

At the previous City Council meeting, the Council requested to discuss replacing the July 4th Parade in Downtown with more family-friendly activities in the park. An opportunity is presented for the Council to hold this discussion.

By way of background, the July 4th Parade is held along both Ruby Street and Main Street in Downtown at 5:00pm on July 4th. Immediately following the parade, family games and activities, along with food vendors and musical entertainment, are available in Wooton Park and Tavares Square. The evening ends around 9:00pm with a large fireworks display along the waterfront on Lake Dora.

If the Parade is removed from the list of July 4th activities, staff would focus on developing enhanced family-friendly activities in the park and possibly add more food trucks and entertainment for the community.

Council Member Boggus confirmed the parade will occur since the mailers that stated the parade is at 5PM have already been distributed. She noted she would like to keep the parade and everyone that she has spoken to wants to keep the parade as well.

Mr. Aldrich stated the City newsletter went to print, which is the only known publication to date. Mr. Drury noted it is Council's discretion to keep the parade this year.

Council Member Gamble stated the people he has spoken to are in favor of the parade and enjoyed events such as: morning time parade, car shows, bands, ski shows on the lake and noted he also favors focusing on the evening hours.

Council Member Singer noted he is in favor of keeping the parade and noted Tavares is known for its history, and the history of the parade.

Vice-Mayor Price stated it is a tradition for his family to attend the parade and enjoy the vendors, entertainment and fireworks. He noted his concern of moving the parade there is a possibility people will not attend until a few minutes prior to the fireworks which would hurt the vendors profits. He noted it was advertised and would like to keep the parade as is.

Mayor Pfister stated she was approached by people for and against the parade. She noted the complaints regarding the parade were the lack of floats and the high presence of political themes.

Cristie Firmin, Tavares - noted her support of keeping the parade.

Belynda Rinck, 216-230 Fern Ave, Tavares – noted her support of keeping the hometown feel of the parade.

Mayor Pfister thanked the audience for coming to the meeting and encouraged their participation in the parade.

MOTION

Amanda Boggus moved to keep the parade [Option 2], seconded by Troy Singer.

Mayor Pfister encouraged the audience participation in the parade.

The motion carried unanimously 5-0.

Tab 7. City Council Goals for City Administrator to Implement and Performance Evaluations

Mr. Drury gave the following presentation and noted the changes to the staff report under Mayor Pfister's goals:

1. Continue correspondence with the State and County to alleviate traffic issues and concerns on S.R 19 in the City limits of Tavares.
3. Working with the County to move forward and execute plans of a centrally located economic driver in the boundaries of the City of Tavares.

Annually, the City Council develops their performance evaluations (Attached) and each Councilmember identifies their top goals for the Administrator to implement, which are enumerated below.

Mayor Pfister's goals:

1. Continue to recommend incremental millage rate reductions
2. Evaluate and present Tavares Square for highest and best use
3. Pursue the Rails to Trails for the Tavares to Mount Dora Trail

- 4. Pursue the YMCA Regional Park Project*
- 5. Implement the Council's Smart Growth initiatives*

Vice-Mayor Price goals:

- 1. Set Millage at Roll-Back-Rate*
- 2. West Main Street Gateway*
- 3. Continue road paving*
- 4. Reduce City debt*
- 5. Attract commercial development*

Council Member Boggus goals

- 1. Transparency budgeting*
- 2. Community engagement*
- 3. Grant seeking continued*
- 4. Debt Timeline - Paying off (General Fund)*
- 5. Project timeline updates*
- 6. Benchmarking*

Council Member Gamble goals

- 1. Incremental mileage rate reductions*
- 2. Rails to Trails Grant*
- 3. Regional Park*
- 4. Take care of City Employees*
- 5. Pay down City debt*
- 6. Improve maintenance of ball fields*

Council Member Singer Goals

- 1. Continue the steady as you go approach when it comes to lowering our millage*
- 2. Continue to provide the high quality of life our residents and business owners deserve.*
- 3. Continue to fairly compensate the City employees who make Tavares a desirable place to live, work and play.*
- 4. Continue investing in the City's future by maintaining and improving our important infrastructure.*
- 5. Do not burden current taxpayers with future projects.*
- 6. Be fiscally responsible with taxpayers' money.*
- 7. Continue to peruse grants which help offset city costs.*
- 8. Keep reserves at healthy levels.*
- 9. Continue a business-friendly environment that draws more diverse businesses to our community, thus lowering the tax burden on everyone.*
- 10. Continue supporting our first responders by making sure they have needed*

funding to do their jobs.

11. Pursue policies that make our city visually appealing to our residents, business owners, and visitors.

12. Use knowledge gained from the Smart Growth Horizon project to guide the City's direction of growth moving forward.

13. Be sure all departments are adequately staffed to deliver the needed services our residents, business owners, and visitors want and deserve

An opportunity is presented for the Council to:

1. Approve or make changes to the Collective City Council Goals enumerated above and

2. Set a pay adjustment (if any)

Once the collective goals are established and approved, the City Administrator will incorporate them into his work program over the next year.

Council Member noted her goals are being met except a debt timeline for debt pay off or completing projects.

Council Member Singer asked what paying down city debt entails. Mr. Drury stated he could bring the current debt structure to Council annually or semi-annually and work together with the Finance Director and Financial Advisor to address what is being paid down and how to accelerate or not accelerate the pay down. Council Member Singer stated he prefers the millage roll-back rate without sacrificing services.

Council Member Boggus addressed compensating the City Administrator as well noting he has waved salary increases previously considering how much other managers are making now with less experience.

Council Member Gamble noted stated his concern regarding the ballfields at the Woodlea Sports Complex and noted our concentration is for ages 12 and under and feels the ballfields are too dangerous for the younger players. He stated taking care of city employees is a prime thing to be addressed. He stated he is pleased with Mr. Drury's performance and items that Council Member Gamble has brought to Mr. Drury's attention have been handled in a timely manner.

Vice-Mayor Price stated debt reduction has been a priority and would like to see the debt repayment accelerated. He noted he is a proponent of millage rate reduction, preferably the roll-back rate without reducing services. He stated Mr. Drury does an excellent job, his experience bears out, very responsive and attentive and noted his only concern is his salary and benefit package is high given the size of the city and would be in favor of keeping it stationary.

Mayor Pfister noted it is a goal every year to reach the roll-back rate. She stated she added the correspondence with the State and the County to alleviate the traffic on S.R

19 given the influx of traffic. She noted the Tavares Square is important. Mayor Pfister stated working with the County to move forward trying to do things with the County that would be economic drivers for the City, noting that the City of Tavares is the County seat. She asked when the next Smart Growth Workshop would occur. Mr. Fitzgerald stated the public meeting would occur by end of summer. Mr. Drury noted the Smart Growth Team will compile items from the previous workshop and update the LDR's which will, in due time, come back to council.

Mr. Fitzgerald asked Mayor Pfister if she was wanting an additional workshop. Mayor Pfister confirmed.

Mayor Pfister noted it was time for the City Administrator Performance Evaluation.

Council Member Gamble noted Mr. Drury should receive a COLA to cover cost of living. He stated his current salary is sufficient and suggested possibly a performance bonus.

Council Member Singer stated Mr. Drury has led this City impeccably and has done a wonderful job, leads by example and believes he should be compensated appropriately. He is in favor of Mr. Drury receiving either a \$4,000 or \$5,000 bonus or pay increase.

Council Member Boggus state she is in favor of a pay increase and noted the State of Florida gave a 5.38% salary increase for retention and suggested it should be for all employees including Mr. Drury.

Vice-Mayor Price stated Mr. Drury does an excellent job and believes the base salary for a City of this size of is high and is not opposed to a COLA.

Mayor Pfister noted she is not in favor of comparing to other cities and is not concerned with other compensations. She stated she remembers what the city was when Mr. Drury started and what it has become. She believes Mr. Drury is well paid for a city of its size. She stated Mr. Drury accomplishes goals quickly and wears many hats. She is in favor of another type of compensation and noted she is not in favor of giving more vacation time. She stated he deserves compensation for being an excellent leader.

Council Member Boggus stated she is in favor of a 5.38% salary increase for all employees.

Mayor Pfister asked if it would start at the beginning of the new budget year in October. Mr. Drury confirmed.

Council Member Gamble stated he is in favor of the 5.38% which is less than the 5.9% Federal COLA as of October 2021.

Vice-Mayor Price stated 5.38% is high, noting that in previous years, the COLA has been 2% - 2.5% and would like to see the increase in that range.

Michael Watkins, Tavares - noted Mr. Drury has done a wonderful job and stated Mr. Drury and employees deserve the increase.

Belynda Rinck, 216-230 Fern Ave, Tavares – noted Mr. Drury does a phenomenal job, is out in the community and is in favor of Mr. Drury of receiving a bonus in addition to a COLA.

Sandy Singer, Tavares – noted she is in favor Mr. Drury being compensated.

Vance Jochim, 12619 Milwaukee, Lake County, noted Mr. Drury has done a good job.

Cristie Firmin, Tavares – noted she is in favor of significant compensation.

Gary Santoro, Royal Harbor, Tavares – noted what he has done for this community, the team behind him and to compensate him accordingly.

MOTION

Amanda Boggus moved to approve [Option 1] and 5.38% COLA for all employees.

Vice-Mayor Price asked if the 5.38% was for Mr. Drury or all employees. Mayor Pfister stated it was for everyone.

Seconded by Sandy Gamble.

Council Member Gamble asked if the Fire Department Union will need to negotiate the COLA. Mr. Drury confirmed it has previously been negotiated.

The motion carried unanimously 5-0

Tab 8. Spring Holiday

Ms. Bublitz gave the following presentation:

During the April 20, 2022 City Council meeting, Council requested a discussion be brought back regarding the addition of a paid Spring Holiday. Attached is a spreadsheet that identifies all current employee holidays for the City of Tavares and Lake County Government.

Mayor Pfister stated she would like the employees have this day off.

Council Member Boggus suggested having an additional personal holiday instead of a dedicated Good Friday day off.

Council Member Singer stated one of his top priorities is taking care of the employees. He stated being in the budget cycle currently and the cost and is not in favor of the additional holiday.

Council Member Gamble asked if a holiday could be traded out so the additional holiday would not affect the budget and asked how many personal holiday employees receive. Ms. Bublitz stated employees receive one personal holiday and gave an explanation of holidays, vacation days, sick days and the personal holiday.

Mr. Drury stated the budget impact of an additional holiday is approximately between \$22,000.00 to \$23,000.00. Ms. Bublitz confirmed.

Mayor Pfister stated she is in favor of employees having Good Friday off.

Mr. Drury stated it is a positive recruitment tool for the Human Resources Department.

Vice-Mayor Price noted the City employees are currently receiving a personal holiday and recently received a bonus.

MOTION

Amanda Boggus moved to deny [Option 2], seconded by Troy singer.

Council Member Gamble suggested tabling Tab 8 to discuss at a later date.

The motion passed 4-1.

As follows:

Lori Pfister – No

Walter Price – Yes

Amanda Boggus – Yes

Sandy Gamble – Yes

Troy Singer - Yes

Mayor Pfister asked Tab 10 to be heard prior to Tab 9. Council approved.

Tab 10. Letter Supporting County Ordinance Prohibiting Dangerous Use of Public ROW

Mr. Drury gave the following presentation:

Lake County Commissioner Kirby Smith proposes the attached County Ordinance and seeks a letter from the City supporting this Ordinance.

Council Member Singer asked how the Ordinance would be enforced. Chief Lubins stated the Sheriffs office would enforce the Ordinance.

Mr. Drury noted the Ordinance is for the Unincorporated area of Lake County and Lake County is seeking a letter of support.

Council Member Boggus asked the purpose of the Ordinance. Commission Smith explained the ordinance and stated it is to provide safety for everyone.

Vance Jochim – 12619 Milwaukee Ave, Lake County - noted his support for the ordinance.

MOTION

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

Tab 9. Interlocal Government Agreement Between City of Tavares & Lake Technical College

Mr. Dillon gave the following presentation:

Lake Technical College has established a partnership with the City of Tavares to co-locate their student educational, instructional, and certification transportation programs at the City of Tavares new Public Works facility. This is a first-of-its-kind in the State of Florida partnership for which Governor Ron DeSantis recently provided a \$6 Million Grant to the City of Tavares to get this project over the finish line. The Lake Tech. programs to be located at this one-of-a-kind joint-use facility will include:

- 1. Diesel Systems Technician 1 & 2 programs*
- 2. Automotive Service Technology 1 & 2 programs*
- 3. Auto Collision program*

These three programs would be offered in a facility funded in part by the previously received grant awarded to the City of Tavares from the Governor's office in the amount of \$6 Million in addition to a Lake County Workforce Development Grant awarded to Lake Technical College in the amount of \$3.5 million. The educational facility would be co-located at the new proposed Public Works Operations Facility to be located off Captain Haynes Road that is currently under final design and incorporating this innovative skilled workforce development educational component.

Over the past year, the City worked with Lake Technical College to secure the \$6 million grant from the Governor's office and the Lake County Workforce Development Grant, both of which were successfully awarded. The attached agreement has been developed by City and Lake Tech. Administration and reviewed, edited, and finalized by the two respective City and Lake Tech.

attorneys.

Salient points include:

- 1. Identifying the Public Works Director as the project manager and providing an opportunity for Lake Tech. to appoint its Project manager.*
- 2. Appointing GaterSkitch Corporation Architectural firm which was selected by the City Council through a public procurement competitive process to be the Architect of Record.*
- 3. The referenced Architectural Site Plan (Exhibit A) depicting the project has been approved by both parties.*
- 4. Describes the payment process that both parties agree to for architectural and construction services.*
- 5. Describes the collaborative process between City and Lake Tech on approval of the Architectural plans.*
- 6. Describes and agrees to the \$18,875,497 funding program depicted in Exhibit B.*

MOTION

Council Member Boggus stated she is excited about the project coming to fruition.

Amanda Boggus moved to approve [Option 1].

Council Member Singer noted he is glad to see the project moving forward, thanked Mr. Dillon and Lake Tech for their partnership.

Mr. Dillon noted it was all a team effort.

Seconded by Troy Singer.

Council Member Gamble noted he is glad to have this partnership with Lake Tech.

Vice-Mayor Price stated that he is glad to be part of this project.

Council Member Singer asked how many facilities as such exist. Mr. Dillon stated this facility is a first of its kind.

Mayor Pfister stated she is excited about the partnership between Lake Tech and the City of Tavares.

The motion carried unanimously 5-0.

Tab 11. American Rescue Plan Act Spend Plan Prioritization

Mr. Drury gave the following presentation:

The City Council approved a City of Tavares Standard Allowance ARPA Spend Plan at the February 2, 2022 City Council meeting. The original Spend Plan included \$8,101,839 for projects and \$787,812 for contingencies for price escalations.

The City's ARPA Spend Plan was further amended at the April 20, 2022 City Council meeting to allow for an increase in the costs to pave roads and resurface the building department parking lot. The amended Spend Plan for project costs totals \$8,313,644 with \$576,007 remaining in contingency.

At the previous City Council meeting, Council requested that the list of ARPA projects be brought back to the City Council to be prioritized due to potential price escalations that may occur and cause a project to drop off. Attached is the approved list of projects for the Council to prioritize, listed in the City Administrator's recommended order of prioritization.

Mayor Pfister asked to award Mr. Drury a \$2,000.00 bonus.

Council Member Singer asked if the \$2,000.00 would come from the ARPA reserves. Council Member Boggus confirmed.

MOTION

Troy Singer moved to give Mr. Drury \$2,000.00 bonus from APRA Reserves, seconded by Amanda Boggus. The motion carried unanimously 5-0.

Council Member Boggus stated she is pleased with the raking of the priority list with the Fire Station being at the bottom. She noted being in budget season there is time to fit it into the budget if changes are needed which would give more of an allowance in reserves. She noted the projects that have not been started yet are: 15 (Citywide Street Light Study), 19 (Pedestrian Lighting Improvements Along Lake Dora) and 20 (Paint exterior of Civic Center/Library/TRA Room, which all involve studies.

Council Member Singer noted all the projects on the list are either "out to bid" or "under design" and the Fire Station is the only one that is on hold.

Mayor Pfister stated item 15 is high priority and would like to see the project started. She stated she accepts the list as is.

Council Member Gamble stated other lighting problem areas located around the City. He asked if items that are "out to bid" will come back to Council for approval. Mr. Drury confirmed.

Vice-Mayor Price suggested for the Historic Fire Station (23) be sold and put the money into reserves. Mr. Drury stated the dollars cannot be spent without coming back to

Council and the Historical Society and public would be present and able to comment. Mr. Drury stated the reason it says “on hold” is because Council instructed staff to not move forward without Council’s approval nor will it move forward to a Council Meeting until all projects are completed.

Council Member Gamble noted his concern of the prioritization of certain items on the list.

MOTION

Amanda Boggus moved to approve [Option 1] and to keep the Historic Fire Station on Hold until further approval, seconded by Troy Singer. The motion carried unanimously 5-0.

XI. NEW BUSINESS

Tab 11a. Sister City Voting Delegate

Mr. Drury stated we belong to Sister City International and are looking for a delegate from the City of Tavares to cast their vote for the new slate of Board of Directors.

Council Member Singer suggested in the past the Mayor is the delegate for the Sister City.

Council Member Boggus noted Mayor Pfister is a proponent of the Sister City program.

Council Member Boggus nominated Mayor Pfister, seconded by Council Member Gamble.

Mayor Pfister accepted the nomination.

MOTION

Amanda Boggus moved to nominate Lori Pfister as delegate, seconded by Sandy Gamble. The motion carried unanimously 5-0.

Mayor Pfister suggested having Fireball Roberts, who was killed, was born in Tavares and gave a history of his life. She suggested if a plaque, street name, or statue is on order.

Council Member Boggus asked if it would be appropriate to feature him in the History Museum.

Mr. Drury stated he can place this item on a future agenda for consideration.

Council Member Gable suggested featuring Fireball Roberts at the History Museum.

There was a consensus from Council to bring this item back as an agenda item at a future Council Meeting.

XII. OLD BUSINESS

XIII. AUDIENCE TO BE HEARD

Gary Santoro, Royal Harbor, Tavares – Noted concern of traffic on CR 561 and SR 19 and of the employees not receiving the additional day off.

Belynda Rinck, 216-230 Fern Ave, Tavares - inquired why the crew has been absent from the project on SR 19. Mr. Dillon stated the project is anticipated to be completed by the end of May.

XIV. REPORTS

Tab 9. City Administrator Report

Mr. Drury thanked Council for taking on tough items. He thanked the residents and staff for discussions on sensitive issues. He thanked Council for taking care of the lean City of Tavares staff.

Chief Lubins noted “Tacos with TPD” at BTW this Thursday.

Mr. Tweedie reminded Council of the Phantom Airborne Brigade on May 7th and Planes, Tunes and BBQ on May 13th and 14th.

Mr. Clark thanked Council for being part of this staff.

Ms. Bublitz thanked Council for the COLA.

Ms. Houghton thanked Council for the COLA.

Tab 10. City Council Member Reports

Council Member Gamble stated he attended the Lake Sumter MPO meeting and noted SR 19 is proposed to be widened in 2023-2024.

Council Member Singer recognized the para-trooping event and the kayak-a-thon noting the spectators it brought to Tavares. He thanked the Buigas family for opening their home for the America in Bloom judges and is looking forward to the comments from the judges. He wished his mom and all moms a Happy Mother’s Day.

Council Member Boggus stated her excitement about the Public Works Complex.

Vice-Mayor Price commended the staff for the work they do and wished all moms a Happy Mother's Day.

Mayor Pfister noted she was wanting the addition day for employees.

XV. ADJOURNMENT

There was no further business and Mayor Pfister adjourned the meeting at 5:43

Respectfully,

Jillian Roberts
Deputy City Clerk



**TAVARES CITY COUNCIL
MEETING MINUTES
MAY 18, 2022 – 4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 EAST MAIN STREET, TAVARES**

COUNCIL MEMBERS PRESENT

**Lori Pfister, Mayor
Walter Price, Vice Mayor
Amanda Boggus, Council Member
Sandy Gamble, Council Member
Troy Singer, Council Member**

STAFF PRESENT

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

I. CALL TO ORDER

Mayor Pfister called the meeting to order at 4:00 p.m. She asked those who wished to speak on an agenda item to complete and submit a Request to Speak form.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1. Dr. Tim Burdick, Lake County Baptist Association

Dr. Tim Burdick, Lake County Baptist Association provided the invocation and led those present in the Pledge of Allegiance.

III. APPROVAL OF AGENDA

Mayor Pfister asked for changes to the Agenda. Ms. Houghton said staff had no changes.

MOTION

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

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2. Proclamation – Florida State Representative Keith Truenow

Mayor Pfister read a Proclamation in appreciation for Florida State Representative Keith Truenow's efforts representing the Citizens of Tavares in his capacity as District 31 Florida Representative.

MOTION

Amanda Boggus moved to approve the Proclamation, seconded by Sandy Gamble. The motion carried unanimously 5-0.

The City Council presented the Proclamation to Representative Truenow.

Tab 3. Proclamation – County Commissioner Kirby Smith

Mayor Pfister read a Proclamation in appreciation and thanking Lake County Commissioner Kirby Smith for representing the Citizens of Tavares in his capacity as Vice Chairman of the Lake County Board of County Commissioners.

MOTION

Sandy Gamble moved to approve the Proclamation, seconded by Walter Price. The motion carried unanimously 5-0.

The City Council presented the Proclamation to Commissioner Smith.

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

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

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

VII. CONSENT AGENDA

Mayor Pfister asked if anyone wished to pull an item from the Consent Agenda for discussion. There were no requests.

MOTION

Amanda Boggus moved to approve the Consent Agenda, seconded by Troy Singer. The motion carried unanimously 5-0.

Tab 4. Freedom Boat Club, Lease Agreement Amendment One

Approved on the Consent Agenda.

Tab 5. Cruising Tikis of Lake Dora, Lease Amendment One

Approved on the Consent Agenda.

Tab 6. Seaplane Base & Marina Leasing Policy Revision

Approved on the Consent Agenda.

VIII. RESOLUTIONS

IX. ORDINANCES – PUBLIC HEARING

First Reading

Second Reading

X. GENERAL GOVERNMENT

Tab 7. Purchase & Sale Agreement with Cagan Management Group, Caroline Street Property

Mr. Tweedie made the following presentation:

Previously, at the January 19, 2022, City Council meeting staff presented Council with an unsolicited letter of intent from Cagan Management Group (attached) for the purchase of a 5.83 -acre parcel of City-owned undeveloped land on Caroline Street (Alt Key # 13739334) for their intended purpose of developing a market rate multi-family rental apartment complex.

Council moved to accept the letter and authorized staff to hire a qualified property appraiser to conduct a full appraisal on the property and negotiate a

final purchase and sale agreement to be brought back to Council for consideration. The Spivey Group Inc. was engaged to conduct the appraisal and on February 10, 2022, submitted to the City the completed appraisal report with a fair market land value of \$510,200(attached). Cagan has agreed to this price.

The City Attorney, Staff, Cagan Management and their Attorney have negotiated a Purchase and Sale Agreement (attached) for Council consideration. Salient terms and conditions of the agreement include:

- The property's total purchase price shall be \$510,200 with \$50,000 in earnest money to be submitted to escrow upon execution of the agreement, the balance of \$460,200 at closing.*
- The buyer shall have an inspection period of 120 days to complete due diligence, including surveys, geotechnical inspection, soil borings etc.*
- Closing shall be subject to the condition of the property being rezoned to RMF-3; the rezoning will be City initiated.*

Staff recommends Option 1, for the Council to approve the purchase and sale agreement with Cagan Management Group for the sale of surplus City land in the amount of \$510,200 subject to the provisions of the agreement.

Mr. Tweedie said Ted Wicks, Wicks Engineering, Inc., was present and available for questions.

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

MOTION

Amanda Boggus moved to approve, seconded by Sandy Gamble. The motion carried unanimously 5-0.

Tab 8. Request for Proposals, Development of Tavares Square

Mr. Tweedie made the following presentation:

In 2015, the City purchased the property now known as Tavares Square from Lake County. At that time, the property (122 E. Main Street) was occupied by the Clerk of Court's Public Records Center. The intended purpose of the purchase was to fulfill the vision of the Downtown Tavares Redevelopment Master Plan by removing the final remaining component of County Government in the Center of Downtown Tavares and relocating it to the newly created County Government campus on West Main Street, opening the property up for future development consistent with the plan. The Master plan conceptualized a mixed-use development consisting of commercial, residential, and open public spaces.

The property was subsequently marketed to solicit interest from private sector

developers through RFP, commercial real estate brokers, advertising, and promotion locally, nationally, and even internationally for the following 2 years. However, market conditions were not favorable at that time and no viable responses were received. The council then opted to hold off on any further marketing efforts and expenses, continue to maintain the property as open public park space, and await more favorable market conditions for future development options.

Recently, staff has been approached by multiple private sector developers interested in potential development projects compatible with the vision of the master plan. In order to provide the Council with the best opportunity to weigh options for potential projects resulting in the highest and best use of the property consistent with the vision of the master plan, staff seeks Council approval to move forward with a Request for Proposals (RFP) solicitation.

If authorized, staff will immediately move forward with an RFP that would provide proposals with minimal guiding criteria for the private sector developers, driven by current and future projected market forces, to submit their best creative ideas with the greatest opportunity to submit development proposals consistent with the master plan vision. The RFP would then be published for a period of ninety (90) to one hundred twenty (120) days and a selection committee would be formed to grade and rank the proposals to bring back to the Council for consideration.

Staff recommends Option 1, for the Council to move to approve staff's request to solicit a Request for Proposals for the potential development of Tavares Square.

Mayor Pfister asked if Council would have the option to not choose any of the proposals. Mr. Tweedie confirmed.

Council Member Gamble asked who approached the City with interest. Mr. Tweedie said Cagan Management Group, G3 Development (Mount Dora), and a residential developer from California who attended a recent boat show. Council Member Gamble asked if the property would be owned by the City if developed. Mr. Tweedie said proposals might include purchase or lease. The City would leave the Request for Proposal as open as possible with as few parameters as possible to allow the marketplace and private sector to dictate what is reasonable and marketable. He said the proposal would most likely be for purchase, and the development would be commercial and residential mixed-use. He said the proposals would be brought back to the Council for consideration with a thorough review, analysis, rating, and ranking.

Council Member Gamble said he would like to receive citizen input on whether they prefer open space or a high-rise building. Mr. Tweedie said there would be an opportunity to receive public comment during the process, and the Council would not move forward with approvals without a thorough solicitation. The Council may or may not wish to move forward with any received Requests for Proposals. The property was

zoned for up to eight (8) stories. After speaking with the developers, he believed it would be unlikely they would go higher than three stories due to the increased cost of building higher. Mr. Tweedie said the Council would have control of the process through the Request for Proposal selections.

Ms. Houghton said the proposals would come back that meet the Downtown CRA Master Plan initiative the Council set forth.

Council Member Singer noted the Downtown CRA Master Plan was updated in 2017. At the time, the citizens were interested in a mixed-use for Tavares Square. He reiterated that the proposals would come back to the Council for consideration and said he would be interested to hear citizens' preferences. Council Member Singer said he looks forward to seeing what comes to fruition.

MOTION

Amanda Boggus moved to approve, seconded by Troy Singer.

Vice Mayor Price said the Downtown CRA Master Plan called for eight (8) stories with mixed-use. He noted the property is located in the middle of downtown, valuable, and he would be interested in seeing proposals.

Mayor Pfister said she likes that the Council has control over the project.

The motion carried unanimously 5-0.

Tab 9. Tavares Vertiport Discussion

Mr. Tweedie made the following presentation:

Tavares has established itself as a "City of Firsts" in the Central Florida Region with many of its initiatives, including the creation and development of the State of Florida's first and, notably, the nation's most renowned and recognized publicly owned, public-use full-service Seaplane Base with its 3,000-foot accompanying virtual runway. Tavares was the first city to build a Splash Park in Lake County, the first to develop an Entertainment District for its downtown in Lake County, the first to build a Stormwater Beemats Ecological Park in its downtown in Lake County, the first to develop a city-wide golf cart community and the first to implement the See-Click-Fix city reporting app.

The nation's Advanced Air Mobility initiative has been underway for the past several years with the exploration and development of technologically advanced Electric Vertical Takeoff and Landing (eVTOL) aircraft, a larger passenger-carrying version of the smaller drone aircraft we have become very accustomed to seeing operating all around our community and beyond every day and at large scale events and for the purpose of aerial observation.

These eVTOL aircraft are envisioned to be the next generation of aviation, providing an "airborne Uber" style transportation service for passengers to and from metropolitan centers, airports, and other transportation hubs, as well as small package delivery within regions. There are several companies investing billions of dollars in the advancement and development of these aircraft, such as the aviation industry leader Boeing, also other large multi-national corporations, such as Toyota, Hyundai, and Google co-founder Larry Page. They've been testing the technology for the last eight years. It is anticipated the first generation of these airborne vehicles being developed will receive FAA approval for passenger operations by the end of 2024.

A vertiport is a collective term referring to areas specifically designed for the takeoff, landing, and ground support functions of these aircraft, much like a heliport is explicitly designed for helicopters. The opportunity exists for the City of Tavares to achieve another "first" by leading our region and State through the development of the first fully functional public vertiport, right here in America's Seaplane City. Potential sites include the Tavares Seaplane Base (FA1) aircraft apron and the top floor of the downtown public parking garage owned and operated by Lake County.

At this time, staff seeks Council approval to explore the feasibility of this exciting and innovative potential project with Lake County, industry leaders (eVTOL aircraft developers/manufacturers), and regulatory agencies (FAA, FDOT). The first phase would likely be the exploration of a "test bed" facility here in Tavares with potential future use in actual transportation operations. Staff would conduct preliminary due diligence and report back to the Council with the next steps, any associated costs, and funding opportunities.

Staff recommends Option 1, for the Council to approve and direct staff to move forward with preliminary exploration and due diligence on the establishment of the State of Florida's first public vertiport in downtown Tavares.

Mr. Tweedie provided a video on eVTOL aircraft. He provided PowerPoint slide renderings depicting vertiport sites.

Mayor Pfister asked for comments from the Council.

Mayor Pfister asked for questions from the Council.

Council Member Gamble said a Tavares Square build-out could create another potential vertiport location and creating a vertiport could be an advantage for the developer. He asked for other possible vertiport locations. Mr. Tweedie said the City has plans for additional parking garages downtown, including the current Public Works site near City Hall. The most immediate sites are those already in existence. There was further discussion on existing sites and possible discussions with Lake County on the use of

their parking garage. He noted the Lake County parking garage was a well-suited site with limited costs to convert the top deck to a vertiport. The Seaplane Base parking apron would also be an excellent site as the vertiport is a temporary structure where a vehicle would fly in and out and not take up space long term. The aircraft are housed in other locations when not in use.

Council Member Boggus asked if the aircraft required a fixed landing pad or if a dock would be viable. Mr. Tweedie said docks are typically narrow and not designed structurally to handle a vertiport operation. Flat ground or structural surface would be most suitable. However, a waterborne platform of substance could be a potential site as well. Mr. Tweedie said it is a blank slate, a new technology, and a new evolution. The FAA is working on design standards, and it is an exciting time to get at the forefront and be a first. Mr. Tweedie said transportation is the lifeblood of any economy.

Vice Mayor Price asked for the advantage of an eVTOL over a helicopter. Mr. Tweedie said advantages include the type of operation, lightweight aircraft that can carry more payload, efficiency, cost-effectiveness, and affordability. Chartering a helicopter is expensive, whereas the eVTOL uses battery technology, has multiple powerful engines, are efficient and lightweight.

MOTION

Amanda Boggus moved to approve, seconded by Sandy Gamble.

Council Member Singer thanked Mr. Tweedie for bringing the opportunity to the Council. He said Tavares would be a 1st and he looks forward to the future.

Mayor Pfister said she is excited, and Tavares is a city of firsts.

The motion carried unanimously 5-0.

Tab 10. Approval of Award to I.C. Systems, Inc. by Piggy-Back on City of Ocala Contract for City of Tavares Debt Collection Services for Uncollectible Delinquent Accounts

Ms. Houghton made the following presentation:

Previously, the City of Tavares contracted with MJ Altman Companies, Inc. for the collection of delinquent utility accounts. MJ Altman has notified the City of Tavares that they will no longer provide collection services.

In order to expedite the onboarding of a new firm to provide collection services for utility accounts for the City of Tavares, staff researched area contracts that had been competitively bid, and thus could be utilized by piggy-back provision. The I.C System, Inc. contract with the City of Ocala was awarded through competitive solicitation and was publicly awarded and provides a competitive

collection rate.

Florida Statute 163.01, the Florida Interlocal Cooperation Act of 1969 authorizes local government units to utilize piggy-back contracts for city awarded contracts. The City of Tavares Purchasing Policy, Section VIII, provides for the piggy-back of an awarded contract of another jurisdiction when the award was competitively bid.

Exhibit B of the City of Ocala Contract (Collector Proposal) identifies a 7% collection fee. See excerpt below.

Utilizing the piggy-back provision for a contract with I.C. Systems, Inc. will allow the City to meet State and Federal requirements for delinquent account collections more quickly.

Staff recommends Option 1, for the Council to move to award contract with I.C. Systems, Inc. for City of Tavares delinquent account collections by utilizing piggy-back of the City of Ocala contract with I.C. Systems, Inc., and to authorize the City Administrator to execute a contract with I.C. Systems, Inc.

Council Member Boggus asked if the City would incur the 7% collection fee. Ms. Houghton said the firm would collect their fee, and the City would receive the difference. Ms. Houghton said accounts sent to collections do not have property interest and are over 90 to 120 days old, and the City has exhausted the ability to collect in-house.

Council Member Singer asked for the rate the previous company charged. Ms. Houghton said 35%. Council Member Singer said this is a better fee. Ms. Houghton confirmed.

MOTION

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

XI. NEW BUSINESS

XII. OLD BUSINESS

XIII. AUDIENCE TO BE HEARD

Vance Jochim, 12619 Milwaukee Avenue, Lake County, said he enjoyed the Planes, Tunes, and BBQ event. He commended Tavares for allowing political candidates and party tables at events to enable the collection of petitions. He asked the Council to reconsider and expand sign regulations for proposed developments.

Bylinda Rink, 216 Fern Avenue, Tavares, inquired about a vertiport previously under consideration in the Lake Nona area. Mr. Tweedie noted it was a private partnership under discussion and said he would explore their status.

XIV. REPORTS

Tab 9. City Administrator Report

Ms. Houghton noted the following corrections to upcoming events:

- May 25, 2022, Tavares Chamber of Commerce Business Luncheon at the Civic Center, at 11:30.
- Lake County League of Cities Business Luncheon begins at 12:00 noon.

Mr. Tweedie provided an update on the recent Planes, Tunes, and BBQ event. He thanked Cheri Moan, Ken Cunningham, his Team, and various departments, including Police, Fire, Utilities, and Recreation, for their assistance during the event.

Mr. Fitzgerald said the second Smart Growth Workshop is scheduled for June 13, 2022, from 6:00 p.m. to 8:00 p.m. in the City Council Chambers. He invited the Council and public to attend.

Tab 10. City Council Member Reports

Council Member Gamble asked if there would be stations during the Smart Growth Workshop. Mr. Fitzgerald said the first Smart Growth Workshop included stations for participants to communicate, share ideas, and provide written comments. The upcoming meeting would be in theater format with opportunities for individual comments.

Council Member Gamble said he could not attend the Planes, Tunes, and BBQ event due to other commitments.

Council Member Singer said he enjoyed attending Planes, Tunes, and BBQ and commended Mr. Tweedie and his staff. He said it was a great community event and the evening airshow was spectacular. He suggested adding an afternoon airshow to the event.

Council Member Gamble provided an update on Brady Singer's game stats. He said Eustis High School Girls Softball would go to State if they won their game on Friday.

Council Member Boggus said she enjoyed the Planes, Tunes, and BBQ event.

Vice Mayor Price commended the staff on the Planes, Tunes, and BBQ event. He said he received many wonderful comments on the event and noted the Mayor of Eustis attended.

Mayor Pfister said Planes, Tunes, and BBQ was a great event. She complimented the Babe Ruth All-Star League shirts depicting seaplanes.

XV. ADJOURNMENT

There was no further business, and Mayor Pfister adjourned the meeting at 4:58 p.m.

Respectfully,

Susie Novack, MMC, FCRM
City Clerk

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/1/2022**

AGENDA TAB NO.: 4

SUBJECT TITLE: Ordinance 2022-03 - Conner Property - Rezoning of Approximately 2 Acres Located South of Dora Ave., West of Dillard Rd. (Community Development)

OBJECTIVE:

To consider the rezoning of approximately 02.00 acres of property located south of Dora Ave., west of Dillard Rd. to a newly stated Planned Development (PD).

SUMMARY:

The subject property consists of approximately 02.00 acres of vacant property located south of Dora Avenue, west of Dillard Road. The property is currently zoned as Planned Development (PD), and the applicant is proposing that the property be rezoned to a newly stated Planned Development (PD) that includes an adult-age restricted provision.

The proposed zoning of Planned Development (PD) is compatible with the surrounding zoning, which is a mixture of residential and commercial zoning. The property contains one (1) single family residence, and the applicant at this time envisions the construction of two (2) additional detached residential single family homes and eight (8) attached duplex units. The duplex units shall be adult-age restricted per the zoning provisions contained in Ordinance 2022-03. The proposed use is consistent with the Comprehensive Plan by ensuring the availability, quality, and sustainability of a mix of housing types in Tavares.

The property owner is applying for school impact exemption for the age-restricted duplex portion of the development. The two additional single family homes will not be age restricted and have a negligible impact on school capacity.

The environmental assessment submitted by Wicks Engineering Services, 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 traffic generated by the proposed development will have a minimal impact on surrounding roadways and is exempt from a Tier 1 traffic study per the City's Engineer.

Development of the property will be in accordance with the provisions of Ordinance 2022-03 and 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 future land use designation of the property is Low Density with an allowance of 5.6 dwelling units per acre, and this designation is not affected by the rezoning.

OPTIONS:

1. That City Council moves to approve Ordinance 2022-03 rezoning approximately 02.00 acres of property located south of Dora Ave., west of Dillard Rd. to a newly stated Planned Development (PD).
2. That City Council moves to deny Ordinance 2022-03.

STAFF RECOMMENDATION:

At their May 19th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2022-03.

Staff recommends that City Council moves to approve Ordinance 2022-03 rezoning approximately 02.00 acres of property located south of Dora Ave., west of Dillard Rd. to a newly stated Planned Development (PD).

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ordinance 2022-03
2. Aerial Map
3. Concept Plan
4. Zoning Map
5. FLU Map
6. Environmental Assessment
7. Newspaper Ad 05-08-22

ORDINANCE 2022-03

AN ORDINANCE OF THE CITY OF TAVARES AMENDING ORDINANCES 2000-19 AND 2003-47 OF THE CITY OF TAVARES FOR APPROXIMATELY 02.00 ACRES LOCATED SOUTH OF DORA AVENUE, WEST OF DILLARD ROAD, SUPERCEDING ALL SAID ORDINANCES WITH A NEWLY STATED PLANNED DEVELOPMENT (PD) ORDINANCE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property is comprised of an original Planned Development zoning ordinance 2000-19, and an amendment thereto by Ordinance 2003-47; and,

WHEREAS, the owner of the property described in **Exhibit “A”** has petitioned to amend the zoning designation of property within the City of Tavares to a newly stated Planned Development (PD), and

WHEREAS, the applicant would like to develop the property for residential use with a portion of the property being Adult-Age Restricted duplexes; and,

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

WHEREAS, the City of Tavares held 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 rezoning; 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 of the City of Tavares Florida, deems it in the best interest of the City to accept said petition and to amend the zoning on said property; and,

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

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

Section 1. Rezoning

Said property, as legally defined in **Exhibit "A"**, attached hereto and made a part herewith, is hereby rezoned to City of Tavares Planned Development (PD), under the specific provisions as established by the City of Tavares Land Development Regulations.

The purpose of this section is to set forth basic development regulations and to generally describe the project which is being developed as a Planned Development, hereinafter referred to as a "PD", as specified in Chapter 8 of the Land Development Regulations of the City of Tavares, Florida.

Development of this project shall be governed by the contents of this document and applicable sections of the City of Tavares Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City in effect at the time of development. Where in conflict, the terms of this document shall take precedence over the City of Tavares Land Development Regulations and Code of Ordinances, and all other applicable rules, regulations and ordinances of the City, unless otherwise noted.

Section 2 Definitions

Unless otherwise noted, the definitions of all terms shall be the same as the definitions set forth in the City of Tavares Land Development Regulations or the City of Tavares Comprehensive Plan.

Section 3 Land Uses

A. The Conceptual Master Plan for the project is attached hereto and made a part herewith as **Exhibit "B"**. The general location of each land use has been established as depicted in the Conceptual Master Plan.

Total Area:

02.00 +/- Acres

Permitted Uses:

Single-Family and Multi-Family Residential

Maximum Allowable Residential Density:

The number of residential dwelling units shall be determined at the following maximum densities:

Upland acres x 5.6 dwelling units per acre: $5.6 \times 2.03 = 11.4$

Maximum number of dwelling units: 11

Maximum Density Proposed

Total Number of Single-Family Dwelling Units: 3 dwelling units

Total Number of Multi-Family Dwelling Units: 8 dwelling units

Open Space:

Minimum Open Space required shall be 30 % of the gross acreage or 0.61 acres.

- B. In addition to the planned elements shown on the Conceptual Master Plan, such easements and rights-of-way shall be established within or adjacent to the project site as may be necessary or desirable for the service, function or convenience of the project, said easements and rights of way to be determined and indicated on recorded plats of the property or any portion thereof.

Section 4. Development Standards

- A. Setbacks. All setbacks shall be measured from the property line to the foremost vertical face of the structure. Where any setbacks conflict with required easement widths, the easement widths, if larger, prevail.

- 1. Single-Family Dwelling Units:

Front setback	25'
Rear / Lake setback	50'
Side setback	10'
Side adjacent to Multi-Family	20'
From Jurisdictional Wetlands Line	25'

- 2. Multi-Family Dwelling Units:

Front setback to Dora Ave.	25'
Rear setback	15'
Side setback	10'
Side adjacent to Single-Family	20'
Distance between structures	10'

- 3. Accessory Structures, Pools and Screen Enclosures.

Accessory Structures shall only be permitted in the residential single-family portion of the Planned Development. Accessory structures are prohibited

in the multi-family portion of the Planned Development. All accessory structures, pools and screen enclosures shall be located in the rear yard.

Rear setback	5'
Side setback (internal)	same as principle structure
Side adjacent to Multi-Family	same as principle structure

B. Lot Requirements

1. Minimum Lot Widths and Areas. The minimum lot size for single-family residences shall be no less than nine-thousand (9,000) square feet with minimum lot width abutting right-of-way of twenty feet (20').
2. Maximum lot coverage and impervious surfaces. Maximum lot coverage by impervious surfaces shall not exceed sixty percent (60%) of the total lot area. Impervious surfaces shall not exceed forty percent (40%) of any front yard.

C. Height of Structures. The height of a structure shall be determined by measuring the distance from mean grade elevation to the highest point of the roof and shall not exceed twenty-five feet (25').

D. Lighting. Street lighting shall be installed by the Developer at each intersection in accordance with the minimum standards as set forth by the local power provider. Design of fixtures shall be subject to approval of the City of Tavares, with submission of said design required at time of application of construction plans. Design shall incorporate a theme. Lighting shall be at least fifteen feet (15') in height and no more than thirty feet (30') in height, with lighting focused in a downward direction.

E. Landscaping and Buffer Requirements.

1. The development shall comply with Chapter 11 of the City's Land Development Regulations. Plant material specifications and approved species shall meet the requirements of Chapter 11 of the City of Tavares land Development Regulations in effect at the time of development.

2. All landscaped common areas and buffers shall be in a self-contained tract or easement that is maintained by the Homeowners Association or by the Developer.
 3. Common areas. Water retention areas or common areas shall be buffered by perimeter landscaping, irrigated and maintained, per, at a minimum, a 10-foot-wide (10') vegetative buffer consisting of a naturalistic design including clusters of shrubs, planted 36 inches (36") high at planting, no less than 7 shrubs per cluster; and a canopy or an understory tree, with no more than one-fourth the trees being understory trees; per each forty lineal feet (40') of area perimeter.
 4. All landscaped and common areas shall be in place at time of final plat approval and shall be properly irrigated and maintained by the established Homeowners Association and/or the Developer.
- F. Signage. Signage shall conform to the City of Tavares Land Development Regulations regarding subdivision signage.
- G. Fences. Any fencing or walls located along the perimeter of the parent tract shall be uniform in design, materials, color, and height, with such requirement incorporated into the deed restrictions recorded at the time of final plat recording. No fences abutting right-of-way shall consist of wood or chain link.
- H. Tree Preservation.
1. Under no circumstances shall any tree, regardless of size or species, be removed from any designated wetland or conservation easements.
 2. Trees proposed to be maintained on site shall be protected during site construction by placing a tree protection barrier at the drip line of each tree or clusters of trees. No construction activity, equipment or material shall be permitted inside the tree protection barrier.

Section 5. Public Facilities.

- A. Impact Fees. The Developer acknowledges that the City of Tavares has impact fees for water, wastewater, fire, police, and parks & recreation, while Lake County has impact fees for schools and transportation. The project shall be subject to such impact fees or any additional impact fees effective at the time of issuance of any building permit.

- B. Potable water. Potable water shall be provided by the City of Tavares and impact fees shall be paid by the Developer. The Developer shall extend water lines from the existing location to the development. Lines shall be extended in a manner in accordance with the City of Tavares construction specifications.

- C. Wastewater. Wastewater treatment service shall be provided by the City and the Developer shall pay the impact fees. The Developer shall extend sanitary sewer lines from the existing location to the development. Lines shall be extended and improvements shall be made in accordance with City of Tavares construction specifications.

- D. Drainage. Retention pond design shall incorporate a naturalistic approach, to be accomplished through one or more of the following methods: (1) through curvilinear perimeter design, (2) through the inclusion of swales rather than abrupt slopes requiring fencing, and (3) through naturalistic landscaping. Prior to receiving any development approvals, the Developer shall submit a master site drainage plan for review and approval by the City. All applicable St. John's River Water Management District permits shall be required prior to approval of any development order. The maintenance of the drainage system shall be the responsibility of the Homeowners Association and/or the Developer.

- E. Reuse Water. The Developer shall be required to install a water reuse distribution system to serve all irrigation needs within the development. The lines will be

served by potable water or from an onsite irrigation well until such time as reclaimed water is available for irrigation. At the Developer's or Homeowner's expense, the irrigation system for the PD shall connect to the reuse system once the lines are extended to the perimeter of the property.

- G. Transportation. All roads, streets, and sidewalks constructed on property under the City's jurisdiction or for which the City has maintenance responsibilities shall be constructed according to the standards of the City of Tavares. All roads, streets, and sidewalks constructed on property under the County's jurisdiction shall be constructed according to the standards of the County unless otherwise agreed between the City and the County.
- H. Underground Electric Utilities. Utility lines for electric power shall be installed underground per the provisions of the City of Tavares and the power provider.

Section 6. Environmental

- A. An environmental survey shall be required prior to the acceptance of any construction plans. The study at time of construction plan approval shall at a minimum provide an inventory of threatened or endangered species of special concern. The presence of designated species, flora or fauna, on the site or affected by the development shall result in the requirement of a species management plan and/or relocation plan.
- B. A conservation easement shall be shown over jurisdictional wetlands on the construction plans submitted for the initial phase of development and the conservation easement shall be recorded over the entire jurisdictional wetlands area as part of the recording of the first final construction plans. The conservation easement shall be in a format approved by the St. Johns River Water Management District as part of the permitting process for the Property.
- C. All environmental permitting and mitigation shall serve as prerequisites of any phase of development and shall be administered by the appropriate local or state jurisdiction.

- D. Any permitted improvements in the wetlands areas shall be maintained per the criteria of the St. John's River Water Management District.

Section 7. Platting

All plats shall be filed in accordance with all applicable rules and regulations of the City of Tavares. All conditions to platting within this ordinance must be satisfied prior to acceptance of any final plat for public hearing by the City Council. Any required analyses shall be submitted prior to plat acceptance, including but not limited to school impact analysis, transportation analysis, and environmental assessment.

Section 8. Timing

1. The time limit for completion will be two (2) years and will include the completion of all public facilities.
2. Time limits may be extended by City Council one time for a reasonable period upon the petition of all appropriate applicants and based upon good cause, as determined by City Council: provided that any extension shall not automatically extend the normal expiration date of a building permit, site plan approval or other development order. If time limits contained in the approved development plan are not completed or extended, no additional permits or development orders will be approved.
3. In the event of failure to comply with the terms of the planned development ordinance within the completion period and in the event no extension is requested, the ordinance will be automatically revoked.
4. After revocation, City Council shall take action to rezone the subject property to the lowest intensity and density zoning designation consistent with the Comprehensive Plan.

Section 9. Deed Restrictions

Deed restrictions containing comments, conditions and general prohibitions, will be developed for both the single family residential and attached residential duplex units. These will be recorded in the Lake County Public Records at the time of Platting and Site Plan approval. The restrictions will apply to the individual single-

family lots and as appropriate, to the attached residential duplex units. The deed restrictions will be enforceable as provided by Law and stated within the recorded documents.

Section 10. Permits.

Prior to platting or construction, the property owner shall obtain all necessary permits from the applicable local, regional, state and federal agencies. Copies of all permits shall be furnished to the Community Development Director of the City.

Section 11. 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 12. Effective Date.

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

PASSED AND ORDAINED this _____ day of _____, 2022, by the City Council of the City of Tavares, Florida.

Lori A. Pfister, Mayor
Tavares City Council

Passed First Reading: _____

Passed Second Reading: _____

ATTEST:

Susie Novack, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Lindsay C.T. Holt, City Attorney

EXHIBIT "A"

Legal Description:

A PORTION OF CENTRAL PARK, NOW VACATED, A SUBDIVISION IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 28 EAST, AS RECORDED IN PLAT BOOK 8, PAGE 80, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND A PORTION OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID CENTRAL PARK AND RUN NORTH 88 DEGREES 10'50" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 19-A, 1557.17 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 20 DEGREES 49'01" EAST, 163.42 FEET; THENCE SOUTH 11 DEGREES 40'50" WEST, 152.24 FEET; THENCE SOUTH 51 DEGREES 50'02" EAST, 197.81 FEET TO THE ORDINARY HIGH WATER; LINE C.) OF LAKE SAUNDERS BEING DESIGNATED POINT "X"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN NORTH 88 DEGREES 10'50" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 19-A, 250.00 FEET TO A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN O.R. BOOK 484, PAGE 310, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 03'19" WEST, ALONG THE WEST BOUNDARY OF SAID PARCEL, 199.88 FEET TO A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION); THENCE CONTINUE ALONG SAID WEST BOUNDARY SOUTH 08 DEGREES 50'32" EAST, 151.67 FEET TO A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION); THENCE CONTINUE ALONG SAID WEST BOUNDARY SOUTH 08 DEGREES 50'32" EAST, 63.60 FEET TO THE ORDINARY HIGH WATER LINE OF LAKE SAUNDERS; THENCE SOUTHWESTERLY, ALONG SAID ORDINARY HIGH WATER LINE TO POINT "X" AND TERMINUS OF THIS 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.

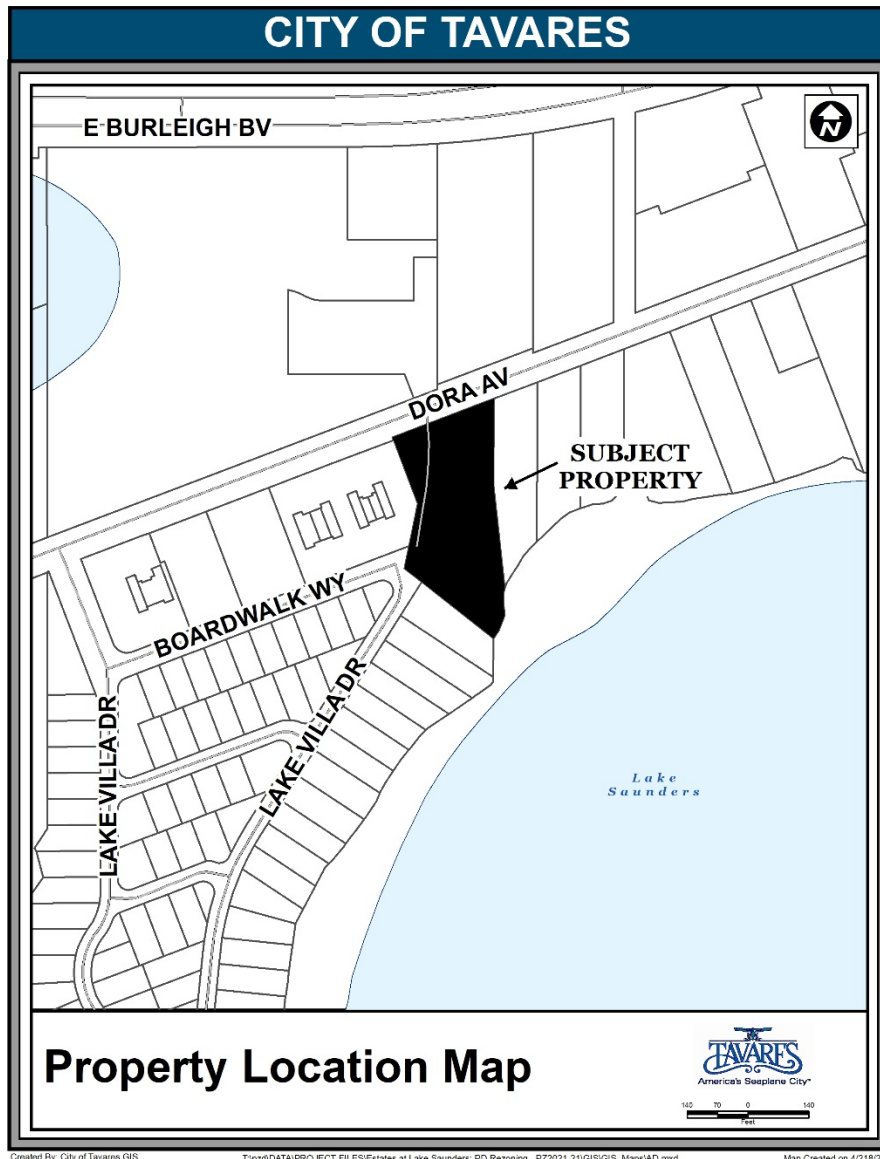
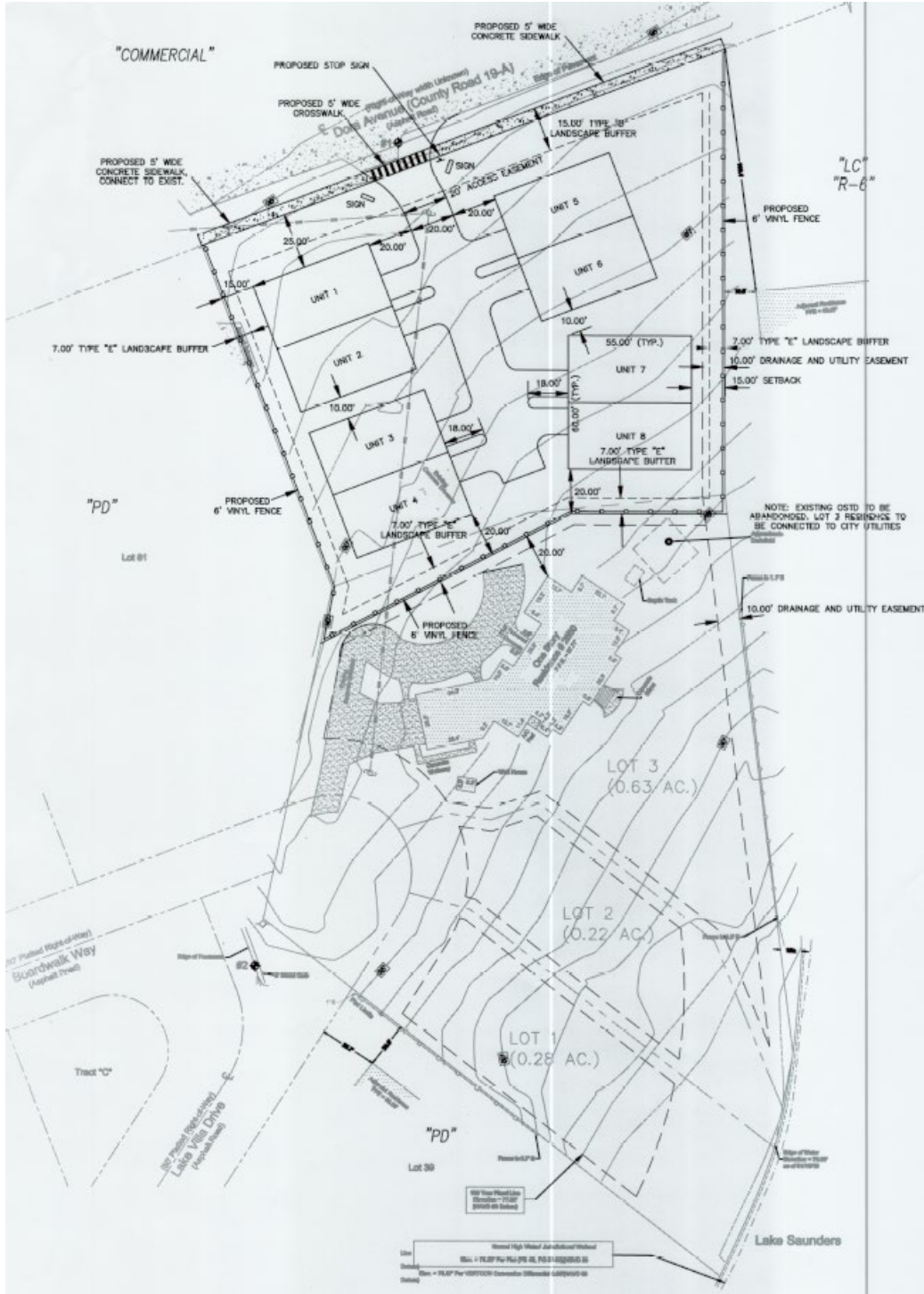


EXHIBIT "B"

Conceptual Master Plan



**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/1/2022**

AGENDA TAB NO.: 5

SUBJECT TITLE: Ordinance 2022-05 - Gorgeous Groves, Inc. - Rezoning of Approximately 220 Acres Located West of the Intersection of Woodlea Rd. and Lane Park Rd. (Community Development)

OBJECTIVE:

To consider the rezoning of approximately 220 acres of property located west of the intersection of Woodlea Rd. and Lane Park Rd. from Residential Single Family (RSF-A) to Planned Development (PD).

SUMMARY:

The subject property consists of approximately 220 acres of vacant property located west of the intersection of Woodlea Road and Lane Park Road. The property is currently zoned as Residential Single Family (RSF-A), and the applicant is proposing that the property be rezoned to a Planned Development (PD) that includes an adult-age restricted provision.

The proposed zoning of Planned Development (PD) is compatible with the surrounding zoning, which is a mixture of residential and County agricultural zoning. The applicant at this time envisions the construction of a master-planned age-restricted community consisting of 625 single-family dwelling units and active adult amenities including a club house, community pool, tennis & pickle ball courts, and a community marina. The proposed development will be a private gated community with private roads. Ordinance 2022-05 provides for flexibility in site and building design with a range of lot sizes from forty feet (40') to sixty feet (60') in width, preservation of open space and scenic areas, and large landscape buffers. The proposed use is consistent with the Comprehensive Plan by ensuring the availability, quality, and sustainability of a mix of housing types in Tavares. In accordance with the Comprehensive Plan, the proposed development implements urban design principles promoting a livable community, preserves the character of existing homes by providing a 170' wide landscape buffer, and takes into consideration the historical context of previous City Council approval as a private master-planned community.

The property owner shall apply to Lake County for school impact exemption for an age-restricted community.

The environmental assessment submitted by Bio-Tech Consulting, 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 and U.S. Fish and Wildlife Service provisions as they pertain to threatened and protected species.

The traffic analysis submitted by Luke Transportation Engineering Consultants assesses the impact of all phases of the proposed Cresswind development. The study does not indicate an adverse impact on the level of service for surrounding roadways except for State Road 19. The City of Tavares maintains an initiative per the 2017 Peninsula Area Roadway Corridor Study to provide residents with a

safe transportation corridor that is a north-south alternative route to State Road 19, and improve local mobility and circulation west of State Road 19 from Dead River Road to Lane Park Road. The Cresswind developer is working with the City of Tavares and Lake County regarding a proportionate share of traffic mitigation and will propose a Developer's Agreement for the design, funding, and construction of improvements necessary for a portion of the Captain Haynes Road extension from Woodlea Road extending south approximately 1300 feet. This segment of Captain Haynes Road will also serve as ingress / egress for the future Lake County school site located south of Woodlea Road, and the School Board has agreed to dedicate a 1/2 acre of School Board property as right-of-way for this purpose. A Developer's Agreement regarding such traffic mitigation improvements will be presented for City Council consideration at a later date, and will include a request for dedication of a certain amount of City-owned property as right-of-way for Captain Haynes Road. The entrance to the development shall be designed in such a way as to ensure safe ingress / egress for the community. Any additional required improvements to Woodlea Road shall be at the discretion of Lake County Public Works, City of Tavares staff, and the City Engineer during the site plan review process.

The developer acknowledges that city utility services for potable water and waste water are currently not available for the site, and that development of the subject property is contingent upon the construction of and connection to city utility services. The City of Tavares has initiated extending capital utility lines to the Peninsula area through the approval of Resolution 2021-23 on September 8, 2021.

Development of the property will be in accordance with the provisions of Ordinance 2022-05 and 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 future land use designation of the property is Suburban Density with an allowance of 3 dwelling units per acre, and this designation is not affected by the rezoning.

It is important to note that at their May 19th Planning & Zoning Board meeting the Board voted unanimously to recommend approval of Ordinance 2022-05 subject to the developer committing to presenting City Council with an alternative road access plan for the residents of the Peninsula subdivision from what is presently contained in Ordinance 2022-05. The developer notified City staff that a redesign of the concept plan could not be submitted in time for the first reading of the ordinance, and therefore the concept plan contained in the published packet to City Council is the original version submitted. City staff expects a conceptual plan revision based on the Planning & Zoning Board's recommendation in time for the second reading of Ordinance 2022-05.

OPTIONS:

1. That City Council moves to approve Ordinance 2022-05 rezoning approximately 220 acres of property located west of the intersection of Woodlea Rd. and Lane Park Rd. from Residential Single Family (RSF-A) to Planned Development (PD).

2. That City Council moves to deny Ordinance 2022-05.

STAFF RECOMMENDATION:

At their May 19th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2022-05 subject to the developer committing to presenting City Council with an alternative

road access plan for the residents of the Peninsula subdivision.

Staff recommends that City Council moves to approve Ordinance 2022-05 rezoning approximately 220 acres of property located west of the intersection of Woodlea Rd. and Lane Park Rd. from Residential Single Family (RSF-A) to Planned Development (PD).

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ordinance 2022-05
2. Aerial Map
3. Zoning Map
4. FLU Map
5. Environmental Assessment
6. Environmental - Sand Skink Report
7. Traffic Study
8. Resident Objection Letters
9. Newspaper Ad 05-08-22

ORDINANCE 2022-05

AN ORDINANCE OF THE CITY OF TAVARES REZONING APPROXIMATELY 220 ACRES OF PROPERTY LOCATED AT THE WESTERLY END OF WOODLEA ROAD FROM RSF-A (RESIDENTIAL SINGLE FAMILY) TO PLANNED DEVELOPMENT (PD) WITH CERTAIN CONDITIONS THAT WOULD ALLOW AND PROVIDE GOVERNING REGULATIONS FOR THE DEVELOPMENT OF A 55 PLUS AGE RESTRICTED, ACTIVE ADULT COMMUNITY; 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 Residential Single Family (RSF-A) to Planned Development (PD); and

WHEREAS, City Water and Wastewater utility services are not currently available to the property; and

WHEREAS, development of the property is subject to City utility availability; and

WHEREAS, the City of Tavares, Florida, is in a position to plan to extend municipal services to the property described herein under Resolution 2021-23, as adopted; and

WHEREAS, the City of Tavares held 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 rezoning; 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 of the City of Tavares Florida, deems it in the best interest of the City to accept said petition and to amend the zoning on said property; and

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

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

Section 1. Rezoning

Said property, as legally defined in Exhibit “A”, attached hereto and made a part herewith, is hereby rezoned to City of Tavares Planned Development (PD), under the specific provisions as established by the City of Tavares Land Development Regulations.

The purpose of this ordinance is to set forth basic development regulations and entitlements for the property with a new planned development agreement known as Cresswind Lake Harris PD planned development, herein referred to as a “PD”, as specified in Chapter 8 of the Land Development Regulations of the City of Tavares, Florida. The development of the property is intended for the housing of persons 55 years of age and older and to be consistent with the Housing for Older Persons Act of 1995. As such, all dwelling units shall be subject to deed restrictions attached to all sale contracts and acknowledged by signature and date by seller and purchaser. Such deed restrictions shall be recorded and be irrevocable for a period of thirty years. The property shall be developed as a private, gated community substantially in accordance with the Conceptual Development Plan. One or more Associations (as hereinafter defined) will be established to serve residents of the Cresswind Lake Harris PD and perform the ongoing duties set forth herein.

Development of this project shall be governed by the contents of this document and applicable sections of the City of Tavares Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City in effect at the time of development. Where in conflict,

the terms of this document shall take precedence over the City of Tavares Land Development Regulations and Code of Ordinances, and all other applicable rules, regulations and ordinances of the City, unless otherwise noted.

Section 2 Definitions

Unless otherwise noted, the definitions of all terms shall be the same as the definitions set forth in the City of Tavares Land Development Regulations or the City of Tavares Comprehensive Plan.

Section 3 Land Uses

The Conceptual Development Plan for the project prepared by Halff bearing a final revision date of April 22, 2022 is attached hereto and made a part herewith as Exhibit "B". Elements in the Conceptual Development Plan include, but are not limited to, residential (single-family) acreage, a clubhouse, marina, amenities (including supportive and ancillary food and beer/wine services for residents), open space, and jurisdictional wetlands. The general location of each of these land uses has been established as depicted in the Conceptual Development Plan. Out of the 220-acre site, the approximate acreage devoted to each land use shall be as follows:

A. The breakdown for the project and its individual phases is as follows:

TOTAL PROJECT

Total Area:

220 +/- Acres

Permitted Uses:

Single-Family Residential

Acreage:

Uplands	202.96 Acres
Wetlands	17.13 Ac Acres

Total Acreage	220.09 Acres
---------------	--------------

Maximum Allowable Residential Density:

The total number of residential dwelling units permitted for all Phases shall be determined at the following maximum densities:

Upland acres x 3 dwelling units per acre: $202.96 \times 3 = 608.88$

Wetland acres x 1 dwelling unit per acre: $17.13 \times 1 = 17.13$

Maximum number of dwelling units: 625

Open Space:

Minimum Open Space required shall be 30% of the gross acreage or 66.03 acres.

Recreation Area:

Minimum Recreation Area required shall be 5% of the gross acreage or 11.05 acres.

Maximum Density Proposed

Total Number of Single-Family Dwelling Units: 625 dwelling units

Gross Density: 2.84 du / acre

Net Upland Density 3.08 du /acre

B. The jurisdictional wetlands may include an elevated boardwalk, dock and marina access, picnic area and trail system subject to permitting requirements of the St. Johns River Water Management District (SJRWMD) and/or the Florida Department of Environmental Protection. In lieu of a jurisdictional wetlands area recreational amenity approved by City Council at platting, the overall development must meet the active recreational area requirements of five percent (5%) of the gross acreage, or approximately 11.05 acres of designated active recreational space upon upland acreage.

C. In addition to the planned elements shown on the Conceptual Development Plan, such easements and rights-of-way shall be established within or adjacent to the project site as may be necessary or desirable for the service, function or convenience of the project, said easements and rights of way to be determined and indicated on recorded plats of the property or any portion thereof.

- D. The overall development consists of single-family residential units and supportive amenities.

Section 4. Development Standards

Lot sizes shall be a proposed mix of 60-foot-wide lots, 50-foot-wide lots and 40-foot-wide lots. 60-foot-wide lots may comprise twenty-five (25%) of the overall project (i.e. 156 of the total 625 lots) and 50-foot-wide lots may comprise up to fifty percent (50%) of the overall project (i.e. 313 of the total 625 lots); provided, however, the final numbers of such total 60 and 50 foot lots may vary based on market conditions. 40-foot-wide lots shall not comprise more than twenty-five percent (25%) of the overall project (i.e. 156 of the total 625 lots). In accordance with Ordinance 2015-16, any lot fronting on the east side of Peninsula Drive shall be a minimum of 140 feet wide and 170 feet in depth and shall have a minimum 3,000 square feet of living area. In lieu of providing larger lots along the east side of Peninsula Drive, the developer may provide an equivalent depth of open space measured from the east right of way line of Peninsula Drive. Should the equivalent open space be utilized, a Type “C” Landscape Buffer shall be installed adjacent to the east right of way line of Peninsula Drive or adjacent to the existing retention areas serving the Peninsula Drive lots.

- A. Setbacks. All setbacks shall be measured from the property line to the foremost vertical face of the structure. Where any setbacks conflict with required easement widths, the easement widths, if larger, shall prevail.

- 1. Single-Family Dwelling Units:

Front setback	22' (front facing garage*)
Front setback	15' (side facing garage, living area or porch)
Rear setback	10'
Side setback	5'
Side adjacent to ROW	15'
From Jurisdictional Wetlands Line	25'

*Minimum 25 feet from back of sidewalk to face of front facing garage. (See lot details on Exhibit “B” Sheet 3)

From natural body of water (MHWL)	50'
-----------------------------------	-----

2. Accessory Structures, Pools and Screen Enclosures. All accessory structures, pools and screen enclosures shall be located in the rear yard. Pool, deck, and screen enclosures with screen roof shall meet a minimum 5' rear setback requirement. Screen enclosures with a hard roof shall comply with setbacks of the principal structure. Sheds shall not be permitted on any property.

Rear setback	5' pool
Rear setback	5' Screen enclosure with screen roof or deck
Side setback (internal)	same as principal structure
Side adjacent to ROW	same as principal structure
From Jurisdictional Wetlands Line	25'

3. Fences (Lots)

Front setback	Not Permitted
Rear setback	0'
Side setback	0'
Side adjacent to ROW	10'
Maximum Height	6'

B. Lot Requirements

1. Minimum Lot Widths and Areas. The minimum lot size for single-family residences shall be no less than five-thousand (5,000) square feet with minimum lot width of fifty feet (40'). No more than 25% of the overall project shall be 40-foot lots.
2. Corner Lots. Corner lots shall be five percent (5%) larger in area and width than as required above.
3. Maximum lot coverage and impervious surfaces. Maximum lot coverage by impervious surfaces shall not exceed seventy-five percent (75%) of the total lot area. Impervious surfaces shall not exceed fifty percent (50%) of any front yard. Maximum project impervious surfaces shall not exceed fifty percent (50%)

4. Individual homes may utilize a side or front garage access design concept to reduce the physical prominence of garages within the development. Garages must incorporate architectural treatments at the same level of detail and quality as the primary façade.
- C. Height of Structures. The height of a structure shall be determined by measuring the distance from mean grade elevation to the highest point of the roof and shall not exceed thirty-five feet (35') for residential single-family homes and shall not exceed forty-five (45') feet for nonresidential clubhouse and guardhouse architectural elements.
- D. Lighting. At a minimum, street lighting shall be installed by the developer at each intersection in accordance with the minimum standards as set forth by the local power provider. Lighting shall be at least fifteen feet (15') in height and no more than thirty feet (30') in height, with lighting focused in a downward direction. All street lighting shall be maintained solely by any HOA or POA.
- E. Landscaping and Buffer Requirements.
1. Plant material specifications and approved species shall meet the requirements of Chapter 11 of the City of Tavares Land Development Regulations in effect at the time of development.
 2. All landscaped common areas and buffers shall be in a self-contained tract or easement that is maintained by the Association or by the developer.
 3. Landscape Buffers. Minimum thirty-foot (30') perimeter buffer along all boundaries of the project. Existing wetlands, existing lakes and proposed storm water management areas shall be included as uses

allowed within buffer areas. If right-of-way dedications are required by Lake County, the landscape buffers will be measured from the new right-of-way line. Existing vegetation within the buffers will be preserved to the extent practical, however changing the grade within the proposed landscape buffer will be permitted, provided that the graded area will be replanted. The project boundary landscape buffer shall include but not be limited to:

- a continuous shrub hedge, thirty-six inches (36") high at the time of planting and thirty-six inches (36") on center.
 - one (1) canopy tree per forty (40) lineal feet, (2.5") DBH, fifteen feet (15') in height.
4. Common areas. Water retention areas or common areas shall be buffered by inclusion of landscaping elements, irrigated and maintained, per, at a minimum consisting of a naturalistic design including clusters of shrubs, no less than seven (7) shrubs per cluster; and a palm, canopy or an understory tree, per each forty lineal feet (40').
5. The development shall otherwise comply with Chapter 11 of the City's Land Development Regulations.
6. All landscaped buffers and common areas, including irrigation, shall be in place at time of final plat approval unless a surety bond equal to 110 percent (110%) of the costs of any uncompleted areas has been provided to the City.

7. The Association shall be responsible for community wide landscape, fertilizing and irrigation, and maintenance, including on the individual lots within the project. The Association shall require that any maintenance company contracted to perform fertilizer applications as part of said community maintenance shall have a license from the Florida Department of Agricultural and Consumer Services (FDACS) and each person responsible for application of fertilizers shall hold a valid certificate of completion from the University of Florida Institute of Food and Agricultural Science (UFIFAS) for Green Industry Best Management Practices. In addition, the following restrictions shall be observed as part of the Association's community wide maintenance, the fertilizer application within the project shall be consistent with Florida-Friendly Best Management Practices for Protection of Water Resources and shall include the following specific restrictions:
From June 1 through September 30 of any calendar year, do not apply fertilizers containing nitrogen or phosphorus to lawn or landscape buffer areas. Nitrogen fertilizer must contain at least 50 percent (50%) slow-release nitrogen (SRN) and no more than four (4) pounds of nitrogen per one thousand (1,000) square feet may be applied to turf or landscape plants each year. No fertilizer may be applied to impervious surfaces and any spillage or overcasting must be removed. Only one annual application of phosphorous not exceeding 0.25 pounds per one thousand (1,000) square feet per one thousand (1,000) square feet shall be permitted only if soil analysis demonstrates a need for the application of supplemental phosphorous to ensure plant health. No fertilizers containing nitrogen or phosphorus shall be applied within a fifty (50) foot-wide area adjacent to wetland, or Lake Harris shoreline.

F. Signage. The location and size of entrance signage and monumentation at the project's entry as well as temporary marketing signage along the project's eastern property line and internal private roads shall be consistent with the approved Sheet 4 of Exhibit "B", otherwise signage shall conform to the City of Tavares Land Development Regulations regarding subdivision signage. Signage and monumentation may be placed within private rights-of-way provided they meet FDOT and City standards for setbacks and sight lines. Any temporary or permanent signage located within a public right-of-way shall require a permit and maintenance agreement. Temporary signage is intended to be used for the duration of the project development and shall be allowed to remain in place until the last single-family home permit has been issued by the City, but in no event longer than ten (10) years.

G. Entry Features. Development entry features (not including Guardhouse elements) may incorporate architectural variations between 4 feet to 16 feet as measured vertically from the finished grade at the base of the structure for architectural columns or walls. The design for all entry features and walls shall be substantially similar to the elevations as shown on Sheet 4 of Exhibit "B", Signage Plan and Details of Sheet 4 of Exhibit "B" attached. All other fences or walls surrounding the subdivision but not located at the project entry locations may not exceed six (6) feet. A completed permanent roadway access to the existing Peninsula Drive lot owners shall be completed with construction of Phase Two.

H. Phases of Development. Development of the project can be accomplished in up to five (5) phases, with required easements for development and

infrastructure servicing the phase, including shared facilities such as stormwater systems and internal driveways, being constructed as required for each phase. Mass grading and associated clearing of any phase shall be reviewed and approved by the City at time of Subdivision Construction Plan Approval. Mass graded areas will be stabilized with vegetative cover. Subdivision Construction Plan approval shall be required for each phase and the restrictions of this Ordinance shall apply to each phase of development.

- I. Recreation Area. Five percent (5%) of the total site acreage is required to be designated with an active recreational element. Prior to issuance of any permits for construction of the approved amenity site (“Amenity Site”), including clearing and landfill not otherwise approved per Section H of this Ordinance, a Final Site Plan for the Amenity Site, as shown on Sheet 2 of Exhibit “B”, shall be prepared and submitted for review and approval in the manner required by the City of Tavares, Land Development Regulations. Uses and structures of an accessory nature to the residential uses of the development include but are not limited to: parks, clubhouse, fitness center, pool, sports courts, indoor / outdoor social gathering areas, fire pit, stage area, food and beverage service, marina and on-site parking for vehicles and golf carts. Operation of any outdoor sports court lighting, outdoor events and use of a-stage for any events shall be discontinued at 11:00 PM and shall comply with the City of Tavares noise ordinance. Site plan shall be similar in concept to the plan shown on Sheet 2 of Exhibit “B”. Development of the Amenity Site shall occur concurrent with the buildout of Phase 1.

- J. Fences. Open style decorative aluminum rail fencing shall be permitted along rear single family lot property lines to encourage visibility of water features, conservation areas and open spaces; however, this allowance shall not apply to those lots that share a common rear property boundary

with another lot. One or more property Associations shall be responsible for determination and enforcement of fencing requirements within the development. A 6-foot aluminum rail fence may be used within the development's perimeter landscape. Fencing around City owned lift stations shall be in accordance with City utility department standards and may be screened with landscape hedge material.

- K. Sales Center. Applicant intends to develop a central sales center area, upon recording of a Final Plat, to be used during the life of the project. The sales center shall consist of the following temporary facilities to be located within homes to be built on 1 or more platted lots:

- Sales Office (converted model home)
- Design Center (converted model home)
- Up to 18 Model Homes
- Temporary Parking Lot
- Temporary Construction Trailer(s) (may be converted model home)

The sales center hours of operation shall be:

Monday Through Friday	9:00 AM to 6 PM
Saturday and Sunday	9:00 AM to 6 PM

Special Marketing and after-hours Events shall be permitted including installation of temporary tents and restroom facilities. In addition to the above temporary uses, the Sales Center and model area are intended to have a trap fence.

Sales Center trap fencing shall be allowed to be placed across private roadways provided emergency vehicle access gates are included with Knox lock system suitable to the City's fire and police departments. Sales Center, Design Center, Model Homes and Construction Trailers may commence construction upon approval of the Subdivision Construction Plans and issuance of a Site Development Permit. and completion of a stabilized access to the Sales Center area for emergency vehicles. Any

temporary structurally supported covered entry to either the Sales Office or Design Center or Construction Trailer to facilitate entry into the side of either building shall not be subject to side yard setbacks provided the adjoining area is a vacant lot, right-of-way or temporary parking lot. Unless otherwise approved by the City of Tavares, once the Sales Center and Design Center are done being used; the Applicant shall remove all temporary structures and convert the remaining model to comply with the requirements of this Ordinance and the City building code.

- L. Tree Preservation. As part of any Preliminary Subdivision Plan or Subdivision Construction Plan submittal, a tree survey shall be required. The stands of existing planted palms and oaks shall only be required to be counted as a cluster and not individually located.
 - 1. Unless otherwise permitted / approved for removal, no tree, regardless of size or species, shall be removed from any designated wetland or conservation easements.
 - 2. Trees proposed to be maintained on site shall be protected during site construction by placing a tree protection barrier at the drip line of each tree or clusters of trees. No construction activity, equipment or material shall be permitted inside the tree protection barrier.

Section 5. Public Facilities.

- A. Impact Fees. The Developer acknowledges that the City of Tavares has impact fees for water, wastewater, fire, police, and parks & recreation, while Lake County has impact fees for schools and transportation. The

project shall be subject to such impact fees or any additional impact fees effective at the time of issuance of any building permit. School impact fees are not required for developments determined to be intended primarily for the housing of persons 55 years of age and older and to be consistent with the Housing for Older Persons Act of 1995. As such, all dwelling units shall be subject to deed restrictions attached to all sale contracts and acknowledged by signature and date by seller and purchaser.

- B. Potable water. Potable water is not currently available to the site. In accordance with The City of Tavares Resolution 2021-23, as adopted, the City plans on extending off-site capital utility water lines from their existing location to the Peninsula Area (i.e. the development's proposed entrance or the existing Peninsula's private drive entrance). The Developer shall pay impact fees and connection charges and shall construct and turn over to the City, all on-site water lines. Together with construction of Phase Two, on-site water lines shall include installation of an 8" watermain, associated valves and fire hydrants along the east side of Peninsula Drive and providing individual water services to the seventeen (17) existing lots along the west side of Peninsula Drive. Requests for water meters and conversion of the existing homes from wells to potable water shall be by the individual homeowner. Lines shall be extended and improvements made in a manner in accordance with the City of Tavares construction specifications. The City has plans for extension of water and sewer lines to the serve the project; provided, however, that in the event the City does not extend such lines within one (1) year of the Effective Date of this Ordinance, then the Developer shall be responsible for all major expansions to the existing utility systems required to serve the development, which may be impact fee creditable and would be subject to the execution of a separate developer's agreement with the City at such time. The Developer shall be responsible for all major on-site expansions

to the existing utility systems required to serve the development. Capital utility line extensions required to serve the development may be installed by the City, and the City makes no time commitment as to when those lines will be constructed.

- C. Wastewater. Wastewater treatment service is not currently available to the site. In accordance with The City of Tavares Resolution 2021-23, as adopted, the City plans on extending off-site capital utility sanitary sewer lines from their existing location to the Peninsula Area (i.e. the development's proposed entrance or the existing Peninsula's private drive entrance). Developer shall pay impact fees and connection charges and construct and turn over to the City, all on-site sewer lines and lift stations. Together with construction of Phase Two, on-site sewer lines shall include installation of a low pressure forcemain and associated valves the east side of Peninsula Drive and providing individual low-pressure services to the seventeen (17) existing lots along the west side of Peninsula Drive. Conversion of the existing homes from septic to public sewer shall be by the individual homeowner. Lines shall be extended and improvements shall be made in accordance with City of Tavares construction specifications. The City has plans for extension of water and sewer lines to the serve the project; provided, however, that in the event the City does not extend such lines within one (1) year of the Effective Date of this Ordinance, then the Developer shall be responsible for all major expansions to the existing utility systems required to serve the development, which may be impact fee creditable and would be subject to the execution of a separate developer's agreement with the City at such time. The Developer shall be responsible for all major_on-site expansions to the existing utility systems required to serve the development. Capital utility line extensions required to serve the development may be installed by the City, and the City makes no time commitment as to when those lines will be constructed.

- D. Drainage. Provision for stormwater retention shall be in accordance with the City's Land Development Regulations and SJRWMD requirements. The maintenance of the drainage system shall be the responsibility of the Association (as hereinafter defined). The City of Tavares shall have no maintenance responsibilities whatsoever with respect to the stormwater system on the property. The City is, however, hereby granted an irrevocable license to enter upon the property to conduct any work which is required to maintain the stormwater system which has not been performed by the Association, and the Association shall be liable for any costs incurred by the City in connection therewith. To the extent possible the storm water management ponds shall be designed as a dry detention facility to promote increased infiltration to groundwater and additional water quality protection to Lake Harris. Where practical, runoff from the rear of lots shall be directed to planned open space areas to promote increased infiltration to groundwater prior to entering stormwater management system.
- E. Reuse Water. The Developer shall be required to install a water reuse distribution system to serve all irrigation needs within the development. The lines will be served by potable water until such time as reclaimed water is available for irrigation. At the Developer's or Association's expense, the irrigation system for the PD shall connect to the City's reuse system once the City has extended lines to the development's entrance.
- F. Ingress and Egress. One (1) private, gated access road connection shall be provided from Woodlea Road to the development as shown on Exhibit "B", Sheet 1.
- G. Transportation. System improvements will be provided as required by permitting agencies having jurisdiction thereof. All roads, streets, and

sidewalks constructed on property under the City of Tavares jurisdiction shall be constructed according to the standards of the City of Tavares. The developer shall enter into a separate transportation developer's agreement(s) ("Transportation DA") with Lake County and the City regarding necessary construction of traffic improvements to support the development. Any initial commitments for easements or right of way dedication from the Lake County School Board can be handled in a memorandum of understanding or similar instrument from the Lake County School Board. Such Transportation DA shall also contemplate the eligibility for impact fee credits for the developer's construction of certain transportation improvements that exceed those required by law. Approval of and execution by all parties to such separate Transportation DA is contingent upon approval of this Ordinance and the Transportation DA will not hold up issuance of site or building permits, rather, the City shall not issue more than 250 certificates of occupancy unless the main segment of Captain Haynes Road is already designed, permitted and under construction by the Developer. A completed permanent roadway access to the existing Peninsula Drive lot owners shall be completed with construction of Phase Two. A second private gate leading into Peninsula Drive shall also be provided as shown on Exhibit "B", sheet 1.

1. At the time of Preliminary Subdivision Plan and Construction Plan or Site Plan approval, the developer shall dedicate sufficient right-of-way along Woodlea Road and Lane Park Road per the requirements of Lake County Public Works. Concurrent with the timing of the Captain Haynes Road extensions, the developer shall install additional left turn queue storage on Woodlea Road and SR 19.
2. Concurrent with the timing of the Captain Haynes Road extension, the developer shall restripe the existing east bound lanes at the

intersection of Woodlea Road and SR 19 to create additional left turn queue storage on Woodlea Road.

3. Roads as shown on Exhibit “B”, Sheet 1, shall be a minimum sixty-foot (60’) wide right of way with twenty-four feet (24’) of pavement and four-foot (4’) sidewalks on both sides of the road.
All onsite roads within the development shall be private and dedicated to and maintained by the Association.
4. Minimum four-foot-wide (4’) concrete sidewalks shall be required along both sides of all neighborhood streets. A minimum five-foot wide (5’) sidewalk shall be required on the north side of Lane Park Road abutting the perimeter of the property. Required sidewalks shall be constructed at the time each dwelling unit is constructed, as a condition of Certificate of Occupancy. A surety instrument, such as a bond or letter of credit, shall be provided to the City to ensure the completion of all required sidewalks. All required sidewalks in each phase shall be completed within two (2) years of the issuance of the first building permit for that phase, regardless of development status of each lot. Failure to complete all required sidewalks for each phase within the two-year period shall result in the City invoking the surety instrument to cover construction costs to construct the required sidewalks.
5. In addition to the above rights-of-way, but only to the extent necessary, the developer shall also dedicate any easements needed for utilities and drainage.
6. Paved access to the existing Peninsula Drive lot owners shall be maintained. However, stabilized temporary roads are allowed during ongoing phase of construction while the permanent road network as shown on Exhibit “B” is being constructed within Phase 1 of development. Access through any existing, temporary or

relocated gates shall be provided to the existing Peninsula Drive lot owners.

- H. **Underground Electric Utilities.** Utility lines for electric power shall be installed underground per the provisions of the City and the power provider.
- I. **Parking.** Unless otherwise defined herein, parking shall be provided in accordance with the City Land Development Regulations. On-street parking shall be permitted within designated parking spaces on site only. The general locations of on street parking have been shown on Exhibit "B" Sheet 2. The final locations of on street parking spaces shall be determined at subdivision approval. On-street overnight parking shall not be permitted in undesignated areas and the Association for the development shall be responsible for enforcing parking restrictions.

All single-family dwelling, guest, and code required parking within an individual phase shall be provided by a driveway to accommodate a minimum of two (2) standard size vehicles (parked cars, pick-up truck or SUV) and single-family garages designed with adequate space to park at least two (2) standard size vehicles. The developer or Association, whichever controls the subdivision common areas at the time, shall ensure that an individual lot owner seeking building permits shall demonstrate compliance with this paragraph as part of the construction permit submittal for a lot.

Section 6. Environmental

- A. A conservation easement shall be shown over the entire jurisdictional wetlands area on the preliminary and construction plans submitted for the

initial phase of development and the conservation easement shall be recorded over the entire jurisdictional wetlands area as part of the recording of the Final Plat. The conservation easement shall be in a format approved by the SJRWMD as part of the permitting process for the property.

- B. All environmental permitting and mitigation shall serve as prerequisites of any phase of development and shall be administered by the appropriate local or state jurisdiction.
- C. Any permitted improvements in the wetland areas shall be maintained per the criteria of the SJRWMD.

Section 7. Platting

All plats shall be filed in accordance with all applicable rules and regulations of the City. All conditions to platting within this Ordinance must be satisfied prior to acceptance of any final plat for public hearing by the City Council. Any required analyses shall be submitted prior to plat acceptance, including but not limited to school impact analysis, transportation analysis, and environmental assessment.

Section 8. Timing

The City Council may rezone the project in the event a Final Plat is not recorded for any phase of development on or before five (5) years from the effective date of this Ordinance, if necessary or appropriate to protect adjoining properties or the public health, safety and welfare, unless the City Council, for good cause shown, extends the time period indicated in this paragraph.

Provided developer has commenced development of the project within the five (5)-year time frame from the effective date and continues to actively develop

ongoing phases as demonstrated by issuance of development permits and building permits, then no rezoning by the City shall occur unless otherwise requested by then owner.

Section 9. Property Owners’ or Homeowners’ Association and Covenants, Conditions, and Restrictions

Developer shall create one or more Property Owners Associations (POA) or Homeowner Associations (HOA), recorded in the official records of Lake County and registered with the Secretary of the State of Florida. Covenants, Conditions and Restrictions shall be submitted and approved with the first Final Plat or site plan. The established Homeowners’/ Property Owners’ Association (“Association”) shall be designated to oversee and maintain any open space, water retention area, required buffer, private street, and any other component of the overall development so dedicated to said association. Until such time that the Association becomes effective, the developer shall maintain all common areas.

Section 10. Permits.

Prior to platting or construction, the property owner shall obtain all necessary permits from the applicable local, regional, state and federal agencies. Copies of all permits shall be furnished to the Community Development Director of the City.

Section 11. 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 12. Effective Date.

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

PASSED AND ORDAINED this _____ day of _____, 2022,
by the City Council of the City of Tavares, Florida.

Lori Pfister, Mayor
Tavares City Council

Passed First Reading: _____

Passed Second Reading: _____

ATTEST:

Susie Novack, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Lindsey C. T. Holt, City Attorney

EXHIBIT "A"

PARCEL 1:

GOVERNMENT LOTS 1, 2, AND 3 AND THE NORTH 1/2 OF GOVERNMENT LOT 4 AND THE NORTH 571 FEET OF GOVERNMENT LOT 6, TOGETHER WITH LOTS 1 THROUGH 9, INCLUSIVE, OF WEBLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING WITHIN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. ALSO, LOTS 10 THROUGH 13, INCLUSIVE, OF WEBLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; AND THE SOUTH 1/2 OF GOVERNMENT LOT 5, LESS THE ROAD RIGHT-OF-WAY; AND GOVERNMENT LOT 4 AND THE NORTH 1/4 OF GOVERNMENT LOT 5; AND GOVERNMENT LOT 6, LYING SOUTH OF ROAD, ALL LYING IN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

LESS:

THAT PART LYING WITHIN A REPLAT OF THE PENINSULA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 32 THROUGH 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,

AND LESS:

THAT PART CONVEYED IN OFFICIAL RECORDS BOOK 2730, PAGE 1287, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT NO. 2, IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 25 EAST, CITY OF TAVARES, LAKE COUNTY, FLORIDA, LYING 75.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH, THE NORTH LINE OF LOT 18 OF A REPLAT OF THE PENINSULA, AS RECORDED IN PLAT BOOK 36, PAGES 32 THROUGH 34, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING BOUNDED ON THE WEST BY THE WATERS OF LAKE HARRIS AND ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 18.

AND,

PARCEL 2:

THE NORTH 1/2 OF GOVERNMENT LOTS 2 AND 3, LYING IN SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, TOGETHER WITH AN INGRESS/EGRESS GRANTED IN DEED BOOK 295, PAGE 233, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE CERTAIN ENCROACHMENTS OF THE IMPROVEMENTS RELATIVE TO THE SUBDIVISION COMMONLY KNOWN AS THE "PENINSULA" ON THE ABOVE IDENTIFIED PROPERTY, AS SUCH ENCROACHMENTS ARE MORE PARTICULARLY DEPICTED ON THE "EXISTING SURVEY" OR "NEW SURVEY", AS THOSE TERMS ARE DEFINED IN THE AGREEMENT FOR SALE AND PURCHASE OF REAL PROPERTY DATED SEPTEMBER 6, 2005.

MORE PARTICULARLY DESCRIBED AS:

PARCEL A:

THAT PORTION OF SECTIONS 35 AND 36 TOWNSHIP 19 SOUTH, RANGE 25 EAST, AND THAT PORTION OF WEBLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING WITHIN LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN N00°39'25"E ALONG THE EAST LINE OF SAID SECTION 35 A DISTANCE OF 409.00 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°10'45"W A DISTANCE OF 10.18 FEET TO THE WESTERLY AND NORTHERLY RIGHT OF WAY OF LANE PARK/WOODLEA ROAD PER MAINTENANCE MAP DATED SEPTEMBER 15, 2004 AS RECORDED IN MAINTENANCE MAP BOOK 9, PAGES 89 THROUGH 94, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N89°10'45"W A DISTANCE OF 2321.90 FEET TO THE SOUTHEAST CORNER OF A REPLAT OF THE PENINSULA AS RECORDED IN PLAT BOOK 36, PAGES 32 THROUGH 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN ALONG THE EASTERLY LINE OF SAID PLAT THE FOLLOWING EIGHT COURSES: THENCE N10°55'01"W A DISTANCE OF 75.30 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 50.00 FEET TO WHICH A RADIAL LINE BEARS S10°55'01"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 160°31'44" AN ARC DISTANCE OF 140.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°31'44" AN ARC DISTANCE OF 30.77 FEET; THENCE RUN N10°55'01"W A DISTANCE OF 50.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 775.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°46'39" AN ARC DISTANCE OF 226.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 725.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°31'04" AN ARC DISTANCE OF 19.21 FEET; THENCE RUN N86°23'51"E A DISTANCE OF 125.00 FEET; THENCE RUN N18°21'38"W A DISTANCE OF 30.43 FEET; THENCE DEPARTING SAID EAST LINE RUN N82°45'10"E A DISTANCE OF 40.17 FEET; THENCE RUN N12°57'32"W A DISTANCE OF 140.84 FEET; THENCE RUN N89°45'43"W A DISTANCE OF 55.58 FEET TO THE AFORESAID EAST LINE OF SUBDIVISION; THENCE RUN ALONG SAID EAST LINE THE FOLLOWING SEVEN COURSES: N18°21'38"W A DISTANCE OF 24.50 FEET; THENCE RUN N89°50'46"W A DISTANCE OF 125.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS S80°43'04"W AND HAVING A RADIUS OF 725.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°00'25" AN ARC DISTANCE OF 88.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 775.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'27" AN ARC DISTANCE OF 136.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 975.00 FEET; THENCE RUN NORTHERLY THROUGH A CENTRAL ANGLE OF 16°14'03" AN ARC DISTANCE OF 276.26 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1025.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°48'01" AN ARC DISTANCE OF 282.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 975.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°36'37" AN ARC DISTANCE OF 248.62 FEET; THENCE DEPARTING SAID EAST LINE RUN N88°04'51"E A DISTANCE OF 87.56 FEET; THENCE RUN N00°15'24"E A DISTANCE OF 216.63 FEET; THENCE RUN N02°04'11"W A DISTANCE OF 221.93 FEET; THENCE RUN N88°24'11"W A DISTANCE OF 86.55 FEET TO THE AFORESAID EAST LINE OF SUBDIVISION, SAID POINT BEING ON A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS N87°51'04"W AND HAVING A RADIUS OF 725.00 FEET; THENCE RUN ALONG SAID EAST BOUNDARY THE FOLLOWING FIVE COURSES: NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°04'46" AN ARC DISTANCE OF 64.27 FEET; THENCE RUN N07°13'44"E A DISTANCE OF 117.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°31'44" AN ARC DISTANCE OF 30.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°31'44" AN ARC DISTANCE OF 61.55 FEET; THENCE RUN N07°13'44"E A DISTANCE OF 24.69 FEET; THENCE DEPARTING SAID EAST LINE RUN S71°57'15"E A DISTANCE OF 57.01 FEET; THENCE RUN N23°09'55"E A DISTANCE OF 113.13 FEET; THENCE RUN N70°24'13"W A DISTANCE OF 191.79 FEET; THENCE RUN N06°46'44"E A DISTANCE OF 39.32 FEET; THENCE RUN N89°10'45"W A DISTANCE OF 282.00 FEET, MORE OR LESS TO THE WATER'S EDGE OF LAKE HARRIS AND HAVING A TIE WITNESS MONUMENT N89°10'45"W AT A DISTANCE OF 239.78 FEET THAT IS 42± FEET EASTERLY OF LAKE'S EDGE; THENCE RUN NORTHERLY AND EASTERLY ALONG SAID LAKE'S EDGE AND HAVING A TIE LINE FOR THE FOLLOWING 15 COURSES: THENCE RUN FROM SAID TIE WITNESS MONUMENT N03°26'08"E A DISTANCE OF 175.63 FEET; THENCE RUN N23°30'38"E A DISTANCE OF 307.44 FEET; THENCE RUN N29°42'44"E A DISTANCE OF 358.39 FEET; THENCE RUN N72°42'02"E A DISTANCE OF 493.09 FEET; THENCE RUN N82°31'03"E A DISTANCE OF 426.79 FEET; THENCE RUN N83°10'35"E A DISTANCE OF 516.10 FEET; THENCE RUN S57°52'37"E A DISTANCE OF 899.04 FEET; THENCE RUN S47°58'40"E A DISTANCE OF 550.80 FEET; THENCE RUN S86°38'10"E A DISTANCE OF 306.43 FEET; THENCE RUN S44°33'38"E A DISTANCE OF 271.29 FEET; THENCE RUN S78°28'04"E A DISTANCE OF 145.76 FEET; THENCE RUN S44°10'51"E A DISTANCE OF 445.79 FEET; THENCE RUN S20°26'30"E A DISTANCE OF 305.25 FEET; THENCE RUN S07°18'18"E A DISTANCE OF 420.42 FEET; THENCE RUN S42°49'15"E A DISTANCE OF 280.70 FEET TO A TIE WITNESS MONUMENT THAT IS 1034 FEET, MORE OR LESS, S00°39'44"W OF THE EDGE OF LAKE; THENCE RUN FROM THE EDGE OF LAKE S00°39'34"W A DISTANCE OF 1538 FEET, MORE OR LESS, AND HAVING A TIE OF S00°39'37"W A DISTANCE OF 506.84 FEET FROM THE TIE WITNESS MONUMENT TO THE AFORESAID NORTHERLY RIGHT OF WAY OF WOODLEA/LANE PARK ROAD SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY TO WHICH A RADIAL LINE BEARS N17°08'20"E AND HAVING A RADIUS OF 959.28 FEET; THENCE RUN ALONG THE NORTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID WOODLEA/LANE PARK ROAD THE FOLLOWING 14 COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'36" AN ARC DISTANCE OF 250.75 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 21.28 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 2.00 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 298.62 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 1.00 FEET; THENCE RUN N88°27'21"W 237.39 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 7.00 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 118.94 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 6.00 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 105.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 248.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°45'32" AN ARC DISTANCE OF 193.74 FEET; THENCE RUN S46°47'07"W A DISTANCE OF 20.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 352.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°09'07" AN ARC DISTANCE OF 283.71 FEET; THENCE RUN S00°38'00"W A DISTANCE OF 577.95 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 25 EAST, AND SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN S89°10'49"E ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 30.00 FEET TO THE EASTERLY AND SOUTHERLY RIGHT OF WAY LINE OF LANE PARK/WOODLEA ROAD PER MAINTENANCE MAP DATED SEPTEMBER 15, 2004 AS RECORDED IN MAINTENANCE MAP BOOK 9, PAGES 89 THROUGH 94, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN ALONG SAID EASTERLY AND SOUTHERLY RIGHT OF WAY THE FOLLOWING 19 COURSES: N00°38'00"E A DISTANCE OF 987.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 312.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°17'52" AN ARC DISTANCE OF 159.65 FEET; THENCE RUN N60°04'08"W A DISTANCE OF 9.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY TO WHICH A RADIAL LINE BEARS N60°04'08"W AND HAVING A RADIUS OF 321.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°51'15" AN ARC DISTANCE OF 94.49 FEET; THENCE RUN N46°47'07"E A DISTANCE OF 20.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 217.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°45'32" AN ARC DISTANCE OF 169.52 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 105.45 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 5.00 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 118.94 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 3.00 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 237.39 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 1.00 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 298.62 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 2.00 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 21.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 921.25 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°54'02" AN ARC DISTANCE OF 529.00 FEET; THENCE RUN S55°33'10"E A DISTANCE OF 573.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3534.05 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'26" AN ARC DISTANCE OF 171.09 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 588.68 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°03'45" AN ARC DISTANCE OF 462.99 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S00°39'53"W ALONG SAID EAST LINE A DISTANCE OF 645.32 FEET TO THE SOUTH 1/4 SECTION CORNER OF SAID SECTION 36; THENCE RUN S89°10'55"E ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1317.90 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH LINE RUN S00°57'57"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 1319.63 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID GOVERNMENT LOT 2; THENCE RUN N89°10'19"W ALONG SAID SOUTH LINE AND THE SOUTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 1 A DISTANCE OF 2632.64 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 3; THENCE RUN N00°51'18"E ALONG SAID WEST LINE A DISTANCE OF 1319.20 FEET TO THE SOUTH LINE OF THE AFORESAID SECTION 36; THENCE RUN N89°10'49"W ALONG SAID SOUTH LINE A DISTANCE OF 1287.27 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION DESCRIBED AS FOLLOWS:

NORTHERLY PARCEL

THAT PORTION OF SECTION 36 TOWNSHIP 19 SOUTH, RANGE 25 EAST, AND THAT PORTION OF WEBLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING WITHIN LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN N00°39'25"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1506.84 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N00°39'25"E ALONG SAID WEST LINE A DISTANCE OF 1132.13 FEET TO THE WEST 1/4 SECTION CORNER OF SAID SECTION 36; THENCE CONTINUE N00°39'25"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 207.51 FEET; THENCE DEPARTING SAID WEST LINE RUN S83°07'31"E A DISTANCE OF 131.38 FEET; THENCE RUN S47°59'34"E A DISTANCE OF 229.39 FEET; THENCE RUN S72°37'08"E A DISTANCE OF 1059.40 FEET TO THE EAST LINE OF GOVERNMENT LOT 5 OF SAID SECTION 36; THENCE RUN S00°39'34"W A DISTANCE OF 1101.70 FEET TO THE NORTHERLY RIGHT OF WAY OF WOODLEA/LANE PARK ROAD PER MAINTENANCE MAP DATED SEPTEMBER 15, 2004 AS RECORDED IN MAINTENANCE MAP BOOK 9, PAGES 89 THROUGH 94, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING SITUATED ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY TO WHICH A RADIAL LINE BEARS N16°29'28"E AND HAVING A RADIUS OF 961.18 FEET; THENCE RUN ALONG THE NORTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID WOODLEA/LANE PARK ROAD THE FOLLOWING 11 COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°56'49" AN ARC DISTANCE OF 250.74 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 21.28 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 2.00 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 298.62 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 1.00 FOOT; THENCE RUN N88°27'21"W A DISTANCE OF 237.39 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 7.00 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 118.94 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 6.00 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 105.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 248.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°13'39" AN ARC DISTANCE OF 74.57 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN N47°31'04"W A DISTANCE OF 288.25 FEET TO THE POINT OF BEGINNING.

ALSO LESS THAT PORTION DESCRIBED AS FOLLOWS:

SOUTHERLY PARCEL

THAT PORTION OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN S89°10'49"E ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 30.00 FEET TO THE EASTERLY AND SOUTHERLY RIGHT OF WAY LINE OF LANE PARK/WOODLEA ROAD PER MAINTENANCE MAP DATED SEPTEMBER 15, 2004 AS RECORDED IN MAINTENANCE MAP BOOK 9, PAGES 89 THROUGH 94, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN ALONG SAID EASTERLY AND SOUTHERLY RIGHT OF WAY THE FOLLOWING 19 COURSES: N00°38'00"E A DISTANCE OF 987.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 312.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°17'52" AN ARC DISTANCE OF 159.65 FEET; THENCE RUN N60°04'08"W A DISTANCE OF 9.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY TO WHICH A RADIAL LINE BEARS N60°04'08"W AND HAVING A RADIUS OF 321.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°51'15" AN ARC DISTANCE OF 94.49 FEET; THENCE RUN N46°47'07"E A DISTANCE OF 20.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 217.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°45'32" AN ARC DISTANCE OF 169.52 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 105.45 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 5.00 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 118.94 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 3.00 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 237.39 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 1.00 FOOT; THENCE RUN S88°27'21"E A DISTANCE OF 298.62 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 2.00 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 21.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 921.18 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°54'11" AN ARC DISTANCE OF 529.00 FEET; THENCE RUN S55°33'10"E A DISTANCE OF 573.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3534.30 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'25" AN ARC DISTANCE OF 171.09 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 588.69 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°03'41" AN ARC DISTANCE OF 462.99 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S00°39'53"W ALONG SAID EAST LINE A DISTANCE OF 645.32 FEET TO THE SOUTH 1/4 SECTION CORNER OF SAID SECTION 36; THENCE RUN N89°10'49"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 2604.57 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF GOVERNMENT LOTS 2 AND 3, SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

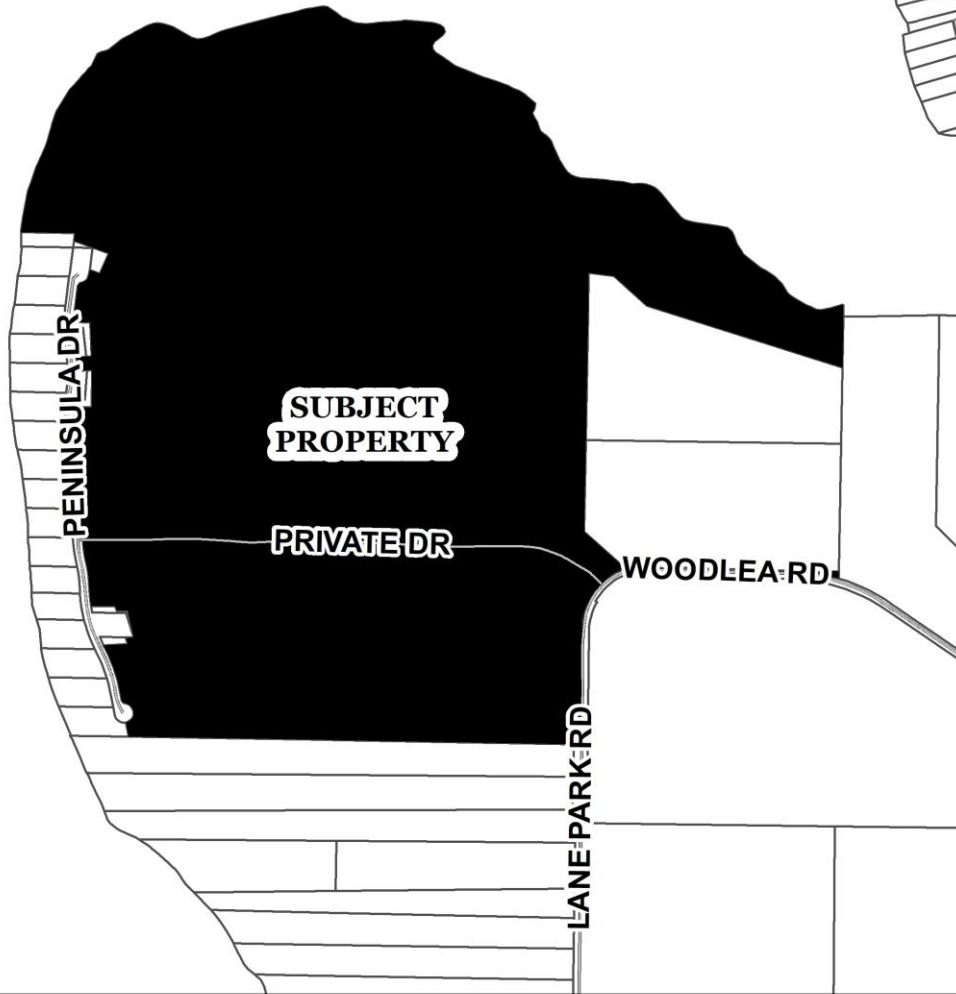
TOGETHER WITH EASEMENT INTEREST FOR INGRESS AND EGRESS BEING DESCRIBED AS FOLLOWS:

AN EASEMENT 50 FEET IN WIDTH FOR INGRESS AND EGRESS LYING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE SOUTHEAST CORNER OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, AND RUN N.00°08'33"E., ALONG THE EAST LINE OF THE S.E. 1/4 A DISTANCE OF 409.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 409 FEET OF THE S.E. 1/4 OF SAID SECTION 35; THENCE N.89°41'37"W., ALONG THE NORTH LINE OF THE SOUTH 409 FEET OF THE S.E. 1/4 A DISTANCE OF 2332.08 FEET; THENCE N.00°18'23"E., 1504.64 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N.89°38'22"E., 244.42 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 196.47 FEET; THENCE SOUTHEASTERLY ALONG AND WITH SAID CENTERLINE THROUGH A CENTRAL ANGLE OF AN ARC LENGTH OF 280.28 FEET TO THE END OF SAID CURVE; THENCE S.08°37'28"E., 494.21 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 366.98 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 135°37'59" AN ARC LENGTH OF 868.73 FEET TO THE END OF SAID CURVE; THENCE N.35°44'33"E., 390.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°07'15" AN ARC LENGTH OF 26.81 FEET TO THE END OF SAID CURVE; THENCE N.30°37'18"E., 175.06 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 279.13 FEET AND A RADIAL BEARING OF S.30°37'18"W.; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 16'47" AN ARC LENGTH OF 225.46 FEET TO THE END OF SAID CURVE; THENCE N.74°20'30"E., 214.14 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 272.70 FEET; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°37'34", AN ARC LENGTH OF 274.27 FEET TO THE END OF SAID CURVE; THENCE S.48°01'56"E., 296.94 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°21'56" AN ARC LENGTH OF 43.16 FEET TO THE END OF SAID CURVE; THENCE S.35°40'00"E., 97.91 FEET, MORE OR LESS, TO THE CENTERLINE OF WOODLEA ROAD (COUNTY ROAD NO. 3-3840); RETURN TO THE POINT OF BEGINNING AND RUN S.89°38'22"W., 318.09 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1000.00 FEET AND A RADIAL BEARING OF S.80°47'03"W.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°56'31" AN ARC LENGTH OF 278.24 FEET TO THE END OF SAID CURVE AND BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°29'10" AN ARC LENGTH OF 215.80 FEET TO THE END OF SAID CURVE AND BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°28'27", AN ARC LENGTH OF 215.65 FEET AND THE END OF SAID CURVE; THENCE N.06°42'52"E., 187.93 FEET; THENCE S.83°17'08"E., 25.00 FEET TO THE END OF THIS CENTERLINE DESCRIPTION.

LESS AND EXCEPT, ANY RIGHTS-OF-WAYS AS SHOWN ON THE PLAT OF THE PENINSULA, AS RECORDED IN PLAT BOOK 36, PAGES 1 THROUGH 3, INCLUSIVE AND A REPLAT OF THE PENINSULA AS RECORDED IN PLAT BOOK 36, PAGES 32 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CITY OF TAVARES

Lake Harris



Property Location Map



Created By: City of Tavares GIS

T:\pzd\DATA\PROJECT FILES\damere Crossing, PD Rezoning, Conceptual Plan & LSFLUM - PZ2021-22\GIS\GIS_Maps\AD.mxd

Map Created on 10/26/21

EXHIBIT "B"



LAND USE:

GROSS LAND AREA = 283.09 ACRES
 NET LAND AREA = 232.86 ACRES
 UPLAND DENSITY = 69/202.09 = 3.00
 WATER DENSITY = 14.7/14.7 = 1.00
 OVERALL DENSITY = 69/220.09 = 2.84
 42 LOTS = 156 LOTS
 57 LOTS = 198 LOTS
 69 LOTS = 234 LOTS
 FLUM = LOW DENSITY
 ZONING = PD

SURROUNDING FLUM & ZONING:
 NORTH LAKE HARRIS
 EAST SUBURBAN (RSF-A) CITY OF TAWARES
 SOUTH RURAL TRANSITION (AG) LAKE COUNTY

PROPOSED IMPROVEMENT:

R/W PERIODIC 10 ACRES
 TOTAL IMPROVEMENTS 14.7 ACRES
 COMMUNITY CENTER 14.7 ACRES
 OPEN SPACE 88.03 ACRES
 MAX SR FOR SITE = 66.03 ACRES

LANDSCAPE BUFFERS:

ADJACENT TO THE LAKE EAST THE 26' AVERAGE WIDTH BUFFER
 WEST TYPE C
 SOUTH TYPE C
 ALONG WOODLEA AND LAKE PARK TYPE D

NOTES:

- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE DUE TO ENGINEERING AND MARKET CONSIDERATIONS.
- LANDSCAPE BUFFERS SHALL BE IN ACCORDANCE WITH THE CITY OF TAWARES.
- THE ROADS TO BE PRIVATE.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF TAWARES CODE OF ORDINANCES AND THE CITY OF TAWARES CONSTRUCTION SPECIFICATION MANUAL (CMAS) FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF WATER UTILITIES. THE CITY OF TAWARES CONSTRUCTION SPECIFICATION MANUAL LATEST EDITION AND THE CITY OF TAWARES STANDARD DETAIL LINES OTHERWISE SPELLED OUT IN THE PD ORDINANCE.
- ALL UTILITIES SHALL MEET CITY'S LATEST EDITION OF THE CSM.
- PROPERTY SHALL BE DEVELOPED AS AN ACTIVE ADULT COMMUNITY.
- PER POLICY 6.3.4 THERE WILL BE AN AVERAGE OF 28' UPLAND BUFFERS ADJACENT TO THE WETLAND LINE DELINEATED BY THE ENVIRONMENTAL ENGINEER.
- AMENITIES SHALL INCLUDE BUT NOT LIMITED TO: MARINA, CLUB HOUSE, SWIMMING POOL, TENNIS COURTS, TRAILS, GOLF PARK, PICKLE BALL, AND OTHER PASSIVE / ACTIVE RECREATIONS.
- PROJECT WILL MEET ALL STORMWATER RULES FOR THE CITY OF TAWARES AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
- SURFAGE SHALL CONFORM TO THE APPROVED PD BY THE CITY OF TAWARES.
- WATER AND SEWER IS NOT CURRENTLY AVAILABLE TO THE SITE IN ACCORDANCE WITH THE CITY OF TAWARES PD FROM 2021-23 THE CITY PLANS ON EXTENDING OPPOSITE CAPITAL UTILITIES.
- THE DESIGNER SHALL BE RESPONSIBLE FOR ALL LAND SURVEYS AND TO THE EXISTING UTILITY SYSTEMS REQUIRED TO SERVE THE DEVELOPMENT.
- CAPITAL UTILITY FEE PENSIONS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE PAID BY THE DEVELOPER AND SHALL BE A CONDITION OF THE DEVELOPMENT COMMITMENT AS TO WHEN THE LINES WILL BE CONSTRUCTED.

170' MINIMUM BUFFER WHICH INCLUDES
 A TYPE 'C' LANDSCAPE BUFFER ALONG
 PINEGLA DRIVE

CRESSWIND AT LAKE HARRIS
EXHIBIT B
EXAMPLE AMENITY



1000 North State Ave.
Tampa, Florida 33607
Phone: 813.252.3333
Fax: 813.252.3333
www.halff.com

DATE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
PROJECT NO.	
SHEET NO.	
TOTAL SHEETS	

SHEET 2

CONTRACT NO. 2022-05
PROJECT NAME: CRESSWIND AT LAKE HARRIS

NOTES:

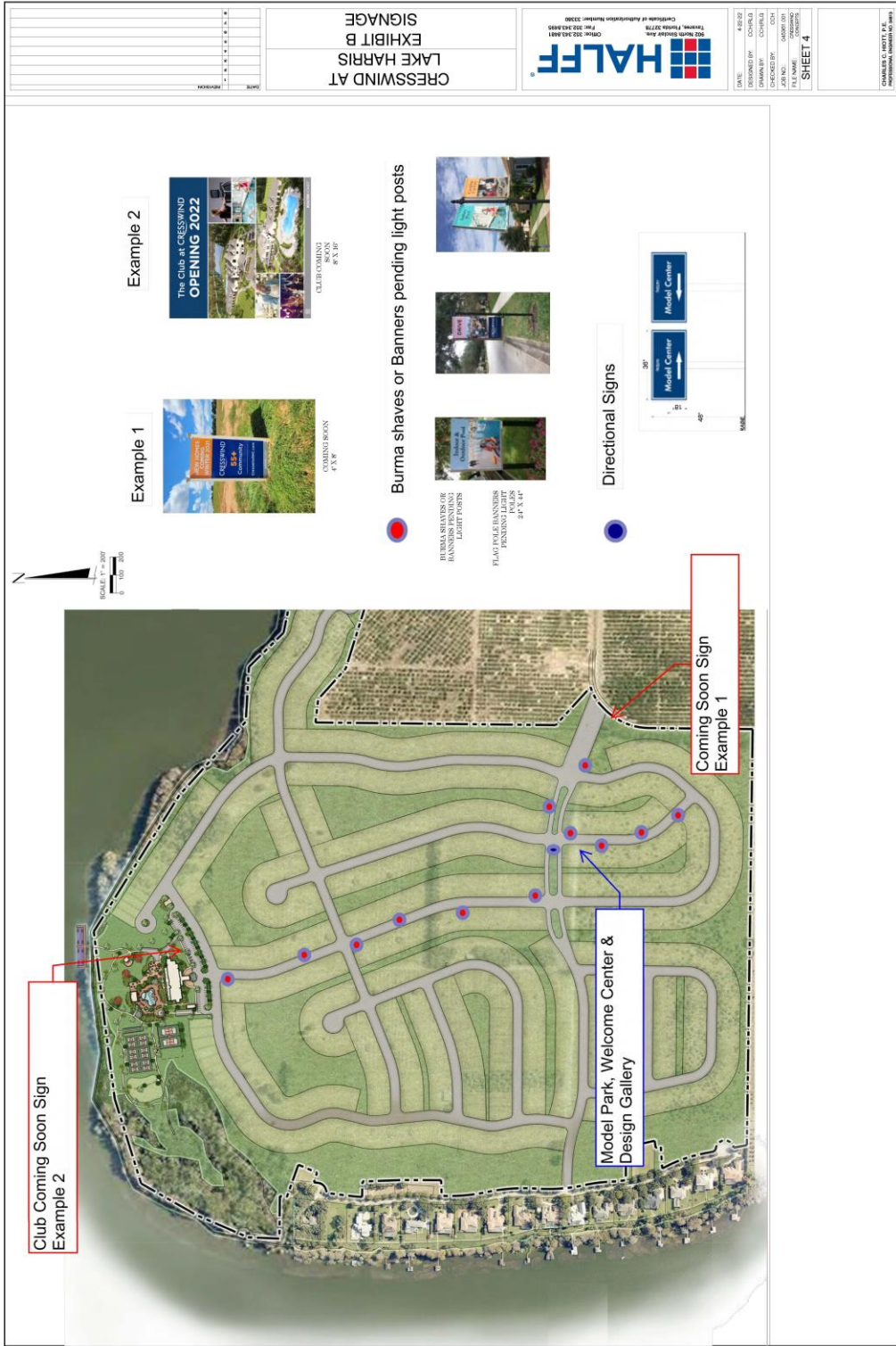
- RECREATION / AMENITY IS AN EXAMPLE REPRESENTATION OF ONE OPTION FOR THE PROJECT. THE FINAL DESIGN AND CONSTRUCTION SHALL BE SUBJECT TO SITE PLAN / LANDSCAPE APPROVAL BY THE CITY.


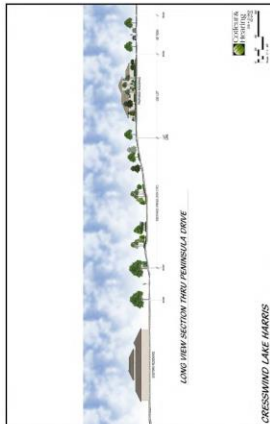








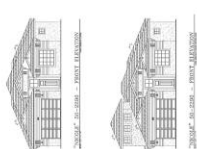








<p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT: _____</p>	<p>CRESSWIND AT LAKE HARRIS EXHIBIT B ENTRY AND SECTIONS</p>	 <p>900 South Shiloh Ave Orem, UT 84058 Phone: 801.223.8885 Certificate of Authorization Number: 23300</p> <p>DESIGNED BY: COLLEEN HENNING DRAWN BY: COLLEEN HENNING CHECKED BY: COLLEEN HENNING DATE: 08/20/2022 SHEET 5</p> <p>PREPARED FOR: _____ PROJECT: _____ SHEET: _____</p>
 <p>LONG VIEW SECTION THROUGH PENNINSULA DRIVE</p> <p>CRESSWIND LAKE HARRIS</p>		
 <p>KOLLER CRESSWIND LAKE HARRIS</p> <p>COLLEEN HENNING ARCHITECTURE</p>	 <p>SECTION THROUGH PENNINSULA DRIVE</p> <p>CRESSWIND LAKE HARRIS</p>	 <p>AERIAL SECTION ALONG GARAGE</p> <p>CRESSWIND LAKE HARRIS</p>
 <p>KOLLER CRESSWIND LAKE HARRIS</p> <p>THE PENNINSULA OF LAKE HARRIS DRIVE</p> <p>COMMUNITY OVERVIEW</p>	 <p>KOLLER CRESSWIND LAKE HARRIS</p> <p>COLLEEN HENNING ARCHITECTURE</p>	 <p>KOLLER CRESSWIND LAKE HARRIS</p> <p>COLLEEN HENNING ARCHITECTURE</p>

DATE: 4/22/22		DRAWN BY: COLE G.		CHECKED BY: L. COX		JOB NO.: 40002.DWG		TITLE: ELEVATIONS		SHEET 6	
CRESSWIND AT LAKE HARRIS EXHIBIT B ELEVATIONS OF HOMES											
											
<small>CHARLES C. WITT, P.E. Professional Engineer No. 1001</small>											
											
											
											
											
											
											
											
											
											
											
											
											
											

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/1/2022**

AGENDA TAB NO.: 6

SUBJECT TITLE: Ordinance 2022-04 - City Impact Fee Waiver for Property Located Within the Community Redevelopment Area (CRA) (Community Development)

OBJECTIVE:

To consider a temporary City impact fee waiver for property located within the Community Redevelopment Area (CRA)

SUMMARY:

The City of Tavares established a Community Redevelopment Area (CRA) in 1995 with subsequent boundary expansions in 2006 and 2013. The City of Tavares recognizes the significance of the CRA as an area for tourism, professional offices, retail, dining, mixed housing choices, seaplane base operations, institutional, and cultural activity. The CRA is identified as a focus area for economic development through the adopted Community Redevelopment Plan, the Downtown Master Plan, and the Economic Development Strategy. The City's Comprehensive Plan promotes the implementation of incentives to encourage redevelopment and to attract business and industry. Promoting infill development within the CRA as a smart growth initiative serves to direct development towards the existing downtown core, utilizes existing infrastructure, and makes use of economically viable property. Quality infill projects can lead to neighborhood revitalization and a potential increase in property value, which are primary goals of the CRA. Within the boundary of the CRA there are approximately thirty (30) acres of vacant property with a mixture of land use and zoning classifications.

The City of Tavares is experiencing an influx of growth, as many communities in Florida are experiencing. However, there is limited development interest within the CRA boundary. Investment in an infill project can present some challenges for developers, including assembly of fragmented property, potential environmental cleanup, limited financing options, demolition cost, higher construction costs for commercial and multi-story buildings, and impact fees. In accordance with the Comprehensive Plan, the City of Tavares has the opportunity to consider an incentive program designed to encourage redevelopment within the CRA boundary. Ordinance 2022-04 proposes an incentive program that waives city impact fees for water, sewer, police, fire, and parks for building permits issued to properties located in the CRA for a period not to exceed June 7, 2025.

OPTIONS:

1. That City Council moves to approve Ordinance 2022-04, a temporary City impact fee waiver for property located within the Community Redevelopment Area (CRA)

2. That City Council moves to deny Ordinance 2022-04.

STAFF RECOMMENDATION:

At their May 19th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2022-04.

Staff recommends that City Council moves to approve Ordinance 2022-04, a temporary City impact fee waiver for property located within the Community Redevelopment Area (CRA).

FISCAL IMPACT:

City impact fees are not collected for CRA development.

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 2022-04
2. Aerial Map
3. Newspaper Ad 05-08-22

ORDINANCE 2022-04

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA PROVIDING FOR AN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM FOR THE COMMUNITY REDEVELOPMENT AREA; SUSPENDING CERTAIN CITY WATER, SEWER, POLICE, FIRE AND PARK IMPACT FEES FOR A SPECIFIED PERIOD OF TIME; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Tavares adopted in accordance with Chapter 163 of the Florida State Statutes, Resolution 1995-09, Resolution 2006-05, and Resolution 2013-11 establishing the boundary of the Community Redevelopment Area described in Exhibit "A"; and

WHEREAS, on May 3, 2006, the City of Tavares through Resolution 2006-06 adopted a Community Redevelopment Plan that identified goals and strategies for the area; and

WHEREAS, on December 6, 2017, the City of Tavares adopted a Downtown Master Plan that identified the vision and strategies for underdeveloped areas in downtown; and

WHEREAS, the City of Tavares Economic Development Strategy identifies the Community Redevelopment Area as an economic focus area; and

WHEREAS, the City of Tavares Comprehensive Plan encourages the implementation of incentives to promote economic growth and development consistent with the Economic Development Strategy; and

WHEREAS, a primary objective of the Community Redevelopment Plan, the Downtown Master Plan, and the Economic Development Strategy is to encourage the redevelopment and revitalization of the Community Redevelopment Area into a mixed-use residential, civic, and commercial downtown destination; and

WHEREAS, impact fees represent a substantial cost for new development; and

WHEREAS, a development incentive program, which provides for impact fee exemptions for properties located within the Community Redevelopment Area as established by Resolution 1995-09, Resolution 2006-05, and Resolution 2013-11 would be consistent with the adopted Comprehensive Plan, Community Redevelopment Plan, Downtown Master Plan, and Economic Development Strategy; therefore:

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA
THAT:**

Section 1. Impact Fee Exemptions

1. Community Redevelopment Area

For a time period from the effective date of this ordinance until June 7, 2025, city impact fees for water, sewer, police, fire, and parks shall be waived for building permits issued during that time period to properties located within the Community Redevelopment Area subject to the following guidelines:

- (a) This incentive program shall become effective upon the final adoption of this ordinance and in no instance shall credits be applied retroactively.
- (b) To be eligible for a credit, the associated building permit must be issued prior to the termination date of June 7, 2025. Permits that expire after the termination date will not be eligible for credits upon renewal.

Section 2. Severability and Conflicts

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

Section 3. Effective Date

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

PASSED AND ADOPTED this _____ day of _____, 2022 by the City Council of the City of Tavares, Florida.

Lori Pfister, Mayor
Tavares City Council

First Reading: _____

Second Reading: _____

ATTEST:

Susie Novack, City Clerk

Approved as to form:

Lindsay C. T. Holt, City Attorney

Exhibit "A"

ALL REAL PROPERTY NORTH OF LAKE DORA AND WEST OF DISSTON AVENUE AND SOUTH OF CAROLINE STREET AND EAST OF STATE HIGHWAY 19 AND NORTHEAST OF THE DORA CANAL AND TO INCLUDE:

ALL OF BLOCK 25 AND ALL OF BLOCK 26 LESS LOT 4 OF ALEX ST. CLAIR ABRAMS EXTENSION AS RECORDED IN PLAT BOOK 1 PAGE 53 OF THE LAKE COUNTY RECORDS, AND

ALL REAL PROPERTY NORTH OF CAROLINE STREET AND WEST OF LAKE SHORE BOULEVARD AND SOUTHEAST OF STATE HIGHWAY 19, AND

ALL PARTS OF THE RIGHT OF WAY OF MAIN STREET FROM SR19 TO DISSTON AVENUE,

LESS

LOTS A, B, C, G, AND H OF BLOCK 38, AND THE WESTERN ½ OF BLOCK 47, AND BLOCKS 39, 40, 45, 46 OF THE MAP OF TAVARES AS RECORDED IN BOOK 1 PAGE 64 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AND

ALL REAL PROPERTY SOUTH OF THE SEABORD AIR LINE RAILROAD AND WEST OF SINCLAIR AVENUE, AND

ALL PROPERTY SOUTH OF THE CENTER LINE OF TRAFFORD STREET OF THE MAP OF TAVARES AS RECORDED IN BOOK 1 PAGE 64 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AND WEST

OF BLOXHAM AVENUE, AND

ALL REAL PROPERTY WEST OF LAKE AVENUE AND SOUTH OF RUBY STREET, AND LOTS A THROUGH F OF BLOCK 72 OF THE TAVARES IMPROVEMENT COMPANY AS RECORDED ON PLAT BOOK 4 PAGE 39 OF THE LAKE COUNTY RECORDS, AND

LOTS D THROUGH F OF THE HUNTER SUBDIVISION AS RECORDED IN PLAT BOOK 8 PAGE 35 OF THE LAKE COUNTY RECORDS, LAKE COUNTY FLORIDA, AND

THE SOUTH 150 FEET OF BLOCK 77 OF THE MAP OF TAVARES AS RECORDED IN BOOK 1 PAGE 64 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA.

ALL REAL PROPERTY NORTH OF CAROLINE STREET, WEST OF DISSTONAVENUE, SOUTH OF CLIFFORD STREET, AND EAST OF STATE ROAD 19 AND NORTHEAST OF ALFRED STREET TO INCLUDE:

BLOCKS 26,27,28 29,30,31,32,33,34,35,36,37, AND THAT PART OF "RIVER PARK" LYING EASTERLY OF MAXWELL AVENUE AND NORTH OF CAROLINE STREET AS RECORDED IN THE MAP OF TAVARES BOOK 1 PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

BLOCKS 111 AND 112 OF THE ST. CLAIR ABRAMS SUBDIVISION AS RECORDED IN BOOK 4 PAGE 22 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

BLOCKS 94,95, 86, 87, AND 88 OF THE NUTT'S SUBDIVISION AS RECORDED IN BOOK 5 PAGE 51 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

BLOCKS 48 AND 49 OF THE TAVARES IMPROVEMENT COMPANY PLAT AS RECORDED IN BOOK 4 PAGE 29 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

BLOCK 50 OF THE TAVARES IMPROVEMENT COMPANY PLAT AS RECORDED IN BOOK 4 PAGE 39 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

THE WILSON SUBDIVISION AS RECORDED IN BOOK 6 PAGE 27 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

BLOCKS 90, 91, 92, 93, THE NORTH HALF OF BLOCK 98, BLOCK 99 AS RECORDED IN THE MAP OF TAVARES BOOK 1 PAGE 64 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

FROST'S SUBDIVISION OF BLOCK 89 AS RECORDED IN BOOK 6 PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

C.L. WILLIAMS SUBDIVISION OF BLOCK 96 AS RECORDED IN BOOK 5 PAGE 34 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

WATSON'S SUBDIVISION OF BLOCK 97 AS RECORDED IN BOOK 5 PAGE 69 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

BARKSDALE SUBDIVISION OF THE SOUTH ½ OF BLOCK 98 AS RECORDED IN BOOK 8 PAGE 36 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

BLOCK A, G, THAT PORTION OF BLOCK B EASTERLY OF STATE ROAD 19, AND BLOCK F SOUTHEASTERLY OF HIGHWAY 441 ACCORDING TO THE LAKEWOOD PARK ADDITION TO TAVARES AS RECORDED IN BOOK 10 PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

ALSO

ALL REAL PROPERTY LYING NORTH OF CLIFFORD STREET BETWEEN ST. CLAIR ABRAMS AVENUE AND BURLEIGH BOULEVARD (U.S. 441) TO INCLUDE:

BLOCKS 102, 103, 106, AND BLOCKS 100, 101, 107, AND 108 ACCORDING TO THE MAP OF TAVARES AS RECORDED IN BOOK 1 PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA NOW LYING SOUTHEARSTERLY OF HIGHWAY 441

LINDA PARK SUBDIVISION OF BLOCK 102 AS RECORDED IN BOOK 16 PAGE 23 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

THAT PART OF GOV LOT 1 LYING E'LY OF HIGHWAY 441 & W OF ST CLAIR ABRAMS AVE--LESS THAT PART

LYING S OF DRAINAGE EASEMENT RECORDED IN ORB 382 PG 475 & LESS THAT PART OF LAND LYING WITHIN FOLLOWING DESCRIBED LINE:FROM SE COR OF SE 1/4 RUN N 88DEG 32MIN 23SEC W 874.94 FT TO CENTERLINE OF SR 500, N 38DEG 08MIN 24SEC E 258.40 FT FOR POB, CONT N 38DEG 08MIN 24SEC E 338.83 FT TO INTERSECTION WITH THE W'LY EXTENSION OF EXISTING SW'LY R/W LINE OF ST. CLAIR ABRAMS AVE, S 51DEG 47MIN 08SEC E 60 FT TO INTERSECTION OF SW'LY R/W LINE OF SR 500, CONT S 51DEG 47MIN 08SEC E 3.64 FT, S 38DEG 08MIN 24SEC W 334.52 FT TO A POINT ON THE N'LY LINE OF A 40 FOOT DRAINAGE EASEMENT AS RECORDED IN PB 382 PG 475, S 88DEG 27MIN 02SEC E 5.11 FT, THENCE DEPARTING SAID N'LY EASEMENT LINE, S 38DEG 08MIN 24SEC W 3.99 FT, S 51DEG 51MIN 36SEC E 7.25 FT, S 38DEG 08MIN 24SEC W 3.28 FT TO A POINT ON EXISTING SE'LY R/W LINE OF SR 500, N 51DEG 51MIN 36SEC W 75 FT TO POB, THIS LESS OUT LEGAL FOR NEW R/W LINE OF SR 500— ORB 2722 PG 1946

THAT PART OF GOV LOT 1 LYING E'LY OF HIGHWAY 441 & W OF ST CLAIR ABRAMS AVE—LESS THAT PART LYING N OF DRAINAGE EASEMENT RECORDED IN ORB 382 PG 475 & LESS FROM SE COR OF SE 1/4 RUN N 88DEG 32MIN 23SEC W 874.94 FT TO CENTERLINE OF SR 500, N 38DEG 08MIN 24SEC E 118.09 FT, S 51DEG 51MIN 36SEC E 60 FT TO A POINT ON THE EXISTING SE'LY R/W LINE OF SR 500 & POB, RUN N 38DEG 08MIN 24SEC E 90.30 FT, S 51DEG 51MIN 36SEC E 15 FT, S 38DEG 08MIN 24SEC W 5.33 FT, N 51DEG 51MIN 36SEC W 8.98 FT, S 42DEG 11MIN 21SEC W 85.19 FT TO POB, THIS LESS OUT LEGAL FOR NEW R/W LINE OF SR 500— ORB 711 PG 883, ORB 790 PG 1460

TAVARES, LAKEWOOD PARK FROM NW COR OF LOT 10 BLK G, RUN N 12-27-20 E 81.56 FT, N 54-27-30 E ALONG SE'LY BDRY OF HWY 441 152 FT FOR POB, S 35-32-30 E 140 FT N 54-27-30 E TO W LINE OF TEXAS AVE, N TO HWY 441, SW'LY ALONG HWY TO POB—LESS THAT PART LYING WITHIN THE FOLLOWING DESCRIBED PARCEL FOR US HWY 441 R/W: FROM N 1/4 COR RUN S 0-21-35 W ALONG MID SEC LINE 1641.43 FT TO CENTERLINE OF US HWY 441, BEING A PT ON A CURVE CONCAVE NW'LY, HAVING A RADIUS OF 1146.28 FT & A CHORD BEARING OF N 61-23-42 E, THENCE NE'LY ALONG SAID CENTERLINE & ARC OF SAID CURVE, FROM A TANGENT BEARING OF N 68-04-44 E, THRU A CENTRAL ANGLE OF 13-22-03, A DIST OF 267.44 FT, THENCE N 54-42-41 E ALONG CENTERLINE 653.85 FT TO THE BEG OF A CURVE CONCAVE NW'LY, HAVING A RADIUS OF 2864.93 FT & A CHORD BEARING OF N 53-44-52 E, THENCE NE'LY ALONG CENTERLINE & ARC OF CURVE, THRU A CENTRAL ANGLE OF 01-55-38, A DIST OF 96.36 FT TO THE INTERSECTION OF CENTERLINE OF US HWY 441 WITH THE N'LY EXTENSION OF EXISTING W'LY R/W LINE OF TEXAS AVE, A 71 FT R/W, THENCE DEPARTING CENTERLINE OF US HWY 441 RUN S 01-30-57 W ALONG SAID R/W EXTENSION 63.75 FT TO THE INTERSECTION OF THE EXISTING SE'LY R/W LINE OF US HWY 441 WITH SAID EXISTING W'LY R/W LINE OF TEXAS AVE FOR POB, SAID PT ALSO BEING ON THE E'LY LINE OF AN UNNUMBERED LOT, THENCE DEPARTING SAID SE'LY R/W LINE CONT S 01-30-57 E ALONG SAID EXISTING W'LY R/W LINE & ALONG SAID E'LY LOT LINE 41.22 FT, THENCE DEPARTING SAID EXISTING W'LY R/W LINE & SAID E'LY LOT LINE, RUN N 80-26-51 W 7.26 FT TO A PT ON A CURVE CONCAVE NW'LY, HAVING A RADIUS OF 2937.33 FT & A CHORD BEARING OF S 53-06-43 W, THENCE SW'LY ALONG THE ARC OF SAID CURVE FROM A TANGENT BEARING OF S 52-23-04 W, THRU A CENTRAL ANGLE OF 01-27-20, A DIST OF 74.62 FT, THENCE S 53-50-24 W 177.86 FT TO A PT ON THE N'LY R/W LINE OF ASHLAND PLACE, AN 80 FT R/W, THEN CONT S 53-50-24 W 36.2 FT TO A PT ON THE EXISTING SE'LY R/W LINE OF US HWY 441, N 01-29-05 E ALONG SAID EXISTING SE'LY R/W LINE 22.09 FT TO A PT ON SAID N'LY R/W LINE OF VACATED ASHLAND PLACE, THEN CONT N 01-29-05 E ALONG SAID EXISTING SE'LY R/W LINE 18.66 FT, N 54-42-41 E ALONG SAID EXISTING SE'LY R/W LINE 235.91 FT TO THE BEG OF A CURVE CONCAVE NW'LY, HAVING A RADIUS OF 2914.93 FT & A CHORD BEARING OF N 54-08-22 E, THENCE NE'LY ALONG SAID EXISTING SE'LY R/W LINE & ALONG ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 01-08-36 A DIST OF 58.17 FT TO POB—PB 10 PG 1 ORB 957 PG 1866

TAVARES, LAKEWOOD PARK FROM A PT 74.44 FT S OF NW COR OF LOT 10, BLK G RUN S 88DEG 46MIN 30SEC E 43.09 FT, N 54DEG 27MIN 30SEC E TO W LINE OF LOT 8 FOR POB, RUN S TO SW COR OF LOT 8, E 50 FT TO SE COR OF LOT 8, N 110 FT, E TO W R/W OF TEXAS AVE & PT A, RETURN TO POB & RUN N54 DEG 27MIN 30SEC E TO W R/W OF TEXAS AVE, S TO INTERSECT PT A PB 10 PG 1 ORB 1545 PG 1072

ALSO

FROM THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF GIVENS STREET AND THE EASTERLY RIGHT-OF-WAY OF WOOD AVENUE, RUN EAST ALONG SOUTHERLY RIGHT-OF-WAY 200 FEET, THENCE SOUTHERLY 100 FEET, THENCE WESTERLY TO A POINT 100 FEET SOUTH OF THE POINT OF BEGINNING, ALSO LOCATED ON THE EASTERLY RIGHT-OF-WAY OF WOOD AVENUE, THENCE NORTHERLY TO THE POINT OF BEGINNING.

BLOCK A OF THE P.W. HARRINGTON'S SUBDIVISION AS RECORDED IN PB 1 PG 1

ALSO

THE WEST HALF OF BLOCK 1 OF THE WARE SUBDIVISION OF ALEX-ST. CLAIR ABRAMS EXTENSION AS RECORDED IN PB 6 PG 40

THE WEST 150 FEET OF BLOCK 24 OF THE ALEX ST. CLAIR ABRAMS EXTENSION AS RECORDED IN PB 1 PG 53

LOTS A, B, C, G, AND H OF BLOCK 38 AND THE WESTERN ½ OF BLOCK 47, AND BLOCK 39 LOTS A THROUGH K,

BLOCK 40, BLOCK 45, AND BLOCK 46 AS RECORDED IN THE MAP OF TAVARES PB 1 PG 64

THAT VACATED PORTION OF PULSIFER AVENUE LYING BETWEEN ALFRED STREET AND THE NORTHERN BOUNDARY OF THE INACTIVE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY

THAT PORTION OF THE INACTIVE SEABOARD COASTLINE RAILROAD LYING BETWEEN THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD 19 AND THE NORTHERLY RIGHT-OF-WAY OF MAIN STREET.

THAT PORTION OF LAND LYING SOUTH OF CAROLINE STREET WEST OF ALFRED STREET, AND EASTERLY OF THE INACTIVE RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD DESIGNATED AS "RIVER PARK" ON THE MAP OF TAVARES PB 1 PG 64

TAVARES BEG AT C/LINE OF CAROLINE ST & W R/W OF SR 19 RUN N 56DEG 18MIN W 250 FT, S 32DEG 56MIN W 106.43 FT, S 57DEG 47MIN E 250 FT TO SR 19, NW'LY ALONG SR 19 100 FT TO POB PB 1 PG 64 ORB 918 PG 592

TAVARES, FROM THE INTERESECTION OF CENTER LINE OF ALFRED ST (NOW CLOSED) & NW'LY R/W OF SR 19 RUN NE'LY ALONG SAID R/W 200 FT FOR POB, CONTINUE ALONG SAID R/W 100 FT, N 57DEG 47MIN 13SEC W 191.19 FT, S 29DEG 57MIN 23SEC W 104.92 FT, S 59DEG 15MIN 36SEC E 188.41 FT TO POB PB 1 PG 64 ORB 2808 PG 794

TAVARES BEG AT INTERSECTION OF CENTER LINE OF ALFRED ST & W'LY LINE OF SR 19, RUN N 62DEG 12MIN 22SEC W 75.65 FT, SW'LY PARALLEL TO W'LY LINE OF SR 19 113.58 FT, N 88DEG 49MIN 11SEC W 85.63 FT, N 36DEG 41MIN 11SEC W 43.8 FT TO PT A, BEG AGAIN AT POB RUN NE'LY ALONG W'LY R/W OF SR 19 100 FT N 60DEG 43MIN 59SEC W 188.32 FT, S 28DEG 32MIN 56SEC W 237.91 FT TO INTERSECT PT A PB 1 PG 64 ORB 2680 PG 2408

TAVARES, FROM THE INTERSECTION OF CENTER LINE OF ALFRED ST (NOW CLOSED) & NW'LY R/W OF SR 19 RUN NE'LY ALONG SAID R/W 100 FT FOR POB, CONTINUE ALONG SAID R/W 100 FT, N 59DEG 15MIN 36SEC W 188.41 FT, S 29DEG 57MIN 23SEC W 104.85 FT, S 60DEG 43MIN 59SEC E 188.32 FT TO POB PB 1 PG 64 ORB 1476 PG 1850

TAVARES FROM THE INTERSECTION OF N LINE OF LOT A BLK 79 WITH NWLY LINE OF ST RD 19 RUN NE'LY ALONG W'LY R/W OF ST RD 19 TO CENTERLINE OF ALFRED ST EXT W ACROSS ST RD 19 & POB, RUN W ALONG CENTERLINE OF ALFRED ST EXT TO CENTERLINE OF UNNAMED ST W OF BLK 79 HEREBY DESIGNATED AS PT A, NE'LY PARALLEL TO NWLY BDRY OF ST RD 19 TO PT NWLY & AT RT ANGLES TO THE POB SE'LY TO POB, BEG AGAIN AT POB, RUN SW'LY ALONG WLY BDRY ST RD 19 A DIST OF 194.5 FT TO PT B, BEG AGAIN AT POB, RUN W TO PT A, SW'LY PARALLEL TO W BDRY OF ST RD 19 TO A PT AT RIGHT ANGLES FROM PT B, SE'LY TO PT B PB 1 PG 64 ORB 760 PGS 2239, 2240, ORB 760 PG 2239, 2240

Also

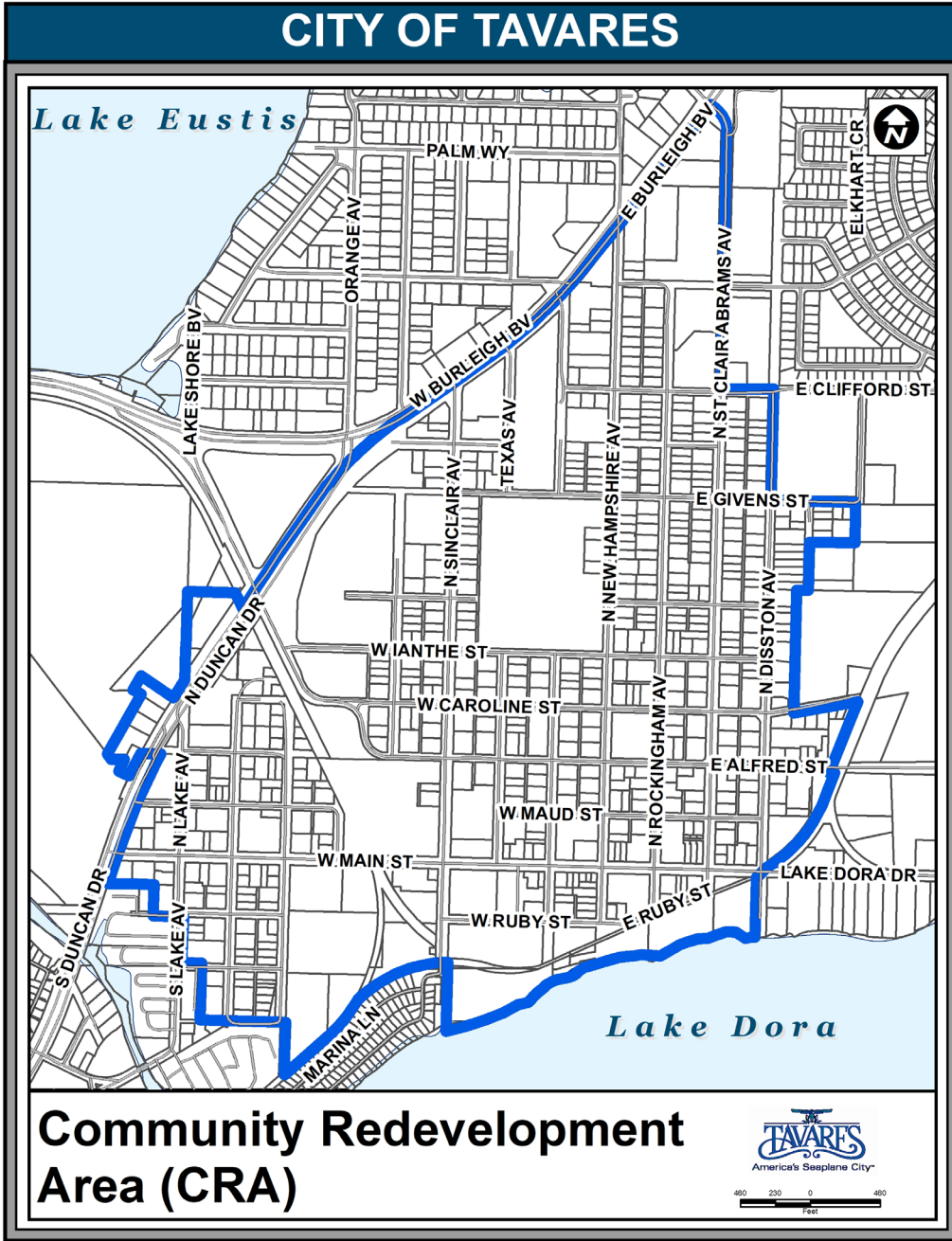
Tavares, St. Clair-Abrams ext supplemental plat lot 4 block 26 less w 10 feet lying northly of old government meander line that part of RR R/W lying westerly of center line of said RR & lying south of southerly R/W of Alfred Street and extending southwesterly to Disston Avenue & Lake Dora Drive less easterly 15 feet--GOV PLAT 1 PG 28 | ORB 601 PG 580

Tavares, St. Clair-Abrams ext supplemental plat lot 5, S of old meander line block 26
GOV PLAT 1 PG 28 | ORB 594 PG 751

Tavares, St. Clair-Abrams ext supplemental plat lots 1, 2, 3 block 26 ½ GOV PLAT 1 pg 28; and

That portion of S. Disston Avenue lying between E. Maud Street and E. Alfred Street.

CITY OF TAVARES



Created By: City of Tavares GIS

T:\pzd\DATA\PROJECT FILES\damere Crossing, PD Rezoning, Conceptual Plan & LSFLUM - P22021-22\GIS\GIS_Maps\AD.mxd

Map Created on 10/28/21

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/1/2022**

AGENDA TAB NO.: 7

SUBJECT TITLE: Board Appointments (Mayor)

OBJECTIVE:

The Mayor will make appointments to the Library Board and Planning and Zoning Board, with approval from the Council.

SUMMARY:

Library Board

There are three expiring seats on the Tavares Library Board. The City received the following request for reappointment and two new applications for the term June 2022 through June 2024 (2-year terms):

- Erika Buigas - New Application
- Lurlene Lawton - Request for Reappointment
- Michael Watkins - New Application

The City advertised the open positions in the Daily Commercial and on the City website.

Planning and Zoning Board

There are four expiring seats on the Tavares Planning and Zoning Board. The City received the following four requests for reappointment and no new applications for the term June 2022 through June 2025 (3-year terms):

- Brooke Matthews - Request for Reappointment
- Bruce Peterman - Request for Reappointment
- Dara Treadwell - Request for Reappointment
- James Sweeza - Request for Reappointment

The City advertised the open positions in the Daily Commercial and on the City website. Applications and requests for reappointment are attached.

OPTIONS:

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

STAFF RECOMMENDATION:

For the Mayor's consideration.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Library Board - Erika Buigas New Application
2. Library Board - Lurlene Lawton Request for Reappointment
3. Library Board - Michael Watkins New Application
4. PZ Board - Brooke Matthews Request for Reappointment
5. PZ Board - Bruce Peterman Request for Reappointment
6. PZ Board - Dara Treadwell Request for Reappointment
7. PZ Board - James Sweeza Request for Reappointment

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/1/2022**

AGENDA TAB NO.: 8

SUBJECT TITLE: FLC Annual Conference and Voting Delegate (Mayor)

OBJECTIVE:

For the Council to select the City's delegate to attend the annual Florida League of Cities meeting.

SUMMARY:

The Florida League of Cities Annual Conference will be held in Hollywood, Florida on August 11-13, 2022. This conference provides valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively. 2022 is the 100th-anniversary conference.

The Florida League of Cities requests each member municipality to designate one of their officials to cast their votes at the Annual Business Session. (see attached request) Election of League leadership and adoption of resolutions are undertaken during the business meeting. One official from each municipality will make decisions that determine the direction of the League. Traditionally, the Mayor attends (depending upon schedules), the Florida League of Cities annual conference on behalf of the City of Tavares.

OPTIONS:

1. For the Council to select the City's delegate(s) and appoint the voting member to cast their vote at the Annual Business Session.
2. Do not make a selection at this time.

STAFF RECOMMENDATION:

Option 1, for the Council to select the City's delegate(s) and appoint the voting member to cast their vote at the Annual Business Session.

FISCAL IMPACT:

\$1,250 is included in the FY2022 budget for the Florida League of Cities Annual Conference.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. 2022 Voting Delegate Memo

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/1/2022**

AGENDA TAB NO.: 9

SUBJECT TITLE: City Administrator Report

OBJECTIVE:

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

SUMMARY:

The City Administrator will provide a summary at the meeting.

UPCOMING MEETINGS:

City Council Meetings	June 15, 2022, 4:00 p.m., Tavares City Council Chambers
Planning and Zoning Board Meeting	June 16, 2022, 3:00 p.m., Tavares City Council Chambers
Library Board Meeting	June 15, 2022, 2:30 p.m., Tavares Library Conference Room
Code Enforcement Special Magistrate Hearing	June 28, 2022, 5:00 p.m., Tavares City Council Chambers

OUTSIDE AGENCY MEETINGS:

Lake County League of Cities Meeting	June 10, 2022, 12:00 noon, Mount Dora Golf Course
Lake Sumpter MPO Executive Board Meeting	August 24, 2022, 2:00 p.m., 1300 Citizens Boulevard, Leesburg
Tavares Chamber of Commerce Business Luncheon	June 22, 2022, 11:30 a.m., Tavares Civic Center

CITY EVENTS:

The current 2022 City Event Calendar is attached.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Tavares_2022EventCalendar_4.21.2022

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
6/1/2022**

AGENDA TAB NO.: 10

SUBJECT TITLE: City Council Member Reports

OBJECTIVE:

To inform the Council on city-related items.

SUMMARY:

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

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

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