



AGENDA
TAVARES CITY COUNCIL
August 17, 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 agenda item titled "Audience to be Heard" for matters not on the Agenda. For further information contact the City Clerk at (352) 742-6209 or snovack@tavares.org)

I. CALL TO ORDER

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1 Pastor Brooks Braswell, Umatilla Baptist Church

III. APPROVAL OF AGENDA

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2 Proclamation - Police Chief Stoney Lubins (Mayor)

Tab 3 Tavares Chamber of Commerce Update

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

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO RECORD

VII. CONSENT AGENDA

Tab 4 Approval of the July 20, 2022, City Council Regular Meeting and Budget Workshop Minutes (City Clerk)

Tab 5 Florida League of Cities Certificate of Completion (Mayor)

Tab 6 Adventure Boating Club LLC, Lease Agreement Amendment One (Economic Development)

VIII. RESOLUTIONS

Tab 7 Resolution No. 2022-15 – Second Budget Amendment for FY 2022

(Finance)

IX. ORDINANCES - PUBLIC HEARING

First Reading

Second Reading

- Tab 8 Ordinance 2022-10 - City of Tavares Property - Rezoning of Approximately 05.83 Acres Located East of Ridge Place, North of E. Caroline Street. (Community Development)
- Tab 9 Ordinance 2022-11 - City of Tavares Property - Small Scale FLUM Amendment of Approximately 05.83 Acres Located East of Ridge Place, North of E. Caroline Street. (Community Development)

X. GENERAL GOVERNMENT

- Tab 10 America in Bloom Discussion (City Administrator)
- Tab 11 Yard Sale Requirements Discussion (City Administrator)

XI. BUDGET WORKSHOP

- Tab 12 Budget Workshop (City Administrator)

XII. NEW BUSINESS

XIII. OLD BUSINESS

XIV. AUDIENCE TO BE HEARD

XV. REPORTS

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

XVI. ADJOURNMENT

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

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/17/2022**

AGENDA TAB NO.: 1

SUBJECT TITLE: Pastor Brooks Braswell, Umatilla Baptist Church

OBJECTIVE:

Pastor Brooks Braswell, Umatilla Baptist Church, will provide the invocation and lead those present in the Pledge of Allegiance.

SUMMARY:

Pastor Brooks Braswell, Umatilla Baptist 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
8/17/2022**

AGENDA TAB NO.: 2

SUBJECT TITLE: Proclamation - Police Chief Stoney Lubins (Mayor)

OBJECTIVE:

For the Mayor to read a proclamation in recognition of Police Chief Stoney Lubins.

SUMMARY:

The Tavares City Council, Leadership Team, and City Staff wish to express their deep and heartfelt appreciation to Chief Lubins for his meritorious service, loyalty, and dedication to the City of Tavares and Tavares Police Department and extend their best wishes for his continued success in life's pursuits. Chief Lubins served the City and Citizens of Tavares for over 30 years.

Mayor Pfister will read and present a Proclamation bestowing special thanks, recognition, and appreciation to Chief Lubins for his service to the City of Tavares - America's Seaplane City and Tavares Police Department, and wish him a happy retirement.

OPTIONS:

1. For the Mayor to read and present the Proclamation to Police Chief Stoney Lubins, and the Council to approve the Proclamation.
2. Do not read, present or approve the Proclamation.

STAFF RECOMMENDATION:

Option 1, for the Mayor to read and present the Proclamation to Police Chief Stoney Lubins, and the Council to approve the Proclamation.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Proclamation in Honor of Police Chief Lubins

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



PROCLAMATION

In Recognition of Police Chief Stoney Lubins

WHEREAS, Chief Lubins started his career and service to the Citizens of Tavares as a City of Tavares Police Officer on July 6, 1992; and

WHEREAS, Chief Lubins worked his way through the ranks as Master Officer (1995), Sergeant (1995), Lieutenant (1999), Captain (2000), and Police Chief (2001); and,

WHEREAS, Chief Lubins maintained the highest degree of integrity and duty with his work throughout his tenure; and

WHEREAS, Chief Lubins was instrumental in implementing countless Police initiatives and projects including the Police side of the Public Safety Complex, Marine Patrol, State Accreditation, Body Camera Program, Online Reporting, School Resource Officer, the City's Code Enforcement program; and

WHEREAS, Chief Lubins provided invaluable training opportunities for the City's Police Officers, enhancing the quality of life and safety of all Citizens and Visitors who come to Tavares to live, work, and play; and

WHEREAS, Chief Lubins has been instrumental in updating the Tavares Police Department equipment and technology including advancing the agency from analog to a digital world by writing the computer code for the first City website and designing the very first Police Department CAD systems realizing the future value of technology and the internet to law enforcement and the City; and

WHEREAS, the Tavares City Council, Leadership Team, and City Staff wish to express their deep and heartfelt appreciation to Chief Lubins for his meritorious service, loyalty, and dedication to the City of Tavares and Tavares Police Department, and extend their best wishes for his continued success in his life's pursuits.

NOW, THEREFORE, BE IT RESOLVED that I, Mayor Lori Pfister, on behalf of the entire City Council, City Staff, and Citizens of Tavares do hereby bestow special thanks, recognition, and appreciation to Chief Lubins, friend to all, for his outstanding contributions to the City of Tavares – America's Seaplane City, and the City of Tavares Police Department, and wish him a happy retirement!

PASSED AND ADOPTED, by the Tavares City Council this 17th day of August 2022.

Lori Pfister, Mayor

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/17/2022**

AGENDA TAB NO.: 3

SUBJECT TITLE: Tavares Chamber of Commerce Update

OBJECTIVE:

To receive an update on the Tavares Chamber of Commerce.

SUMMARY:

Erika Buigas, President/CEO of the Tavares Chamber of Commerce, will provide an update on Chamber activities.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. August Report to City

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/17/2022**

AGENDA TAB NO.: 4

SUBJECT TITLE: Approval of the July 20, 2022, City Council Regular Meeting and Budget Workshop Minutes (City Clerk)

OBJECTIVE:

To consider approval of the July 20, 2022, City Council Regular Meeting and Budget Workshop minutes.

SUMMARY:

Attached are the July 20, 2022, City Council Regular Meeting and Budget Workshop minutes as submitted by the City Clerk.

OPTIONS:

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

STAFF RECOMMENDATION:

For Council approval.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. 07-20-2022 CC Minutes

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



**TAVARES CITY COUNCIL
MEETING MINUTES
JULY 20, 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
Robert Q. Williams, City Attorney
Susie Novack, City Clerk
Scott Aldrich, Community Services Director
Crissy Bublitz, Human Resources Director
Phil Clark, Utilities Director
Mike Fitzgerald, Community Development Director
Lori Houghton, Finance Director
Richard Keith, Fire Chief
Sarah Coursey, Police Lieutenant
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. Pastor Mike Ellis, Umatilla Baptist Church

Pastor Mike Ellis, Umatilla Baptist Church, provided the invocation and led those present in the Pledge of Allegiance.

III. APPROVAL OF AGENDA

Mayor Pfister asked for changes to the Agenda. Mr. Drury said the 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. Tavares Chamber of Commerce Update

Erika Buigas, President/CEO of the Tavares Chamber of Commerce, provided an update on Chamber activities. Said the Chamber welcomed 150 visitors and calls in June 2022. She thanked the Council for their support.

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

Attorney Williams said there were three (3) quasi-judicial matters before the Council [Tab 4. Ordinance 2022-06 – Nahas Property – Annexation & Rezoning of Approximately 19.81 Acres Located at the Northwest Corner of Mt. Homer Rd. and East Burleigh Blvd.; Tab 6. Ordinance 2022-08 – Park Square Homes – Annexation & Rezoning of Approximately 3.13 Acres Located West of SR19, South of Slim Haywood Ave., North of Camp Rd.; and, Tab 8. Ordinance 2022-05 – Gorgeous Groves, Inc. – Rezoning of Approximately 220 Acres Located West of the Intersection of Woodlea Rd., and Lane Park Rd.,]. He swore in those present who wished to provide testimony.

Attorney Williams asked the Council to disclose exparte communications.

Nahas Property Annexation & Rezoning

- Council Member Gamble - none.
- Council Member Singer said he met with the applicant.
- Council Member Boggus said she met with the applicant.
- Vice Mayor Price - none.
- Mayor Pfister - none.

Park Square Homes Annexation & Rezoning

- Council Member Gamble said he received emails and a phone call from the applicant.
- Council Member Singer said he received an email and no discussions.
- Council Member Boggus said she spoke with the applicant on their plans for community development districts.
- Vice Mayor Price - none.
- Mayor Pfister - none.

Gorgeous Groves, Inc. Rezoning

- Council Member Gamble said he met with residents, developer, property owner, and engineer.
- Council Member Singer said he met with residents, developer, and engineer.
- Council Member Boggus said she met with the majority of parties involved or leader of the individual groups.
- Vice Mayor Price said he met with approximately twelve homeowners in the Peninsula on more than one occasion, developer, engineers, attorneys, and property owner.
- Mayor Pfister said she met with most everyone involved including residents, engineer, developer, and attorney.

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Ms. Novack read the following ordinances and resolution by title only:

RESOLUTION NO. 2022-11

A RESOLUTION OF CITY OF TAVARES, FLORIDA; AUTHORIZING THE ACCEPTANCE OF A GRANT FROM LAKE COUNTY FLORIDA; AND THE GRANT REPRESENTS A SUBRECIPENT COMMUNITY DEVELOPMENT BLOCK GRANT-CV PROGRAM; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

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.

ORDINANCE 2022-06

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING APPROXIMATELY 19.81 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF MT HOMER ROAD AND EAST BURLEIGH BOULEVARD; REZONING THE PROPERTY FROM COUNTY PLANNED COMMERCIAL DISTRICT (CP) TO CITY RESIDENTIAL MULTI-FAMILY (RMF-3); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-07

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 19.81 ACRES OF PROPERTY FROM COUNTY URBAN LOW DENSITY TO CITY HIGH DENSITY (HD) FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MT HOMER ROAD AND EAST BURLEIGH BOULEVARD; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-08

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING APPROXIMATELY 03.13 ACRES OF PROPERTY LOCATED WEST OF SR-19, SOUTH OF SLIM HAYWOOD AVENUE, NORTH OF CAMP ROAD; REZONING THE PROPERTY FROM COUNTY AGRICULTURE (A) TO CITY RESIDENTIAL MULTI-FAMILY (RMF-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-09

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 03.13 ACRES OF PROPERTY FROM COUNTY URBAN LOW DENSITY TO CITY MEDIUM DENSITY

(MED) FOR PROPERTY LOCATED WEST OF SR-19, SOUTH OF SLIM HAYWOOD AVENUE, NORTH OF CAMP ROAD; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

VII. CONSENT AGENDA

VIII. RESOLUTIONS

Tab 3. Resolution 2022-11 – Acceptance of CDBG – CV Grant for Public Works Complex Lake Technical College Transportation Workforce Program

Ms. Houghton made the following presentation:

The City of Tavares received notice of award from the Lake County Board of County Commissioners by way of the Lake County Office of Housing & Community Services that the City of Tavares has been awarded an entitlement share of the Community Development Block Grant-CV Funding for FY 2020 allocations as a sub-recipient in the amount of \$775,497 for the Public Works Complex, Lake Technical College Transportation Workforce Program component.

The Grant provides funding in a last-in funding allocation for heavy and stationary equipment as well as fixtures needed for the Lake Technical Program Component for the Public Works Complex Operations Center as identified in Exhibit D (“Budget”) of the Grant Award Agreement.

Salient details of this grant include the following:

- The Project Title: City of Tavares Public Works Complex with Lake Technical College Transportation Workforce Program.*
- The Grant is a subrecipient award by Lake County Board of County Commissioners and awarded through the Office of Housing & Community Services.*
- The grant is identified under the Federal Catalog No. CFDA 14.218.*
- The Agreement requires Federal Grant Compliance.*
- The Agreement identifies the pass-through agency as the Lake County, Florida.*
- The City of Tavares is awarded the grant as a Sub-recipient.*
- The Grant award amount is not to exceed \$775,497 (reimbursable)*
- Grant expenditures shall be made against line item budgets specified in Exhibit D of the award agreement with LCBOCC.*
- The grant is valid upon execution of the award agreement*
- 100% of the CDBG-CV funds must be expended within six years from the date of the grant award.*

- CDBG-V funds should be expended “last in”. (see special conditions in award agreement)
- The grant is be subject to Federal and State Single Audit Requirements.
- The grant is subject to Federal Regulations identified in 2 CFR Part 200 entitled “Uniform Administrative Requirement.” Items under \$20,000 may be purchased under the Micro-purchase provisions.
- The grant requires compliance with the requirements of Title 24 of the Code of Federal Regulations, Part 570.
- The grant requires compliance with the laws of the state of Florida and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive order 11063 and with Executive Order 1246 as amended by Executive Order 11375 and 12086.
- All Federal Cross-Cutting requirements apply including Financial Management and Procurement, Environmental Review, Federal Labor Standards, Acquisition and Relocation and Fair Housing and Non-Discrimination.

The Public Works Complex with Lake Technical Workforce Program will include additional funding to complete the project. Funding sources for the project include the following:

- \$6,000,000 – Florida Job Growth Infrastructure Grant – FL DEO
- \$4,500,000 – City Borrowing
- \$ 775,497 – CDBG-CV
- \$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

Staff recommends Option 1, for the Council to approve Resolution 2022-11 authorizing the City Administrator to Execute Community Development Block Grant – CV Agreement for FY 2020 Entitlement to for the Lake Technical Workforce Program component for the Public Works Complex Project subject to final legal review.

Mr. Drury noted Governor DeSantis previously presented a \$6 million dollar Florida Job Growth Infrastructure Grant check to the Council to move the project forward.

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

MOTION

Amanda Boggus moved to approve Resolution 2022-11, seconded by Troy Singer. The motion carried unanimously 5-0.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Second Reading

Tab 4. Ordinance 2022-06 – Nahas Property – Annexation & Rezoning of Approximately 19.81 Acres Located at the Northwest Corner of Mt. Homer Rd. and East Burleigh Blvd.

Mr. Fitzgerald made the following presentation:

The subject property is approximately 19.81 acres located at the northwest corner of Mt Homer Rd. and East Burleigh Blvd., and is contiguous to the City boundary. The land is presently zoned as County Planned Commercial District (CP), and the applicant is proposing that the property be annexed and rezoned to Residential Multi-Family (RMF-3).

The proposed zoning of Residential Multi-Family (RMF-3) is compatible with the surrounding zoning, which is a mixture of residential, commercial, and public facilities zoning. The applicant at this time envisions the construction of ten (10) three-story buildings containing thirty (30) units each totaling three hundred (300) residential apartments, together with recreational amenities including a clubhouse and swimming pool. The subject property is in close proximity to AdventHealth Waterman hospital, the Tavares medical village, the Eustis Village shopping center, and many other commercial businesses located on US-441. 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 proposed use will meet the increasing demand for the availability of attainable housing for individuals employed by businesses that the community relies upon to remain economically viable.

The property is adjacent to Pinecrest Academy Charter School (grades K-8), and per the Lake County Schools Growth Planning Department, the public schools impacted are Eustis Heights Elementary, Eustis Middle, and Eustis High School. The owner has obtained school capacity reservation from the Lake County Schools Growth Planning Department.

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

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

The traffic study submitted by VHB provides a summary conclusion regarding the level of service for surrounding roadways, and finds that the surrounding roadway network will not be negatively impacted by the anticipated traffic increases generated by the proposed development. The study contains a recommendation for future improvements to the intersection of Huffstetler Drive and Mt Homer Road for conversion from a two-way stop condition to a signalized intersection. City staff notes this recommendation and will coordinate with developers, Lake County, and the City's Engineer to apply it to development proposals in this area.

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

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

At their June 16th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2022-06.

Staff recommends Option 1, that City Council moves to approve Ordinance 2022-06 annexation and rezoning to Residential Multi-Family (RMF-3), of approximately 19.81 acres of property located at the northwest corner of Mt Homer Rd. and East Burleigh Blvd.

Mayor Pfister asked for comments from the Council.

Council Member Gamble inquired about signalization at the Huffstetler Drive and Mt. Homer Road intersection. Mr. Fitzgerald said staff would work with the City engineer and Lake County as Avalon Park and Tavares Manor moves forward.

Council Member Singer noted his support for the development and said it was needed in the area. He asked if it was the area with water pressure issues. Mr. Drury said the water pressure is low in the area, and a temporary booster pump is in place. The Utility Department developed a solution to design and engineer a permanent water pressure pump for the area. The plan is to have the permanent booster pump completed before permits are issued for the development. Mr. Clark confirmed.

Vice Mayor Price said there is a demand for apartments in Tavares, and the project was in an appropriate location with no infringement on single-family residential homes. He noted concern regarding the corner property at Mt. Homer Road and Burleigh Boulevard. He asked if the developer was interested in taking part of that property fronting US 441 as a small commercial out parcel.

Greg Belliveau, LPG, 1162 Camp Avenue, Mount Dora, stated commercial does not work physically due to the topography, and narrow size. They could not get traffic access off US 441 due to frontage restrictions for a curb cut, and a Mt. Homer Road curb cut would not be feasible for a tenant or that type of utilization.

Mayor Pfister asked if the project would be connected with the new booster pump that would be installed within two years. Mr. Drury and Mr. Clark confirmed.

Council Member Gamble asked if the project would be held up due to the time frame of the permanent booster pump station completion. Mr. Drury said permits would not be issued unless there was adequate pressure for the site. Mr. Belliveau noted by the time permitting, design, and approval by St. John's River Water Management District were completed, the two projects would dovetail.

MOTION

Amanda Boggus moved to approve Ordinance 2022-06, seconded by Sandy Gamble. The motion carried unanimously 5-0.

Tab 5. Ordinance 2022-07 – Nahas Property – Small Scale FLUM Amendment of Approximately 19.81 Acres Located at the Northwest Corner of Mt. Homer Rd. and East Burleigh Blvd.

Mr. Fitzgerald made the following presentation:

The subject property is located at the northwest corner of Mt Homer Rd. and East Burleigh Blvd., and is approximately 19.81 acres in size. The land presently has a land use designation of County Urban Low Density, and the property owner is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2040 to change the designation of said property from Lake County Urban Low to City High Density (HD).

Ordinance 2022-07 proposes a small-scale amendment to the Future Land Use Map 2040 of the Comprehensive Plan from County Urban Low to City High Density (HD).

The subject property is adjacent to a mix of residential, commercial, and public facilities uses. An application to annex and rezone this property to a Residential Multi-Family (RMF-3) designation is concurrently under consideration.

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

The land surrounding this property is residential and commercial in nature.

The property is currently vacant.

The subject property is located in the City's Utility Service Boundary Area. The City of Tavares has municipal water and waste water utility service capacity available for the subject parcel. The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse impacts on Levels of Service are not implicated.

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

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

At their June 16th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2022-07.

Staff recommends Option 1, that City Council moves to approve Ordinance 2022-07, a Future Land Use Map amendment from County Urban Low Density to City High Density for 19.81 acres located at the northwest corner of Mt Homer Rd. and East Burleigh Blvd.

Mr. Fitzgerald noted Ordinance 2022-07 was the companion ordinance to Ordinance 2022-06, previously approved by the Council.

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

MOTION

Amanda Boggus moved to approve Ordinance 2022-07, seconded by Troy Singer. The motion carried unanimously 5-0.

Tab 6. Ordinance 2022-08 – Park Square Homes – Annexation & Rezoning of Approximately 3.13 Acres Located West of SR19, South of Slim Haywood Ave., North of Camp Rd.

Mr. Fitzgerald made the following presentation:

The subject property is approximately 03.13 acres in size, located west of SR-19, south of Slim Haywood Ave., north of Camp Rd., and is contiguous to the City boundary. The land is presently zoned as County Agriculture (A), and the applicant is proposing that the property be annexed and rezoned to Residential Multi-Family (RMF-2). The property abuts Camp Rd. on the north side and the annexation of the property will eliminate a separation between the existing City boundary and the Camp Road right-of-way. Park Square Homes is proposing a residential development known as Leela Reserve that will incorporate the 03.13 acre subject property to be used primarily for landscape buffering and storm water retention. The Leela Reserve subdivision is under preliminary review by City staff, and is already a permitted use under RMF-2 zoning per Ordinance 2022-02 approved by City Council on March 16, 2022.

This property is adjacent to residential land use. The proposed zoning of Residential Multi-Family (RMF-2) is compatible with surrounding property.

The annexation of this property has been reviewed per the City's Annexation Policy. It has been determined by City staff that the property may be properly serviced by the City without undue hardship or significant negative fiscal impact on the City. The City of Tavares has municipal water and waste water utility capacity available for the subject parcels. The developer shall be responsible for extending municipal utility services to the subject property upon development.

The environmental assessment submitted by Austin Environmental Consultants, 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 design of the Park Square Homes residential project (Leela Reserve) indicates that the 03.13 acre subject property will be used primarily for landscape buffering and storm water retention, and therefore will result in no additional traffic impact.

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

At their June 16th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2022-08.

Staff recommends Option 1, that City Council moves to approve Ordinance 2022-08 annexation and rezoning to Residential Multi-Family (RMF-2), of approximately 03.13 acres of property located west of SR-19, south of Slim Haywood Ave., north of Camp Rd.

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

MOTION

Amanda Boggus moved to approve Ordinance 2022-08, seconded by Walter Price. The motion

Tab 7. Ordinance 2022-09 – Park Square Homes – Small Scale FLUM Amendment of Approximately 3.13 Acres Located West of SR19, South of Slim Haywood Ave., North of Camp Rd.

Mr. Fitzgerald made the following presentation:

The subject property is located west of SR-19, south of Slim Haywood Ave., north of Camp Rd., and is approximately 03.13 acres in size. The land presently has a land use designation of County Urban Low Density, and the property owner is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2040 to change the designation of said property from Lake County Urban Low to City Medium Density (MED).

Ordinance 2022-09 proposes a small-scale amendment to the Future Land Use Map 2040 of the Comprehensive Plan from County Urban Low to City Medium Density (MED).

The subject property is adjacent to residential uses. An application to annex and rezone this property to a Residential Multi-Family (RMF-2) designation is concurrently under consideration.

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

The land surrounding this property is residential in nature.

The property is currently vacant.

The subject property is located in the City's Utility Service Boundary Area. The City of Tavares has municipal water and waste water utility service capacity available for the subject parcel. The City's Concurrency Management System will

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

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

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

At their June 16th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2022-09.

Staff recommends Option 1, that City Council moves to approve Ordinance 2022-09, a Future Land Use Map amendment from County Urban Low Density to City Medium Density for 03.13 acres located west of SR-19, south of Slim Haywood Ave., north of Camp Rd.

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

MOTION

Amanda Boggus moved to approve Ordinance 2022-09, seconded by Troy Singer. The motion carried unanimously 5-0.

Tab 8. Ordinance 2022-05 – Gorgeous Groves, Inc. – Rezoning of Approximately 220 Acres Located West of the Intersection of Woodlea Rd., and Lane Park Rd.

Mr. Fitzgerald made the following presentation:

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. Per the Planning & Zoning Board's recommendation, the developer has submitted a redesign of the conceptual plan showing dedicated road access for the residents on Peninsula Drive. Ordinance 2022-05 has been amended to include the revised conceptual plan showing the requested access road. Changes to some of the language of Ordinance 2022-05 as it pertains to subdivision layout and road ownership and maintenance responsibility have been made to account for the Planning & Zoning Board's recommendation to add an access road for Peninsula Drive.

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 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).

Mayor Pfister thanked the Planning and Zoning Board for their hard work and dedication.

Mayor Pfister asked the Council if they had questions for Mr. Fitzgerald. There were none.

Mayor Pfister asked the applicant to the podium.

Tara Treadwell, Representative of Kolter Homes, Orlando, Florida, presented a PowerPoint presentation on the proposed Cresswind development, with some of the following highlights:

- 30-foot roadway easement added to the site plan to accommodate the request of the neighbors and the Planning and Zoning Board
- Kolter will be enhancing and maintaining the landscaping along Lane Park Road as well as along the new access road
- 625 age-restricted units on 221 acres (2.8 gross units/acre) will feature all detached custom homes on private streets
- Density is under the approved 3 DU/A allowed under current Suburban FLU and RSF-A zoning
- Ordinance 2022-05 provides for flexibility in site and building design, preservation of open space and scenic areas, and large landscape buffers
- RSF-A zoning has no open space requirements; the project provides a minimum 30% open space
- Amenities will include a resort/fitness pool, tennis courts, pickleball courts, bocce courts, dog park, marina, clubhouse, walking trails, et al, with an 8 to 10-acre lifestyle complex
- Voluntary concessions include a minimum 170-foot buffer from property line to homes including landscaping and fencing, an access road for Peninsula Drive at City standards on the southern property line, a revised plan to include two full lanes, and existing Peninsula gates will be moved to the new Peninsula entrance road, current signage for Peninsula Drive residents will be moved to the new Peninsula Road entrance, install a decorative fence parallel to the entire length of Peninsula Drive, 17 homeowners can control their own HOA after Kolter closes on the property, and Kolter commits to having no rentals allowed for less than six months
- Kolter will provide water and sewer to Peninsula in Phase 2 if the City has not constructed the same already; the development of the property is contingent upon the construction of and connection to City utility services

Ms. Treadwell reviewed the traffic report, a new road construction build in Phase 1, the transportation corridor linking Lane Park to Woodlea Road, PUD changes, and a basis for recommendation of approval. Ms. Treadwell requested approval.

Mayor Pfister asked for comments from the Council.

Council Member Gamble inquired about landscape maintenance. Ms. Tedrow said Kolter would maintain the landscaping for the private residents on the side adjacent to the Kolter project.

Council Member Gamble said it was his understanding that water and sewer for the residents located on the lake would be constructed during Phase 1. Mr. Fitzgerald said the access road was moved to Phase 1 and Utilities to Phase 2 and was agreed upon with the residents and Kolter during their private meeting sessions. Ms. Tedrow

confirmed. Ms. Tedrow said if the City does not commence construction of utilities within one year, Kolter will take over construction. If the City starts construction, they will finish it. Council Member Gamble noted a concern for septic tanks. Ms. Tedrow said Kolter would not put in septic tanks.

Council Member Singer thanked Ms. Tedrow for an excellent presentation and a willingness to work with the residents. He thanked and applauded the residents for their input and willingness to do what they believe is suitable for their community. He said he enjoyed the meetings on the project and hopes the main entrance and road to their residences and the concessions Kolter has made are to the resident's liking. Council Member Singer said he believes it is a great project.

Vice Mayor Price said the project is much better suited for the area when he sees what the alternative could be on the property. He thanked the residents for being involved and for their hard work. He said the developer has gone out of their way to make concessions for all concerned, and it will be a great project.

Mayor Pfister commended Ms. Tedrow and said she appreciates her willingness to work with the residents. She said the residents covered all their basis and were civil throughout the process. She noted her support for the project as the community would be one of the highest quality in the city.

Public Comment

Patrick Willis, 2121 S. Hiawasse Road, Suite 116, Orlando, said he is an attorney representing some area residents. He recommended a separate deadline stipulating that once Kolter closes on the property, an agreement regarding the HOA and road maintenance can be made.

Attorney Williams said there is a controversy between Gorgeous Groves and the Peninsula residents regarding who controls the HOA. Mr. Willis suggested that when Kolter gets approval for the road, they want that approval to be with the residents and not with the Gorgeous Grove owners. Mr. Willis confirmed and said once closing has occurred, the developer rights would include any purported control of the HOA, and then they can cooperate with the residents. Attorney Williams said the communications with Kolter have been with the residents. Mr. Willis said it makes more sense that the people who maintain the road also own the road. Mr. Fitzgerald said ownership of the access road had been clarified in the ordinance. Ms. Tedrow noted a 30-foot access easement was in place and said it would be easier to keep the road as intended, and the maintenance obligation would be codified in the access agreement.

Council Member Boggus said that instead of the six-month provision, Mr. Willis is asking for a 30-day agreement from the Kolter closing to address the HOA turnover and the residents' duties. Mr. Willis confirmed and said he would be available to discuss the language with Ms. Tedrow. Attorney Williams suggested a five minutes break to allow Mr. Willis and Ms. Tedrow to agree on language.

Rick Harrington, 11435 Lane Park Road, noted a concern that the roads are inadequate.

Beverly Bounds, 1550 Peninsula Drive, Tavares, thanked the Council and Planning and Zoning Boards and noted she is in support of homes for professionals and good schools.

Terrell Bounds, 1550 Peninsula Drive, Tavares, referenced a Lake County Public Works Engineering report reflecting Woodlea Rd was narrow and not capable of handling additional traffic, with a right of way that does not meet minimum standards. She said the report states Lane Park Road should not be utilized for side grading and construction of infrastructure as a means of ingress and egress for SR 19.

Michael Marino, 11410 Lane Park Road, commended Ms. Tedrow on her presentation. Mr. Marino noted a concern regarding road conditions, increased traffic, and traffic control. He said he believe there was a due process issue.

Rick Waddell, 1730 Peninsula Drive, Tavares, said Tavares is a nice place to live. He thanked the Council for meeting with the residents and those meetings confirmed he and his family made the right choice to move to Tavares. He thanked Ms. Tedrow and the Kolter team for meeting with the residents and for their diligence and care in listening to the resident's concerns. Mr. Waddell said the Kolter team was accommodating and demonstrated they will be good neighbors and welcome addition to Tavares.

Rick Sconyers, 1620 Peninsula Drive, Tavares, said Kolter homes did a great job addressing issues. He noted a concern regarding road issues and infrastructure needs.

Mayor Pfister welcomed Mr. Sconyers to Tavares.

Ted Wicks, Tavares Chamber of Commerce, 108 Shorewood Court, Tavares, said the Chamber Executive Board and Board of Directors believe it is a great project. He noted transportation issues need correcting. He said the Chamber offers their support and recommended approval. Mr. Wicks said many years ago Tavares was decided to be a city, and it is important to look at clusters of population as an economic benefit to the city. The Chamber appreciates what the Council, Mr. Drury, and staff continue to do for Tavares.

Keith Kramer, 1710 Peninsula Drive, Tavares, thanked the Council. He said he met with each Board member who listened attentively. He said the development is a diamond and noted he visited other Cresswind communities which provided him with confidence and believes the development will attract other upscale developers. Mr. Kramer noted a concern regarding roads.

Kathy Kramer, 1710 Peninsula Drive, Tavares, said she loves Tavares and believes Kolter would be a great addition. She noted her concern regarding the conditions of the roads; Woodlea Road and Lane Park Road. She discussed Lake County reports from 2006 and 2011 on road conditions. She asked why the roads were not upgraded in the past.

Sue Leonard, 1440 Peninsula Drive, Tavares, noted a concern the Kolter project would be jeopardized because of road conditions. Ms. Leonard thanked Ms. Tedrow.

Aggelus Haralampopoulo, 602 W. Minnesota Avenue, noted his concern regarding road conditions, and support for young professionals and entrepreneurs moving to the area.

Vance Jochim, 12619 Milwaukee Avenue, Lake County, commended Ms. Tedrow for her professionalism. He noted his concern regarding traffic, roads, and school concurrency.

Bud Bucher, 9551 San Fernando Court, Howey in the Hills, President of the Mission Inn Resort and Club, noted his support for the development and recommended approval. He said Kolter provides a good product and homes will help pay road impact fees. Mr. Bucher said there would be no school impact fees as the development would have no impact on schools.

Mayor Pfister adjourned the meeting for five minutes at 5:49 to provide an opportunity for the attorneys to discuss a revised ordinance language.

Mayor Pfister reconvened the meeting at 5:56.

Attorney Williams said counsel for the residents and developer have met and agreed on ordinance language changes. The majority of the residents have to agree within thirty days as to the takeover of the road and maintenance. He asked Ms. Tedrow to provide a copy of the language to Mr. Fitzgerald. Attorney Williams referenced page 316, paragraph G (page 8 of 29). Ms. Tedrow said the red line would read as follows:

In the event that within 30 days of Kolter Group Acquisitions LLC, or its assigns, closes on the property, that such association, or a majority of the seventeen (17) homeowners does not confirm in writing...

Attorney Williams said it contemplates that within 30 days after the closing, Kolter and the new association or a majority of its residents have to meet and agree on who will take care of the roads and method. There is some uncertainty as to how that will happen and that is why the 'majority of the residents' was included.

Mr. Drury said there is a redlined version in the agenda package and discussed possible language for a motion.

MOTION

Amanda Boggus moved to approve Ordinance 2022-05 red lined changes version that is orally amended during the meeting, seconded by Troy Singer.

Mayor Pfister said she heard the public comments about roads, and she has been working hard to have roads upgraded and will continue to do so. She said if the development is not approved, there could be another development, and the proposed Kolter development is the best option. Mayor Pfister noted her support.

Vice Mayor Price asked Mr. Drury to discuss alternatives to address the problem regarding roads moving forward. Mr. Drury said it is a Lake County road. The City has been encouraging the County to procure the right of way for the entire corridor and meet with the currently developed properties to negotiate easements. The City has agreed that the owner must give appropriate right of way to Lake County for any future development on vacant land coming into the City. The County should then design, engineer, and rebuilding of the road. The City will encourage and meet with County Commissioners, the County Manager and Public Works Department to allocate an appropriate funding source to rebuild the road. Meetings are occurring, and plans are being developed.

Council Member Gamble asked Mr. Drury to discuss the 2011 road enhancement changes. Mr. Drury said when Lake County proposed improvements, they would add a foot or two to the side of the road. They were not rebuilding the entire road. At the time, the community had workshops on issues, including the downtown roads that were flooding. The downtown road system infrastructure built in the 1800s was subpar, and a previous Council encouraged Lake County to rebuild the Alfred Street and Caroline Street corridor. Attorney Williams noted the older system was dumping polluted water into Lake Dora. Mr. Drury said the stormwater was going into the lake, and the City and County worked together to repair stormwater systems and cracked lines and redesign the roads so they were not flooding and creating property damage. Lake County shifted some funding for the Woodlea Road widening to the project. Lake County has a road that needs to be addressed, and the City would continue discussions with them. Council Member Gamble encouraged the residents to attend County Commission meetings regarding the road.

The motion carried unanimously 5-0.

Mayor Pfister said she would like to move the Budget Meeting to be heard last to allow the audience members to leave a chance to clear the Chambers.

X. GENERAL GOVERNMENT

XII. NEW BUSINESS

XIII. OLD BUSINESS

XIV. AUDIENCE TO BE HEARD

Mayor Pfister called Sarah Classon, Fawn Stam, and Mikie Alford to the podium to speak. There was no response and the requestors were determined to have left the meeting.

Mayor Pfister asked if anyone in the audience would like to speak. There were none.

XV. REPORTS

Tab 11. City Administrator Report

Attorney Williams thanked the Council and staff for having him back for the meeting.

Tab 12. City Council Member Reports

Council Member Gamble asked for an update on Woodlea Road infrastructure. Mr. Clark said the project should go to bid by the end of July, with construction beginning in sixty days. He said the project is designed, approved, and permitted.

Council Member Singer welcomed Attorney Williams to the meeting. He commended Attorney Holt.

Council Member Singer said the Peninsula project was a great process and exercise in how a successful government works.

Council Member Boggus and Mayor Pfister said they concur with Council Member Singer's comments.

Vice Mayor Price said he is glad after all meetings and discussions the decision was unanimous and correct.

XI. BUDGET WORKSHOP

Tab 9. Budget Workshop – Present Enterprise and Special Revenue Fund Budgets, and discuss the General Fund Budget

Mr. Drury made the following presentation:

Previously, at the July 6th City Council meeting, Council was presented the General Fund budget, and staff will now deliver the Utility Fund and Special

Revenue Fund Proposed Budgets for FY 2023, after which an opportunity will be provided to discuss the previously delivered General Fund budget as well as the Utilities and Special Fund budgets.

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

The maximum tentative millage rate will be discussed and set by the City Council later during this meeting. The Five-Year Capital Plan will be delivered, presented and discussed at the August 3, 2022 budget workshop. An additional Council budget workshop is scheduled for August 17th to discuss all budgets, followed by two Public Hearings on the budget on September 7, 2022 and September 21, 2022.

The Proposed Budget has been updated based on updates from the Lake County Property Appraiser, and State of Florida Office of Economic and Demographic Research (EDR) Department. Updates for miscellaneous payroll adjustments (staff vacancies, changes in health insurance coverage, changes in dental insurance coverage, etc.) have also been included. A list of the adjustments to the Proposed Budget is included in Exhibit A.

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

Council Member Gamble asked for clarification regarding calculations on the first PowerPoint presentation slide and where the Freedom Flag line item was located. Mr. Drury said the Freedom Flag was shifted from the sinking fund to Parks Department. Ms. Houghton said landscaping (\$8500), travel (\$5800), and advertising (\$10,000) is the difference in the calculation on PowerPoint slide 1.

Mr. Drury said all budgets have been delivered to the Council and an opportunity is presented to ask any additional questions or move to the Setting of the Tentative Millage Rate, and then there are four more budget meetings scheduled in August and September.

Council Member Gamble said there is an increase of \$94,675 indicated by the Lake County Property Appraiser. He said the funds would normally be placed in the Reserve Account and asked the Council to consider placing that additional revenue toward improving baseball and softball fields at the Woodlea Sports Complex. He said the cost to bring the fields up to standard is 2 fields at \$75,000 each, the softball field is \$180,000, the multipurpose soccer/football field is \$175,000, and maintenance is estimated at \$43,000. The extra funds would help get the fields into better playing conditions.

Mr. Drury said the item could be brought back to Council. Council Member Boggus said she would prefer to wait to go through the process of reviewing their wish list to see what funds are remaining.

Tab 10. Budget Workshop – Setting of Maximum Tentative Millage Rate

Council Member Singer said one of the Council's main goals was to lower the millage rate. He said staff worked hard to come up with a 6.6050 millage rate and noted his support. Council Member Singer said he wished the State of Florida could lower its sales tax rate each year, and has had a 6% tax rate since 1983.

MOTION

Troy Singer moved to set the Maximum Tentative Millage Rate at 6.6950 mills, seconded by Amanda Boggus.

Council Member Boggus noted setting the Maximum Tentative Millage Rate does not prevent the Council from lowering the rate in the future, and caps the rate so it cannot be raised through the budget process moving forward. Mr. Drury confirmed.

The motion carried unanimously 5-0.

MOTION

Amanda Boggus moved to set the Maximum Tentative Voted Debt Millage Rate at .2074 mills, seconded by Troy Singer.

Vice Mayor Price asked if the debt rate had changed. Mr. Drury said the debt rate remains at 13.26%.

The motion carried unanimously 5-0.

XVI. ADJOURNMENT

There was no further business and Mayor Pfister adjourned the meeting at 6:50 p.m.

Respectfully,

Susie Novack, MMC, FCRM
City Clerk

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/17/2022**

AGENDA TAB NO.: 5

SUBJECT TITLE: Florida League of Cities Certificate of Completion (Mayor)

OBJECTIVE:

To recognize Council Member Gamble for completing the Florida League of Cities Institute for Elected Municipal Officials leadership training course.

SUMMARY:

Council Member Gamble recently attended the Florida League of Cities Institute for Elected Municipal Officials (IEMO). The primary objective of the IEMO is to provide elected municipal officials with an intensive academic program that will assist them in effectively meeting the requirements of their elected role. The program offers a comprehensive overview of Florida municipal government, presented by a faculty of top professionals in the field. Training topics include some of the following:

- Structure and Function of Cities in Florida
- Effective Council Member Techniques
- Taxes & Revenues for Municipal Governments
- Budgeting and Accounting for Florida's Cities
- Intergovernmental Relations in Florida
- Florida Ethics Law
- Florida's Open Government Laws

The Florida League of Cities requested the certificate of completion to be agendized and formally recorded in the meeting minutes. The City wishes to recognize and congratulate Council Member Gamble on completing this important leadership training opportunity.

OPTIONS:

N/A

STAFF RECOMMENDATION:

This recognition is approved by the Council and placed in the official records of the City.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Certificate of Completion - Sandy Gamble
2. FLC Letter to City Clerk

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/17/2022**

AGENDA TAB NO.: 6

SUBJECT TITLE: Adventure Boating Club LLC, Lease Agreement Amendment One (Economic Development)

OBJECTIVE:

For Council to approve an amendment to the agreement between the City of Tavares and Adventure Boating Club LLC for one (1) additional thirty - five (35) foot boat slip.

SUMMARY:

Previously, the Council approved a lease agreement between the City and Adventure Boating Club LLC for their commercial operations at the Tavares Marina. The agreement (attached) which was executed on October 1, 2021, provided for their occupancy of five (5) thirty - five (35) foot boat slips at the marina at a lease rate of \$292 per slip, per month and fifty-five (55) linear feet of dock space at a lease rate of \$7.20 per linear foot for a total monthly lease rental of \$1,856 ($5 \times \$292 = \$1,460$) + ($55 \times \$7.20 = \396)

Current market demand dictates a need for the company to add more boats at this location. They have requested one additional thirty - five (35) foot boat slip to be added to their lease to meet this increased market demand. There is currently no waiting list and sufficient boat slips are available at the marina to accommodate this request. Staff has drafted the attached lease amendment for one additional thirty-five (35) foot boat slip (increasing the total to 6 slips) at the rate of \$292 per month, which will increase the total monthly rental rate for Adventure Boating Club to Two Thousand One Hundred Forty-Eight Dollars (\$2,148).

OPTIONS:

1. Move to approve amendment one to the Commercial Marina lease agreement between the City of Tavares and Adventure Boating Club LLC.
2. Do not move to approve amendment one to the Commercial Marina lease agreement between the City of Tavares and Adventure Boating Club LLC.

STAFF RECOMMENDATION:

Staff Recommends Option 1.

FISCAL IMPACT:

The additional thirty-five (35) foot boat slip rental at a monthly rate of \$292.00 will increase monthly marina rental revenues by \$3,504.

LEGAL SUFFICIENCY:

Legally Sufficient

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Adventure boating club - fully executed
2. AdventureBoatShare2021ContractFirstAmendment

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/17/2022**

AGENDA TAB NO.: 7

SUBJECT TITLE: Resolution No. 2022-15 – Second Budget Amendment for FY 2022 (Finance)

OBJECTIVE:

To approve Resolution 2022-15, amending the Fiscal Year 2021-2022 City of Tavares Annual Operating Budget.

SUMMARY:

The attached Resolution represents increases and/or decreases to the Adopted Budget for Fiscal Year 2022. Appropriation increases represent capital projects, ARPA expenditures, and prior year/project encumbrance rollovers. In addition, the Resolution also reflects transfers between individual accounts within adopted budgets for all departments.

This resolution represents the SECOND AMENDMENT to the Adopted Budget for Fiscal Year 2021-2022.

OPTIONS:

Option 1: Approve Resolution 2022-15 amending the FY 2021-2022 City of Tavares Annual Operating Budget.

Option 2: Do not approve Resolution 2022-15.

STAFF RECOMMENDATION:

Option 1: move to approve Resolution 2022-15, amending the Fiscal Year 2021-2022 City of Tavares Annual Operating Budget.

FISCAL IMPACT:

Estimated budget amounts are included with the budget detail for this amendment.

LEGAL SUFFICIENCY:

The resolution has met legal sufficiency.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Resolution 2022-15 (Second Budget Amendment Resolution)
2. Exhibit A - 2nd Budget Amendment

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

RESOLUTION 2022-15

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, AMENDING THE 2022 FISCAL YEAR ADOPTED BUDGET FOR THE CITY OF TAVARES, REPRESENTING THE SECOND AMENDMENT TO THE ADOPTED BUDGET, AND PROVIDING FOR A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR, AND CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA:

Fund Name	Fund Number	Estimated Revenues ¹	Reserve Appropriations ³	Unappropriate d Revenues ²	Estimated Appropriations/ Expenditures
General Fund	001	21,201,755		\$ (158,488)	\$ 21,043,267
Water/Wastewater Utility	401	11,448,107	3,646,814	-	\$ 15,094,921
Water/Wastewater Impacts	441	657,000	125,040	-	\$ 782,040
W/WW RR&I Fund	443	300,000	218,597	-	\$ 518,597
SRF Construction Fund	444	240,000	2,657,931	-	\$ 2,897,931
W/WW SRF Loan	445	2,214,472	-	-	\$ 2,214,472
Sunset View Fund	447	112,397	14,755	-	\$ 127,152
Solid Waste	402	3,558,012	706,382	-	\$ 4,264,394
Stormwater	403	2,039,336	148,649	-	\$ 2,187,985
Seaplane Base Fund	405	794,025	570	-	\$ 794,595
Pavilion Fund ⁵	406	718,125	20,865	-	\$ 738,990
Police Education	102	-	4,999	-	\$ 4,999
Community Redevelopment	105	460,609	17,543	-	\$ 478,152
Police Impacts	110	100,578	-	(70,488)	\$ 30,090
Fire Impacts	111	188,098	-	(168,508)	\$ 19,590
Park Impacts	114	205,475	-	(205,475)	\$ -
Building Permits	115	173,919	-	(173,919)	\$ -
Freedom Flag Fund	117	-	2,800	-	\$ 2,800
Fire Assessment Fund	122	1,844,259	-	-	\$ 1,844,259
Infrastructure Sales Tax ⁵	150	-	96,458	-	\$ 96,458
Grant Fund	151	823,019	15,851	-	\$ 838,870
Infrastructure Sales Tax ⁵	152	1,599,443	158,751	-	\$ 1,758,194
ARPA	155	8,482,651	-	-	\$ 8,482,651
Debt Service Fund	201	1,194,762	33	-	\$ 1,194,795
Capital Project Fund	302	795,674	8,505	-	\$ 804,179
Capital Project Fund	303	-	1,116,159	-	\$ 1,116,159
Municipal Police Pension ⁴	601	1,003,895	-	(223,332)	\$ 780,563
Firefighter's Pension ⁴	602	1,733,994	-	(393,124)	\$ 1,340,870
Mildred Hunter Trust ⁴	605	150	-	-	\$ 150
Wooton Park Playground ⁴	606	150	-	-	\$ 150
		\$61,889,905	\$ 8,960,702	\$ (1,393,334)	\$ 69,457,273

¹ Estimated Revenues = anticipated revenue collections.

² Negative Reserve Appropriations assumes unappropriated revenues.

³ Positive Reserve Appropriations assumes appropriating (spending) an amount of reserves.

⁴ Special Revenue Fund.

⁵ Fund 150 Infrastructure Surtax Revenue collections sunset in December 2018, and begin again in January (Fund 152).

Section 1. Whereas the adopted budget for the City of Tavares for Fiscal Year 2022 should be increased from \$50,413,637 to \$69,457,273 in both revenues and expenditures where the increase represents increases or decreases in estimated revenues and expenditures due to prior year project/encumbrance rollovers previously approved by the City Council.

Section 2. Whereas this resolution represents the Second Amendment to the Adopted Budget for Fiscal Year 2022. (Exhibit A)

Section 3. Whereas any resolution or portion of a resolution in conflict with this resolution or any portion of this resolution is hereby repealed.

Section 4. Whereas if any section, sentence, clause, phrase or word of this resolution is held invalid by a court of competent jurisdiction, the remainder of the resolution shall not be affected and remain in full force and effect.

Section 5. Be it be resolved that this resolution shall be effective upon its adoption.

PASSED and ADOPTED this 17th day of August 2022, by the City Council of the City of Tavares, Florida.

Lori Pfister, Mayor
Tavares City Council

ATTEST:

Susie Novack
City Clerk

Approved as to form:
Lindsey Holt
City Attorney

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/17/2022**

AGENDA TAB NO.: 8

SUBJECT TITLE: Ordinance 2022-10 - City of Tavares Property - Rezoning of Approximately 05.83 Acres Located East of Ridge Place, North of E. Caroline Street. (Community Development)

OBJECTIVE:

To consider the rezoning of approximately 05.83 acres of property located east of Ridge Place, north of E. Caroline Street from Public Facilities District (PFD) to Residential Multi-Family (RMF-3).

SUMMARY:

The subject property consists of approximately 05.83 acres of vacant property located east of Ridge Place, north of E. Caroline Street . The property is owned by the City of Tavares and is currently zoned as Public Facilities District (PFD), and the City is proposing that the property be rezoned to Residential Multi-Family (RMF-3).

On May 18, 2022, City Council approved a Purchase and Sale Agreement between the City of Tavares and Cagan Management Group for the purchase of the 5.83 acre parcel for the intended purpose of developing a market rate multi-family rental townhome complex consisting of seventy-two (72) dwelling units. The Purchase and Sale Agreement is subject to the approval of the rezoning of the property to Residential Multi-Family (RMF-3).

The proposed zoning of Residential Multi-Family (RMF-3) is compatible with the surrounding zoning, which is a mixture of multi-family and single-family residential zoning. 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 developer of the property is required to obtain school capacity reservation prior to development approval.

The developer must submit an environmental assessment prior to any development approval and must comply with all Florida Fish and Wildlife Conservation Commission provisions as they pertain to threatened species.

The developer must submit a traffic analysis prior to any development approval.

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

The City is concurrently processing a future land use map amendment to re-designate the property from Public Facility / Institutional (PUB) to High Density (HD) on the Future Land Use Map 2040.

OPTIONS:

1. City Council moves to approve Ordinance 2022-10 rezoning approximately 05.83 acres of property located east of Ridge Place, north of E. Caroline Street from Public Facilities District (PFD) to Residential Multi-Family (RMF-3).
2. City Council moves to deny Ordinance 2022-10.

STAFF RECOMMENDATION:

At their July 21st meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2022-10.

Staff recommends that City Council moves to approve Ordinance 2022-10 rezoning approximately 05.83 acres of property located east of Ridge Place, north of E. Caroline Street, from Public Facilities District (PFD) to Residential Multi-Family (RMF-3).

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 2022-10
2. Aerial Map
3. Zoning Map
4. Concept Plan
5. Building Elevations
6. Objection Letter
7. Newspaper Ad

ORDINANCE 2022-10

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 05.83 ACRES OF PROPERTY LOCATED EAST OF RIDGE PLACE, NORTH OF E. CAROLINE STREET, FROM PUBLIC FACILITIES DISTRICT (PFD) TO RESIDENTIAL MULTI-FAMILY (RMF-3); 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 Public Facilities District (PFD) to Residential Multi-Family (RMF-3); and

WHEREAS, the City is concurrently processing an amendment to the City’s Comprehensive Plan to re-designate the property from Public Facility / Institutional (PUB) to High Density (HD) on the Future Land Use Map 2040; and

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

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

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

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

Section 1. Rezoning

The said properties, as legally defined in **Exhibit “A”**, attached hereto and made a part herewith, are hereby rezoned from Public Facilities District (PFD) to Residential Multi-Family (RMF-3).

Section 2. Severability.

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

Section 3. Effective Date.

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

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

Lori Pfister, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

Susie Novack, City Clerk

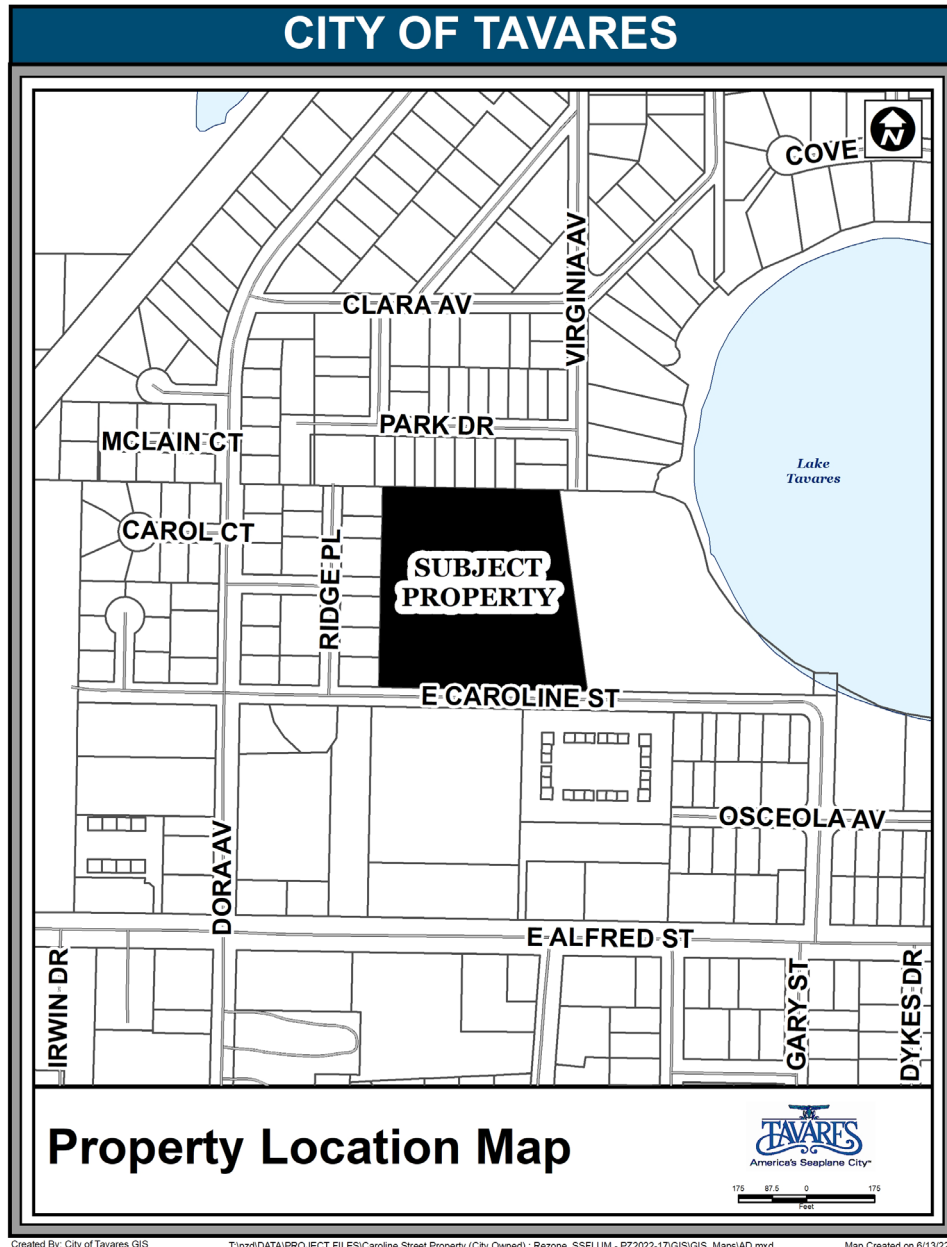
APPROVED AS TO FORM AND LEGALITY:

Lindsay C. T. Holt, City Attorney

Exhibit "A"

TAVARES, ST CLAIR-ABRAMS EXT BEG NW COR BLK 17, E 80 FT, SE'LY 520.52 FT TO A PT ON S
LINE OF BLK 17 164.3 FT E OF SW COR, W 164.3 FT, N 513.19 FT TO POB BLK 18 PB 1 PG 53

Parcel Number: 28-19-26-1700-017-00000



**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/17/2022**

AGENDA TAB NO.: 9

SUBJECT TITLE: Ordinance 2022-11 - City of Tavares Property - Small Scale FLUM Amendment of Approximately 05.83 Acres Located East of Ridge Place, North of E. Caroline Street. (Community Development)

OBJECTIVE:

To consider a Future Land Use Map amendment from Public Facility / Institutional (PUB) to High Density (HD) for 05.83 acres located east of Ridge Place, north of E. Caroline Street.

SUMMARY:

The subject property is located east of Ridge Place, north of E. Caroline Street, and is approximately 05.83 acres in size. The land is presently vacant and has a land use designation of Public Facility / Institutional (PUB). The property is owned by the City of Tavares, and the City is proposing an amendment to the Tavares Comprehensive Plan Future Land Use Map 2040 to change the designation of said property from Public Facility / Institutional (PUB) to High Density (HD).

Ordinance 2022-11 proposes a small-scale amendment to the Future Land Use Map 2040 of the Comprehensive Plan from Public Facility / Institutional (PUB) to High Density (HD).

The subject property is adjacent to a mixture of multi-family and single-family residential. The City is concurrently processing a proposed rezoning of the property to Residential Multi-Family (RMF-3).

Future Land Use Amendment

The city is required to place a future land use designation on annexed property. The subject property is currently designated Public Facility / Institutional (PUB) . A City High Density (HD) designation is compatible with surrounding property and County Future Land Use.

Compatibility

The land surrounding this property is residential in nature.

Site Conditions

The property is currently vacant.

Impact on City Services

The subject property is located in the City's Utility Service Boundary Area. The City of Tavares has municipal water and waste water utility service available for the subject parcel. The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse impacts on Levels of Service are not implicated.

FINDINGS

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

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

OPTIONS:

1. City Council moves to approve Ordinance 2022-11, a Future Land Use Map amendment from Public Facility / Institutional (PUB) to High Density (HD) for 05.83 acres located east of Ridge Place, north of E. Caroline Street.
2. City Council moves to deny Ordinance 2022-11.

STAFF RECOMMENDATION:

At their July 21st meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2022-11.

Staff recommends that City Council moves to approve Ordinance 2022-11, a Future Land Use Map amendment from Public Facility / Institutional (PUB) to High Density (HD) for 05.83 acres located east of Ridge Place, north of E. Caroline Street.

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 2022-11
2. FLU Map

ORDINANCE 2022-11

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 05.83 ACRES OF PROPERTY FROM PUBLIC FACILITY / INSTITUTIONAL (PUB) TO HIGH DENSITY (HD) FOR PROPERTY LOCATED EAST OF RIDGE PLACE, NORTH OF E. CAROLINE STREET; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property described in Exhibit "A" attached hereto, is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2040 to change the designation of said property from Public Facility / Institutional (PUB) to High Density (HD); and

WHEREAS, the property consists of less than fifty acres; and

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

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

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

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

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

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

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

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

Section 1. Future Land Use Amendment

The Comprehensive Plan and Future Land Use Map of the City of Tavares, Florida, is hereby amended to reflect a re-designation from Public Facility / Institutional (PUB) to High Density (HD) on certain real property as legally described in Exhibit "A". All provisions of the Comprehensive Plan shall hereby apply to said property.

Section 2. Severability and Conflicts

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

Section 3. Transmittal

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

Section 4. Effective Date

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

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

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

Lori Pfister, Mayor
Tavares City Council

First Reading: _____

Second Reading & Final Adoption: _____

ATTEST:

Susie Novack, City Clerk

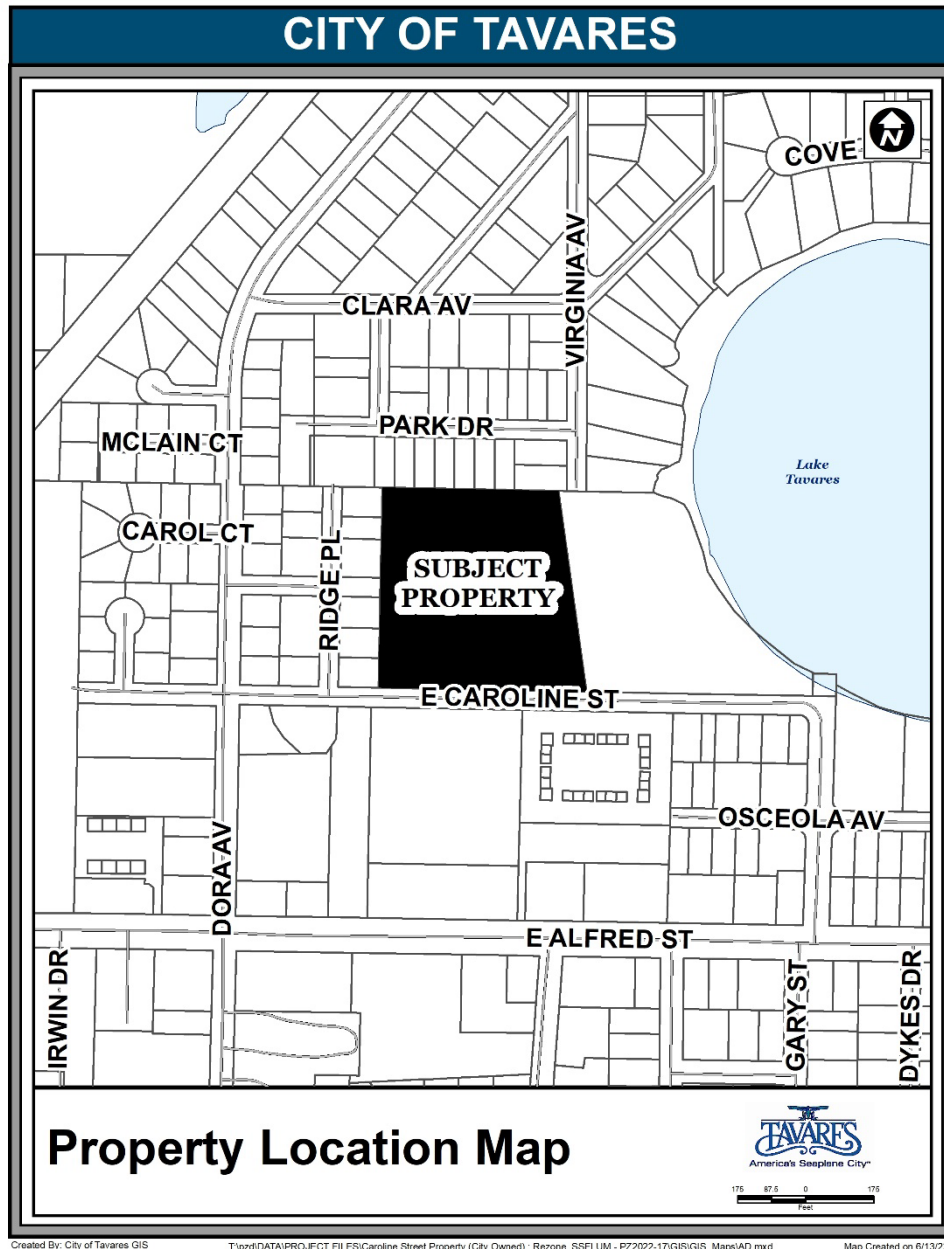
Approved as to form:

Lindsay C. T. Holt, City Attorney

EXHIBIT "A"

TAVARES, ST CLAIR-ABRAMS EXT BEG NW COR BLK 17, E 80 FT, SE'LY 520.52 FT TO A PT ON S
LINE OF BLK 17 164.3 FT E OF SW COR, W 164.3 FT, N 513.19 FT TO POB BLK 18 PB 1 PG 53

Parcel Number: 28-19-26-1700-017-00000



**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/17/2022**

AGENDA TAB NO.: 10

SUBJECT TITLE: America in Bloom Discussion (City Administrator)

OBJECTIVE:

To identify which City Council members will be attending the annual America In Bloom National Awards Program

SUMMARY:

America in Bloom is a national awards program for cities, towns, colleges and business districts that “strives to empower communities to beautify and improve the overall quality of life through their programs, grant opportunities, resources library and more.” The program focuses on seven areas of impact within the municipal, business, and residential sectors.

Tavares enrolled in the program in 2017 and has been recognized numerous times as a participant, including:

- Coolest Place for Kids 2017
- Overall Impression 2017
- Environmental Efforts 2018
- Overall Impression 2019
- Best Innovative Project or Program 2019
- Champion Community 2019
- *Tavares did not participate in the virtual program during 2020 & 2021*

The America In Bloom evaluation team visited Tavares this past spring and any awards or recognition from that visit will be announced at the annual National Symposium. The National Symposium offers educational sessions, informative tours, and an opportunity to meet other community leaders and share ideas for improvement and success through connection and collaboration. The 2022 symposium will be hosted by Washington, MO with accommodations in St. Louis, September 29th to October 1st. Registration for the full conference, airfare and lodging is \$1467 per attendee. It has been past practice to send staff and Council members to this event.

An opportunity is provided to identify which City Council members will attend this year.

OPTIONS:

1. Identify which Council members will attend
2. Do not attend.

STAFF RECOMMENDATION:

1. Identify which Council members will attend.

FISCAL IMPACT:

\$3,000 is budgeted for Council members to attend this year.

LEGAL SUFFICIENCY:

YES

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/17/2022**

AGENDA TAB NO.: 11

SUBJECT TITLE: Yard Sale Requirements Discussion (City Administrator)

OBJECTIVE:

To establish a Yard Sale registration requirement

SUMMARY:

Previously, the City Council adopted an Ordinance which contains a provision limiting Garage Sales to four (4) Garage Sales (also defined as yard sales) being conducted at any one residence or household during any calendar year. Garage Sales shall be limited in duration to no more than the daylight hours (not to exceed 7:00 p.m.) of three (3) consecutive days. No permit is required for a Garage Sale to be conducted.

Due to the "no permit" requirement, some have set up permanent Garage Sales at their residential homes because enforcing the Ordinance without documentation on where and what date the sales occurred and how many occurred in a year makes it challenging to enforce. This has led to complaints from neighbors regarding a neighborhood "Garage Sale" occurring in their neighborhood continuously and permanently.

Two options are available to document Garage Sales so enforcement can occur as follows:

1: Council could institute a process for Garage Sales to be registered with the City. Registration would be free and done online, similar to online golf cart registration. This process would utilize software already in place (CivicPlus), be created by Public Communications staff using the City website, and would be at no additional cost to the City. The online yard sale registration process would be free and easy for residents, and available 24 hours a day from the convenience of their home or work or library (remote registration). For those individuals unable to register online, hardcopy forms would be made available at the Tavares Library.

2: Council could reinstitute the free permit process which was previously in place. This would require processing the permit application through the City Permit Office.

OPTIONS:

1. Council institute a process for Garage Sales to be registered with the City with registration being free and done online.
2. Council institute a free permitting process.
3. Leave the Garage Sale process as it is no change.

STAFF RECOMMENDATION:

Option #1: Council institute a process for Garage Sales to be registered with the City with registration being free and done online.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

YES

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/17/2022**

AGENDA TAB NO.: 12

SUBJECT TITLE: Budget Workshop (City Administrator)

OBJECTIVE:

To finalize the City Budgets for the General Fund, Utilities Funds, Special Funds, and Capital Improvement Program for Fiscal Year 2023 (October 1, 2022 through September 2023).

SUMMARY:

The General Fund budget was presented to the Council at the July 6th budget workshop. The Enterprise and Special Revenue Fund budgets were presented to the Council at the July 20th budget workshop. The City Council set the maximum tentative millage rate at a reduced tax rate of 6.6950 mills, and the maximum tentative voted debt millage rate at a reduced tax rate of 0.2074 mills at the July 20th budget workshop. The Five-Year Capital Improvement Plan was presented at the August 3, 2022 budget workshop.

All budgets have been updated and are fully balanced. The only outstanding issue is a request from Council member Gamble to appropriate \$94,675 from the Property Appraiser's increased final numbers towards improving the City's recreational ballfields.

After Council finalizes the budgets, they will be brought back to Council along with supporting resolutions at the two upcoming Public Hearings in September for further public input and Council consideration.

OPTIONS:

Option 1: Discuss and finalize the budget.

Option 2: Do not discuss nor finalize the budget.

STAFF RECOMMENDATION:

Option 1: Discuss and finalize the budget.

FISCAL IMPACT:

Establishes the Fiscal Year 2023 Budget.

LEGAL SUFFICIENCY:

Legally Sufficient

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Exhibit A - FY 2023 Proposed Budget Adjustments (7-27-22)

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

FY 2023 PROPOSED BUDGET ADJUSTMENTS

(EXHIBIT A)

GENERAL FUND

REVENUES	21,667,280
Increase Ad Valorem revenue due to Property Appraiser's updates	153,909
Increase appropriated reserves (from \$163,431 to \$177,308)*	(13,877)
Decrease State estimated revenues for new estimates from State	(1,028)
REVENUES AFTER ADJUSTMENTS	21,806,284
EXPENDITURES	21,667,280
Miscellaneous payroll adjustments	46,827
Police and Fire pension adjustments	114,644
Decrease General Liability estimates due to new estimates from provider	(20,358)
Decrease contribution to Seaplane Base and Marina Fund	(26,025)
Increase reimbursement to Stormwater Fund for Right-of-Way Services for miscellaneous payroll adjustments in Right-of-Way department	23,916
EXPENDITURES AFTER ADJUSTMENTS	21,806,284

GENERAL FUND REVENUE = EXPENDITURES? **YES**

** A negative value in appropriated reserves represents an increase in the amount of money going towards reserves, and a decrease in the total amount of revenue available.*

GENERAL FUND RESERVE DETAILS

Total Going Into Reserves in FY 2023	177,308
Total Estimated General Fund Reserve Balance as of 9/30/2023	3,849,481
Reserve Balance as a Percentage of General Fund Operations	17.65%
Reserve Balance Required to Meet GFOA Recommendations (2 months of operating expenditures)	3,634,381

TIF FUND

REVENUES	533,191
Increase Ad Valorem revenue due to Property Appraiser's new preliminary values	10,717
REVENUES AFTER ADJUSTMENTS	543,908
EXPENDITURES	533,191
Increase contribution to Seaplane Base and Marina Fund	10,717
EXPENDITURES AFTER ADJUSTMENTS	543,908
TIF FUND REVENUE = EXPENDITURES?	YES

FY 2023 PROPOSED BUDGET ADJUSTMENTS

INFRASTRUCTURE SALES TAX FUND (FUND 150)

REVENUES	130,000
Increase appropriation from reserves from (\$130,000 to \$193,513)	63,513
REVENUES AFTER ADJUSTMENTS	193,513
EXPENDITURES	
Road paving (moved from Fund 152)	63,513
EXPENDITURES AFTER ADJUSTMENTS	63,513
INFRASTRUCTURE FUND REVENUES = EXPENDITURES?	NO

INFRASTRUCTURE SALES TAX FUND (FUND 152)

REVENUES	1,870,871
Decrease State estimated revenues for new estimates from State	(205,328)
Decrease appropriated reserves (from \$141,815 to \$0)*	141,815
REVENUES AFTER ADJUSTMENTS	1,807,358
EXPENDITURES	1,870,871
Move a portion of road paving to Fund 150 Infrastructure Sales Tax	(63,513)
EXPENDITURES AFTER ADJUSTMENTS	1,807,358
INFRASTRUCTURE FUND REVENUES = EXPENDITURES?	YES

DEBT SERVICE FUND

REVENUES	1,186,700
Decrease Dedicated Debt Service revenue for lower millage rate (.2234 vs .2074)	(27)
Appropriate from reserves	27
REVENUES AFTER ADJUSTMENTS	1,186,700
EXPENDITURES	1,186,700
None	
EXPENDITURES AFTER ADJUSTMENTS	1,186,700
CAPITAL PROJECT FUND REVENUE = EXPENDITURES?	YES

FY 2023 PROPOSED BUDGET ADJUSTMENTS

WATER AND WASTEWATER UTILITY FUND

REVENUES	11,585,259
Increased retained earnings (from \$56,447 to \$58,215)	(1,768)
REVENUES AFTER ADJUSTMENTS	11,583,491
EXPENDITURES	11,585,259
Miscellaneous payroll adjustments	10,955
Decrease General Liability estimates due to new estimates from provider	(12,723)
EXPENDITURES AFTER ADJUSTMENTS	11,583,491
WATER AND WASTEWATER UTILITY FUND REVENUE = EXPENDITURES?	YES

SOLID WASTE FUND

REVENUES	4,007,050
Increased retained earnings (from \$0 to \$17,625)	(17,625)
REVENUES AFTER ADJUSTMENTS	3,989,425
EXPENDITURES	4,007,050
Miscellaneous payroll adjustments	(14,067)
Decrease General Liability estimates due to new estimates from provider	(3,558)
EXPENDITURES AFTER ADJUSTMENTS	3,989,425
SOLID WASTE FUND REVENUE = EXPENDITURES?	YES

STORMWATER FUND

REVENUES	2,103,184
Increase reimbursement from General Fund for Right-of-Way Services for miscellaneous payroll adjustments in Right-of-Way department	23,916
Increase appropriated reserves (from \$0 to \$1,219)*	(1,219)
REVENUES AFTER ADJUSTMENTS	2,125,881
EXPENDITURES	2,103,184
Miscellaneous payroll adjustments	24,301
Decrease General Liability estimates due to new estimates from provider	(1,604)
EXPENDITURES AFTER ADJUSTMENTS	2,125,881
STORMWATER FUND REVENUE = EXPENDITURES?	YES

FY 2023 PROPOSED BUDGET ADJUSTMENTS

SEAPLANE BASE AND MARINA FUND

REVENUES	975,142
Decrease contributions from General Fund	(26,025)
Increase contributions from TIF Fund	10,717
Increase appropriated reserves (from \$0 to \$2,761)*	(2,761)
REVENUES AFTER ADJUSTMENTS	957,073
EXPENDITURES	975,142
Miscellaneous payroll adjustments	(15,980)
Decrease General Liability estimates due to new estimates from provider	(2,089)
EXPENDITURES AFTER ADJUSTMENTS	957,073
SEAPLANE BASE AND MARINA FUND REVENUE = EXPENDITURES?	YES

PAVILION FUND

REVENUES	827,581
None	
REVENUES AFTER ADJUSTMENTS	827,581
EXPENDITURES	827,581
Miscellaneous payroll adjustments	229
Decrease General Liability estimates due to new estimates from provider	(147)
Decrease Audit Services estimate	(82)
EXPENDITURES AFTER ADJUSTMENTS	827,581
PAVILION FUND REVENUE = EXPENDITURES?	YES

**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/17/2022**

AGENDA TAB NO.: 13

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 Meeting and Budget Workshop	September 7, 2022, 4:00 p.m., Tavares City Council Chambers (<i>First Public Hearing to Adopt Tentative Millage Rate and Tentative Budget at 5:05 p.m.</i>)
Planning and Zoning Board Meeting	August 18, 2022, 3:00 p.m., Tavares City Council Chambers
Library Board Meeting	September 21, 2022, 2:30 p.m., Tavares Library Conference Room
Code Enforcement Special Magistrate Hearing	September 13, 2022, 5:00 p.m., Tavares City Council Chambers

OUTSIDE AGENCY MEETINGS:

Lake County League of Cities Meeting	September 9, 2022, 12:00 noon, Mount Dora Golf Course
Lake Sumter MPO Executive Board Meeting	October 26, 2022, 2:00 p.m., Conference Room 206, 1300 Citizens Boulevard, Leesburg
Tavares Chamber of Commerce Meeting	August 24, 2022, 11:30 a.m., Tavares Civic Center
Lake County Strategic Growth Planning Meeting	September 25, 2022, 1:00 p.m., Venetian Gardens, Leesburg

CITY EVENTS:

The current 2022 City Event Calendar is attached.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Tavares_2022EventCalendar_7.26.2022

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

City of Tavares 2022 Permitted Events

JANUARY	FEBRUARY	MARCH
8 Rhythm on Ruby - Street Party (City Event) 15 Arbor Day (City Event - Public Works - Wooton Park)	12 Tavares Craft & Vendor Event (Wooton Park)	1 Support Rally - hosted by LCBCC 17 Hemmingway's St. Patrick's Day Event 19-20 FL Vintage Race Boat Spring Regatta 24-27 Sunnyland Antique Boat Show
APRIL	MAY	JUNE
4-8 Harris Chain of Lakes Steamboat Meet 9-10 Hydro Drag Nationals (Wooton West) 23 School Choice Fair (Wooton Park) - hosted by CREATE Conservatory 30 Kayakathon (Wooton Park) - hosted by Adventure Outdoor Paddle	3 Law Enforcement Memorial (Historic Courthouse) - hosted by Lake Co. Sheriff's Office 7 Phantom Airborne Brigade Jump (Wooton West) 7 Post Jump Veteran's Celebration (Tavares Square) - hosted by Hardrock Charlie Foundation 13-14 Planes, Tunes & BBQ featuring Seaplane-A-Palooza (City Event)	11-12 Spring Shootout at Tavares (Wooton West) - hosted by Southern Outlaw Dragboat Assoc.
JULY	AUGUST	SEPTEMBER
4 4th of July Celebration (City Event) 23 Phantom Airborne Brigade Jump (Wooton West)	1 Red for Ed (Wooton Park) 20 Let's Go Tavares (Wooton Park)	11 9/11 Memorial Event (City Event - Fire & PD) 17 Coastal Cleanup (City Event—Public Works) 17 Let's Go Tavares* (Wooton Park) 24 Phantom Airborne Brigade Jump* (Wooton West)
OCTOBER	NOVEMBER	DECEMBER
9 AdventHealth Waterman Pink On Parade 5k 22 Rocktoberfest featuring the Monster Splash Fly-In (City Event) 28 Boo Fest (City Event) 29-30 Hydro Drag World Championships (Wooton West)	5-6 Lady of the Lakes Renaissance Faire* 5 Camp Boggy Creek Challenge Ride (Wooton Park) 12-13 Lady of the Lakes Renaissance Faire* 19 Tavares Holiday Grinch Fest (Wooton Park) 24 YMCA Turkey Trot 5k*	3 Christmas Parade & Celebration (City Event)

*Pending Permit Application Review/Approval

City Organized Events | Event will be held outside City's Entertainment District

Revised: 7.26.2022

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**AGENDA SUMMARY
TAVARES CITY COUNCIL
8/17/2022**

AGENDA TAB NO.: 14

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.