



AGENDA
TAVARES CITY COUNCIL
April 19, 2023
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 Greg Watts, Liberty Church Tavares

III. APPROVAL OF AGENDA

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2 Proclamation - Nurses Week (Mayor)

Tab 3 Proclamation - National Library Week (Mayor)

Tab 4 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 5 Approval of the April 5, 2023, City Council Meeting Minutes (City Clerk)

VIII. RESOLUTIONS

IX. ORDINANCES - PUBLIC HEARING

First Reading

Tab 6 Ordinance 2023-08 - Dissolution of the Leela Reserve Community

Development District (Community Development)

Second Reading

- Tab 7 Ordinance 2023-06 - Adventure Christian Church - Rezoning of Approximately 04.75 Acres Located North of Lane Park Cutoff, East of State Road 19 (Community Development)
- Tab 8 Ordinance 2023-07 - Adventure Christian Church - Small Scale FLUM Amendment of Approximately 04.75 Acres Located North of Lane Park Cutoff, East of State Road 19 (Community Development)
- Tab 9 Ordinance 2023-05 - Land Development Regulation Amendment - Chapter 13 - Environmental (Community Development)

X. GENERAL GOVERNMENT

- Tab 10 Lake Hermosa Region Booster Pump Station and Water Treatment Plant (Utilities)

XI. NEW BUSINESS

XII. OLD BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. REPORTS

- Tab 11 City Administrator Report
- Tab 12 Council Member Reports

XV. ADJOURNMENT

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

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
4/19/2023**

AGENDA TAB NO.: 1

SUBJECT TITLE: Pastor Greg Watts, Liberty Church Tavares

OBJECTIVE:

Pastor Greg Watts, Liberty Church Tavares, will provide the invocation and lead those present in the Pledge of Allegiance.

SUMMARY:

Pastor Greg Watts, Liberty Church Tavares, 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
4/19/2023**

AGENDA TAB NO.: 2

SUBJECT TITLE: Proclamation - Nurses Week (Mayor)

OBJECTIVE:

For the Mayor to read a Proclamation, and the Council to approve a Proclamation declaring May 6 through 12, 2023, as "Nurses Week."

SUMMARY:

Josh Goergen, AdventHealth Government Advocacy Manager, requested the City pass a Proclamation in celebration of National Nurses Week from May 6th – May 12th. From assisting with life-threatening ER crises to delivering babies and caring for the elderly in their last moments, nurses perform some of the most difficult and heartbreaking tasks in the medical world. As workers who perform the most essential healthcare tasks, nurses serve as the first point of contact for most patients. National Nurses Week honors their contributions and sacrifices and reminds us to thank the medical professionals who keep us healthy. It is celebrated between May 6, National Nurses Day, and May 12, the birth date of celebrated nurse Florence Nightingale.

OPTIONS:

1. For the Mayor to read the Proclamation, and Council to approve the Proclamation declaring May 6 through 12, 2023, as "Nurses Week."
2. Do not approve the Proclamation.

STAFF RECOMMENDATION:

Option 1, for the Mayor to read the Proclamation declaring May 6 through 12, 2023, as "Nurses Week."

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Nurses Week Proclamation

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



PROCLAMATION

WHEREAS, there are more than 10,000 registered nurses across AdventHealth's Central Florida campuses and over 260,000 nurses in Florida; and

WHEREAS, nurses play a crucial role in our community, triaging patients who come into the Emergency Department, treating patients after surgeries, caring for new moms and infants, tending to the elderly and the critically ill; and

WHEREAS, nurses act as the healers of our neighborhoods, providing care for everything from burns to broken bones, asthma to arthritis, diabetes to dementia, and cancers to the common cold; and

WHEREAS, amid a global health pandemic, nurses showed tremendous courage, dedication, and compassion to care for thousands of COVID-19 patients and their families, at times sacrificing their own health and emotional and mental well-being.

NOW, THEREFORE, the Tavares City Council does hereby proclaim May 6 to May 12, 2023, as "**Nurses Week**" in the City of Tavares and asks all residents to join us in honoring the registered nurses who care for our community every day.

PASSED AND DULY ADOPTED, by the Tavares City Council on this 19th day of April 2023.

Walter B. Price, Sr., Mayor

**AGENDA SUMMARY
TAVARES CITY COUNCIL
4/19/2023**

AGENDA TAB NO.: 3

SUBJECT TITLE: Proclamation - National Library Week (Mayor)

OBJECTIVE:

For the Mayor to read a proclamation declaring April 23 - 29, 2023 as National Library Week with adoption by the Tavares City Council.

SUMMARY:

National Library Week is an event sponsored by the American Library Association (ALA) and observed in libraries across the country each April. It is a time to celebrate our nation's libraries, library workers' contributions, and promote the support and use of all types of libraries - school, public, and academic.

National Library Week 2023 will be celebrated with the theme "There's More to the Story". Most people know about the wealth of stories available at the library, from picture books and large print to audiobooks and E-books. But there's so much more to the story of libraries. Libraries are welcoming spaces that bring communities together for entertainment, education, and connection. The Tavares Public Library offers a wide array of programs, classes and resources, including concerts, tax help, and a "Digital Library" available 24/7 covering a wide variety of topics ranging from career assistance and continuing education to lifelong learning and online homework help.

OPTIONS:

1. Request the Mayor read a proclamation declaring April 23 through April 29, 2023 as National Library Week with adoption by the Tavares City Council.
2. Do not adopt the proclamation.

STAFF RECOMMENDATION:

Option 1: The Mayor read a proclamation declaring April 23 through April 29, 2023 as National Library Week with adoption by the Tavares City Council.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. National Library Week Proclamation 2023

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



Proclamation National Library Week 2023

WHEREAS, libraries everywhere play a vital role in supporting the quality of life in their communities; and,

WHEREAS, librarians are trained professionals, helping people of all ages and backgrounds find and interpret the information they need to live, learn and work; and,

WHEREAS, libraries and library workers provide a variety of resources and services that transform lives through education and lifelong learning; and,

WHEREAS, libraries connect people to opportunities, resources, and provide professional assistance through online or in-person programs and activities; and,

WHEREAS, libraries, librarians, library workers, and supporters across America are celebrating National Library Week; and,

NOW, THEREFORE, the Tavares City Council hereby proclaims April 23 through 29, 2023 as "National Library Week" and encourages all residents to visit the Tavares Public Library during this week to take advantage of the wonderful library resources available.

PASSED AND DULY ADOPTED by the Tavares City Council on this 19th day of April 2023.

Walter B. Price, Sr., Mayor

**AGENDA SUMMARY
TAVARES CITY COUNCIL
4/19/2023**

AGENDA TAB NO.: 4

SUBJECT TITLE: Tavares Chamber of Commerce Update

OBJECTIVE:

To receive an update from 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. April Report to Council

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
4/19/2023**

AGENDA TAB NO.: 5

SUBJECT TITLE: Approval of the April 5, 2023, City Council Meeting Minutes (City Clerk)

OBJECTIVE:

To consider approval of the April 5, 2023, City Council meeting minutes.

SUMMARY:

Attached are the April 5, 2023, City Council meeting minutes as submitted by the City Clerk.

OPTIONS:

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

STAFF RECOMMENDATION:

For Council approval.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. 04-05-2023 CC Minutes

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



**TAVARES CITY COUNCIL
MEETING MINUTES
APRIL 5, 2023 – 4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 EAST MAIN STREET, TAVARES**

COUNCIL MEMBERS PRESENT

**Walter Price, Mayor
Sandy Gamble, Vice Mayor
Bob Grenier, Council Member
Lori Pfister, Council Member
Troy Singer, Council Member**

STAFF PRESENT

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

I. CALL TO ORDER

Mayor Price called the meeting to order at 4:00 p.m. He 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 Michael Watkins, Friendship C.M.E. Church

Pastor Michael Watkins, Friendship C.M.E. Church, provided the invocation and led those present in the Pledge of Allegiance.

III. APPROVAL OF AGENDA

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

MOTION

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

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2. Proclamation – Water Conservation Month

Mayor Price read a Proclamation declaring April 2023 as Water Conservation Month in the City of Tavares.

MOTION

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

Mr. Clark said water is a valuable commodity, and the purpose of the proclamation was for public education and to meet FDEP regulatory permit requirements. He said Kristie Pelfrey, Utilities Administrative Assistant, put together the First Annual Water Day event in Tavares with the assistance of Water Department Staff Assistant Mackenna Crow, Project Manager Brian Dykes, Wastewater Field Manager Bob Kenner, Stormwater/ROW Supervisor Jason Spann, and Stormwater Supervisor Travis Steele. He introduced Ms. Pelfrey to provide information on Water Day.

Ms. Pelfrey said the first annual Water Day event would be held on April 9, 2023, from 9:00 a.m. to 1:00 p.m. in Wooton Park. She said that as part of the stormwater and water permit process, the City must do a public outreach by educating residents and businesses on water conservation, stormwater, and wastewater. Ms. Pelfrey said some items that will be covered include stormwater drains, water leaks, water meter demonstration, and Florida-friendly plants would be available for attendees. She said the Lake County Water Authority, Lake County Agriculture Center, Blood Mobile, and the Tavares Library would also participate in the event. A cooking oil disposal station would be available.

Mayor Price said he was advised by Mr. Clark that cooking oil dumped in a sink was one of the biggest problems for the City. Mr. Clark confirmed.

Tab 3. Presentation – Tavares Transition Training Program Recognition

Mr. Sherrard invited the T3 student participants and Ms. Metheny to the podium as he made the following presentation:

The Tavares High School T³ (Tavares Transition Training) is a program for students with significant cognitive disabilities who have deferred their diploma. T³ consists of school-based vocational training “businesses” such as Bulldog Baristas (coffee shop) and Bulldog Bubbles (car wash) plus other “jobs” around campus which include, but not limited to, custodial and clerical assignments. T³ participates in community-based instruction through partnerships with the community. The students in T³ learn life skills, self-determination, self-advocacy and ways to promote independence as much as possible through community-based instruction, instruction in their mock apartment, and instruction in the classroom.

While participating in community-based instruction with the Tavares Recreation Department, the students learned how to read a diagram and set up the Civic Center and TRA room for various meetings. They have learned how to work together to get the job done. Throughout the year, they have become more efficient and quicker with greater accuracy while maintaining appropriate work conversations. The students also learned how to be a part of an assembly line as they got the bags of candy ready for this past year's Boo! Festival.

The T³ (Tavares Transition Training) program is led by Tavares High School, Intensive Support Teacher, Michelle Metheny.

We would like to recognize and thank Michelle and her students for the hard work and support of the City of Tavares Recreation Department.

Mr. Sherrard thanked Ms. Metheny and the students for all the help they provided the City.

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

Attorney Boggus said there were no quasi-judicial matters before the Council for consideration.

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Attorney Holt joined the meeting at 4:28 p.m.

Attorney Boggus left the meeting at 4:29 p.m.

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

RESOLUTION 2023–05

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, AUTHORIZING AND ESTABLISHING A SPECIAL REVENUE FUND TITLED “DONATION PROGRAM FUND”.

ORDINANCE 2023-05

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE FOLLOWING SECTIONS OF THE CITY LAND DEVELOPMENT REGULATIONS; CHAPTER 13 ENVIRONMENTAL, SECTION 13-30 DETERMINATION OF THE ZONE OF EXCLUSION AND WELLFIELD PROTECTION AREA, SECTION 13-31 RESTRICTIONS ON DEVELOPMENT, SECTION 13-32 RESTRICTIONS ON SITING OF NEW PUBLIC WATER WELLS, SECTION 13-33 EXEMPTIONS; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING AN EFFECTIVE DATE.

ORDINANCE 2023-06

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 04.75 ACRES OF PROPERTY LOCATED NORTH OF LANE PARK CUTOFF, EAST OF STATE ROAD 19, FROM PUBLIC FACILITIES DISTRICT (PFD) TO INDUSTRIAL DISTRICT (I); SUBJECT TO THE RULES, REGULATIONS, AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2023-07

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 04.75 ACRES OF PROPERTY FROM PUBLIC FACILITY / INSTITUTIONAL (PUB) TO INDUSTRIAL (IND) FOR PROPERTY LOCATED NORTH OF LANE PARK CUTOFF, EAST OF STATE ROAD 19; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

VII. CONSENT AGENDA

Mayor Price asked if anyone wished to pull an item from the Consent Agenda for discussion. Mayor Price asked to pull Tab 6. Council Member Grenier asked to pull Tab 4. Vice Mayor Gamble asked to pull tab 5.

Tab 4. Approval of the March 15, 2023, City Council Meeting Minutes

Council Member Grenier noted the March 15, 2023, minutes referred to him as being absent and should reflect that he was in attendance. *[Scrivener error correction made to reflect Vice Mayor Gamble as absent during the March 15, 2023, City Council meeting.]*

MOTION

Bob Grenier moved to approve the March 15, 2023, City Council meeting minutes as amended, seconded by Lori Pfister. The motion carried unanimously 5-0.

Tab 5. Cresswind at Lake Harris Phase 1 Preliminary Plat

Vice Mayor Gamble inquired about the access road construction for existing Peninsula residents and asked how soon the existing residents would be able to hook up to water and sewer.

Chuck Hoitt, Halff Associates, Inc., 902 N. Sinclair Avenue, Tavares, said a site plan was submitted to the City to relocate Peninsula Drive, and once approved, road construction would begin. After the new road was constructed for the residents to utilize, the existing road would be removed.

Mr. Clark said laying pipe to the Peninsula would commence by May 1, 2023.

Council Member Grenier noted the agenda item before Council was placed on the Consent Agenda, and the final plat would come back to Council at a future date for discussion.

MOTION

Lori Pfister moved to approve the Cresswind at Lake Harris Phase 1 Preliminary Plat, seconded by Sandy Gamble. The motion carried unanimously 5-0.

Tab 6. Avalon Park Tavares Phase 2 Preliminary Plat

Mayor Price inquired about the expired school concurrency report included in the agenda. Mr. Fitzgerald noted that an email from the School Planner should have been included in the agenda packet that school concurrency was extended. Mayor Price said he wanted to ensure the extension was made. Mr. Fitzgerald said yes.

MOTION

Troy Singer moved to approve the Avalon Park Tavares Phase 2 Preliminary Plat, seconded by Sandy Gamble. The motion carried unanimously 5-0.

VIII. RESOLUTIONS

Tab 7. Resolution 2023-05 – Authorizing Donation Special Revenue Fund

Ms. Houghton made the following presentation:

In September 2011, as required by the Governmental Accounting Board, the City Council formally adopted GASB Statement number 54 to meet the “highest level decision criteria” for governmental fund reporting. This standard sets forth the requirements needed to establish and account for Special Revenue Funds.

On December 7, 2022, the City of Tavares City Council authorized establishing a Donation Policy Program for accepting donations for various city projects and initiatives and setting up a restricted fund for the management of the Donation Policy Program.

In order to meet GASB Statement No. 54 requirements for the establishment of a Special Revenue Fund for Financial Reporting and disclosure (highest level decision criteria), Resolution No. 2023-05 has been prepared to meet accounting requirements for reporting and disclosure.

Staff recommends Option 1, for Council to approve Resolution 2023-05, authorizing the establishment of a Special Revenue Fund titled “Donation Program Fund” to account for donations received for program, projects, and initiatives.

MOTION

Troy Singer moved to approve Resolution 2023-05 [Option 1], seconded by Bob Grenier. The motion carried unanimously 5-0.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Tab 8. Ordinance 2023-06 – Adventure Christian Church – Rezoning of Approximately 4.75 Acres Located North of Lane Park Cutoff, East of State Road 19

No discussion at First Reading.

Tab 9. Ordinance 2023-07 – Adventure Christian Church – Small Scale FLUM Amendment of Approximately 4.75 Acres Located North of Lane Park Cutoff, East of State Road 19

No discussion at First Reading.

Tab 10. Ordinance 2023-05 – Land Development Regulation Amendment – Chapter 14 – Environmental

No discussion at First Reading.

Second Reading

X. GENERAL GOVERNMENT

Tab 11. Council Member Appointment to the 2023 Election Canvassing Board

Mayor Price made the following presentation:

The 2023 City Council election will be held on Tuesday, November 7, 2023, and requires the City's Board of Canvassers to participate in the municipal election cycle. By Code of Ordinances, 2-167, Administration, "the Board of Canvassers shall consist of the City Clerk, City Attorney, and one (1) Council Member who is not a candidate for election during the particular election, to be appointed by the mayor." The Council members eligible to serve on the 2023 Board of Canvassers are Mayor Price, Council Member Pfister, and Council Member Grenier.

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

Mayor Price asked if any Council members would like to serve on the 2023 City of Tavares Election Canvassing Board. Vice Mayor Gamble nominated Mayor Price to serve on the Canvassing Board. Council Member Grenier seconded the nomination of Mayor Price.

Ms. Novack noted an alternate would also need to be selected. The Council discussed Council representation on the 2023 Election Canvassing Board. Council Member Grenier volunteered to serve as the alternate.

MOTION

Lori Pfister moved to approve Mayor Price as the Council Canvassing Board member, and Council Member Grenier as the alternate member, and seconded by Sandy Gamble. The motion carried unanimously 5-0.

Mayor Price noted he previously served on the City's election Canvassing Board.

Tab 12. Award Bid to the Lowest Responsive Bidder for Woodlea Sports Park Irrigation Improvements

Mr. Aldrich made the following presentation:

On February 12, 2023, the City of Tavares advertised a Request for Proposal for the Woodlea Sports Park irrigation improvements. On March 16, 2023, two bidders responded:

Creative Wall and Landscaping

862 S. Duncan Drive
Tavares, FL 32778

Maverick's Landscaping & Lawn Service, Inc.
P.O. Box 2264
Apopka, FL 32704

*It was stated in the pre-bid that the budget was \$100,000.00
Creative submitted a cost of \$138,750.00
Maverick submitted a cost of \$99,433.00*

A selection committee was held on March 28, 2023 (attached) and Maverick was selected as the lowest responsive bidder.

Staff recommends Option 1, for the Council to approve the recommended lowest responsive bidder and authorize staff to negotiate a contract.

Vice Mayor Gamble inquired about the irrigation improvements. Mr. Aldrich said improvements were a complete overhaul of the irrigation system, including replacing valve boxes, switches, controls, wiring, and piping around the skate park, field 1, field 2, field 3, football field, and common areas. Vice Mayor Gamble noted the City was negotiating for a regional park at the location and said he was concerned there would be a need to relocate some of the irrigation as some field locations may change. He stated a concern the City might put irrigation in places that were not needed. Mr. Aldrich said the field locations should remain the same.

Council Member Pfister said the irrigation improvements were long overdue, and the funds were approved and budgeted. Ms. Houghton confirmed.

MOTION

Lori Pfister moved to approve the lowest bidder, Maverick's Landscaping & Lawn Service, Inc., and authorize staff to negotiate a contract [Option 1], seconded by Bob Grenier.

Vice Mayor Gamble said his approval would be with reservation.

The motion carried unanimously 5-0.

XI. NEW BUSINESS

XII. OLD BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. REPORTS

Tab 13. City Administrator Report

City Administrator

Ms. Houghton noted a list of upcoming meetings was provided to the Council in the agenda packet.

Mr. Aldrich commended Mr. Sherrard on his work with the All-Star program, and noted tryouts would be held later in the evening and on Friday, April 15, 2023.

Tab 14. City Council Member Reports

Council Member Pfister

Council Member Pfister wished those present a Happy Easter and hoped everyone enjoyed time with their families.

Council Member Grenier

- Commended the Fleet Department on their recent Blue Seal of Excellence Award. Mr. Dillon said the Fleet professionals go above and beyond each day, and it was a significant award for the City.
- Commended the Tavares Library staff and noted a recent musical show, including a saxophone player with 115 people in attendance. He praised librarians Valerie Madden and Marli Lopez on their Easter-themed toddler storytime efforts earlier in the day.
- Said the Tavares Historical Society was doing well and noted Lake Sumter State College (LSSC) recently filmed a documentary on the history of the LSSC and Johnson Junior College at their research center. Council Member Grenier said he was interviewed, and the Historical Society building was featured. He said he was excited about the future of the Tavares Historical Society. He invited those present to visit the Tavares Historical Museum.
- Wished those present a Happy Easter.

Council Member Singer

- Commended Ms. Houghton for doing a fantastic job filling in for City Administrator during his absence. Ms. Houghton said it is her pleasure to serve the Board.
- Wished those present a Happy Easter.

Vice Mayor Gamble

- Said the drone show during the Planes, Tunes & Barbeque event was spectacular.
- Noted he was absent during the previous Council meeting as he was out of town.
- Said the City's staff does a great job.
- Noted Council Member Singer's nephew, Brady Singer, won his first season game for the Kansas City Royals.
- Noted an Easter sunrise service would be held at Ingraham Park at 6:30 a.m. on Easter Sunday.

Mayor Price

- Said the Antique Boat Show was a great success and well attended.
- Provided a legislative update from his recent trip to Tallahassee, meeting with state representatives with a Lake County delegation.
- Wished those present a Happy Easter.

XV. ADJOURNMENT

There was no further business and Mayor Price adjourned the meeting at 4:40 p.m.

Respectfully,

Susie Novack, MMC, FCRM
City Clerk

**AGENDA SUMMARY
TAVARES CITY COUNCIL
4/19/2023**

AGENDA TAB NO.: 6

SUBJECT TITLE: Ordinance 2023-08 - Dissolution of the Leela Reserve Community Development District (Community Development)

OBJECTIVE:

To consider approving the dissolution of the Community Development District for the Leela Reserve Subdivision located west of SR-19, south of Slim Haywood Ave., north of Camp Rd.

SUMMARY:

On September 21, 2022, City Council approved Ordinance 2022-13 establishing a Community Development District (CDD) for the purpose of financing and constructing community-wide infrastructure for the Leela Reserve subdivision. At this time, the CDD has no outstanding financial obligations and no operating or maintenance responsibilities, and the developer of Leela Reserve has requested that the Community Development District be dissolved in accordance with Florida Statutes Section 190.046(10). Ordinance 2023-08 proposes the dissolution of the Leela Reserve Community Development District.

OPTIONS:

1. City Council moves to approve Ordinance 2023-08 dissolution of the Community Development District for the Leela Reserve Subdivision located west of SR-19, south of Slim Haywood Ave., north of Camp Rd.
2. City Council moves to deny Ordinance 2023-08.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve Ordinance 2023-08 dissolution of the Community Development District for the Leela Reserve Subdivision located west of SR-19, south of Slim Haywood Ave., north of Camp Rd.

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 2023-08
2. Exhibit "A" - Property Legal Description
3. Exhibit "B" - Plan of Termination
4. Newspaper Ad - 4-10-23

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

ORDINANCE 2023-08

A NON-EMERGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA PROVIDING FOR THE DISSOLUTION OF THE LEELA RESERVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.046(10), FLORIDA STATUTES; PROVIDING FOR THE TERMINATION OF ALL THE COMMUNITY DEVELOPMENT SERVICES OF THE LEELA RESERVE COMMUNITY DEVELOPMENT DISTRICT IN ACCORD WITH A PLAN OF TERMINATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Leela Reserve Community Development District (the “District”) was established by Ordinance No. 2022-13 of the City Council of the City of Tavares, Florida, pursuant to Chapter 190, *Florida Statutes*, effective September 21, 2022, over the real property described in **Exhibit “A”**; and

WHEREAS, the District is located wholly within the boundaries the City of Tavares, Florida (the “City”); and

WHEREAS, the District does not presently have any outstanding financial obligations, and does not have any operating or maintenance responsibilities; and

WHEREAS, the District does not presently own any real property or infrastructure improvements; and

WHEREAS, the District does not presently have any outstanding bonds, notes or other debt instruments; and

WHEREAS, the District does not presently have any debt service special assessments levied against the assessable real property located within the District; and

WHEREAS, the dissolution of the District will not harm or otherwise injure any interests of the current owners of land, nor harm nor otherwise injure any interests of any other party within or without the District; and

WHEREAS, the District’s Board of Supervisors (the “Board”) and the owners of one-hundred percent (100%) of the lands within the District desire the City pass this non-emergency Ordinance (the “Ordinance”) providing for the termination of all community development services of the District and to provide for the dissolution of the District in accord with Section 190.046(10), *Florida Statutes*; and

WHEREAS, the District’s Board has adopted Resolution 2023-28 adopting a Plan of Termination (the “Plan”) and expressing the District’s desire that the City adopt the same Plan, which Plan is attached to this Ordinance as **Exhibit “B.”**

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Tavares, Florida in lawful session assembled, as follows:

Section 1. **Legislative Findings.** The Board hereby adopts the "WHEREAS" clauses stated above as legislative findings in support of this Ordinance.

Section 2. **Authority.** This Ordinance is adopted in compliance and pursuant to the Uniform Community Development Act of 1980 codified in Chapter 190, *Florida Statutes*.

Section 3. **Adoption of Plan of Termination.** The City hereby approves and adopts the Plan, attached to this Ordinance as **Exhibit "B."**

Section 4. **Dissolution of the District.** Once all community development services of the District have been terminated and upon compliance with all the terms of the Plan, the District shall file a copy of the Plan and this Ordinance with the Florida Department of Economic Opportunity. Upon the filing of the Plan and this Ordinance with the Florida Department of Economic Opportunity, the District is dissolved without further action by either the City or the District.

Section 5. **Severability.** If any provision of this Ordinance or the application thereof is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

Section 6. **Conflicting Ordinances.** All ordinances in conflict herewith are repealed.

Section 7. **Effective Date.** This Ordinance shall take effect immediately upon passage.

[Remainder of Page Intentionally Left Blank]

PASSED AND ADOPTED by the City Council of the City of Tavares, Lake County, Florida on this ____ day of _____, 2023.

CITY OF TAVARES, FLORIDA

By: _____
Walter B. Price, Sr., Mayor

ATTEST:

Susie Novack, MMC/FCRM
City Clerk
(SEAL)

APPROVED AS TO FORM AND LEGALITY:
_____, 2023

Lindsay C. T. Holt, City Attorney

Exhibit “A”

Legal Description

[Attached.]

Exhibit “B”

Plan of Termination

[Attached.]

Exhibit "A"

THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4619, PAGES 1709 THROUGH 1719, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; ALSO BEING PORTIONS OF THE VACATED LOTS, BLOCKS, STREETS, ROADS AND RIGHTS OF WAY AS SHOWN ON THE PLAT OF THE LAND OF LANE AND JACKSON AND OTHERS AS RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; TOGETHER WITH PORTIONS OF THE VACATED LOTS, BLOCKS, STREETS, ROADS AND RIGHTS OF WAY AS SHOWN ON TOWN PLAT OF LANE PARK AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, PER RESOLUTION 2015-13 BY THE CITY COUNCIL OF THE CITY OF TAVARES AS RECORDED IN OFFICIAL RECORDS BOOK 4693, PAGES 2436 THROUGH 2443, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 10 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF THE FORMER ATLANTIC COAST LINE RAILROAD LYING IN SAID GOVERNMENT LOT 10, ALL BEING IN SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST AND SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF SAID SECTION 1; THENCE ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, S00°59'22"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 FOR 1979.90 FEET; THENCE DEPARTING SAID EAST LINE, N89°11'36"W FOR 33.21 FEET TO THE SOUTHEAST CORNER OF LOT 73, ACCORDING TO LANE PARK RIDGE PHASE A, AS RECORDED IN PLAT BOOK 59, PAGES 52 THROUGH 54, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE S13°22'19"E FOR 80.76 FEET; THENCE S00°31'03"W FOR 550.33 FEET TO A POINT ON THE NORTH LINE OF AN ACCESS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 4732, PAGE 1956, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°28'57"E ALONG SAID NORTH LINE FOR 482.12 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 70.69 FEET TO A POINT OF NON-TANGENT; THENCE N02°39'46"W FOR 180.25 FEET; THENCE N00°31'03"E FOR 850.02 FEET; THENCE N44°28'57"W FOR 82.55 FEET TO THE SOUTHERLY RIGHT OF WAY LINE FOR SLIM HAYWOOD AVENUE AS SHOWN ON SAID LANE PARK RIDGE PHASE A; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: N50°01'18"E FOR 21.54 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°32'23" FOR A DISTANCE OF 141.51 FEET TO THE POINT OF TANGENCY; THENCE S89°26'19"E FOR 245.86 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°02'20" FOR A DISTANCE OF 165.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°25'45" FOR A DISTANCE OF 117.38 FEET TO A POINT OF NON-TANGENT; THENCE S89°13'56"E FOR 95.51 FEET TO THE WEST LINE FOXBOROUGH AS RECORDED IN PLAT BOOK 54, PAGES 33 AND 34, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE

S00°49'02"W ALONG SAID WEST LINE FOR 470.08 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE WEST RIGHT OF WAY LINE OF AN UNNAMED ROAD AS SHOWN ON AFORESAID PLAT OF LAND OF LANE AND JACKSON AND OTHERS; THENCE S01°03'31"W ALONG SAID WEST RIGHT OF WAY LINE FOR 1256.29 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD AS SHOWN ON THE RIGHT OF WAY AND TRACK MAP, ATLANTIC COAST LINE RAILROAD COMPANY, LANE PARK BRANCH, STATION 422+40 TO STATION 500+56, DATED REVISED JUNE 30, 1920, AND BEING ON FILE AT C.S.X. RAILROAD, JACKSONVILLE, FLORIDA; THENCE S54°00'47"W ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 374.63 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1482.68 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°15'10" FOR A DISTANCE OF 627.61 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE NORTH LINE OF GOVERNMENT LOT 10; THENCE S89°17'00"E ALONG SAID NORTH LINE FOR 115.69 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID FORMER ATLANTIC COAST LINE RAILROAD, SAID POINT BEING SITUATED ON A NON-TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1382.68 FEET, TO WHICH A RADIAL LINE BEARS N57°54'43"W; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'12", FOR A DISTANCE OF 178.66 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF MAINTENANCE OF CAMP ROAD AS SHOWN ON THE LAKE COUNTY CAMP ROAD 3-3442 MAINTENANCE RIGHT OF WAY MAP, DATED OCTOBER 19, 2004, AS RECORDED IN MAINTENANCE MAP BOOK 9, PAGES 64 THROUGH 67, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING SITUATED ON A NON-TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 881.20 FEET, TO WHICH A RADIAL LINE BEARS N62°01'10"W; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF MAINTENANCE THE FOLLOWING FOUR (4) COURSES: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'50" FOR A DISTANCE OF 140.17 FEET TO A POINT OF NON-TANGENT; THENCE S19°56'21"W FOR 181.79 FEET; THENCE S19°05'05"W FOR 87.95 FEET TO A POINT SITUATED ON A NON-TANGENT CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1190.34 FEET, TO WHICH A RADIAL LINE BEARS S73°30'54"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°19'14" FOR A DISTANCE OF 172.87 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1121, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N89°17'00"W ALONG SAID NORTH LINE FOR 317.85 FEET TO THE WEST LINE OF SAID SECTION 6, SAID LINE ALSO BEING THE WEST LINE OF AFORESAID GOVERNMENT LOT 10; THENCE N00°54'50"E ALONG SAID WEST LINE FOR 192.80 FEET TO THE NORTH RIGHT OF WAY LINE OF VACATED ASTATULA STREET PER OFFICIAL RECORDS BOOK 54, PAGE 93 THROUGH 95, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS SHOWN ON TOWN PLAT OF LANE PARK, AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND ALSO SHOWN ON THE LAKE COUNTY TAX MAP; THENCE DEPARTING SAID WEST LINE, N89°15'38"W ALONG SAID NORTH VACATED RIGHT OF WAY LINE FOR 784.72 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4878, PAGE 648, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N00°31'03"E ALONG SAID EAST LINE FOR 862.68 FEET; THENCE CONTINUE N00°54'04"E ALONG SAID EAST LINE FOR 419.25 FEET TO THE SOUTHEAST CORNER OF TRACT A OF SAID LANE PARK RIDGE PHASE A; THENCE N00°51'02"E ALONG THE EAST LINE OF SAID TRACT A FOR 42.66 FEET TO THE MOST SOUTHERLY CORNER OF TRACT B OF SAID LANE PARK RIDGE PHASE A; THENCE N70°21'18"E ALONG THE SOUTHEASTERLY LINE OF SAID LANE PARK RIDGE PHASE A

FOR 383.25 FEET TO THE SOUTHEAST CORNER OF TRACT C OF SAID LANE PARK RIDGE PHASE A; THENCE N00°55'58"E ALONG THE EAST LINE OF SAID TRACT C FOR 153.40 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE N89°11'24"W ALONG THE NORTH LINE OF SAID TRACT C FOR 195.00 FEET TO THE SOUTHEAST CORNER OF LOT 37 OF SAID LANE PARK RIDGE PHASE A; THENCE ALONG THE EAST LINE OF LOTS 37 THROUGH 47, OF LANE PARK RIDGE PHASE A THE FOLLOWING THREE (3) COURSES: THENCE N00°58'06"E FOR 89.62 FEET; THENCE N02°03'22"E FOR 348.70 FEET; THENCE N05°44'42"E FOR 222.47 FEET; THENCE DEPARTING SAID EAST LINE, S89°11'36"E ALONG THE SOUTH LINE OF LOTS 68 THROUGH 73 OF SAID LANE PARK RIDGE PHASE A FOR 570.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 73 AND THE POINT OF BEGINNING.

LESS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE RUN ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, ALONG THE EAST LINE OF SAID SECTION 1, ALSO BEING THE WEST LINE OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, SOUTH 00°59'22" WEST A DISTANCE OF 1105.03 FEET TO THE NORTH LINE OF GOVERNMENT LOT 10 OF SAID SECTION 6; THENCE RUN SOUTH 89°17'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 433.18 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FORMER ATLANTIC COAST LINE RAILROAD AS SHOWN ON THE "RIGHT OF WAY AND TRACK MAP, ATLANTIC COAST LINE R.R. CO., LANE PARK BRANCH, STATION 422+40 TO STATION 500+56, DATED REVISED JUNE 30, 1920", AND BEING ON FILE AT C.S.X. RAILROAD, JACKSONVILLE, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89°17'00" EAST A DISTANCE OF 115.69 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID FORMER ATLANTIC COAST LINE RAILROAD; SAID POINT BEING SITUATED ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1382.68 FEET, TO WHICH A RADIAL LINE BEARS NORTH 57°54'43" WEST; THENCE RUN SOUTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'12", AN ARC DISTANCE OF 178.66 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF MAINTENANCE OF CAMP ROAD AS SHOWN ON THE "LAKE COUNTY CAMP ROAD 3-3442 MAINTENANCE RIGHT OF WAY MAP, DATED OCTOBER 19, 2004" RECORDED IN MAINTENANCE MAP BOOK 9, PAGES 64 THROUGH 67, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING SITUATED ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 881.20 FEET, TO WHICH A RADIAL LINE BEARS NORTH 62°01'10" WEST; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE OF MAINTENANCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'50", AN ARC DISTANCE OF 140.17 FEET TO A NON-TANGENT POINT; (2) THENCE RUN SOUTH 19°56'21" WEST A DISTANCE OF 181.79 FEET; (3) THENCE RUN SOUTH 19°05'05" WEST A DISTANCE OF 87.95 FEET TO A POINT SITUATED ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1190.34 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 73°30'54" EAST; (4) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°19'14", AN ARC DISTANCE OF 172.87 FEET TO THE NORTH BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1121, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN NORTH 89°17'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 56.26 FEET TO A POINT ON THE EASTERLY LINE OF LANDS DESCRIBED IN EXHIBIT 'A' OF THE CITY OF TAVARES ORDINANCE 2004-06 PASSED AND ORDAINED ON MAY 5, 2004, SAID POINT BEING SITUATED ON A NON-TANGENT CURVE CONCAVE

WESTERLY, HAVING A RADIUS OF 2,306.26 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 66°23'59" EAST, THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°44'14" AN ARC DISTANCE OF 190.69 FEET TO A POINT OF TANGENCY; (2) THENCE RUN NORTH 18°51'41" EAST A DISTANCE OF 242.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,231.30 FEET; (3) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°44'04" AN ARC DISTANCE OF 166.21 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AN ACCESS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 4732, PAGES 1956 THROUGH 1965, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY LINE RUN NORTH 14°53'05" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 20.11 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 59°53'05" WEST A DISTANCE OF 33.00 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT OF WAY LINE OF FORMER ATLANTIC COAST LINE RAILROAD, SAID POINT BEING SITUATED ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1482.69 FEET, TO WHICH A RADIAL LINE BEARS NORTH 64°50'18" WEST; THENCE RUN NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°35'55", AN ARC DISTANCE OF 119.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 86.58 ACRES, MORE OR LESS.

EXHIBIT “B”

PLAN OF TERMINATION FOR THE LEELA RESERVE COMMUNITY DEVELOPMENT DISTRICT

1. PURPOSE. The purpose of this Plan of Termination is to provide a plan for the orderly dissolution and termination of the Leela Reserve Community Development District (the “District”).

2. AUTHORITY. Section 190.046(10), Florida Statutes, provides that: “If a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon the petition of the district, the district may be dissolved by a nonemergency ordinance of the general-purpose local governmental entity that established the district...” Section 190.046(10), Florida Statutes (2022).

3. SERVICES. The District currently has no employees. The District has hired, as an independent contractor, Government Management Services – Central Florida, LLC as District Manager to provide for the day-to-day operations of the District and other administrative, accounting, records and bookkeeping services. The law firm of Latham, Luna, Eden & Beaudine, LLP has been retained by the District as District Counsel to provide general legal services to the District. The District currently does not provide any community development services to the owners of lands within the boundaries of the District. The District Manager and District Counsel will continue to act on behalf of the District for the sole purposes of filing any final reports or other documents on behalf of the District that are required by law, and for performing any and all other actions on behalf of the District for the effective dissolution of the District. Prior to the District submitting to the City of Tavares, Florida (the “City”) the District’s resolution and petition requesting termination of the District, Park Square Enterprises, LLC (the “Developer”) will pay all outstanding District expenses, including, among others, invoices from the District Manager, District Counsel and District Engineer. Upon the District’s dissolution, a final invoice will be provided to the Developer for the actual expenses associated with the termination process.

4. ASSETS AND LIABILITIES. The District owns no real property, infrastructure or other assets. Other than accounts payable for operational expenses of the District as described above, the District has no liabilities and no debt service expenses as of December 14, 2022.

5. MAINTENANCE RESPONSIBILITIES. The District has no ongoing operating or maintenance responsibilities.

6. CONTRACTUAL OBLIGATIONS OF THE DISTRICT.

(A) All contractual obligations shall be addressed as follows:

- (1) The District’s agreement with the firm of Governmental Management Services – Central Florida, LLC to serve as District Manager shall terminate upon the effective date for the dissolution of the District. The District Manager will obtain, on behalf of the

District, an appropriate termination agreement and evidence of payment from Governmental Management Services – Central Florida, LLC.

- (2) The District's agreement with the firm of Latham, Luna, Eden & Beaudine, LLP to serve as District Counsel shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate termination and evidence of payment from Latham, Luna, Eden & Beaudine, LLP.
- (3) Prior to submitting to the City the resolution and petition requesting dissolution, the District Manager on behalf of the District shall terminate any other pending District service agreements, including the District's agreement with (i) the firm of Akerman LLP to serve as Bond Counsel, and (ii) MBS Capital Markets, LLC to serve as Underwriter, by sending notice of termination to, and obtaining an appropriate release(s) from, each of these contractors and/or consultants.
- (4) The District's agreement with the firm of Halff Associates, Inc. for Professional Engineer Services shall terminate upon the effective date for the dissolution of the District. The District Manager will obtain an appropriate termination agreement and evidence of payment from Halff Associates, Inc.
- (5) The District's Website Compliance Agreement with BBM America, LLC, d/b/a ReAlign Web Design for website services shall terminate upon the effective date for the dissolution of the District. The District Manager will obtain an appropriate termination agreement and evidence of payment from BBM America, LLC, d/b/a ReAlign Web Design.

7. FINANCE. Prior to the effective dissolution of the District, the Developer will pay all other outstanding accounts of the District, if any.

8. NOTICE OF DISSOLUTION. District Counsel shall file a Notice of Dissolution of the Leela Reserve Community Development District in the Official Records of Lake County, Florida including a reference to the Notice of Establishment. District Counsel or the City shall transmit a copy of the Ordinance passed by the City terminating the District to the Florida Department of Community Affairs.

9. MODIFICATION OF THE PLAN OF TERMINATION. The District's Board of Supervisors may modify this Plan of Termination by Resolution no later than 10 days prior to the effective date of any ordinance of the City terminating the District. Copies of any modifications shall be transmitted to the City.

10. OFFICIAL DISTRICT RECORDS. All official records of the District shall be transferred to the Florida Secretary of State by the District Manager. However, such a transfer of

official District records shall not occur as long as the District has an obligation, under any law, to keep and maintain any such official District record. If any official record of the District cannot be transferred prior to the dissolution of the District, then the failure by the District Manager to transfer such a record shall not cause this Plan of Termination to not be completed within the time permitted. Any such record shall be transferred by the District Manager to the Florida Secretary of State as soon as is practicable after the dissolution of the District, in accord with this Plan of Termination.

11. OPERATION OF THIS PLAN OF TERMINATION. This Plan of Termination shall become effective upon adoption of a Resolution by the District's Board of Supervisors approving this Plan of Termination. After complying with the terms of this Plan of Termination, the District will be dissolved without any further action upon the effective dissolution date set forth in a City ordinance dissolving or terminating the District.

12. CONSTRUCTION OF PLAN OF TERMINATION. This Plan of Termination shall be construed liberally to accomplish the smooth and orderly dissolution of the District.

**AGENDA SUMMARY
TAVARES CITY COUNCIL
4/19/2023**

AGENDA TAB NO.: 7

SUBJECT TITLE: Ordinance 2023-06 - Adventure Christian Church - Rezoning of Approximately 04.75 Acres Located North of Lane Park Cutoff, East of State Road 19 (Community Development)

OBJECTIVE:

To consider the rezoning of approximately 04.75 acres of property located north of Lane Park Cutoff, east of SR-19 from Public Facilities District (PFD) to Industrial District (I).

SUMMARY:

The subject property consists of approximately 04.75 acres of property addressed as 1650 Lane Park Cutoff, located north of Lane Park Cutoff, east of SR-19. The property is currently zoned as Public Facilities District (PFD) through Ordinance 1996-20 approved on July 10, 1996. The applicant, Adventure Christian Church, is proposing that the property be rezoned to Industrial District (I).

Ordinance 1996-20 limits the allowable uses of the subject property to a church, school, and daycare facility. The property currently contains one (1) existing building that was being used by Adventure Christian Church as a daycare. The applicant wishes to sell the property, and therefore is proposing a rezoning of the property to industrial to change the allowable uses and make it more marketable. The proposed zoning of Industrial District (I) is compatible with the surrounding zoning, which is a mixture of residential, commercial, industrial, and Public Facilities zoning. The proposed industrial zoning is consistent with the city's economic development initiatives.

Prior to any redevelopment of the property, the property owner must comply with the City's Land Development Regulations. Prior to the issuance of any Building Permits for this property, compliance with all applicable regulations will be required.

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

OPTIONS:

1. City Council moves to approve Ordinance 2023-06 rezoning approximately 04.75 acres of property located north of Lane Park Cutoff, east of SR-19 from Public Facilities District (PFD) to Industrial District (I).

2. City Council moves to deny Ordinance 2023-06.

STAFF RECOMMENDATION:

At their March 16th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2023-06.

Staff recommends that City Council moves to approve Ordinance 2023-06 rezoning approximately 04.75 acres of property located north of Lane Park Cutoff, east of SR-19 from Public Facilities District (PFD) to Industrial District (I).

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ordinance 2023-06
2. Aerial Map
3. Zoning Map
4. Newspaper Ad

ORDINANCE 2023-06

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 04.75 ACRES OF PROPERTY LOCATED NORTH OF LANE PARK CUTOFF, EAST OF STATE ROAD 19, FROM PUBLIC FACILITIES DISTRICT (PFD) TO INDUSTRIAL DISTRICT (I); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owners of the property legally described in “**Exhibit A**” of this Ordinance have applied for the rezoning of this land from Public Facilities District (PFD) to Industrial District (I); 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 Industrial (IND) 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 Industrial District (I).

Section 2. Severability.

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

Section 3. Effective Date.

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

PASSED AND ORDAINED this _____ of _____, 2023, by the City Council of the City of Tavares, Florida.

Walter B. Price, Sr., Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

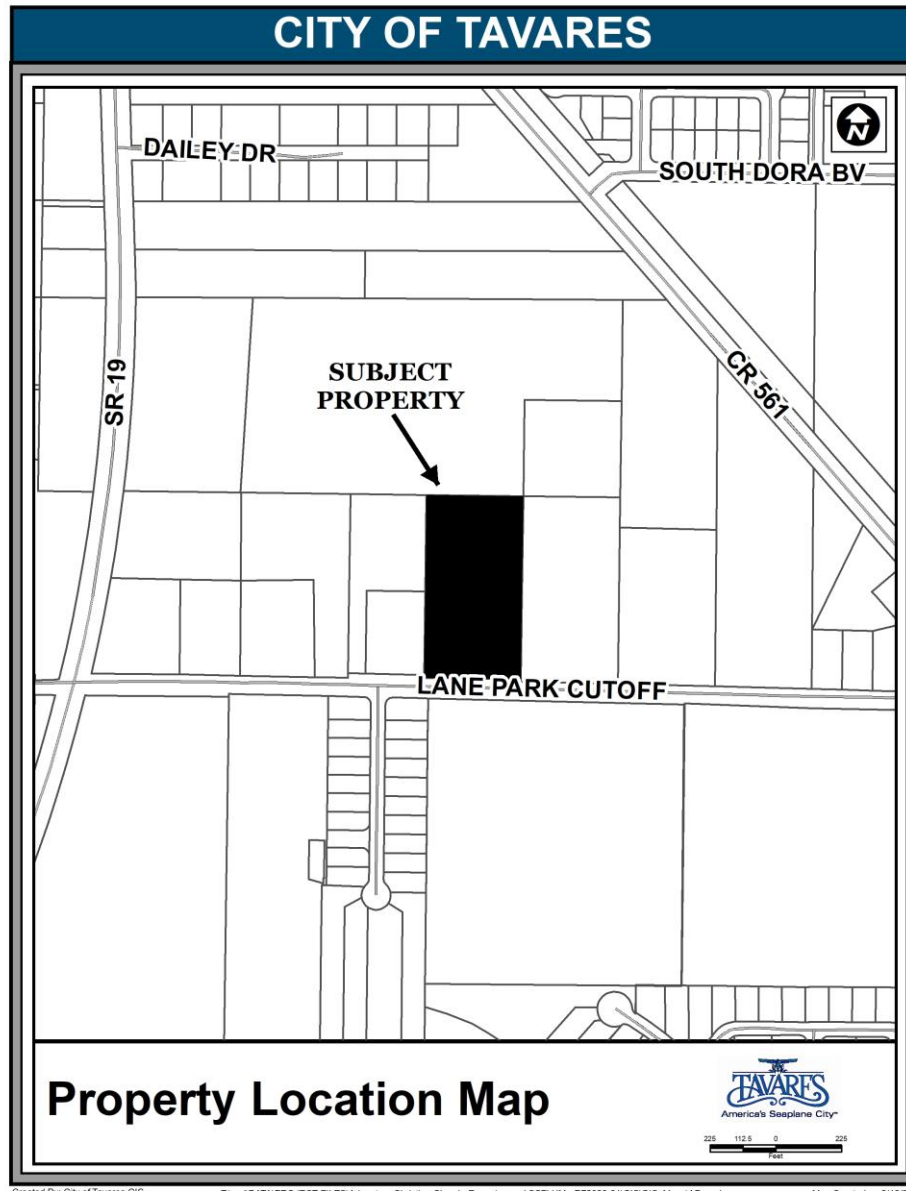
Susie Novack, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Lindsay C. T. Holt, City Attorney

Exhibit "A"

The South 1/2 of the West 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 6, Township 20 South, Range 26 East, Lake County, Florida.



**AGENDA SUMMARY
TAVARES CITY COUNCIL
4/19/2023**

AGENDA TAB NO.: 8

**SUBJECT TITLE: Ordinance 2023-07 - Adventure Christian Church - Small Scale FLUM
Amendment of Approximately 04.75 Acres Located North of Lane Park Cutoff, East of State
Road 19 (Community Development)**

OBJECTIVE:

To consider a Future Land Use Map amendment from Public Facility / Institutional (PUB) to Industrial (IND) for 04.75 acres located north of Lane Park Cutoff, east of State Road 19.

SUMMARY:

The subject property is located at 1650 Lane Park Cutoff, north of Lane Park Cutoff, east of State Road 19, and is approximately 04.75 acres in size. The land presently has one (1) building and has a land use designation of Public Facility / Institutional (PUB). 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 Public Facility / Institutional (PUB) to Industrial (IND).

Ordinance 2023-07 proposes a small-scale amendment to the Future Land Use Map 2040 of the Comprehensive Plan from Public Facility / Institutional (PUB) to Industrial (IND).

The subject property is adjacent to a mixture of a mixture of residential, commercial, industrial, and public facilities uses. An application to rezone this property to an Industrial District (I) designation is concurrently under consideration.

Future Land Use Amendment

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

Compatibility

Land surrounding this property is residential, commercial, industrial, and public facilities in nature.

Site Conditions

The property currently contains one (1) building.

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. An Industrial (IND) 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 2023-07, a Future Land Use Map amendment from Public Facility / Institutional (PUB) to Industrial (IND) for 04.75 acres located north of Lane Park Cutoff, east of State Road 19.

2. City Council moves to deny Ordinance 2023-07.

STAFF RECOMMENDATION:

At their March 16th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2023-07.

Staff recommends that City Council moves to approve Ordinance 2023-07, a Future Land Use Map amendment from Public Facility / Institutional (PUB) to Industrial (IND) for 04.75 acres located north of Lane Park Cutoff, east of State Road 19.

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 2023-07
2. FLU Map
3. Newspaper Ad

ORDINANCE 2023-07

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 04.75 ACRES OF PROPERTY FROM PUBLIC FACILITY / INSTITUTIONAL (PUB) TO INDUSTRIAL (IND) FOR PROPERTY LOCATED NORTH OF LANE PARK CUTOFF, EAST OF STATE ROAD 19; 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 Industrial (IND); 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, an Industrial Future Land Use designation is compatible with surrounding designations and such designation is compatible with both City of Tavares and Lake County surrounding future land use designations; and

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

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

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

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

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

Section 1. Future Land Use Amendment

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

Section 2. Severability and Conflicts

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

Section 3. Transmittal

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

Section 4. Effective Date

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

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

PASSED AND ADOPTED this _____ day of _____, 2023 by the City Council of the City of Tavares, Florida.

Walter B. Price, Sr., Mayor
Tavares City Council

First Reading: _____

Second Reading & Final Adoption: _____

ATTEST:

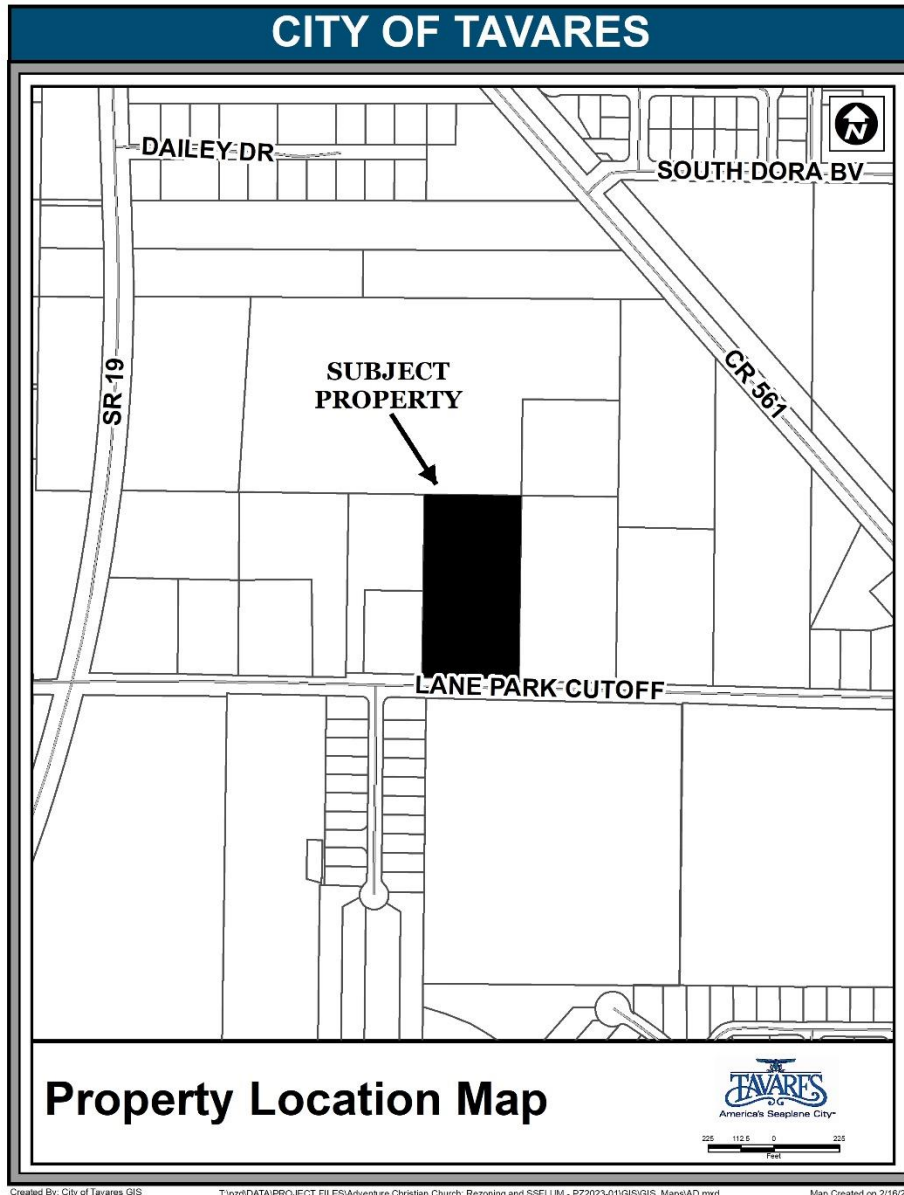
Susie Novack, City Clerk

Approved as to form:

Lindsay C. T. Holt, City Attorney

EXHIBIT "A"

The South 1/2 of the West 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 6, Township 20 South, Range 26 East, Lake County, Florida.



**AGENDA SUMMARY
TAVARES CITY COUNCIL
4/19/2023**

AGENDA TAB NO.: 9

SUBJECT TITLE: Ordinance 2023-05 - Land Development Regulation Amendment - Chapter 13 - Environmental (Community Development)

OBJECTIVE:

To consider approval of the revision of Land Development Regulations - Chapter 13 Environmental.

SUMMARY:

Chapter 13 of the City of Tavares Land Development Regulations provides protective measures to ensure environmental preservation as well as safeguards for the city's principal source of water.

Pursuant to the Florida Department of Environmental Protection (FDEP) Ground Water Protection Measures in Wellhead Protection Areas and Water Well Permitting and Construction Requirements, Chapter 13 Sections 13-30, 13-31, 13-32, 13-33 are proposed to be amended. Some key highlights include amending the wellfield protection area, expanding restrictions on types of development within the wellfield protection area, amending restrictions on the siting of new public water wells, and expanding certain exemptions. The proposed changes to Chapter 13 of the city's Land Development Regulations shall bring the chapter into compliance with Florida Administrative Code Chapter 62-521.4 and Chapter 62-532.

OPTIONS:

1. City Council moves to approve Ordinance 2023-05 revision of Land Development Regulations - Chapter 13 Environmental

2. City Council moves to deny Ordinance 2023-05.

STAFF RECOMMENDATION:

At their March 16th meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2023-05.

Staff recommends that City Council moves to approve Ordinance 2023-05 revision of Land Development Regulations - Chapter 13 Environmental

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 2023-05
2. Exhibit A - Well Head Protection Amendments
3. Newspaper Ad

ORDINANCE 2023-05

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE FOLLOWING SECTIONS OF THE CITY LAND DEVELOPMENT REGULATIONS; CHAPTER 13 ENVIRONMENTAL, SECTION 13-30 DETERMINATION OF THE ZONE OF EXCLUSION AND WELLFIELD PROTECTION AREA, SECTION 13-31 RESTRICTIONS ON DEVELOPMENT, SECTION 13-32 RESTRICTIONS ON SITING OF NEW PUBLIC WATERWELLS, SECTION 13-33 EXEMPTIONS; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 21, 2022, the City of Tavares adopted the Land Development Regulations, specifying therein standards and regulations governing land development within the city; and

WHEREAS, the Land Development Regulations are designed to put forth requirements to ensure that development occurs in a manner that preserves and protects the health, safety, welfare and property values of the community while encouraging economic growth; and

WHEREAS, the City of Tavares has proposed these changes and has determined that these are appropriate and in accordance with protecting the health, safety and welfare of the community; therefore;

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

Section 1. Text Amendments.

The revised City of Tavares Land Development Regulations Chapter 13 attached hereto as Exhibit "A" and incorporated herein by reference are hereby adopted.

Section 2. Severability and Conflicts

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

Section 3. Effective Date

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

PASSED AND ADOPTED this ____ day of _____, 2023 by the City Council of the City of Tavares, Florida.

Walter B. Price, Sr., Mayor
Tavares City Council

Passed First Reading _____

Passed Second Reading _____

ATTEST:

Susie Novack, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Lindsay C. T. Holt, City Attorney

**AGENDA SUMMARY
TAVARES CITY COUNCIL
4/19/2023**

AGENDA TAB NO.: 10

SUBJECT TITLE: Lake Hermosa Region Booster Pump Station and Water Treatment Plant (Utilities)

OBJECTIVE:

To approve the plan to 1) Construct the Booster Pump Station and 2) Water treatment plant (Well installation) to supply flow, maintain pressure and provide safe, clean drinking water for the Hospital, Lake Hermosa Region, School and the surrounding area.

SUMMARY:

Previously, the City made a commitment to provide increased water pressure and provide clean, safe drinking water to the Lake Hermosa Region, which includes the Advent Health Waterman Hospital, the existing developments of Etowah and Atwater, Pinecrest School, and Avalon Park Village (a planned 155-acre development that will include approximately 1,100 residential units, and a mixed-use community on the shores of Lake Hermosa).

This commitment included the designation of land for the pump station and wells and coordinating with DEP for loans and grants to get the work completed.

The design to construct the booster pump station, ground storage tanks, and transmission line to boost pressures to the required and desired levels in the Lake Hermosa Region under all flow conditions is now complete. The City has been successful in securing a SRF Loan and Grant for over a million dollars for the construction. Estimated costs are summarized as follows:

Booster Pump Station	
Design Cost (Done)	\$326,308.00
Est. Construction cost	\$7,694,000.00
Amount Forgiven (GRANT)	-\$1,447,038.00
Total	\$6,573,270.00

The water treatment plant will include installation of two groundwater wells on the site, aerators on each of the ground storage tanks, a fluoride system and pumps. Locating the wells at the proposed location not only improves pressure on the Lake Hermosa Region and Hospital but also areas to the south of the Lake Hermosa/Hospital area.

The City is lining up low interest DEP SRF loans and grants for the water treatment plant portion of this job as follows:

Water Treatment Plant Expansion	
Design Cost	\$297,000.00
Estimated Construction Cost	
GRANT (To be Determined)	\$4,675,000.00
Total	\$4,972,000.00

OPTIONS:

1. Move to Approve 1) Plan to Construct Booster Pump Station as proposed and 2) Plan to develop the water treatment plant portion and bring back any grants for Council approval.
2. Do Not Approve and go in a different direction

STAFF RECOMMENDATION:

Move to Approve 1) Plan to Construct Booster Pump Station as proposed and 2) Plan to develop the water treatment plant portion as proposed and bring back any grants for Council approval.

FISCAL IMPACT:

See two Charts above which include low interest Florida Department Of Environmental Protection (FDEP), SRF (State Revolving Fund) Loans, \$1.4 million dollar dept forgiveness GRANT, and continued application for additional grants to be brought back to Council for approval.. Note: All grants secured lower the need for low interest loans from the State.

LEGAL SUFFICIENCY:

Meets Legal Sufficiency

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
4/19/2023**

AGENDA TAB NO.: 11

SUBJECT TITLE: City Administrator Report

OBJECTIVE:

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

SUMMARY:

The City Administrator will provide a summary at the meeting.

UPCOMING MEETINGS:

City Council Meetings	May 3, 2023, 4:00 p.m., Tavares City Council Chambers May 17, 2023, 4:00 p.m., Tavares City Council Chambers
Planning and Zoning Board Meeting	April 20, 2023, 3:00 p.m., Tavares City Council Chambers
Library Board Meeting	May 10, 2023, 4:00 p.m., Tavares Library Conference Room
Code Enforcement Special Magistrate Hearing	May 23, 2023, 4:00 p.m., Tavares City Council Chambers

OUTSIDE AGENCY MEETINGS:

Lake County League of Cities Meeting	May 12, 2023, 12:00 noon, Mount Dora Golf Course
Lake Sumter MPO Governing Board Meeting	April 26, 2023, 2:00 p.m., Conference Room 206, 1300 Citizens Boulevard, Leesburg
Tavares Chamber of Commerce Business Meeting	April 26, 2023, 11:30 a.m., Tavares Civic Center

CITY EVENTS:

The current 2023 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_2023_EventCalendar_3.30.2023

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
4/19/2023**

AGENDA TAB NO.: 12

SUBJECT TITLE: 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.