

**CITY OF TAVARES
MINUTES OF REGULAR COUNCIL MEETING
FEBRUARY 18, 2015
CITY COUNCIL CHAMBERS
4:00 p.m.**

COUNCILMEMBERS PRESENT

ABSENT

Kirby Smith, Mayor
Bob Grenier, Vice Mayor
Lori Pfister, Councilmember
Lisa Johnson, Councilmember
Robert Speaks, Councilmember

STAFF PRESENT

John Drury, City Administrator
Robert Q. Williams, City Attorney
Nancy Barnett, City Clerk
Brad Hayes, Utility Director
Lori Houghton, Finance Director
Chris Thompson, Public Works Director
Joyce Ross, Communications Director
Tammey Rogers, Community Services Director
Richard Keith, Fire Department
Jacques Skutt, Director of Community Development
Stoney Lubins, Police Chief

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Tom Cavanaugh, First Baptist Church of Mt. Dora, gave the invocation and led the Pledge of Allegiance.

II. CALL TO ORDER

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

Mayor Smith noted the hearing devices available at the entrance table and requested that cell phones be silenced. He asked those who wished to speak to Council to fill out the form provided at the door.

III. APPROVAL OF AGENDA

MOTION

Robert Speaks moved for approval of the Agenda, seconded by Bob Grenier. The motion carried unanimously 5-0.

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2 **IV. APPROVAL OF MINUTES**

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4 **Tab 1) Minutes of January 21, 2015 Regular Council Meeting**

5
6 Robert Speaks moved for approval of the minutes of the January 21, 2015 Regular City Council
7 Meeting, seconded by Bob Grenier. The motion was approved unanimously 5-0.
8

9 **V. PROCLAMATIONS/PRESENTATIONS**

10
11 **Tab 2) Officer of the Year**

12
13 Chief Lubins presented a plaque to Officer Jared Blessing for being the 2014 Officer of the Year.
14 Chief Lubins discussed Officer Blessing's experience prior to coming to Tavares, his duties at the
15 city, and commendations received from citizens. Councilmember Pfister related her positive
16 impression of Officer Blessing from her time at the Police Academy.
17

18 **Tab 3) Rotary International Day – March 13, 2015**

19
20 Mayor Smith read a proclamation designating March 13, 2015 as Rotary International Day and
21 recognizing the Annual Dragonboat Festival in Tavares and the Sister City relationship with
22 Taipei, Taiwan. He presented the proclamation to Mr. Chuck Hiott of the Rotary Club and Mr.
23 Paul Lao, past Rotary Board member. Mr. Hiott thanked the City for its support of the Rotary Club
24 and the Dragonboat Festival. Mr. Drury noted it was very significant that the International
25 President [Gary C. K. Huang] would be attending the Dragonboat Festival this year in Tavares.
26

27 **VI. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EX PARTE CONTACTS**

28
29 Attorney Williams advised that there was one quasi-judicial item Tab 6 – Ordinance #2015-01 –
30 (Rezoning for ShantiNiketan Phase 4) on second reading. He swore in those who wished to give
31 testimony. He then asked Council if they wished to disclose any ex parte discussions on this
32 matter. There were no disclosures made by Council.
33

34 **VII. READING OF ALL ORDINANCES/RESOLUTIONS**

35
36 Ms. Barnett read the following ordinances/resolutions by title only:
37
38

39 **ORDINANCE 2015-01**

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41 **AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING**
42 **APPROXIMATELY 101 ACRES OF VACANT PROPERTY GENERALLY**
43 **LOCATED SOUTH OF SLIM HAYWOOD AVENUE, NORTH OF CAMP ROAD**
44 **AND WEST OF SR-19, FROM PD (PLANNED DEVELOPMENT) TO RMF-3**
45 **(RESIDENTIAL MULTI-FAMILY); SUBJECT TO THE RULES, REGULATIONS**
46 **AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL;**
47 **PROVIDING FOR AN EFFECTIVE DATE.**

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RESOLUTION #2015-03

A RESOLUTION ACCEPTING AND ENDORSING THE
“CALOOSAHATCHEE WATERSHED – REGIONAL WATER
MANAGEMENT ISSUES” REPORT DATED NOVEMBER 18, 2014,
WHICH SETS FORTH SHORT TERM AND LONG TERM STRATEGIC
PLANNING GOALS TO ADDRESS WATER STORAGE AND
TREATMENT WITHIN THE KISSIMMEE, LAKE OKEECHOBEE AND
CALOOSAHATCHEE WATERSHEDS; AND PROVIDING AN
EFFECTIVE DATE.

VIII. CONSENT AGENDA

Mayor Smith asked if anyone in the audience objected to the items on the Consent Agenda.

MOTION

Robert Speaks moved for approval of the Consent Agenda as presented [Tab 5 – Use of Police Forfeiture Funds and Tab 5 – Approval of Agreement for Air Boss Services & Air Show for Planes, Trains & BBQ Event], seconded by Bob Grenier. The motion carried unanimously 5-0.

IX. ORDINANCES/RESOLUTIONS

ORDINANCES - SECOND READING

Tab 4) Ordinance 2015-01 – Rezoning – 101 Acres of Vacant Land South of Slim Haywood Avenue, North of Camp Road, West of SR19 – Lane Park LLC, ShantiNiketan

Mr. Skutt made the following report on this item:

This vacant property is approximately 101 acres and owned by Lane Park, LLC. Shanti Niketan Developers, the applicant, desires to purchase the property, and to construct a multi-phase, 1,000 unit senior-citizen condominium complex similar to those they have successfully developed on David Walker Road. The property is presently zoned Planned Development, The applicant desires to rezone the property to RMF-3 (Multi-Family Residential) to accommodate their plans to build attached dwellings. This project will be phased and the applicant envisions that construct will take several years. Development of the first phase will commence along Slim Haywood Avenue with subsequent phases extending southerly towards Camp Road. Utilities and roads will be planned and constructed as needed. All work will be subject to site plan review and the issuance of any applicable permits.

The existing Future Land Use of the property is Suburban and Suburban Expansion. The applicant is concurrently applying for a Future Land Use amendment to Moderate Residential (10 dwelling units per acre). This Future Land Use designation will limit the density to a maximum of 10 dwelling units per acre.

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2 *The proposed dwellings will be one story in height and similar in nature to those constructed in*
3 *previous phases of Shanti Niketan. Landscaped buffers, as required by the City's Land*
4 *Development Regulations, will limit visibility from adjacent residential subdivisions (Foxborough*
5 *and Lane Park Ridge Phase A). Commercial Development along SR 19 will compliment and*
6 *serve the residential growth.*
7

8 *The property was zoned as a Planned Development over 10 years ago and remains vacant and*
9 *undeveloped. The proposed rezoning will allow Shanti Niketan Developers to continue with their*
10 *proven marketing of upscale, senior citizen condominiums.*
11

12 He noted the Planning & Zoning Board voted to recommend approval. Councilmember Speaks
13 asked if all neighboring property owners had been notified and were there any negative
14 responses. Mr. Skutt confirmed the notification process and that no negative comments had been
15 received. Mayor Smith asked the anticipated time frame of completion from the north to the south.
16 Mr. Skutt said the developer had estimated 10 years.
17

18 **MOTION**

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20 **Robert Speaks moved for the approval of Ordinance #2015-01 as presented (Option 1),**
21 **seconded by Lori Pfister. The motion carried unanimously 5-0.**
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23 **RESOLUTIONS**

24 25 **Tab 7) Resolution #2015-03 – Approval of Watershed Plan**

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27 Mr. Hayes stated this resolution endorses the Caloosahatchee Watershed Regional Water
28 management plan and associated white paper. Council authorized the City to appoint a staff
29 member to belong to the Energy, Environment and Natural Resources Legislative policy
30 committee of the Florida League of Cities. This resolution and water paper developed from the
31 work of the committee and is an opportunity to demonstrate the progress that is being made
32 region by region. He said the report identifies some potential new approaches and strategies that
33 could impact the water quality for the entire state.
34

35 **MOTION**

36
37 **Robert Speaks moved for approval of Resolution #2015-03, seconded by Lisa Johnson.**
38 **The motion carried unanimously 5-0.**
39

40 **XI. GENERAL GOVERNMENT**

41 42 **Tab 8) Request to Purchase Vacant Lot next to the City Water Treatment Plant**

43
44 Mr. Hayes stated that the City budgeted \$40,000 to purchase this property for two new wells that
45 will replace the two antiquated wells from the 1950's that are located at the Public Works
46 complex. The vacant property is next to the water plant. The two new wells will have a larger
47 capacity to feed the city's water system. In addition, the old wells will be abandoned and the

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2 Mr. Drury said that Mr. Skutt and Ms. Maraviglia are doing an inventory of all of the downtown
3 parking. They are looking at various options for the city with the goal of bringing that information
4 back to the next council meeting for Council's review.

5
6 Councilmember Pfister asked if contact had been made again with the County to request that
7 their staff use the parking garage. Mr. Drury said he had discussed with the Mayor sending out
8 this letter two or three times a year instead of just once a year. He said it seems that when the
9 letter goes out from the mayor to all of the constitutional officers, the parking issue improves for
10 about two or three months. He said the officers do send emails to their employees to request
11 them to use the parking garage.

12
13 Councilmember Speaks added the letter needs to go to the County Manager as well.

14
15 **XIII. NEW BUSINESS**

16
17 None.

18
19 **XIV. AUDIENCE TO BE HEARD**

20
21 Betty Burleigh stated that in the headlines of the Tavares Citizen on this date in 1955 was the
22 deadline for filing for two council seats at 4 p.m. She quoted from the newspaper: *"So far only two*
23 *have filed. Paul Reed is seeking a third term and L.L. 'Babe' Coven is seeking a first term.*
24 *Election day is March 8. Also on the ballot will be a question as to whether the voters are in favor*
25 *of the town financing by means of a bond to issue a community building."*

26
27 **XV. REPORTS**

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29 **Tab 14) City Administrator**

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31 Mr. Drury asked for a moment of silence in recognition of the passing of Susan Goldfuss on
32 February 13th who was the Executive Administrative Assistant to T.J. Fish at the MPO.

33
34 Mr. Drury reminded those present of the events coming up listed on his report.

35
36 **Utilities**

37
38 Mr. Hayes announced that the Royal Harbor pump station is on line. Councilmember Speaks
39 noted this issue [pressure problem] had been worked on since 2000.

40
41 **Community Services Director**

42
43 Ms. Rogers announced that next Thursday will be another open house for the Pavilion (February
44 26). Mayor Smith asked Ms. Ross to send an invitation to the Property Appraiser.

45
46 **Tab 15) City Council**

47

1 **Councilmember Pfister**

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3 **Vice Mayor Grenier**

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5 Vice Mayor Grenier noted he had recently purchased a new car and the salesman is getting
6 married at the Pavilion in three months. He noted that Major St. Clair Abrams had stated that
7 Rockingham and New Hampshire Avenue were given those names at the suggestion of Mr.
8 Frank Jones (one of the original investors in Tavares) who stated he would invest in the city if
9 those names were selected. He said Major St. Clair Abrams complained that *“it is well known that*
10 *he went back on me and did not do a thing but to put up the building now known as a hotel.”*

11
12 Vice Mayor Grenier added this is the 270th birthday of Italian physicist Alessandro Volta who
13 invented the battery in 1799.

14
15 **Councilmember Speaks**

16
17 Councilmember Speaks stated he had attended the League of Cities luncheon last week and
18 from that meeting wished to remind Council of the following: the Florida League of Cities Ethics
19 Training is on March 13th at noon at Lake Receptions; on April 10, discussion will be held at the
20 luncheon meeting on the Penny Sales Tax update; and May 6 is the Lake County Community
21 Service Awards.

22
23 **Councilmember Johnson**

24
25 Councilmember Johnson thanked Ms. Rogers and her team for the Father-Daughter dance. In
26 addition she said she was honored to attend the Crappie Festival and had enjoyed participating in
27 the festival. She said she got 4th place in the media contest.

28
29 **Mayor Smith**

30
31 Mayor Smith said that in addition to the 270th birthday of Volta, in 1930 Clyde Tombaugh
32 discovered Pluto which was classified at that time as a planet. [Now it is considered to be a
33 “dwarf planet.”] He said today is National Battery Day.

34
35 **Adjournment**

36
37 There was no further business and Mayor Smith adjourned the meeting at 4:43 p.m.

38
39 Respectfully submitted,

40
41
42
43 _____
44 Nancy A. Barnett, MMC
45 City Clerk
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