

**CITY OF TAVARES
PLANNING AND ZONING BOARD MEETING
TAVARES COUNCIL CHAMBERS
201 E. MAIN STREET, TAVARES
MARCH 16, 2023**

BOARD MEMBERS PRESENT

Gary Santoro, Chairman
Deborah Murphy, Vice-Chairman
Dian Joy, Board Member
Bruce Peterman, Board Member
Brooke Matthews, Board Member
James Sweezea, Board Member
Dara Treadwell, Board Member

LAKE COUNTY SCHOOL BOARD

Helen LaValley - Absent

STAFF MEMBERS PRESENT

Antonio Fabre – Community Development Deputy Director
Mike Fitzgerald, Community Development Director
Lindsay Holt, City Attorney
Jillian Roberts, Deputy City Clerk

CALL TO ORDER

Chairman Santoro called the meeting to order at 3:00 p.m. and asked those present to silence their cell phones. He led those present in the Pledge of Allegiance.

Chairman Santoro added that the “Election of Officers” would be held under Other Business.

Motion

Bruce Peterman moved to approve the addition of ‘Election of Officers’, seconded by Dian Joy. The motion carried unanimously 7-0.

APPROVAL OF MINUTES

Chairman Santoro asked if there are any additions or corrections to the October 20, 2022 Planning and Zoning Board Meeting minutes.

MOTION

James Sweezea moved to approve the minutes of the October 20, 2022 Planning and Zoning Board Meeting.

Board Member Joy stated there was a correction on page 1 under “Board Members Present” to remove “absent” from next to her name as she was present. Board Member Treadwell stated a correction on the last page where it notes the time the meeting is adjourned; a time needs to be added.

Seconded by Dara Treadwell. The motion carried unanimously 7-0.

SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EX PARTE COMMUNICATIONS

Attorney Holt swore in those who were present and wished to provide testimony.

Attorney Holt asked the Board Members if there were any ex-parte communications. There were none.

PUBLIC HEARING

1) Recommendation on Ordinance 2023-06 – Adventure Christian Church – Rezoning of Approximately 04.75 Acres Located North of Lane Park Cutoff, East of State Road 19.

Mr. Fitzgerald gave the following presentation:

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.

Staff recommends that the Planning & Zoning Board moves to recommend approval of Ordinance 2023-06 rezoning of approximately 04.75 acres of property located north of Lane Park Cutoff, east of SR19 from Public Facilities District (PFD) to Industrial District (I).

Morry Osborn, 13701 Centralia Road, Brooksville, Florida, Executive Minister Adventure Christian Church, applicant, gave a history of the property and noted the suggested use is compatible with the surrounding area. He noted the church received a contract for the property last week and is available for questions.

Chairman Santoro asked if the building on the property will remain, and Mr. Osborn confirmed.

Board Member Sweeza asked which road will be used to access the property, Mr. Osborn stated it would be Lane Park Cutoff.

MOTION

James Sweeza moved to recommend approval of Ordinance 2023-06 seconded by Dian Joy. The motion carried unanimously 7-0.

2) Recommendation on 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.

Mr. Fitzgerald gave the following presentation:

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 residential, commercial, industrial, and public facilities uses. An application to rezone this property to an Industrial District (I) 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 Public Facility / Institutional (PUB). An Industrial (IND) designation is compatible with surrounding property and County Future Land Use.

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

The property currently contains one (1) building.

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.

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)*

Staff recommends that the Planning & Zoning Board moves to recommend approval of 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.

MOTION

James Sweezee moved to recommend approval of Ordinance 2023-07 seconded by Deborah Murphy. The motion carried unanimously 7-0.

3) Recommendation on Ordinance 2023-05 – Land Development Regulation Amendment – Chapter 13 – Environmental

Mr. Fitzgerald gave the following presentation:

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.

Staff recommends that the Planning & Zoning Board moves to recommend approval of Ordinance 2023-05 approval of the revision of Land Development Regulations - Chapter 13 Environmental.

Chairman Santoro asked for comments from the public. There were none.

Chairman Santoro asked if this ordinance will change his current operations and what will happen to the current well.

Phil Clark, City of Tavares Utilities Director stated a new well location has been identified and noted the Public Works Facility is going away which is where two wells are located currently. Mr. Clark stated placing the well system at the new location is optimum and will do everything the city will need pertaining to water needs. He noted the current wells will be capped for possible future use.

MOTION

James Sweeza moved to recommend approval of Ordinance 2023-05 seconded by Dara Treadwell. The motion carried unanimously 7-0.

OTHER BUSINESS

Chairman Santoro opened the floor for nominations for Chairman.

Deborah Murphy nominated Gary Santoro for the position of Chairman. There were no other nominations.

MOTION

Deborah Murphy moved to nominate Gary Santoro as Chairman, seconded by James Sweeza. The motion carried unanimously 7-0

Chairman Santoro opened the floor for nominations for Vice-Chair.

Dara Treadwell nominated Deborah Murphy for the position of Vice-Chair. There were no other nominations.

MOTION

Dara Treadwell moved to nominate Deborah Murphy as Vice-Chair, seconded by Brooke Matthews. The motion carried unanimously 7-0.

PUBLIC COMMENT

ADJOURNMENT

MOTION

James Sweezea moved to adjourn the meeting at 3:19 p.m., seconded by Bruce Peterman. The motion carried unanimously 7-0.

Respectfully submitted,

Jillian Roberts,
Deputy City Clerk