



AGENDA
TAVARES CITY COUNCIL
February 21, 2024
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 Fred Boone, First Baptist Church of Mt. Dora

III. APPROVAL OF AGENDA

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2 Proclamation - Irish American Heritage Month (Mayor)

V. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EX PARTE COMMUNICATIONS

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO RECORD

VII. CONSENT AGENDA

Tab 3 Approval of the February 7, 2024, City Council Meeting Minutes
(City Clerk)

VIII. RESOLUTIONS

Tab 4 Resolution 2024-04 – KH CW Lake Harris LLC request to Vacate
Unimproved Right-of-Way Easement located at the westerly end of
Woodlea Road of the Webley's Subdivision (Community
Development)

IX. ORDINANCES - PUBLIC HEARING

First Reading

Tab 5 Ordinance 2024-04 - Velaquez & Escobedo – Annexation and Rezoning of Approximately 12.24 Acres located on the east side of Camp Road and approximately 500 feet north of Lane Park Road (Community Development)

Tab 6 Ordinance 2024-05 - Velaquez & Escobedo - Small Scale FLUM Amendment of Approximately 12.24 Acres located on the east side of Camp Road and approximately 500 feet north of Lane Park Road (Community Development)

Second Reading

Tab 7 Ordinance 2024-01 - Idamere Crossings - Rezoning of Approximately 19.46 Acres Located at the Southeast Corner of SR-19 & Lane Park Cutoff (Community Development)

Tab 8 Ordinance 2024-02 - Idamere Crossings - Small Scale FLUM Amendment of Approximately 19.46 Acres Located at the Southeast Corner of SR-19 & Lane Park Cutoff (Community Development)

X. GENERAL GOVERNMENT

Tab 9 Economic Development Strategy 2024 Update (Economic Development)

XI. NEW BUSINESS

XII. OLD BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. REPORTS

Tab 10 City Administrator Report

Tab 11 City Council Member Reports

XV. ADJOURNMENT

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

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
2/21/2024**

AGENDA TAB NO.: 1

SUBJECT TITLE: Pastor Fred Boone, First Baptist Church of Mt. Dora

OBJECTIVE:

Pastor Fred Boone, First Baptist Church of Mt. Dora, will provide the invocation and lead those present in the Pledge of Allegiance.

SUMMARY:

Pastor Fred Boone, First Baptist Church of Mt. Dora, 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
2/21/2024**

AGENDA TAB NO.: 2

SUBJECT TITLE: Proclamation - Irish American Heritage Month (Mayor)

OBJECTIVE:

For the Mayor to read and the Council to adopt a Proclamation declaring March 2024 as Irish American Heritage Month.

SUMMARY:

Greg Sean Canning, Florida Secretary of the Ancient Order of Hibernians, requested the City Council adopt a Proclamation declaring March 2024 as Irish American Heritage Month in recognition of the long history of Irish American contributions in the State of Florida. Irish Americans in Florida have provided leadership and service to their state, counties, and local communities. The Irish forebears have contributed to education, business, sports, literature, science, engineering, medicine, science, and the arts.

OPTIONS:

1. For the Mayor to read, and the Council to adopt a Proclamation declaring March 2024 as Irish American Heritage Month.
2. Do not adopt the Proclamation.

STAFF RECOMMENDATION:

Option 1. For the Mayor to read, and the Council to adopt a Proclamation declaring March 2024 as Irish American Heritage Month.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Irish American Heritage Month Proclamation
2. Letter of Request

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



PROCLAMATION

WHEREAS, by 1776 nearly 300,000 Irish nationals had immigrated to the American colonies and played a crucial role in America's War for Independence; and,

WHEREAS, five signers of the Declaration of Independence were of Irish decent, and three signers were Irish born; and,

WHEREAS, twenty-two Presidents have proudly proclaimed their Irish American heritage; and,

WHEREAS, the Irish first came to Spanish "La Florida" in the 1500s – first as missionaries and mercenary soldiers and then as planters, traders, businessmen, doctors, and administrators; and,

WHEREAS, three Spanish Governors of "La Florida" were Irish military officers, and Andrew Jackson, who came from County Antrim, served as Florida's military governor following its acquisition by the United States; and,

WHEREAS, Irish Americans, since America's inception, have provided and continue to provide leadership and service to this nation's political, business, and religious establishments.

NOW, THEREFORE, the City of Tavares Council celebrates the rich cultural heritage and many valuable contributions of Irish Americans by proclaiming March 2024 as

IRISH AMERICAN HERITAGE MONTH

PASSED AND DULY ADOPTED, by the Tavares City Council on this 21st day of February 2024.

Bob Grenier, Mayor

**AGENDA SUMMARY
TAVARES CITY COUNCIL
2/21/2024**

AGENDA TAB NO.: 3

SUBJECT TITLE: Approval of the February 7, 2024, City Council Meeting Minutes (City Clerk)

OBJECTIVE:

To consider approval of the February 7, 2024, City Council meeting minutes.

SUMMARY:

Attached are the February 7, 2024, 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 changes.

STAFF RECOMMENDATION:

For the Council's consideration.

FISCAL IMPACT:

None.

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. 02-07-2024 CC Minutes

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



**TAVARES CITY COUNCIL
MEETING MINUTES
FEBRUARY 7, 2024 – 4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 EAST MAIN STREET, TAVARES**

COUNCIL MEMBERS PRESENT

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

STAFF PRESENT

**John Drury, City Administrator
Lindsay Holt, City Attorney
Susie Novack, City Clerk
Antonio Fabre, Interim Community Development Director
Scott Aldrich, Community Services Director
Bob Tweedie, Economic Development Director
Lori Houghton, Finance 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 Grenier 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.

Mayor Grenier stated there was no discussion on Ordinances at their first reading. Mr. Drury noted Ordinances 2024-01 and 2024-02 would be discussed at their second reading on February 21, 2024.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1. Joseph Richardson, Central Florida Freethought Community; Phil Clark, Utility Director

Joseph Richardson, Central Florida Freethought Community, and Phil Clark, Utilities Director, provided invocations. Mayor Grenier led those present in the Pledge of Allegiance.

III. APPROVAL OF AGENDA

Mayor Grenier asked if there were any changes to the Agenda. Mr. Drury said staff had no changes.

MOTION

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

IV. PROCLAMATIONS/PRESENTATIONS

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

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

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Ms. Novack read the following Resolutions and Ordinances by title only:

RESOLUTION 2024-01

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, TO VACATE A PORTION OF A 16.00-FOOT WIDE ALLEY RIGHT-OF-WAY LOCATED AT 120 N BLOXHAM AVENUE TAVARES, FL 32778, LYING EAST OF LOTS “A”, “B”, AND “C” IN BLOCK 52 OF TAVARES IMPROVEMENT COMPANY’S SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 39, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SUBJECT TO THE RULES AND REGULATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION 2024-03

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, AMENDING THE 2024 FISCAL YEAR ADOPTED BUDGET FOR THE CITY OF TAVARES, REPRESENTING THE FIRST AMENDMENT TO THE ADOPTED BUDGET,

AND PROVIDING FOR A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

ORDINANCE 2024-01

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA; REZONING APPROXIMATELY 19.46 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 19 AND LANE PARK CUTOFF FROM HIGHWAY COMMERCIAL (C-2) TO PLANNED DEVELOPMENT (PD); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2024-02

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 19.46 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 19 AND LANE PARK CUTOFF, FROM COMMERCIAL (COM) TO MIXED USE (MU); PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2024-03

PURSUANT TO CHAPTER 163 OF THE FLORIDA STATUTES, AMENDING THE PUBLIC FACILITIES ELEMENT AND CONSERVATION ELEMENT OF THE TAVARES COMPREHENSIVE PLAN 2040 IN ORDER FOR CONSISTENCY WITH THE CITY'S WORK PLAN AND REGIONAL WATER SUPPLY PLANNING INITIATIVES; BY PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

VII. CONSENT AGENDA

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

MOTION

Lori Pfister moved to approve the Consent Agenda [Tab 2. Approval fo the January 17, 2024, City Council Meeting Minutes], seconded by Sandy Gamble. The motion carried unanimously 5-0.

Tab 2. Approval of the January 17, 2024, City Council Meeting Minutes

Approved on the Consent Agenda.

VIII. RESOLUTIONS

Tab 3. Resolution 2024-01 – St. John Independent Free Methodist Church – Alley Right-of-Way Vacate Located at 120 N. Bloxham Avenue

Mr. Fabre made the following presentation:

This is a request to vacate a platted undeveloped alleyway lying between the property located at 120 N. Bloxham, Tavares, Florida 32778. The current adjacent property owner is petitioning to vacate an existing right-of-way since it is undeveloped and not practical as a future alleyway. City staff reviewed the vacate request and determined no conflicts in the vacation regarding drainage, utilities, health, safety, or welfare of the Public. As a result, this official vacation will remove the city's public interest in this land.

On January 18, 2024, the Planning & Zoning Board voted (6-0) unanimously to recommend approval of Resolution 2024-01 as presented.

Staff recommends that the City Council moves to approve Option 1, approval of Resolution 2024-01 vacation of an undeveloped alleyway located at 120 N. Bloxham, lying east of Lots "A", "B", and "C" in Block 52 of Tavares Improvement Company's Subdivision, as recorded in Plat Book 4, Page 39.

Mayor Grenier asked for comments from the Council.

Council Member Singer asked if the alleyway was named. Mr. Fabre said no.

Council Member Price asked if the same person owned the property west and east of the alleyway. Mr. Fabre said yes.

MOTION

Lori Pfister moved to approve Resolution 2024-01, seconded by Troy Singer. The motion carried unanimously 5-0.

Tab 4. Resolution 2024-03 – First Budget Amendment FY2024

Ms. Houghton made the following presentation:

The attached resolution represents increases and/or decreases to the Adopted Budget for Fiscal Year 2024. Appropriation increases represent capital projects, ARPA expenditures, and prior year/project encumbrance rollovers. In addition, the Resolution also reflects transfers between individual accounts within adopted budgets for all departments.

This resolution represents the FIRST AMENDMENT to the Adopted Budget for Fiscal Year 2023-2024.

Staff recommends Option 1, for the Council to approve Resolution 2024-03, amending the Fiscal Year 2023-2024 City of Tavares Annual Operating Budget

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

MOTION

Troy Singer moved to approve [Resolution 2024-03], seconded by Sandy Gamble. The motion carried unanimously 5-0.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Tab 5. Ordinance 2024-01 – Idamere Crossing – Rezoning of Approximately 19.46 Acres Located at the Southeast Corner of SR19 & Lane Park Cutoff

No Discussion at First Reading.

Tab 6. Ordinance 2024-02 – Idamere Crossing – Small Scale FLUM Amendment of Approximately 19.46 Acres Located at the Southeast Corner of SR19 & Lane Park Cutoff

No Discussion at First Reading.

Second Reading

X. TRANSMITTAL HEARING

Tab 7. Ordinance 2024-03 – Comprehensive Plan 2040 (Transmittal and First Reading) Text Amendment of the Public Facilities Element and Conservation Element Pursuant to the City’s 10-Year Water Supply Facilities Work Plan and Regional Water Supply Planning Initiatives

Mr. Fabre made the following presentation:

Local governments within a regional water supply planning area are required to develop a Water Supply Facilities Work Plan (“Work Plan”) in order to ensure that adequate water supplies will be available to meet future demands for a minimum 10-year planning period, pursuant to F.S. Section 163.3177(6)(c)3. In addition to the Water Supply Facilities Work Plan requirements, local governments are required to revise their Comprehensive Plan for consistency with the Work Plan and regional water supply planning initiatives.

The purpose of this Water Supply Facilities Work Plan is to identify and plan for water supply sources and associated facilities to serve City of Tavares (City) potable water customers for the 2023 through 2032 planning period. The Work Plan has been prepared in accordance with Chapter 163 F.S., which requires local governments to adopt a Work Plan and supporting comprehensive plan policies within 18 months of the approval of a regional water supply plan. The Central Springs/East Coast (CSEC) Regional Water Supply Plan was approved by the St. Johns River Water Management District (SJRWMD) on February 8, 2022.

On January 18, 2024, the Planning & Zoning Board voted unanimously (6-0) to recommend approval of Ordinance 2024-03 as presented.

Staff recommends (Option 1) that the City Council moves to approve the transmittal to the State for review of Ordinance 2024-03 - Comprehensive Plan 2040 Text Amendment to the Public Facilities Element and Conservation Element pursuant to the City's 10-Year Water Supply Facilities Work Plan and Regional Water Supply Planning Initiatives.

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

MOTION

Sandy Gamble moved to approve Ordinance 2024-03, seconded by Walter Price. The motion carried unanimously 5-0.

XI. GENERAL GOVERNMENT

Tab 8. Broad Budget Priorities

Mr. Drury made the following presentation:

As provided for in the prior City Council meeting, an opportunity is provided at this Council meeting for the City Council to develop its FY 2025 (October 1, 2024 - September 30, 2025) Broad Budget Goals which the City Administrator will use as guiding principles and a starting point to build the annual City Budget over the next several months. The budget will then be presented back to the City Council this summer. Thereafter, the Council will continue to refine it through July and August and finalize it and adopt it in September with public commentary and input along the way. Attached are:

- 1) The prior year's City Council adopted Broad Budget Goals*
- 2) List of the current projects and initiatives underway*
- 3) List of Draft FY 25 Council goals from some of the City Council members*

A discussion was held, and the following Fiscal Year 2024-2025 Broad Budget Priorities were approved by consensus of the Council.

Mayor Grenier

1. Plan the new Tavares frontier along SR19/561/448 corridor well with no sprawl and be mindful of economics, residential development, land conservation, and a possible convention center.
2. Continue to make sure the Tavares History Museum and Tavares Library have the resources needed to maintain a high level of service to patrons and guests.
3. Continue to seek purchasing the home of Major Alexander St. Clair-Abrams, the founder of Tavares and Lake County, if funding such as grants or by others is found, with long-term maintenance and staffing to be discussed at a later date.
4. Keep streets/alleyways/stormwater improvements going, and at a high level of service.
5. Provide for the resources the Police and Fire Departments need to ensure they maintain their high level of service.

Vice Mayor Gamble

1. Deliver a Budget, identifying a Roll Back Rate dollar amount and how it correlates to provided services, then allow council to make additions as necessary for a final budget.
2. Maintain level of service.
3. Continue and finish Capitol Projects.
4. Sidewalk replacement and new where needed.
5. Agendize and Adopt new Impact Fees for residential housing.
6. Finalize the deal of Stover Complex to Lake County School Board if not completed at the time of Budget.

Mr. Drury said the sale should be completed prior to adoption of the budget.

7. Continue to lower debt and not go further into debt.

Council Member Pfister

1. Continued improvements and renovation of Regional Park East Campus (YMCA).
2. Restructure impact fees for residential housing.
3. Create incentives for economic development.
4. Continue efforts for cart crossing at hospital.
5. Downtown lighting improvements for safety.
6. Improvements and explore possible commercial participation at Pontoon Promenade.
7. Lobby local lawmakers to legislate the closing of game rooms.
8. Increase our family oriented small events / activities.
9. Assure that employee pay and benefits are competitive to attract and retain the best.

Council Member Price

1. Try to get to the rollback rate and if not continue to lower mileage rate.
2. Accelerate city debt repayment, although current interest rates might postpone this.
3. Continue to pursue grants.
4. Provide same level of service to residents.
5. Increase reserves.
6. Accomplish the West Main St gateway.
7. Convert existing public works facilities to surface parking.

A discussion was held regarding a parking garage. Mr. Drury noted the goals of the Council included not taking out loans and creating parking at the Public Works site. To accomplish both goals, parking could be implemented in phases, with phase one as surface parking. Council could discuss a phase two parking garage should parking be full and there was a need.

8. Keep repaving roads.

Council Member Singer

1. Continue lowering the millage rate.
2. Maintain recommended reserve levels.
3. Continue investing in road repaving and infrastructure.
4. Continue to go after grants.
5. Be sure ALL departments are properly staffed, and every employee is fairly compensated.
6. Look for ways to clean the retention pond on corner of Gateway Drive and North Duncan Drive (HYW 19).

Mr. Drury said he would meet with the Department Directors to incorporate the collective goals of the Council into their work and budget plans. Mr. Drury stated he would come back to the Council with a balanced budget during the summer for the Council's deliberation with public input.

Vance Jochim, 12619 Milwaukee Avenue, Lake County, said he would like the Council to go to a rollback rate. He said he would like economic indicators, measurable performance benchmarks, and rebuilding the Tavares Nature Park included in the budget.

Tab 9. Medical Marijuana Dispensaries Consideration of Current City Ordinance

Mr. Fabre made the following presentation:

At the last Council meeting, requested by Council Member Lori Pfister, the City Council voted to discuss the current Medical Marijuana Dispensaries ordinance. On December 20, 2017, the Tavares City Council adopted Ordinance 2017-21 which restricts Medical Marijuana Dispensaries to only being

located in the Commercial Downtown (CD), General Commercial (C-1), and Highway Commercial (C-2) zoning districts.

On August 20, 2014, the City of Tavares passed Ordinance 2014-12, which added to the City regulations a definition of medical marijuana dispensary and amended Chapter 8 Table 8-2, Permitted and Special Uses, allowing medical marijuana dispensaries in a C-2 (Highway Commercial District). On June 23, 2017, the Florida Legislature passed Senate Bill 8A amending F.S. 381-986, requiring that local government agencies either ban medical marijuana dispensaries within their boundaries or allow dispensaries to operate within the same zoning districts that would allow pharmacies (see attachment for copy of SB 8A, pg. 31). As of this date, City regulations are consistent with State law as they pertain to permitted locations of medical marijuana dispensaries.

Staff recommends the City Council advise staff on how to proceed with the current ordinance on the establishment and placement of Medical Marijuana Dispensaries.

Council Member Price asked if there were any medical marijuana dispensaries in Tavares. Mr. Fabre said no.

A brief discussion was held to clarify allowable dispensary locations, and no action was taken.

XII. NEW BUSINESS

XIII. OLD BUSINESS

Council Member Pfister discussed the need for additional lighting at the downtown roundabout by the Freedom Flag. Mr. Dillon said a contractor was adding eight additional lights to an existing four. Mr. Drury noted that the Council approved a study identifying where the lighting was needed.

XIV. AUDIENCE TO BE HEARD

Don Kehr, 16833 Deer Island Road, Lake County, discussed population growth in Florida. He said land is finite and money was lost with each residential project. He said the City of Tavares had enough housing.

Vance Jochim, 12619 Milwaukee Avenue, Lake County, discussed the Tavares Nature Park and suggested the city set guidelines to maintain the park, add benches along the trail, add a trail map, and include engagement activities such as organized walks and events.

XV. REPORTS

Tab 10. City Administrator Report

Mr. Drury noted the next Council meeting would be held on February 21, 2024, at 4:00 p.m.

Tab 11. City Council Member Reports

Council Member Singer said he attended the Arbor Day event and commended Mr. Dillon and his team. He said the event was an economic driver for the City and commended Mr. Tweedie and his staff.

Council Member Singer said he enjoyed the African American heritage festival and commended Pastor Watkins for his efforts.

Council Member Singer said he attended a BETTER meeting at the Civic Center. He said the facility was refurbished and painted and looked nice. He commended the Public Works and Community Services Departments.

Vice Mayor Gamble said he attended a BETTER meeting and noted that he would not be available to attend an upcoming MPO Executive Board meeting due to a scheduling conflict.

Vice Mayor Gamble asked for an update on Babe Ruth sign-ups. Mr. Aldrich said the teams were formed. Pete Sherrard, Deputy Director of Recreation, noted over 200 players were participating in the Babe Ruth City League.

Each Council member wished those present a happy Valentine's Day.

XVI. ADJOURNMENT

There was no further business, and Mayor Grenier adjourned the meeting at 4:51 p.m.

Respectfully,

Susie Novack, MMC, FCRM
City Clerk

**AGENDA SUMMARY
TAVARES CITY COUNCIL
2/21/2024**

AGENDA TAB NO.: 4

SUBJECT TITLE: Resolution 2024-04 – KH CW Lake Harris LLC request to Vacate Unimproved Right-of-Way Easement located at the westerly end of Woodlea Road of the Webley's Subdivision (Community Development)

OBJECTIVE:

To consider the vacation request of an unimproved right-of-way easement located at the westerly end of Woodlea Road of the Webley's Subdivision, as recorded in Plat Book 1, Page 22, of the Public Records of Sumter County, Florida.

SUMMARY:

This is a request to vacate a platted unimproved right-of-way easement located at the westerly end of Woodlea Road of the Webley's Subdivision, as recorded in Plat Book 1, Page 22, of the Public Records of Sumter County, Florida. The current property owner is petitioning to vacate the subject right-of-way since it is undeveloped and not practical as right-of-way. The right-of-way easement is completely situated on the existing Cresswind at Lake Harris Subdivision development.

On January 17, 2024, City Council approved the Final Plat for Phase 1 of Cresswind at Lake Harris, subject to vacation of this right-of-way. During the title and platting review process, a historic r-o-w easement dedicated to Sumter County was revealed. The Webley's Subdivision (AKA: "Infant Town of Florida") plat, filed on March 31, 1885, provides for an easement to be granted to Sumter County along the streets identified in the plat. On January 9, 2024, Sumter County has agreed to grant an Assignment of the R-O-W easements to the City of Tavares.

City staff reviewed the vacate request and determined no conflicts in the vacation regarding drainage, utilities, health, safety, or welfare of the Public. As a result, this official vacation will remove the city's public interest in this land.

OPTIONS:

1. That the City Council moves to approve Resolution 2024-04 vacation of right-of-way easement located at the westerly end of Woodlea Road of the Webley's Subdivision, as recorded in Plat Book 1, Page 22, of the Public Records of Sumter County, Florida.
2. That the City Council moves to deny the proposed Resolution 2024-04.

STAFF RECOMMENDATION:

Staff recommends that the City Council moves to approve Resolution 2024-04 vacation of an unimproved right-of-way located at the westerly end of Woodlea Road of the Webley's Subdivision, as recorded in Plat Book 1, Page 22, of the Public Records of Sumter County, Florida.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Resolution 2024-04 - Cresswind at Lake Harris - Vacate
2. Location Map
3. Aerial Map
4. Assignment of Easement - Sumter Co and Tavares - Infant Town of Florida

RESOLUTION 2024-04

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, TO VACATE UNIMPROVED RIGHT-OF-WAY OF WEBLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SUBJECT TO THE RULES AND REGULATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property located at 4256 Woodlea Road has petitioned for a vacation of said right-of-way; and,

WHEREAS, the unimproved right-of-way described in Exhibit "A" is no longer practical as right-of-way; and,

WHEREAS, Sumter County has reassigned any and all interest in the aforesaid right-of-way to the City of Tavares; and,

WHEREAS, this proposed vacate will remove the City's public interest in this property; and,

WHEREAS, the petition to vacate said right-of-way has been duly noticed as required by law; and,

WHEREAS, the abutting property owners have been notified per the requirements of the City of Tavares Land Development Regulations; and,

WHEREAS, the City of Tavares has reviewed the vacate request and determined no conflicts in the vacation with regard to drainage, utilities, health, safety, or welfare.

NOW, THEREFORE, be it resolved by the City Council of the City of Tavares, Florida as follows:

The City of Tavares hereby vacates any and all interest in the aforesaid right-of-way, as described in Exhibit "A", attached hereto and made part of this resolution.

PASSED AND RESOLVED this ____ day of ____, 2024 by the Tavares City Council.

Bob Grenier, Mayor
Tavares City Council

ATTEST

Susie Novack, City Clerk

Approved as to form and legality:

Lindsay C. T. Holt, City Attorney

Exhibit "A"

SKETCH OF DESCRIPTION
(NOT A FIELD SURVEY)

WEBLEY'S SUBDIVISION
RIGHT OF WAY TO BE VACATED
DESCRIPTION

THE SOUTH 10.00 FEET OF LOTS 6 THROUGH 10, INCLUSIVE, OF WEBLEY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 22, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR RIGHT OF WAY, BEING BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 6 AND BOUNDED ON THE EAST BY THE EAST LINE OF SAID LOT 10;

AND:

THE NORTH 10.00 FEET OF LOTS 3 THROUGH 5, INCLUSIVE, OF SAID WEBLEY'S SUBDIVISION, FOR RIGHT OF WAY, BEING BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 3 AND BOUNDED ON THE EAST BY THE EAST LINE OF SAID LOT 5;

AND:

THE WEST 20.00 FEET OF LOT 3 OF SAID WEBLEY'S SUBDIVISION, AND THE NORTH 10.00 FEET OF THE WEST 20.00 FEET OF LOT 2, OF SAID WEBLEY'S SUBDIVISION, FOR RIGHT OF WAY;

AND:

THE NORTH 10.00 FEET OF LOT 1 OF SAID WEBLEY'S SUBDIVISION, FOR RIGHT OF WAY, BEING BOUNDED ON THE EAST BY THE EAST LINE OF SAID LOT 1 AND BOUNDED ON THE WEST BY THE EAST LINE OF REPLAT OF THE PENINSULA, AS RECORDED IN PLAT BOOK 36, PAGES 32 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONTAINING 1.17 ACRES, MORE OR LESS.

NOTES:

1. THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE (901) BASED ON FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (SPCS'83-2011) AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 36-19-25 AS BEING N 00°37'54" E. ALL DISTANCE SHOWN ARE IN UNITED STATES SURVEY FEET.
3. EXCEPT AS SHOWN HEREON, ADJOINING RIGHTS OF WAY, SUBDIVISIONS AND PARCELS WERE NOT SURVEYED TO DETERMINE IF THESE PROPERTIES HAVE GAPS OR OVERLAPS OR TO ACCURATELY POSITION THE BOUNDARY LINES OF SAID PROPERTIES SHOWN HEREON. THE POSITION OF SAID ADJOINING PROPERTIES IS APPROXIMATE. RECORDING DATA FOR ADJOINING PROPERTIES IS BASED ON INFORMATION PROVIDED BY A SEARCH OF PUBLIC RECORDS OF LAKE COUNTY, FLORIDA INCLUDING GIS MAPPING.
4. THIS SURVEY HAS BEEN PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED BELOW IN ACCORDANCE WITH THE ADOPTED "STANDARDS OF PRACTICE" FOR LAND SURVEYING AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.
5. THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING STREET RIGHT OF WAYS CONTAINED IN WEBLEY'S SUBDIVISION THAT ARE TO BE VACATED PER CITY OF TAVARES.
6. INFORMATION SHOWN HEREON BASED ON BOUNDARY SURVEY BY THIS FIRM DATED 02/03/2023.
7. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD.

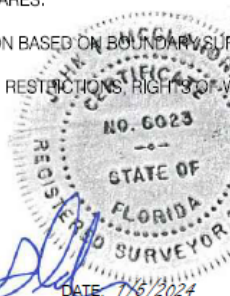
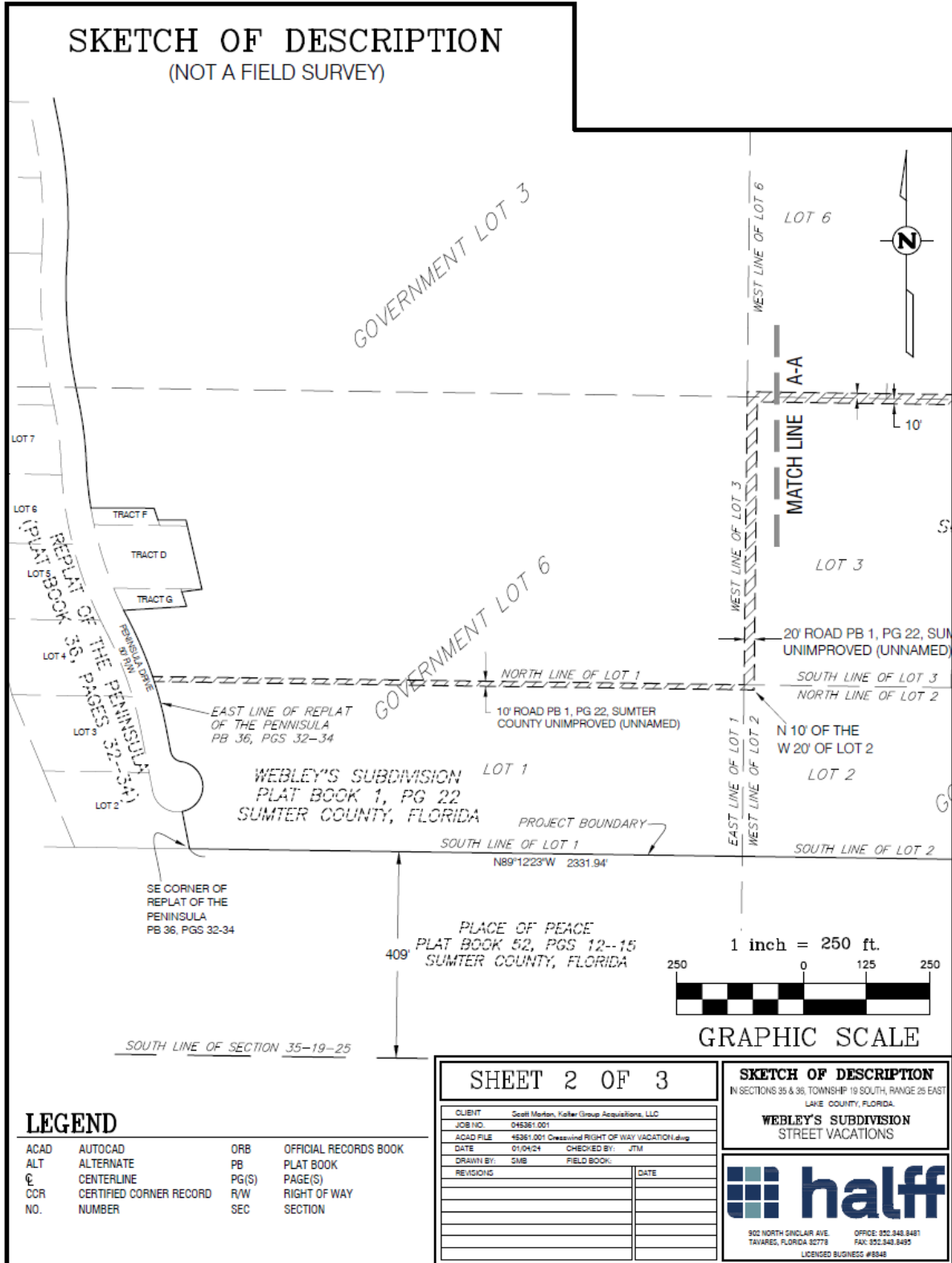
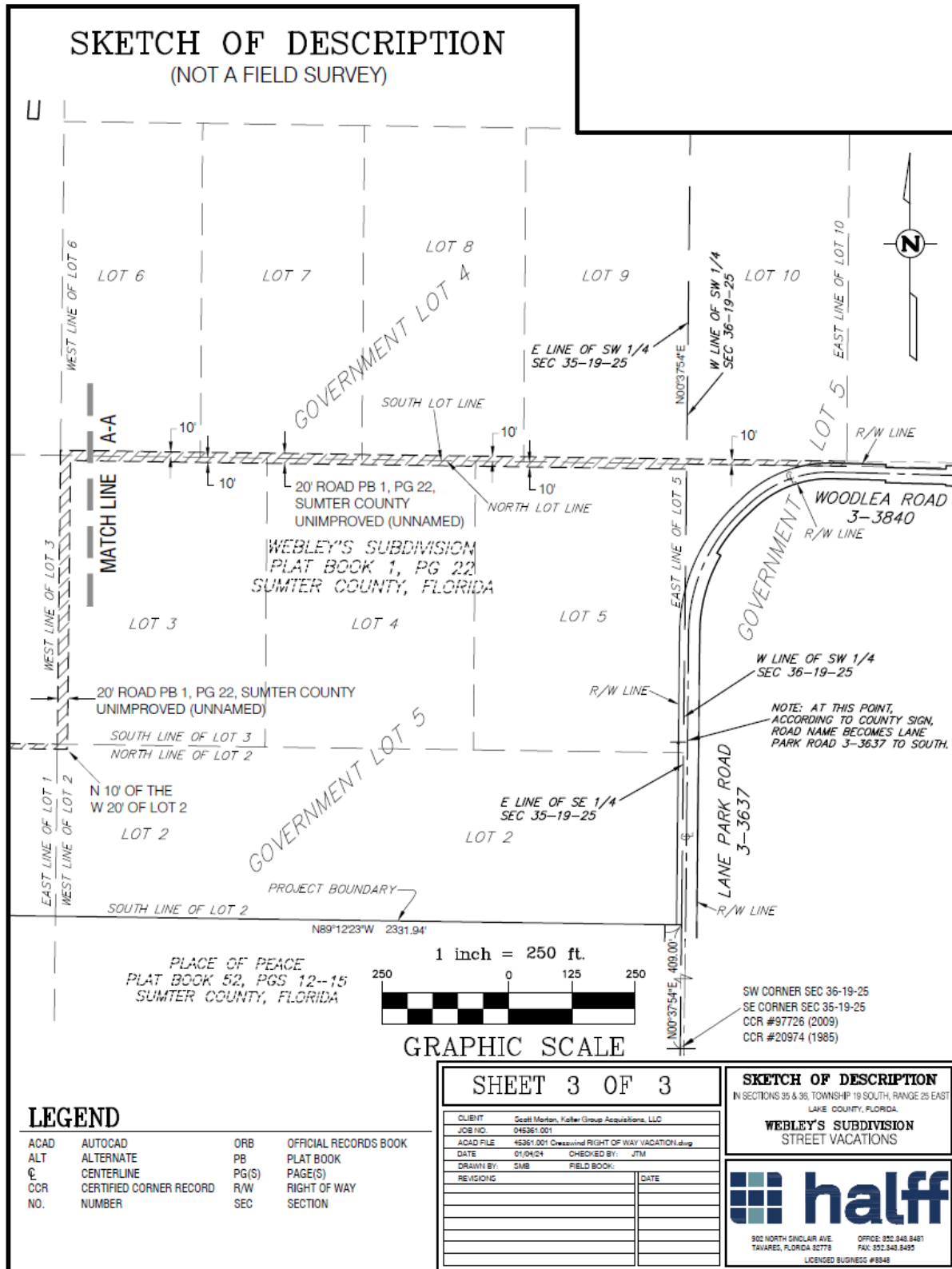
 JOHN T. MCGLOHORN, PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 6023 FOR THE LICENSED FIRM OF HALFF, LICENSED BUSINESS NO. 8348		SHEET 1 OF 3		SKETCH OF DESCRIPTION IN SECTIONS 35 & 36, TOWNSHIP 19 SOUTH, RANGE 25 EAST LAKE COUNTY, FLORIDA WEBLEY'S SUBDIVISION STREET VACATIONS																																							
		<table border="1"><tr><td>CLIENT</td><td colspan="3">South Martin, Valler Group Acquisitions, LLC</td></tr><tr><td>JOB NO.</td><td colspan="3">046381.001</td></tr><tr><td>ACAD FILE</td><td colspan="3">46381.001 Cresswind RIGHT OF WAY VACATION.dwg</td></tr><tr><td>DATE</td><td>01/04/24</td><td>CHECKED BY:</td><td>JTM</td></tr><tr><td>DRAWN BY:</td><td>SMB</td><td>FIELD BOOK:</td><td></td></tr><tr><td>REVISIONS</td><td></td><td>DATE</td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>		CLIENT	South Martin, Valler Group Acquisitions, LLC			JOB NO.	046381.001			ACAD FILE	46381.001 Cresswind RIGHT OF WAY VACATION.dwg			DATE	01/04/24	CHECKED BY:	JTM	DRAWN BY:	SMB	FIELD BOOK:		REVISIONS		DATE																	
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DRAWN BY:	SMB	FIELD BOOK:																																									
REVISIONS		DATE																																									

Exhibit "A" continued





**AGENDA SUMMARY
TAVARES CITY COUNCIL
2/21/2024**

AGENDA TAB NO.: 5

SUBJECT TITLE: Ordinance 2024-04 - Velaquez & Escobedo – Annexation and Rezoning of Approximately 12.24 Acres located on the east side of Camp Road and approximately 500 feet north of Lane Park Road (Community Development)

OBJECTIVE:

To consider the annexation and rezoning of approximately 12.24 acres of property located on the east side of Camp Road and approximately 500 feet north of the Lane Park Road intersection. The property is currently zoned as Lake County Agricultural Residential (AR), and the applicant is proposing that the property be annexed and rezoned to Residential Single-Family (RSF-A) District.

SUMMARY:

The subject property is located on the east side of Camp Road and approximately 500 feet north of the Lane Park Road intersection and consists of approximately 12.24 acres of vacant land. The property is currently zoned as Lake County Agricultural Residential (AR), and the applicant is proposing that the property be annexed and rezoned to Residential Single-Family (RSF-A) District.

The subject property is also situated adjacent to the Leela Reserve Subdivision (Park Square Homes) development. On March 16, 2022, City Council approved a Development Agreement between the Leela Reserve's Developer for needed improvements on the existing Camp Road. Camp Road was constrained on the portion along the subject property. The applicant has agreed to dedicate additional right-of-way. Accordingly, administration fees were waived in consideration of the offsetting public benefit of the additional ROW dedication (see attachment). At this time, the applicant envisions construction of one (1) single-family residence on the subject property.

This property is in close proximity to a mixture of single-family residences, public facilities and institutional uses. Therefore, the proposed zoning of Residential Single-Family (RSF-A) is compatible with surrounding properties. The annexation of this property has been reviewed per the City's Annexation Policy. The property is contiguous to the City boundary. It also has been determined by City staff that the property may be properly serviced by the City without undue hardship or significant negative fiscal impact on the City. The City of Tavares has municipal water and wastewater utility services available for the subject property.

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

OPTIONS:

1. That the City Council moves to approve Ordinance 2024-04 annexation and rezoning of approximately 12.24 acres of property located on the east side of Camp Road and approximately 500 feet north of Lane Park Road from Lake County Agricultural Residential (AR) to Residential Single-Family (RSF-A) District.

2. That the City Council moves to deny the proposed Ordinance 2024-04.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Ordinance 2024-04 annexation and rezoning of approximately 12.24 acres of property located on the east side of Camp Road and approximately 500 feet north of Lane Park Road from Lake County Agricultural Residential (AR) to Residential Single-Family (RSF-A) District.

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 2024-04 Velazquez & Escobedo - Annexation & Rezone
2. Aerial Map
3. ZONE_PT
4. Newspaper - AD
5. ROW Deed - Camp Road - Recorded

ORDINANCE 2024-04

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING APPROXIMATELY 12.24 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF CAMP ROAD AND APPROXIMATELY 500 FEET NORTH OF LANE PARK ROAD; REZONING THE PROPERTY FROM COUNTY AGRICULTURAL RESIDENTIAL (AR) TO CITY RESIDENTIAL SINGLE-FAMILY (RSF-A) DISTRICT; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the property described in **Exhibit “A”** has voluntarily petitioned to annex into the City of Tavares; and

WHEREAS, the property legally defined in **Exhibit “A”** is contiguous with the corporate limits of the City of Tavares and the annexation of said property will not result in the creation of any enclave; and

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

WHEREAS, the City Council of the City of Tavares, Florida, deems it in the best interest of the City to accept said petition and to annex said property; and,

WHEREAS, the property is currently zoned Lake County Agricultural Residential (AR) and the applicant has requested that said property be rezoned to a City designation of Residential Single-Family (RSF-A) District; and,

WHEREAS, the City is concurrently processing a small scale future land use map amendment to re-designate the property from Lake County Urban Low Density to a City of Tavares Low Density (LOW) on the Future Land Use Map; therefore

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

Section 1. Annexation

The property legally defined as and depicted in **Exhibit “A”** attached hereto, situated in Lake County, Florida, is hereby incorporated into and made a part of the City of Tavares, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes.

Section 2. Rezoning

The property described in **Exhibit “A”** shall hereby be rezoned from Lake County Agricultural Residential (AR) to City of Tavares Residential Single-Family (RSF-A) District and shall be subject to the provisions contained within the Land Development Regulations for this zoning designation.

Section 3. 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 4. Effective Date.

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

PASSED AND ORDAINED this _____ of _____, 2024, by the City Council of the City of Tavares, Florida.

Bob Grenier, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

Susie Novack, City Clerk

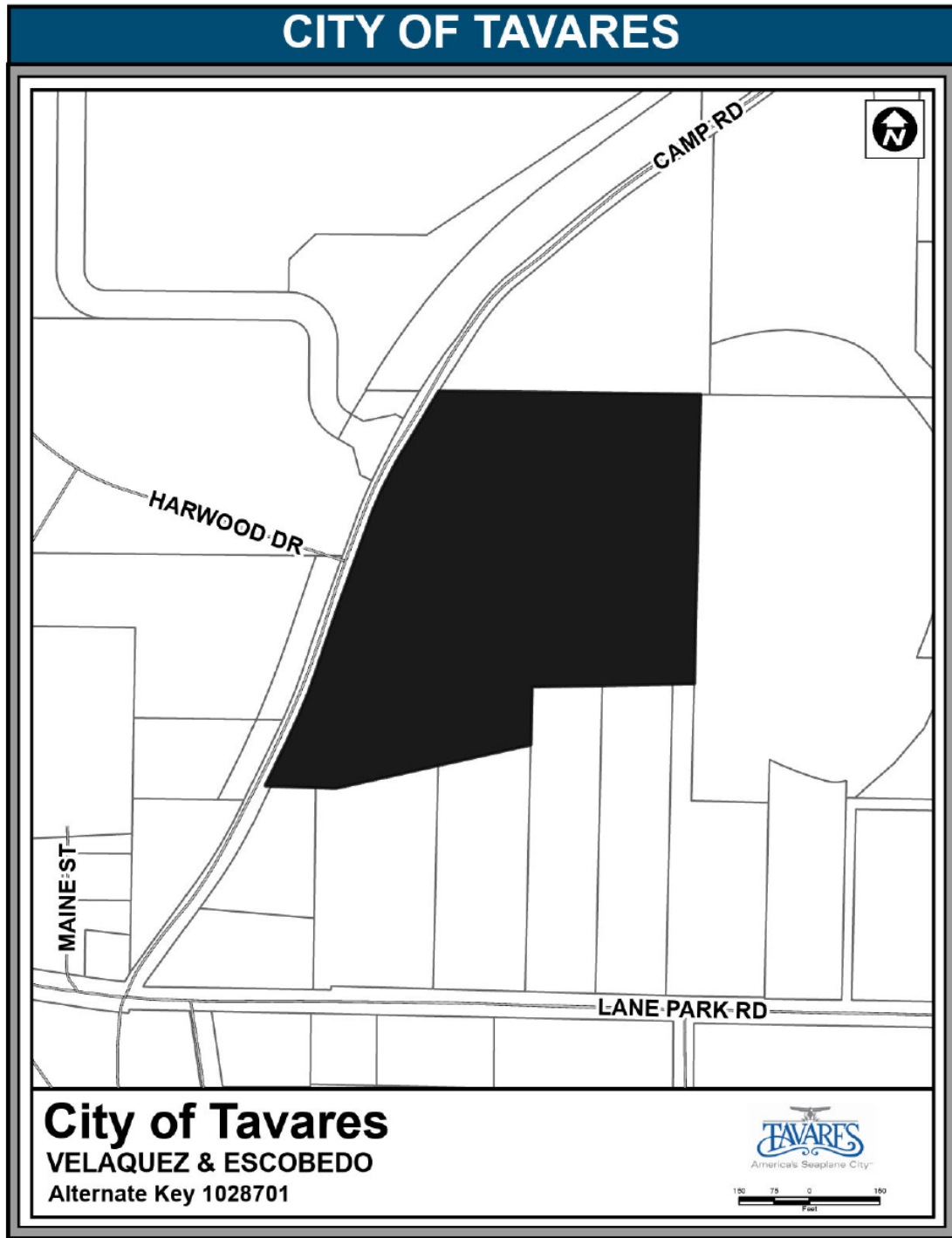
APPROVED AS TO FORM AND LEGALITY:

Lindsay C. T. Holt, City Attorney

EXHIBIT "A"

Parcel ID Number: 06-20-26-0003-000-02300

BEG N 0-15-14 W 700 FT FROM SE COR OF N 1/2 OF GOV LOT 10 OF SEC 6-20-26, RUN S 87-25-48 W 346.28 FT, S 0-15-11 W 124.10 FT, S 75-50-21 W 426.48 FT, N 89-31-18 W 176.64 FT, N 23-42-08 E 168.12 FT, N 18-43-08 E 372.44 FT, N 23-36-08 E 384.60 FT, N 89-41-19 E 591.70 FT TO NE COR GOV LOT 10, S 0-15-14 E 619.8 FT TO POB ORB 6043 PG 1216



Created By: City of Tavares GIS

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Map Created on 1/24/24

**AGENDA SUMMARY
TAVARES CITY COUNCIL
2/21/2024**

AGENDA TAB NO.: 6

SUBJECT TITLE: Ordinance 2024-05 - Velaquez & Escobedo - Small Scale FLUM Amendment of Approximately 12.24 Acres located on the east side of Camp Road and approximately 500 feet north of Lane Park Road (Community Development)

OBJECTIVE:

To consider a Future Land Use Map amendment from Lake County Urban Low Density to City of Tavares Low Density (LOW) designation for 12.24 Acres located on the east side of Camp Road and approximately 500 feet north of the Lane Park Road intersection.

SUMMARY:

The subject property is located on the east side of Camp Road and approximately 500 feet north of the Lane Park Road intersection and is approximately 12.24 acres in size. The land is presently vacant and has a land use designation of Lake County Urban Low Density. The property owner is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2040 to change the designation of said property from Lake County Urban Low Density to City Low Density (LOW).

Ordinance 2024-05 proposes a small-scale amendment to the Future Land Use Map 2040 of the Comprehensive Plan from Lake County Urban Low Density to City Low Density (LOW). The subject property is adjacent to a mixture of single-family residences, public facilities and institutional uses. An application to annex and rezone this property to a Residential Single-Family (RSF-A) District is concurrently under consideration.

Future Land Use Amendment

The parcel is designated as Lake County Urban Low Density on the County's Future Land Use Map. The small-scale Comprehensive Plan Amendment is proposed to designate the site as Low Density (not to exceed 5.6 du/ac). A City Low Density (LOW) designation is compatible with surrounding property and Future Land Use designations.

Compatibility

Land surrounding this property is residential, public facilities and institutional in nature. The property is contiguous to the City boundary.

Site Conditions

The property is currently vacant with approximately 6.8 acres of wetlands.

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 wastewater 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 City's Comprehensive Plan Goals, Objectives and Policies with the following findings:

1. A Low Density (LOW) 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 & LDR's Chapter 10).

OPTIONS:

1. That the City Council moves to approve Ordinance 2024-05, a Future Land Use Map amendment from Lake County Urban Low Density to City of Tavares Low Density (LOW) designation for 12.24 Acres located on the east side of Camp Road and approximately 500 feet north of Lane Park Road.
2. That the City Council moves to deny the proposed Ordinance 2024-05.

STAFF RECOMMENDATION:

Staff recommends that the City Council moves to approve Ordinance 2024-05, a Future Land Use Map amendment from Lake County Urban Low Density to City of Tavares Low Density (LOW) designation for 12.24 Acres located on the east side of Camp Road and approximately 500 feet north of Lane Park Road.

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 2024-05 Velaquez & Escobedo - SSFLUM
2. Aerial Map
3. FLU_PT
4. Newspaper - AD

ORDINANCE 2024-05

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 12.24 ACRES OF PROPERTY FROM COUNTY URBAN LOW DENSITY TO CITY LOW DENSITY (LOW) FOR PROPERTY LOCATED AT THE EAST SIDE OF CAMP ROAD AND APPROXIMATELY 500 FEET NORTH OF LANE PARK ROAD; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the property described in Exhibit “A” has voluntarily petitioned to annex into the City of Tavares; and

WHEREAS, the City of Tavares is concurrently processing the annexation of this property; and

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

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

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

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

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

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

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

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

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

Section 1. Future Land Use Amendment

The Comprehensive Plan and Future Land Use Map of the City of Tavares, Florida, is hereby amended to reflect a re-designation from Lake County Urban Low Density to City of Tavares Low Density (LOW) 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 _____, 2024 by the City Council of the City of Tavares, Florida.

Bob Grenier, Mayor
Tavares City Council

First Reading: _____

Second Reading & Final Adoption: _____

ATTEST:

Susie Novack, City Clerk

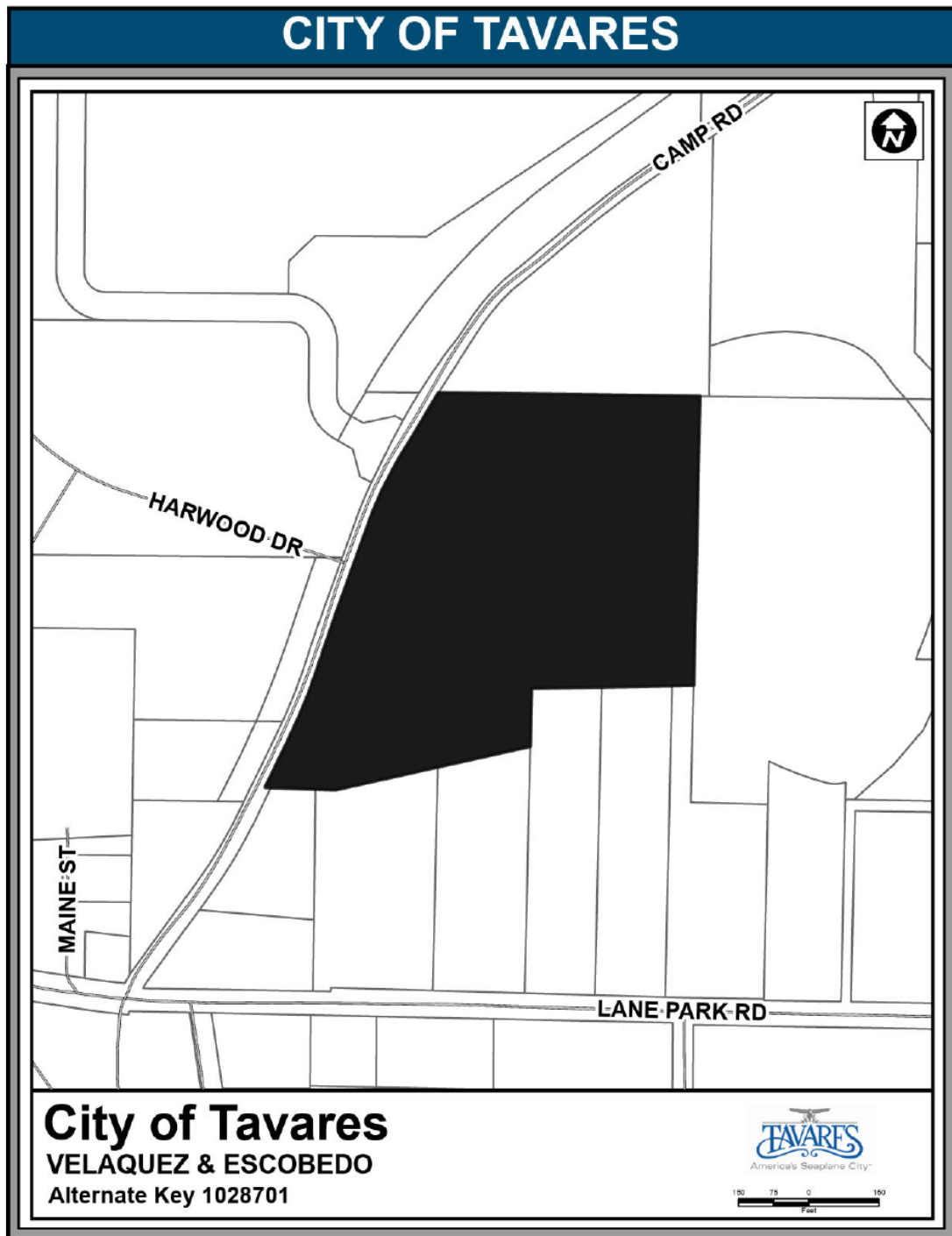
Approved as to form:

Lindsay C. T. Holt, City Attorney

EXHIBIT "A"

Parcel ID Number: 06-20-26-0003-000-02300

BEG N 0-15-14 W 700 FT FROM SE COR OF N 1/2 OF GOV LOT 10 OF SEC 6-20-26, RUN S 87-25-48 W 346.28 FT, S 0-15-11 W 124.10 FT, S 75-50-21 W 426.48 FT, N 89-31-18 W 176.64 FT, N 23-42-08 E 168.12 FT, N 18-43-08 E 372.44 FT, N 23-36-08 E 384.60 FT, N 89-41-19 E 591.70 FT TO NE COR GOV LOT 10, S 0-15-14 E 619.8 FT TO POB ORB 6043 PG 1216



Created By: City of Tavares GIS

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Map Created on 1/24/24

**AGENDA SUMMARY
TAVARES CITY COUNCIL
2/21/2024**

AGENDA TAB NO.: 7

SUBJECT TITLE: Ordinance 2024-01 - Idamere Crossings - Rezoning of Approximately 19.46 Acres Located at the Southeast Corner of SR-19 & Lane Park Cutoff (Community Development)

OBJECTIVE:

To consider the rezoning of approximately 19.46 acres of property located at the southeast corner of SR-19 & Lane Park Cutoff Road from Commercial (C-2) to Planned Development (PD).

SUMMARY:

The subject property consists of approximately 19.46 acres of vacant property located at the southeast corner of SR-19 & Lane Park Cutoff Road. The property is currently zoned as Highway Commercial (C-2), and the applicant is proposing that the property be rezoned to a mixed use Planned Development (PD).

On November 18, 2021, the Planning & Zoning Board voted unanimously to recommend approval of PD Ordinance 2021-11 which proposed a one hundred sixty-five (165) dwelling units multi-family apartment complex on the subject property. On December 15, 2021, the City Council denied the PD rezoning request as presented. In general, City Council rational of denial was to preserve existing commercial land use along SR-19.

At present, the applicant is proposing to develop the site with 1.7 acres of commercial land along SR-19 and a 110 dwelling unit multi-family apartment complex. The PD will limit the density to 25 dwelling units an acre and will specifically dictate the multi-family portion of the development shall be restricted to 110 multi-family dwelling units. The commercial uses will be subject to certain Highway Commercial (C-2) uses outlined in the proposed PD Ordinance 2024-01.

The proposed residential use is consistent with the Comprehensive Plan by ensuring the availability, quality, and sustainability of a mix of housing types in Tavares. The subject property is approximately 0.30 miles from Tavares Middle School and is walkable for students as there is an existing sidewalk on the south side of Lane Park Cutoff. The Lake County School District has reviewed the proposed 110-unit development and determined that there are adequate school facilities to serve the approximately 29 students anticipated. The property owner is required to apply for and obtain a school capacity reservation prior to development approval.

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

The preliminary traffic analysis submitted by VHB does not indicate an adverse impact on the level of service for surrounding roadways. The report states that the proposed planned development (PD) zoning and land use presents a potential trip reduction from the existing commercial zoning.

Development of the property will be in accordance with the provisions of PD Ordinance 2024-01 and the City's Land Development Regulations. The proposed mixed use Planned Development (PD) zoning is compatible with the surrounding zoning, which is a mixture of residential, commercial, and Public Facilities zoning. 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 Commercial (COM) to Mixed Use (MU) on the Future Land Use Map 2040.

OPTIONS:

1. That the City Council moves to approve Ordinance 2024-01 rezoning of approximately 19.46 acres of property located at the southeast corner of SR-19 & Lane Park Cutoff from Commercial (C-2) to Planned Development (PD).
2. That the City Council moves to deny the proposed Ordinance 2024-01.

STAFF RECOMMENDATION:

On January 18, 2024, the Planning & Zoning Board voted (3-3) which resulted in a recommendation of denial for Resolution 2024-01 as presented.

Staff recommends that the City Council moves to approve Ordinance 2024-01 rezoning of approximately 19.46 acres of property located at the southeast corner of SR-19 & Lane Park Cutoff from Commercial (C-2) to Planned Development (PD).

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ordinance 2024-01 - Idamere Crossing - PD Rezoning
2. AERIAL MAP
3. ZONE_PT_2024-01
4. Conceptual Plan
5. School Impact Analysis Idamere Crossings Letter
6. Traffic Study
7. Ad - Ord2024-01 & 2024-02
8. 1-18-2024 PZ Min Draft 2-15-24

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

ORDINANCE 2024-01

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA; REZONING APPROXIMATELY 19.46 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 19 AND LANE PARK CUTOFF FROM HIGHWAY COMMERCIAL (C-2) TO PLANNED DEVELOPMENT (PD); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant is requesting to rezone property, legally described in **Exhibit "A"** of this ordinance, from a designation of Highway Commercial (C-2) to Planned Development (PD); and

WHEREAS, the applicant would like to develop the property as a Multi-Family Dwelling Community and Commercial with a Planned Development (PD) zoning; and

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

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

WHEREAS, the City Council of the City of Tavares, Florida, deems it in the best interest of the City to apply a Planned Development (PD) zoning designation to said property; therefore,

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

Section 1. Definition.

"Owner" or "Applicant" means the title holder of the Property.

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

Section 2.1. Rezoning

The purpose of this section is to set forth basic development regulations and to generally describe the Property which is being developed as a Planned Development (PD) as specified in Chapter 8 of the Regulations and shall hereafter be referred to as “the Project”. Development of this Project shall be governed by the contents of this Ordinance and applicable sections of the City’s Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City in effect at the time of development of the Project. Unless otherwise noted, where in conflict, the terms of this document shall take precedence over the Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City.

Section 2.2. Land Uses

- A. The Conceptual Master Plan for the project is attached hereto as **Exhibit "B"** and is an integral part of this PUD document. Elements in the Conceptual Master Plan include residential acreage, commercial acreage, recreation space, open space, and jurisdictional wetlands. The general location of each of these land uses has been established as depicted in the Conceptual Master Plan. A breakdown of uses, densities, and acreage is as follows:

Residential Permitted Uses: All uses permitted under the RMF-3 zoning district per the City of Tavares Land Development Regulations Chapter 8.

Commercial Permitted Uses: Community boat dock, Business & Professional uses, Banks & Financial Institutions, Convenience store with or without gas/fuel sales, Retail, General Business or Personal services, Personal Service or Specialty Shop with light retail, Medical/Dental/Optical supplies stores, Restaurants/Food Service/Food Retail, Child Care Center, and Automobile/Truck Parts store.

Prohibited Uses: Medical Marijuana Dispensary, Bar-Beer & Wine, Bar, Auto/Truck/Motorcycle/Boat repair and service, and Car wash.

Total Acreage: 19.46+- acres

Acreage Breakdown:

Upland: 11.06+- acres

Wetland: 3.5+- acres

Lake: 4.9+- acres

Maximum Allowable Residential Density:

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

- Upland acres x 25 dwelling units per acre.
- Wetland acres may be used for density calculations of 1 dwelling unit per acre providing a conservation easement is granted.

Open Space:

Minimum Open Space required shall be 30% of the gross acreage = 5.8 ± acres.

- B. In addition to the planned elements shown on the Land Use Plan, easements and rights-of-way shall be established within or adjacent to the Property as may be necessary or desirable for the service, function or convenience of the Project. Such easements and rights-of-way, if required, shall be indicated on all site plans or recorded plats of the Property.
- C. Prior to construction, a site plan shall be submitted proposing comprehensive development of the Property regarding stormwater management, utilities, access, parking, landscaping, future location of structures, amenities and other information as required by the Regulations.

Section 2.3. Development Standards

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

Right-of-way of State Road 19	25'
Right-of-way of Lane Park Cutoff	25'
Lake Idamere (from mean high water line)	50'
Wetlands	25'
Accessory Buildings including Dumpster Enclosures	15'
Side Yard	15'
Rear Yard – same as Lake Idamere & Wetland	50' & 25'

- B. Impervious Surface Area. The maximum impervious surface area shall not exceed seventy percent (70%).
- C. Height of Structures. The height of a structure shall be determined by measuring the distance from highest grade elevation to the highest point of the roof and shall not exceed sixty feet (60').
- D. Landscape & Buffer Requirements. Landscaping shall comply with the City of Tavares Development Regulations in effect at the time of development.
1. A landscaping master plan shall be submitted concurrent with site plan submittal.
 2. All landscaped and common areas shall be properly irrigated and maintained by the management company (as described in this Ordinance) (the "Manager").
- E. Signage. All signage shall comply with the requirements of Chapter 21 of the Land Development Regulations.
- F. Site Parking and Traffic Circulation:
1. All parking, internal roads, and access aisles shall comply with Chapter 20 of the Land Development Regulations.
 2. All parking, internal roads, access aisles, and storm water management areas shall remain private and shall be maintained by the Owner and Manager.
- G. Lighting:
1. Exterior lighting shall be designed and installed in a sensitive manner so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjacent streets and properties.
 2. Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project by accenting key architectural elements and/or emphasizing landscape features. The light poles and fixtures shall be earth tones in color.

3. Electrical wiring to all site lighting shall be provided underground.
 4. No light fixtures shall be placed in a position where existing or future tree canopy will reduce the illumination levels.
 5. Lighting fixtures shall be a maximum of fifteen feet (15') high and shall be downward directed.
- (6) All lighting fixtures within parking areas and walkways shall be decorative light fixtures in accordance with Chapter 9 of the Land Development Code.

Section 2.4. Public Facilities.

- A. Impact Fees. The Developer acknowledges that the City has impact fees for water, wastewater, fire and police, while Lake County has impact fees for transportation. The Project shall be subject to such impact fees or any additional impact fees effective at the time of issuance of any building permit.
- B. Potable water. Potable water shall be provided by the City of Tavares and impact fees shall be paid by the Developer. The Developer shall extend water lines from the existing location to the development. Lines shall be extended in a manner in accordance with the City of Tavares Utility Department and Construction Specifications Manual.
- C. Wastewater. Wastewater treatment service shall be provided by the City and the Developer shall pay the impact fees. The Developer shall extend sanitary sewer lines from the existing location to the development. Lines shall be extended and improvements shall be made in accordance with specifications of the City of Tavares Utility Department and Construction Specifications Manual.
- D. Drainage. Retention pond design shall incorporate a naturalistic approach in accordance with Chapter 9 of the Land Development Regulations. Prior to receiving any development approvals, the Developer shall submit a master site drainage plan for review and approval by the City. All applicable St. John's River Water Management District permits shall be required prior to approval of any development order. The maintenance of the drainage system shall be the responsibility of the Owner and Manager.

- E. Reuse Water. The Developer shall be required to install a water reuse distribution system to serve all irrigation needs within the Property. The lines will be served by potable water until such time as reclaimed water is available for irrigation.
- F. Site Ingress/ Egress and Traffic Circulation. The project will be limited to one driveway as shown on **Exhibit “B”**. The driveway shall conform to Lake County Access Management and Spacing Standards. Subject to Lake County requirements, turn lanes may be required at the driveway intersection. Construction of said turn lanes shall be the responsibility of the developer.
- G. Sidewalks and Pedestrian Access. Sidewalks shall be connected to the internal pedestrian system allowing accessible routes to the entrances of each building on site, per federal requirements of the American with Disabilities Act. An internal pedestrian access plan shall be submitted concurrent with site plan submittal providing for connectivity among the rights-of-way, structures and amenities. The maintenance of internal sidewalks shall be the responsibility of the Owner and Manager.

Section 2.5. Platting

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

Section 2.6. Timing

- A. The Developer shall submit for site plan approval within twenty-four (24) months from the effective date of this Ordinance and such plan shall be developed in conformance with the requirements of the Regulations and other applicable local or state regulations in effect at the time of application for any development order. If the City Council finds, on the basis of substantial competent evidence, that there has been failure to comply with the terms of this Ordinance, the Ordinance may be revoked or modified by the City

through action of the City Council after notification to the Developer and the opportunity to be heard.

- B. Concurrency tests shall be required for a development order (site plan) and shall be conducted pursuant to Chapter 10 of the Regulations. Future rights to develop the Property are subject to such concurrency tests and no vested rights have been or will be granted to the Applicant until concurrency tests are complete and a final development order issued for the portion of the Property for which the concurrency tests were required.

Section 2.7. Covenants, Conditions and Restrictions

Submitted and approved with a final plat, Covenants, Conditions and Restrictions shall be adopted and recorded and an established structure shall be designated whereby the Manager of the Project selected by the title holder of the dominant parcel within the Project will oversee and maintain any open space, water retention area, required buffer and any other component of the overall Project.

Section 2.8. Permits

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

Section 3. Effective Date

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

PASSED AND ORDAINED this ____ day of _____ 2024, by the City Council of the City of Tavares, Florida.

Bob Grenier, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

Susie Novack, City Clerk

APPROVED AS TO FORM AND LEGALITY:

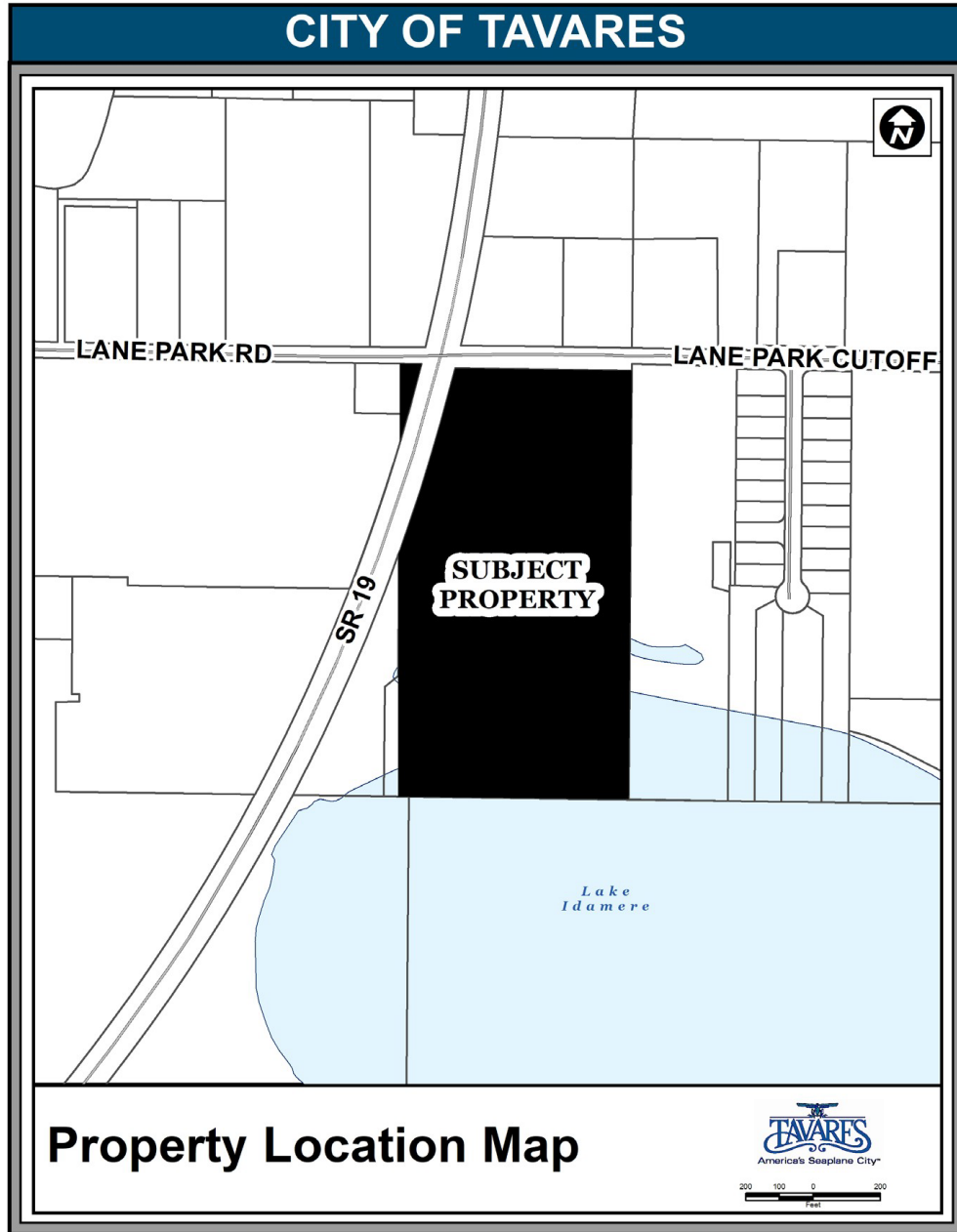
Lindsay C. T. Holt, City Attorney

Exhibit "A"

Parcel ID #: 06-20-26-0004-000-04400

Legal Description:

THE WEST 1/2 OF THE SW 1/4, SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LESS THE RIGHT OF WAY OF STATE ROAD NO. 19 AND THAT PORTION LYING WITHIN 35 FEET SOUTH OF THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.



Created By: City of Tavares GIS

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

Map Created on 10/26/21

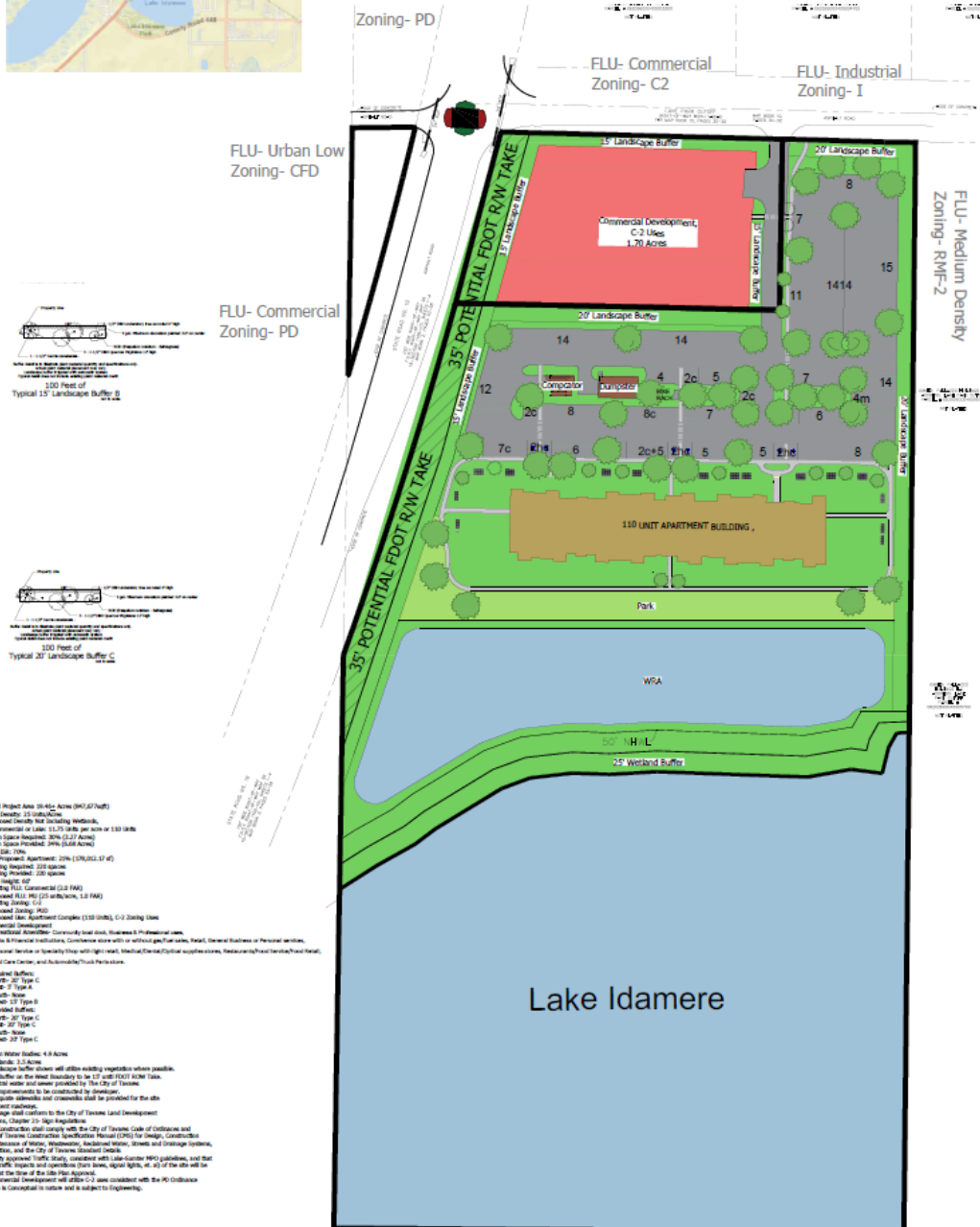
Exhibit "B" Conceptual Plan

Location

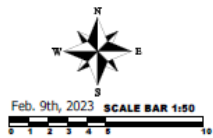


Agent: LPG Urban & Regional Planners, Inc.
Michael Rankin
1162 Camp Ave.
Mount Dora, FL 32757

Owner: Harvey Hawes, Manager
Idamere Crossings, LLC
3839 CR. 48
Okahumpka, FL 34762



- Notes:
1. Total Project Area: 104.42 Acres (347.67 Hectares)
 2. New Landscaping: 110,000 sq. ft.
 3. Proposed Density: 10 Units/Acre (including Wetlands).
 4. Commercial or Office: 11.71 to 10.00 per acre or 100 Units
 5. Open Space (Required): 30% (31.32 Acres)
 6. Open Space Provided: 30% (31.32 Acres)
 7. Max. DSR: 10%
 8. Max. Proposed Apartment: 20% (20.88 Units/17.41 Acres)
 9. Parking Required: 2.00 spaces
 10. Parking Provided: 2.00 spaces
 11. Max. Height: 10'
 12. Landscaping: 110,000 sq. ft. (2.0 FPM)
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Idamere Crossings, LLC
Conceptual Development Plan

LPG
Urban & Regional Planners, LLC
1162 CAMP AVE. - MT. DORA, FL 32757
(352) 283-0961 / FAX (352) 283-0924
Project #: 1905-1
AR City #: 1002861
March 14th, 2023

**AGENDA SUMMARY
TAVARES CITY COUNCIL
2/21/2024**

AGENDA TAB NO.: 8

SUBJECT TITLE: Ordinance 2024-02 - Idamere Crossings - Small Scale FLUM Amendment of Approximately 19.46 Acres Located at the Southeast Corner of SR-19 & Lane Park Cutoff (Community Development)

OBJECTIVE:

To consider a Future Land Use Map amendment from Commercial (COM) to Mixed Use (MU) for 19.46 Acres Located at the Southeast Corner of SR-19 & Lane Park Cutoff.

SUMMARY:

The subject property is located at the Southeast Corner of SR-19 & Lane Park Cutoff and is approximately 19.46 acres in size. The land is presently vacant and has a land use designation of Commercial (COM). 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 Commercial (COM) to Mixed Use (MU).

On November 18, 2021, the Planning & Zoning Board voted unanimously to recommend approval of (PD) Ordinance 2021-12 which proposed High Density (HD) Future Land Use (FLU) on the subject property. On December 15, 2021, the City Council denied the FLU request as presented. In general, the City Council rationale of denial was to preserve the existing commercial future land designation along SR-19.

Ordinance 2024-02 proposes a small-scale amendment to the Future Land Use Map 2040 of the Comprehensive Plan from Commercial (COM) to Mixed Use (MU). The subject property is adjacent to a mixture of a mixture of residential, commercial, and public facilities land uses. An application to rezone this property to a Planned Development (PD) designation is concurrently under consideration.

Future Land Use Amendment

The parcel is designated as Commercial (not to exceed 2.0 FAR) on the City's Future Land Use Map. The small-scale Comprehensive Plan Amendment is proposed to designate the site as Mixed Use (not to exceed 25 du/ac, 1.0 FAR). A City Mixed Use (MU) designation is compatible with surrounding property and Future Land Use designations.

Compatibility

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

Site Conditions

The property is currently vacant.

Impact on City Services

The subject property is located in the City's Utility Service Boundary Area. The City of Tavares has municipal water and wastewater 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 City's Comprehensive Plan Goals, Objectives and Policies with the following findings:

1. A Mixed Use (MU) 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 & LDR's Chapter 10).

OPTIONS:

1. That the City Council moves to approve Ordinance 2024-02, a Future Land Use Map amendment from Commercial (COM) to Mixed Use (MU) for 19.46 Acres Located at the Southeast Corner of SR-19 & Lane Park Cutoff, subject to approval of the PD rezoning Ordinance 2024-01.
2. That the City Council moves to deny the proposed Ordinance 2024-02.

STAFF RECOMMENDATION:

On January 18, 2024, the Planning & Zoning Board voted unanimously (6-0) to recommend approval of Ordinance 2024-02 as presented.

Staff recommends that the City Council moves to approve Ordinance 2024-02, a Future Land Use Map amendment from Commercial (COM) to Mixed Use (MU) for 19.46 Acres Located at the Southeast Corner of SR-19 & Lane Park Cutoff, subject to approval of the PD rezoning Ordinance 2024-01.

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 2024-02 - Idamere Crossing - SSFLUM
2. AERIAL MAP
3. FLU_PT_2024-01
4. Applicant's Small Scale Comprehensive Plan Amendment Report
5. Appendix A_Lake Idamere Traffic Study
6. Appendix B_Lake Idamere Ecological Evaluation
7. Appendix C_Lake Idamere Sand Skink Survey
8. Ad - Ord2024-01 & 2024-02
9. 1-18-2024 PZ Min Draft 2-15-24

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

ORDINANCE 2024-02

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 19.46 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 19 AND LANE PARK CUTOFF, FROM COMMERCIAL (COM) TO MIXED USE (MU); PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the property described in **Exhibit “A”** has voluntarily petitioned to change the future land use designation from Commercial (COM) to Mixed Use (MU); 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, the City desires to ensure the availability of attainable housing opportunities and a mix of housing types in the City; and

WHEREAS, a Mixed Use 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 Commercial (COM) to Mixed Use (MU) 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 Commerce, 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 _____, 2024 by the City Council of the City of Tavares, Florida.

Bob Grenier, Mayor
Tavares City Council

First Reading: _____

Second Reading: _____

ATTEST:

Susie Novack, City Clerk

Approved as to form:

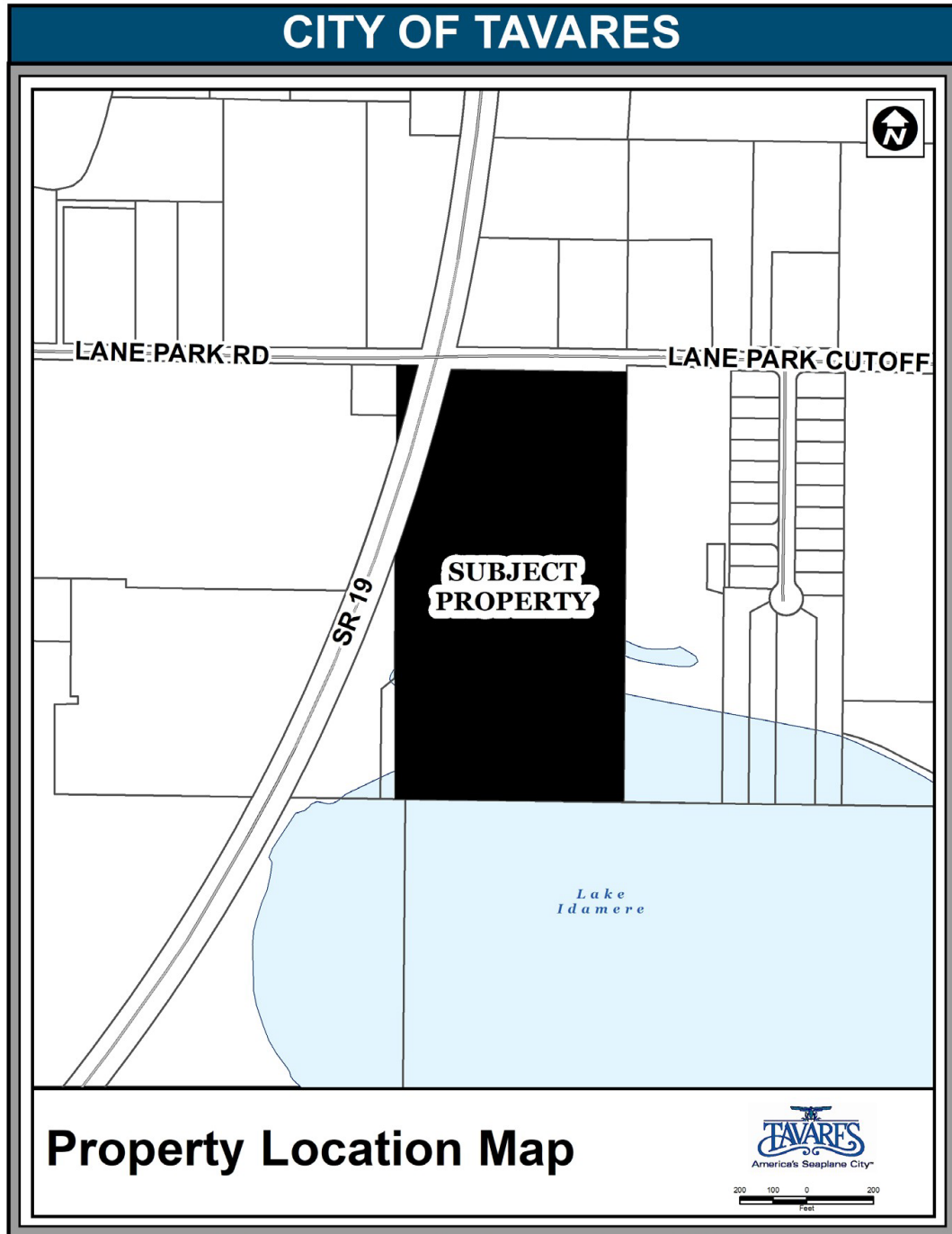
Lindsay C. T. Holt, City Attorney

EXHIBIT "A"

Parcel ID #: 06-20-26-0004-000-04400

Legal Description:

THE WEST 1/2 OF THE SW 1/4, SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LESS THE RIGHT OF WAY OF STATE ROAD NO. 19 AND THAT PORTION LYING WITHIN 35 FEET SOUTH OF THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.



**AGENDA SUMMARY
TAVARES CITY COUNCIL
2/21/2024**

AGENDA TAB NO.: 9

SUBJECT TITLE: Economic Development Strategy 2024 Update (Economic Development)

OBJECTIVE:

For the City Council to receive and approve the 2024 update of the City's Economic Development Strategy and Focus Area Map

SUMMARY:

Periodically, the Economic Development Department, working with the economic development horizon team updates the adopted Economic Development Strategy and Focus Area Map to the City Council.

Attached is a copy of the 2024 update which will be presented by the Economic Development Director with a summary of recent economic development activity and growth within the City of Tavares.

OPTIONS:

No action required, update only.

STAFF RECOMMENDATION:

N/A update purposes only

FISCAL IMPACT:

N/A update purposes only.

LEGAL SUFFICIENCY:

Legally Sufficient

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. CityofTavares2024EDStrategyUpdateFinal
2. Economic DevelopmentFocusAreaMap2024
3. COM-IND GROWTH MAP
4. Lake_County_Economic_Indicators_Q4_2023

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
2/21/2024**

AGENDA TAB NO.: 10

SUBJECT TITLE: City Administrator Report

OBJECTIVE:

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

SUMMARY:

The City Administrator will provide a summary at the meeting.

UPCOMING MEETINGS:

City Council Meetings	March 6, 2024, 4:00 p.m., Tavares City Council Chambers March 20, 2024, 4:00 p.m., Tavares City Council Chambers
Planning and Zoning Board Meeting	March 21, 2024, 3:00 p.m., Tavares City Council Chambers
Library Board Meeting	March 13, 2024, 4:00 p.m., Tavares Library Expansion
Code Enforcement Special Magistrate Hearing	February 27, 2024, 4:00 p.m., Tavares City Council Chambers

OUTSIDE AGENCY MEETINGS:

Lake County League of Cities Meeting	March 8, 2024, 12:00 noon, Mount Dora Golf Course, 1100 South Highland Street, Mount Dora
Lake Sumter MPO Governing Board Meeting	February 28, 2024, 2:00 p.m., Suite 175, 1300 Citizens Boulevard, Leesburg
Tavares Chamber of Commerce Business Meeting	February 28, 2024, 11:30 a.m., Tavares Pavilion on the Lake

CITY EVENTS:

The current 2024 City Event calendars are 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_EventCalendar_2024_1.24.2024

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

**AGENDA SUMMARY
TAVARES CITY COUNCIL
2/21/2024**

AGENDA TAB NO.: 11

SUBJECT TITLE: City Council Member Reports

OBJECTIVE:

To inform the Council on city-related items.

SUMMARY:

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

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

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