

AGENDA



City of Tavares Planning & Zoning Advisory Board

June 20, 2024 -- 3:00 PM

**TAVARES CITY HALL COUNCIL CHAMBERS
201 E MAIN STREET, TAVARES**

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes

1. Approval of the April 18, 2024, Planning and Zoning Board Workshop Meeting Minutes (Deputy Clerk)

IV. Swearing in by City Attorney and Disclosure of Exparte Contacts

V. Public Hearings

1. Resolution 2024-11 – The request to vacate a portion of the unimproved Wood Avenue Right-of-Way located at 490 East Clifford of the P.W. Harrington's Addition as recorded in Plat Book 1, Page 1 of the Public Records of Lake County, Florida.
2. Resolution 2024-12 – The request to vacate an unnamed unimproved 16-foot-wide alleyway located at 490 East Clifford Street of the P.W. Harrington's Addition as recorded in Plat Book 1, Page 1 of the Public Records of Lake County, Florida.
3. Resolution 2024-13 – Dedication of certain City owned property as public Right-of-Way known as East Clifford Street, North Disston Avenue and East Givens Street.
4. Resolution 2024-14 – Avalon Park Group, LLC request to Vacate Right-of-Way located at the northeasterly end of Avalon Park Boulevard of the Avalon Park Tavares Phase 1 subdivision.

VI. Other Business

VII. Audience to be heard

VIII. 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 PLANNING & ZONING ADVISORY BOARD
6/20/2024**

AGENDA TAB NO.: 1.

SUBJECT TITLE: Approval of the April 18, 2024, Planning and Zoning Board Workshop Meeting Minutes (Deputy Clerk)

OBJECTIVE:

To consider approval of the April 18, 2024, Planning and Zoning Board Workshop Meeting Minutes

SUMMARY:

Attached are the April 18, 2024, Planning and Zoning Board Workshop meeting minutes as submitted by the Deputy City Clerk.

OPTIONS:

1. Move to approve the Planning and Zoning Board Workshop meeting minutes as submitted by the Deputy Clerk.
2. Move to approve the Planning and Zoning Board Workshop meeting minutes with corrections.

STAFF RECOMMENDATION:

For Board approval

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. 04-18-2024 - PZ Workshop Minutes



**CITY OF TAVARES
PLANNING AND ZONING
PUBLIC WORKSHOP
April 18, 2024 – 3:00 PM
CITY COUNCIL CHAMBERS – TAVARES CITY HALL
201 E MAIN STREET, TAVARES, FLOIRDA 32778**

COUNCIL PRESENT

Brooke Mathews, Board Member
Bruce Peterman, Board Member
Dara Treadwell, Board Member - Absent
Deborah Murphy, Vice Chairman
Diane Joy, Board Member
Gary Santoro, Chairman
James Sweezea, Board Member

COUNCIL MEMBERS PRESENT

Troy Singer, Council Member
Walter Price, Council Member

STAFF PRESENT

Antonio Fabre, Community Development Director
Bob Tweedie, Economic Development Director
Erick Hernandez, Staff Assistant
John Drury, City Administrator
Lindsay Holt, City Attorney
Mark O'Keefe, Support Services Director
Richard Keith, Fire Chief
Terri O'Neal, Deputy Director

I. CALL TO ORDER

Chairman Santoro called the Planning and Zoning Public Workshop to order at 3:00 pm and led those present in the Pledge of Allegiance.

II. BRIEF OVERVIEW OF MEETING AND POWERPOINT PRESENTATION

Mr. Fabre gave a presentation on land use and zoning and asked for comments from the Board.

Chairman Santoro asked about the alignment of Lake County's Comprehensive Plan with the City of Tavares. Mr. Fabre explained that although Lake County has its own plan, it aligns with the City of Tavares and the state's regulations. He highlighted the City of Tavares' flexibility under home rule, allowing consideration of different land uses. Chairman Santoro expressed concern about county properties needing city services, to which Mr. Fabre stressed the importance of city infrastructure. He confirmed that county applications for city properties usually defer to the city if city services are nearby.

Ms. O'Neal provided a presentation regarding the Live Local Act.

Vice-Chairman Murphy inquired about city-owned land. Ms. O'Neal confirmed that Tavares owns the land, but an inventory is required to identify potential sites for Live Local development.

Council Member Price inquired about city regulations for developers that utilize the Live Local Act. Ms. O'Neal explained that developers must adhere to parking standards. The City can lower parking requirements by up to twenty percent near transit areas, provided parking is available within six hundred feet.

Council Member Price inquired about future developer rent ranges. Ms. O'Neal noted rents must meet Affordable Housing terms.

Attorney Holt added that while developers prioritize market conditions, the Live Local Act prohibits rent caps.

Council Member Singer inquired about fair market value determination. Mr. Fabre explained it's assessed via the Property Appraiser's website.

Board Member Sweeza inquired about managing development. Mr. Fabre mentioned that planned developments have a sunset provision, typically lasting two or three years before reverting to the highest residential zoning district.

Mr. Fabre gave a presentation on Planned Development and opened the floor for questions.

Chairman Santoro inquired about the duration of a zoning change. Mr. Fabre explained zoning typically remains valid indefinitely, with Planned Developments often having specific provisions.

Regarding properties transitioning from county to city jurisdiction, Mr. Fabre referenced the Tavares IRF annexation. He highlighted legal complexities delaying annexation.

Chairman Santoro expressed concern about a property near CR 448 and favored restaurants in southern Tavares. Mr. Fabre agreed, emphasizing the importance of appropriate development locations and suggesting high-density options downtown.

Mr. Fabre inquired about State Road 19 apartments. Board Member Sweeza supported the idea; Chairman Santoro raised traffic worries. Vice-Chairman Murphy noted past development uncertainties. The board deliberated on balancing commercial and residential demands and examined legislative effects on local development.

Mr. Fabre sought opinions on State Road 19 apartments. Board Member Sweeza endorsed the location, Chairman Santoro drew attention to traffic issues, and Vice-Chairman Murphy highlighted past deliberations. Board Member Joy noted previous council decisions, while Vice-

Chairman Murphy expressed concern over ongoing reviews. Mr. Fabre shared updates on a specific development, addressing complaints. Board Member Joy queried the zoning of Country Road 19, prompting discussion on potential sites. Mr. Fabre emphasized challenges in decision-making due to density preferences. Council Member Singer stressed the interconnectedness of commercial and residential sectors. Mr. Fabre outlined efforts to promote commercial growth, citing ongoing projects.

Board Member Joy inquired about Tavares Square's progress. Attorney Holt confirmed it's under the City Council's contract.

Mr. Tweedie provided an update, mentioning past proposals and the recent award to Cagan Management. He explained the ongoing due diligence process and outlined the mixed-use development plans. Anticipating construction activity within a year, he emphasized the project's long-awaited realization.

Chairman Santoro raised concerns about the absence of major restaurants in Tavares.

Mr. Tweedie explained the challenges in attracting national brands, citing specific criteria such as demographics and traffic flow. He highlighted the influence of nearby lakes and discussed the need for balanced residential growth to support commercial ventures. He expressed optimism about future developments.

Board Member Joy inquired about the status of the Live Local Act.

Mrs. O'Neal clarified, "It has been passed."

Board Member Joy sought clarification on community input regarding potential amendments.

Council Member Price suggested advocating to state representatives and senators for involvement in decision-making processes. He expressed concern over proposed low-income housing in industrial areas.

Mr. Fabre acknowledged widespread city discontent and suggested collective lobbying efforts to influence legislative changes. He emphasized the necessity of compliance with existing laws.

III. ADJOURNMENT

Chairman Santoro made a motion to close the meeting at 4:06 pm.

Respectfully submitted,

Erick Hernandez,
Staff Assistant

AGENDA SUMMARY
TAVARES PLANNING & ZONING ADVISORY BOARD
6/20/2024

AGENDA TAB NO.: 1.

SUBJECT TITLE: Resolution 2024-11 – The request to vacate a portion of the unimproved Wood Avenue Right-of-Way located at 490 East Clifford of the P.W. Harrington's Addition as recorded in Plat Book 1, Page 1 of the Public Records of Lake County, Florida.

OBJECTIVE:

To consider the vacation request for a portion of unimproved right-of-way located at 490 East Clifford of the P.W. Harrington's Addition as recorded in Plat Book 1, Page 1 of the Public Records of Lake County, Florida.

SUMMARY:

This is a request to vacate a platted right-of-way easement located at 490 East Clifford of the P.W. Harrington's Addition as recorded in Plat Book 1, Page 1 of the Public Records of Lake County, Florida. This is a condition stipulated in the City's Fred Stover Sports Complex Purchase and Sale Agreement with the School Board of Lake County. The agreement stipulated that the City would make a good faith effort to vacate certain rights-of-way(s) and certain right-of-way dedications in order to clear title on the subject property.

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 Planning & Zoning Board moves to recommend approval of Resolution 2024-11 to vacate a portion of the unimproved Wood Avenue right-of-way located at 490 East Clifford of the P.W. Harrington's Addition as recorded in Plat Book 1, Page 1 of the Public Records of Lake County, Florida.
2. That the Planning & Zoning Board moves to recommend denial of Resolution 2024-11.

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board moves to recommend approval of Resolution 2024-11 vacating a portion of the unimproved Wood Avenue Right-of-Way located at 490 East Clifford of the P.W. Harrington's Addition as recorded in Plat Book 1, Page 1 of the Public Records of Lake 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 2024-11 (Wood Ave) Vacation
2. AD_Wood_Avenue
3. AD_Wood_Avenue_AERIAL
4. Newspaper Ad - Wood

RESOLUTION 2024-11

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, TO VACATE A PORTION OF A 50.00-FOOT WIDE RIGHT-OF-WAY (WOOD AVENUE) LOCATED AT 490 EAST CLIFFORD STREET TAVARES, FLORIDA 32778, LYING EAST OF LOTS 8 THROUGH 12, BLOCK B AND WEST OF LOTS 1 THROUGH 7 BLOCK C OF P.W. HARRINGTON'S ADDITION AS RECORDED IN PLAT BOOK 1, PAGE 1, 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.

WHEREAS, the owner of property located at 490 East Clifford Street has petitioned for a vacation of said right-of-way; and,

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

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

WHEREAS, the petition to vacate said alley 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 alley 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"

	B K MINNIX Professional Land Surveyor LLC 17901 SE 260th Avenue Road Umatilla, FL 32784 LB #8446 • LS #4559 • Phone 352-408-2129	
SKETCH OF DESCRIPTION		
DESCRIPTION		
THAT PORTION OF WOOD AVENUE AS SHOWN ON THE MAP OF P. W. HARRINGTON'S ADDITION TO TAVARES, AS RECORDED IN PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID LANDS LIE IN THE CITY OF TAVARES AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:		
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE RUN ON A BEARING OF S 89° 28' 32" E, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, A DISTANCE OF 35.00 FEET TO THE OCCUPIED, SURVEYED AND MONUMENTED EASTERLY RIGHT OF WAY LINE OF DISSTON AVENUE; THENCE DEPARTING SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, RUN S 01° 30' 06" W ALONG SAID OCCUPIED, SURVEYED AND MONUMENTED EASTERLY RIGHT OF WAY LINE OF DISSTON AVENUE, A DISTANCE OF 706.64 FEET TO THE POINT OF INTERSECTION OF THE OCCUPIED, SURVEYED AND MONUMENTED EASTERLY RIGHT OF WAY LINE OF DISSTON AVENUE AND THE NORTHERLY RIGHT OF WAY LINE OF GIVENS STREET, LOCATED IN THE CITY LIMITS OF TAVARES, FLORIDA; THENCE RUN S 88° 20' 54" E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GIVENS STREET, A DISTANCE OF 195.00 FEET, TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID GIVENS STREET AND THE WESTERLY RIGHT OF WAY LINE OF AFORESAID WOOD AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF GIVENS STREET, RUN N 01° 29' 58" E ALONG SAID WESTERLY RIGHT OF WAY LINE OF WOOD AVENUE, A DISTANCE OF 350.00 FEET, TO THE SOUTHERLY LINE OF THAT PORTION OF VACATED WOOD AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 332, PAGE 257, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN S 88° 20' 54" E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 50.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID WOOD AVENUE; THENCE RUN S 01° 29' 58" W ALONG SAID EASTERLY RIGHT OF WAY LINE OF WOOD AVENUE, A DISTANCE OF 350.00 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GIVENS STREET; THENCE RUN N 88° 20' 54" W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GIVENS STREET, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING.		
CONTAINING 17,500.00 SQUARE FEET OR 0.40 ACRES MORE OR LESS		
SUBJECT TO EASEMENTS, RIGHT OF WAYS AND MATTERS OF RECORD.		
Notes		
1. Reproductions of this sketch are not valid unless the bear the signature and original raised seal of a Florida licensed Surveyor and Mapper. 2. This sketch meets all applicable requirements of the Florida Standards of Practice as contained in Chapter 5J-17.051 FAC. 3. The description show heron was prepared by this surveyor with instruction provided by client. 4. This sketch is for graphical purposes only and doe not represent a field survey. 5. Horizontal datum shown hereon in in U.S. Survey Feet.		
DATE:		
BRADLEY K. MINNIX, Professional Land Surveyor FLORIDA REGISTRATION NO. 4559		
SKETCH OF DESCRIPTION Section 28, Township 19 South, Range 26 East, Lake County, FL. Client: City of Tavares • Date: 3/30/2024 • Scale: 1"=100'		SHEET 1 OF 2



Page 12 of 35

AGENDA SUMMARY
TAVARES PLANNING & ZONING ADVISORY BOARD
6/20/2024

AGENDA TAB NO.: 2.

SUBJECT TITLE: Resolution 2024-12 – The request to vacate an unnamed unimproved 16-foot-wide alleyway located at 490 East Clifford Street of the P.W. Harrington's Addition as recorded in Plat Book 1, Page 1 of the Public Records of Lake County, Florida.

OBJECTIVE:

To consider the vacation request for an unnamed unimproved 16-foot-wide alleyway located at 490 East Clifford Street of the P.W. Harrington's Addition as recorded in Plat Book 1, Page 1 of the Public Records of Lake County, Florida.

SUMMARY:

This is a request to vacate a platted right-of-way easement located at 490 East Clifford of the P.W. Harrington's Addition as recorded in Plat Book 1, Page 1 of the Public Records of Lake County, Florida. This is a condition stipulated in the City's Fred Stover Sports Complex Purchase and Sale Agreement with the School Board of Lake County. The agreement stipulates that the City would make a good faith effort to vacate certain rights-of-way(s) and certain right-of-way dedications in order to clear title on the property.

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 Planning & Zoning Board moves to recommend approval of Resolution 2024-12 to vacate an unnamed unimproved 16-foot-wide alleyway located at 490 East Clifford Street of the P.W. Harrington's Addition as recorded in Plat Book 1, Page 1 of the Public Records of Lake County, Florida.
2. That the Planning & Zoning Board moves to recommend denial of Resolution 2024-12.

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board moves to recommend approval of Resolution 2024-12 vacate an unnamed unimproved 16-foot-wide alleyway located at 490 East Clifford Street of the P.W. Harrington's Addition as recorded in Plat Book 1, Page 1 of the Public Records of Lake 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 2024-12 (Alleyway) Vacation
2. Location Map Stover_Alley_Way
3. Aerial Map Stover_Alleyway
4. Newspaper Ad - Alleyway

RESOLUTION 2024-12

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, TO VACATE A 16.00-FOOT WIDE ALLEY RIGHT-OF-WAY LOCATED AT 490 EAST CLIFFORD STREET TAVARES, FLORIDA 32778, LYING EAST OF LOTS 1 THROUGH 7, BLOCK C AND WEST OF LOTS 1 THROUGH 7 BLOCK D OF P.W. HARRINGTON'S ADDITION AS RECORDED IN PLAT BOOK 1, PAGE 1, 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.

WHEREAS, the owner of property located at 490 East Clifford Street has petitioned for a vacation of said alley right-of-way; and,

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

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

WHEREAS, the petition to vacate said alley 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 alley 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"



B K MINNIX Professional Land Surveyor LLC
17901 SE 260th Avenue Road Umatilla, FL 32784
LB #8446 • LS #4559 • Phone 352-408-2129



SKETCH OF DESCRIPTION

DESCRIPTION

THAT PORTION OF THE 16.00-FOOT-WIDE ALLEY LYING BETWEEN BLOCKS "C" AND "D" AS SHOWN ON THE MAP OF P. W. HARRINGTON'S ADDITION TO TAVARES, AS RECORDED IN PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID LANDS LIE IN THE CITY OF TAVARES AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE RUN ON A BEARING OF S 89° 28' 32" E, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, A DISTANCE OF 35.00 FEET TO THE OCCUPIED, SURVEYED AND MONUMENTED EASTERLY RIGHT OF WAY LINE OF DISSTON AVENUE; THENCE DEPARTING SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, RUN S 01° 30' 06" W ALONG SAID OCCUPIED, SURVEYED AND MONUMENTED EASTERLY RIGHT OF WAY LINE OF DISSTON AVENUE, A DISTANCE OF 706.64 FEET TO THE POINT OF INTERSECTION OF THE OCCUPIED, SURVEYED AND MONUMENTED EASTERLY RIGHT OF WAY LINE OF DISSTON AVENUE AND THE NORTHERLY RIGHT OF WAY LINE OF GIVENS STREET, LOCATED IN THE CITY LIMITS OF TAVARES, FLORIDA; THENCE RUN S 88° 20' 54" E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GIVENS STREET, A DISTANCE OF 375.12 FEET, TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID GIVENS STREET AND THE WESTERLY RIGHT OF WAY LINE OF AFORESAID 16.00-FOOT-WIDE ALLEY, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF GIVENS STREET, RUN N 01° 29' 46" E ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE 16.00-FOOT-WIDE ALLEY, A DISTANCE OF 350.00 FEET, TO THE SOUTHERLY LINE OF THAT PORTION OF VACATED SAID 16.00-FOOT-WIDE ALLEY, AS RECORDED IN OFFICIAL RECORDS BOOK 332, PAGE 257, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN S 88° 20' 54" E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 16.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID 16.00-FOOT-WIDE ALLEY; THENCE RUN S 01° 29' 46" W ALONG SAID EASTERLY RIGHT OF WAY LINE OF THE 16.00-FOOT-WIDE ALLEY, A DISTANCE OF 350.00 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GIVENS STREET; THENCE RUN N 88° 20' 54" W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GIVENS STREET, A DISTANCE OF 16.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 5,600.00 SQUARE FEET OR 0.13 ACRES MORE OR LESS

SUBJECT TO EASEMENTS, RIGHT OF WAYS AND MATTERS OF RECORD.

Notes

1. Reproductions of this sketch are not valid unless they bear the signature and original raised seal of a Florida licensed Surveyor and Mapper.
2. This sketch meets all applicable requirements of the Florida Standards of Practice as contained in Chapter 5J-17.051 FAC.
3. The description shown hereon was prepared by this surveyor with instruction provided by client.
4. This sketch is for graphical purposes only and does not represent a field survey.
5. Horizontal datum shown hereon is in U.S. Survey Feet.

DATE:

BRADLEY K. MINNIX, Professional Land Surveyor
FLORIDA REGISTRATION NO. 4559

SKETCH OF DESCRIPTION

Section 28, Township 19 South, Range 26 East, Lake County, FL.
Client: City of Tavares • Date: 3/30/2024 • Scale: 1"=100'

SHEET 1 OF 2



B K MINNIX Professional Land Surveyor LLC
17901 SE 260th Avenue Road Umatilla, FL 32784
LB #8446 • LS #4559 • Phone 352-408-2129

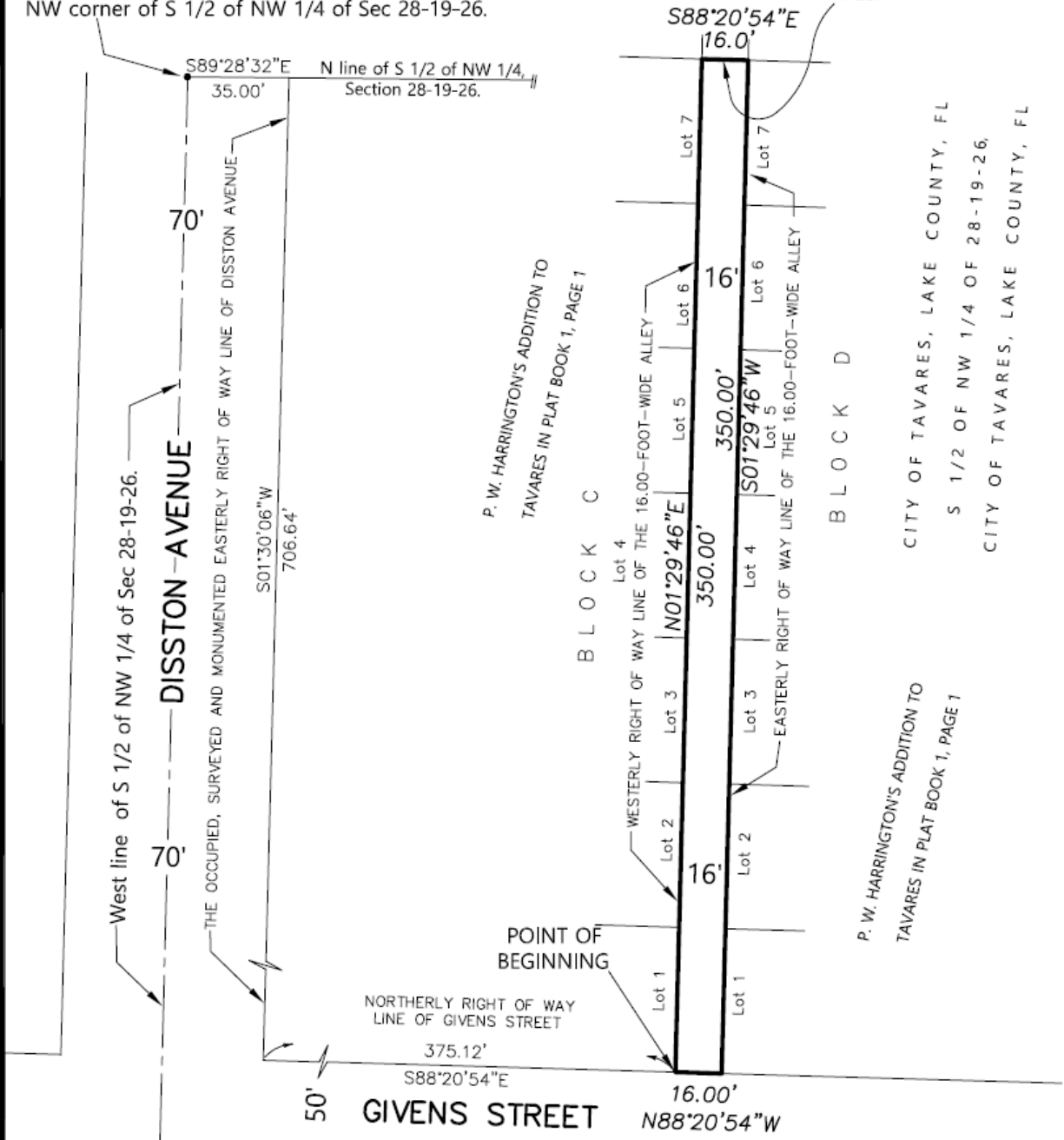


SKETCH OF DESCRIPTION

POINT OF COMMENCEMENT

NW corner of S 1/2 of NW 1/4 of Sec 28-19-26.

SOUTHERLY LINE OF THAT PORTION OF VACATED
16.00-FOOT-WIDE ALLEY, AS RECORDED IN OFFICIAL
RECORDS BOOK 332, PAGE 257



SKETCH OF DESCRIPTION

Section 28, Township 19 South, Range 26 East, Lake County, FL.
Client: City of Tavares • Date: 4/01/2024 • Scale: 1"=50'

SHEET 2 OF 2

AGENDA SUMMARY
TAVARES PLANNING & ZONING ADVISORY BOARD
6/20/2024

AGENDA TAB NO.: 3.

SUBJECT TITLE: Resolution 2024-13 – Dedication of certain City owned property as public Right-of-Way known as East Clifford Street, North Disston Avenue and East Givens Street.

OBJECTIVE:

To consider dedication of certain city owned property as public Right-of-Way known as East Clifford Street, North Disston Avenue and East Givens Street.

SUMMARY:

This is to dedicate certain city owned property as public Right-of-Way known as East Clifford Street, North Disston Avenue and East Givens Street. This is a condition stipulated in the City's Fred Stover Sports Complex Purchase and Sale Agreement with the School Board of Lake County. The agreement stipulates that the city would make a good faith effort to vacate certain rights-of-way(s) and certain right-of-way dedications to clear title of the subject property.

City staff has determined that the city can maintain and regulate the proposed right-of-way. Moreover, the dedication of said property is consistent with the transportation and mobility goals, objectives, and policies of the City's Comprehensive Plan.

OPTIONS:

1. That the Planning & Zoning Board moves to recommend approval of Resolution 2024-13 dedication of certain city owned property as public Right-of-Way known as East Clifford Street, North Disston Avenue and East Givens Street.
2. That the Planning & Zoning Board moves to recommend denial of Resolution 2024-13.

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board moves to recommend approval of Resolution 2024-13 dedication of certain city owned property as public Right-of-Way known as East Clifford Street, North Disston Avenue and East Givens Street.

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 2024-13 ROW Ded
2. Location Map ROW
3. Aerial Map - ROW

4. Newspaper Ad - ROW Dedication

RESOLUTION 2024-13

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, DEDICATING CERTAIN CITY OWNED PROPERTY AS PUBLIC RIGHT-OF-WAY KNOWN AS EAST CLIFFORD STREET, NORTH DISSTON AVENUE AND EAST GIVENS STREET; SUBJECT TO THE RULES AND REGULATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tavares owns fee simple title to the land described in Exhibit "A" and

WHEREAS, the City of Tavares desires to dedicate the property described in Exhibit "A" to the perpetual use of the public; and

WHEREAS, the dedicated property shall be Public Right-of-Way known as East Clifford Street, North Disston Avenue and East Givens Street; and

WHEREAS, the City of Tavares, Florida is capable of maintaining and regulating the proposed right-of-way; and

WHEREAS, the dedication of said property is consistent with the transportation and mobility goals, objectives, and policies of the City's Comprehensive Plan; and

WHEREAS, the City Council of the City of Tavares, Florida, deems it in the best interest of the City to dedicate said property as Public Right-of-Way; and

WHEREAS, under F.S. 95.361, the Mayor and Clerk of the City of Tavares may certify a map showing the lands where this road is located and then said map may be filed in the office of the Clerk of the Circuit Court of Lake County, Florida; and

WHEREAS, a State licensed land surveyor has prepared a map and legal description of East Clifford Street, North Disston Avenue and East Givens Street Rights-of -Way;

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

1. That certain property as described and mapped in "Exhibit A" attached to this resolution, is hereby dedicated as a Public Right of Way by the City of Tavares.
2. That this resolution and attached exhibit shall be recorded with the Clerk of the Circuit Court of Lake County.

This Resolution will become effective upon approval by the Tavares City Council.

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

Bob Grenier, Mayor
Tavares City Council

ATTEST

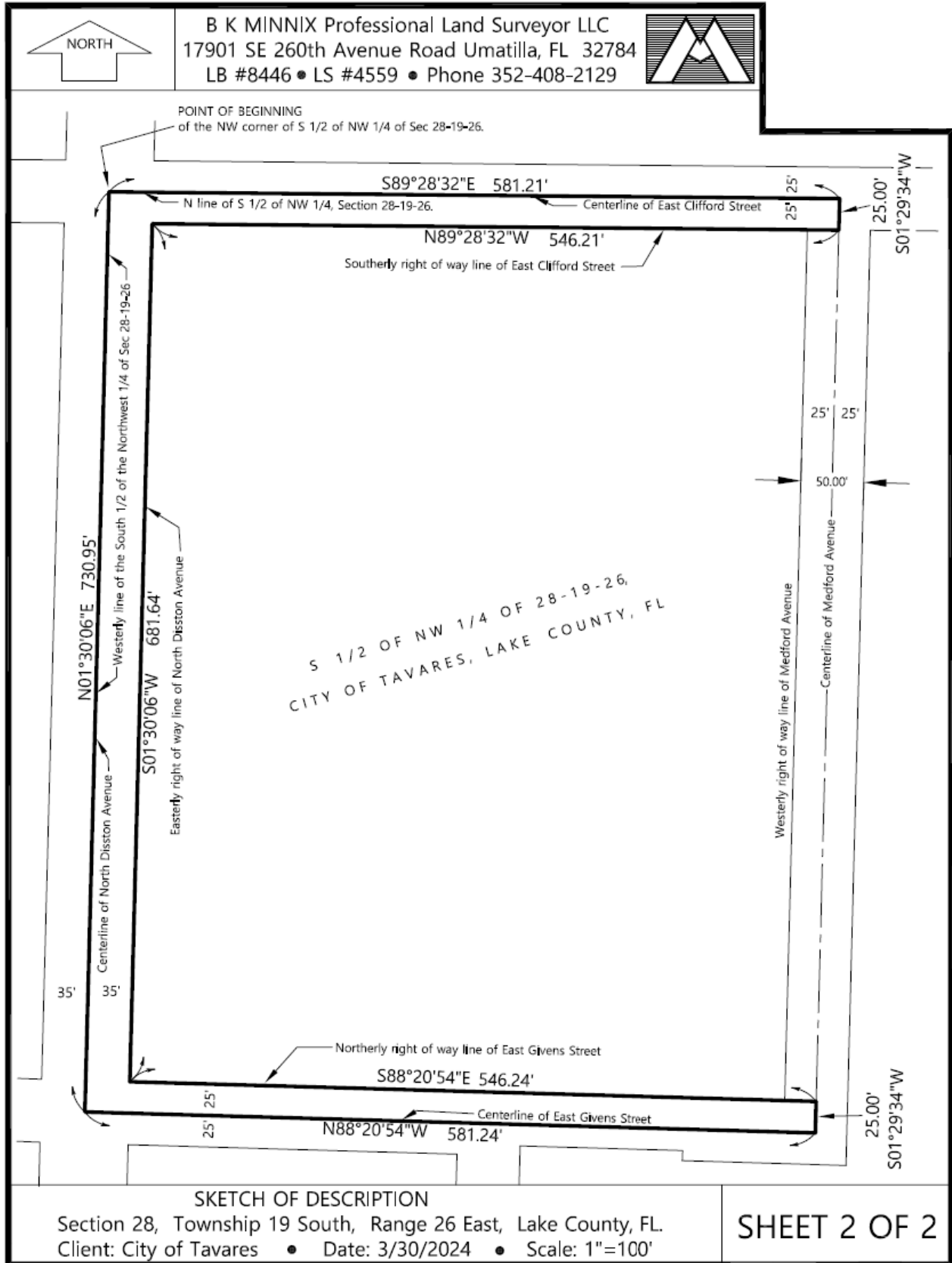
Susie Novack, City Clerk

Approved as to form and legality:

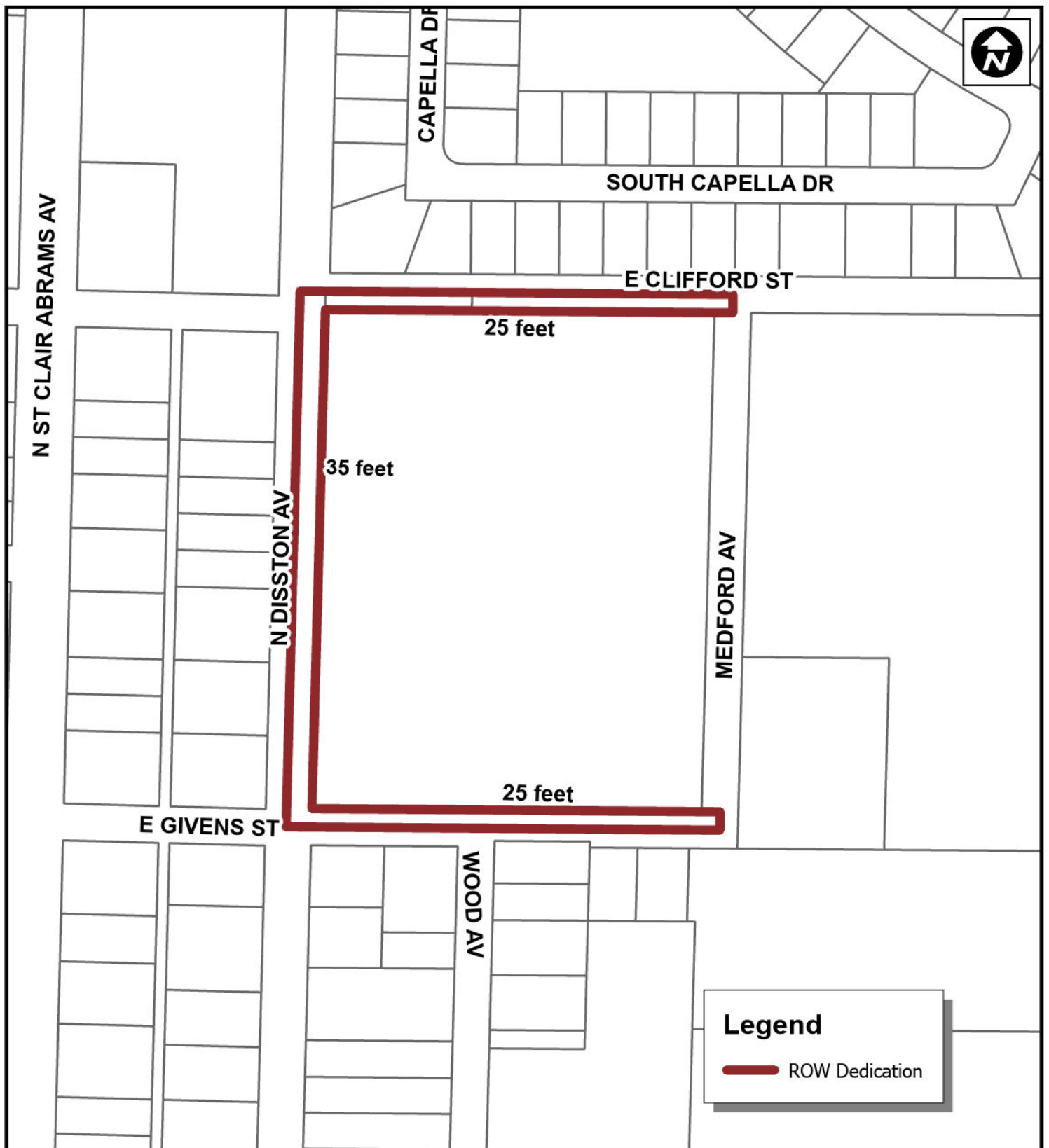
Lindsay C. T. Holt, City Attorney

Exhibit "A"

	B K MINNIX Professional Land Surveyor LLC 17901 SE 260th Avenue Road Umatilla, FL 32784 LB #8446 • LS #4559 • Phone 352-408-2129	
DESCRIPTION AN EASEMENT FOR THE CONTINUAL EXISTENCE OF CONSTRUCTED FEATURES ON, OVER AND UNDER THE LANDS AS DESCRIBED BELOW. SAID LANDS LIE-IN THE RIGHT OF WAYS OF EAST CLIFFORD STREET, A 50.00-FOOT-WIDE STREET, NORTH DISSTON AVENUE, A 70.00-FOOT-WIDE STREET BY OCCUPATION, SURVEY AND MONUMENTATION AND EAST GIVENS STREET, A 50.00-FOOT-WIDE STREET, ALL WITHIN THE CITY LIMITS OF TAVARES, FLORIDA AND BEING PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE RUN ON A BEARING OF S 89° 28' 32" E, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, ALSO BEING THE CENTERLINE OF SAID EAST CLIFFORD STREET, A DISTANCE OF 581.21 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINES OF SAID EAST CLIFFORD STREET AND MEDFORD AVENUE, A 50.00-FOOT-WIDE STREET, LOCATED IN THE CITY LIMITS OF TAVARES, FLORIDA; THENCE DEPARTING SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28 AND THE CENTERLINE OF EAST CLIFFORD STREET, RUN S 01° 29' 34" W ALONG THE CENTERLINE OF SAID MEDFORD AVENUE A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID CENTERLINE OF MEDFORD AVENUE, RUN N 89° 28' 32" W ALONG THE SOUTHERLY RIGHT OF WAY LINE AND IT'S EXTENSION OF SAID EAST CLIFFORD STREET, A DISTANCE OF 546.21 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID EAST CLIFFORD STREET AND THE EASTERLY RIGHT OF WAY LINE OF SAID NORTH DISSTON AVENUE; THENCE RUN S 01° 30' 06" W ALONG SAID EASTERLY RIGHT OF WAY LINE OF NORTH DISSTON AVENUE, A DISTANCE OF 681.64 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE OF NORTH DISSTON AVENUE AND THE NORTHERLY RIGHT OF WAY LINE OF SAID EAST GIVENS STREET; THENCE RUN S 88° 20' 54" E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF EAST GIVENS STREET AND IT'S EXTENSION, A DISTANCE OF 546.24 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF AFORESAID MEDFORD AVENUE; THENCE RUN S 01° 29' 34" W ALONG SAID CENTERLINE OF MEDFORD AVENUE, A DISTANCE OF 25.00 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINES OF SAID MEDFORD AVENUE AND SAID EAST GIVENS STREET; THENCE RUN N 88° 20' 54" W ALONG SAID CENTERLINE OF EAST GIVENS STREET, A DISTANCE OF 581.24 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINES OF SAID EAST GIVENS STREET AND SAID NORTH DISSTON AVENUE, SAID POINT ALSO BEING LOCATED ON THE WESTERLY LINE OF THE AFORESAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE RUN N 01° 30' 06" E ALONG SAID CENTERLINE OF NORTH DISSTON AVENUE AND WESTERLY LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, A DISTANCE OF 730.95 FEET TO THE POINT OF BEGINNING. CONTAINING 52,901.00 SQUARE FEET OR 1.214 ACRES MORE OR LESS SUBJECT TO EASEMENTS, RIGHT OF WAYS AND MATTERS OF RECORD Notes 1. Reproductions of this sketch are not valid unless the bear the signature and original raised seal of a Florida licensed Surveyor and Mapper. 2. This sketch meets all applicable requirements of the Florida Standards of Practice as contained in Chapter 5J-17.051 FAC. 3. The description show heron was prepared by this surveyor with instruction provided by client. 4. This sketch is for graphical purposes only and doe not represent a field survey. 5. Horizontal datum shown hereon in in U.S. Survey Feet. DATE: _____ BRADLEY K. MINNIX, Professional Land Surveyor FLORIDA REGISTRATION NO. 4559		
SKETCH OF DESCRIPTION Section 28, Township 19 South, Range 26 East, Lake County, FL. Client: City of Tavares • Date: 3/30/2024 • Scale: 1"=100'		SHEET 1 OF 2



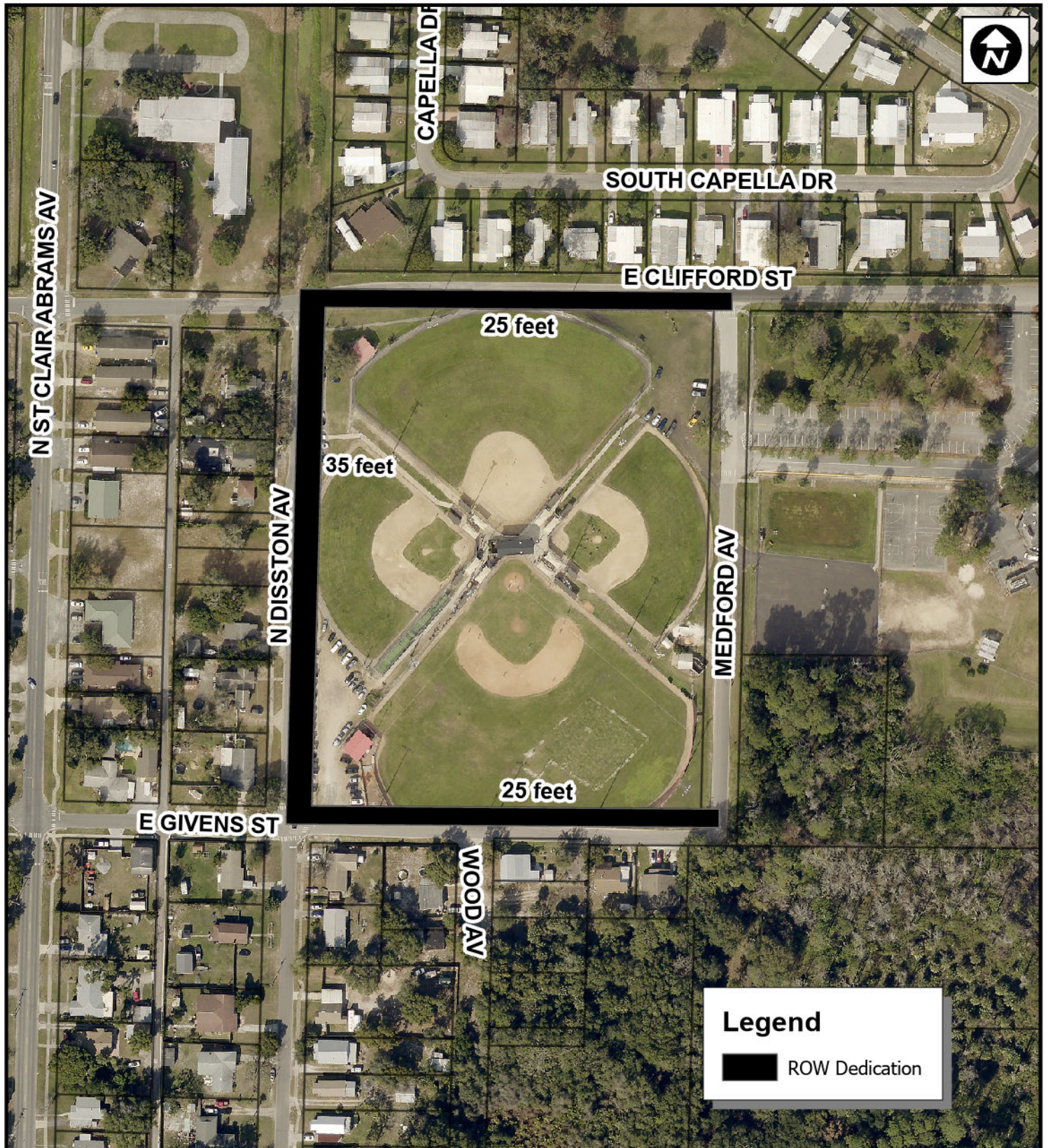
CITY OF TAVARES



City of Tavares
Stover Field ROW Dedication
Alternate Key 1687071



CITY OF TAVARES



City of Tavares
Stover Field ROW Dedication
Alternate Key 1687071



THE CITY OF TAVARES

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Resolution 2024-13 titled as follows:

RESOLUTION 2024-13

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, DEDICATING CERTAIN CITY OWNED PROPERTY AS PUBLIC RIGHT-OF-WAY KNOWN AS EAST CLIFFORD STREET, NORTH DISSTON AVENUE AND EAST GIVENS STREET; SUBJECT TO THE RULES AND REGULATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

Proposed Resolution 2024-13 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board (LPA) meeting on June 20, 2024, at 3 p.m. and
2. Tavares City Council meeting on July 3, 2024, at 4 p.m.

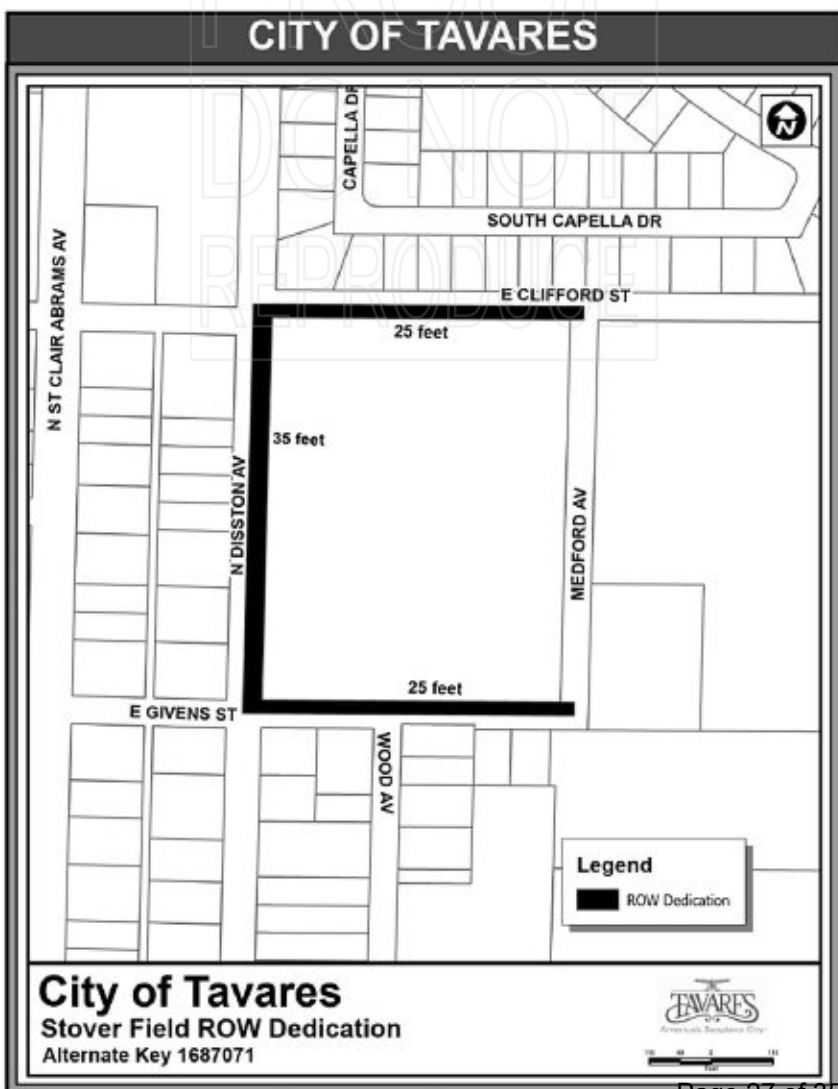
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed Resolution 2024-13 can be obtained from the office of the city clerk, and may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

Interested parties may appear at the meetings and, at the Planning & Zoning Board meeting and City Council Second Reading, be heard with respect to the proposed ordinance. It is City Council policy to limit discussion of proposed ordinances to the Planning & Zoning Board meeting and City Council Second Reading. Any persons wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings is made.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Planning Department: City of Tavares, 201 East Main Street, Tavares, Florida 32778, Telephone: (352) 742-6408, at least 2 (two) working days prior to the date of the Public Hearing; if you are hearing or voice impaired, call (352) 742-6433.

Please direct any questions on this proposed ordinance to Antonio Fabre, Community Development Director, at (352) 742-6416.



**AGENDA SUMMARY
TAVARES PLANNING & ZONING ADVISORY BOARD
6/20/2024**

AGENDA TAB NO.: 4.

SUBJECT TITLE: Resolution 2024-14 – Avalon Park Group, LLC request to Vacate Right-of-Way located at the northeasterly end of Avalon Park Boulevard of the Avalon Park Tavares Phase 1 subdivision.

OBJECTIVE:

To consider the vacation request of a right-of-way located at the end of the northeasterly end of Avalon Park Boulevard of the Avalon Park Tavares Phase 1 subdivision, as recorded in Plat Book 75, Page 48-53, of the Public Records of Lake County, Florida.

SUMMARY:

This is a request to vacate a platted right-of-way easement approximately 1,234 square feet in size and located at the northeasterly end of Avalon Park Boulevard of the Avalon Park Tavares Phase 1 Subdivision, as recorded in Plat Book 75, Page 48-53, of the Public Records of Lake County, Florida. The Applicant is petitioning to vacate the subject right-of-way property since it was included in the design of Avalon Park Tavares Phase 2 townhomes. During the title and platting review process for Phase 2, a redesign of the r-o-w easement was incorporated, and the section petitioned is no longer needed.

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 vacation will remove the city's public interest in this land.

OPTIONS:

1. That the Planning & Zoning Board moves to recommend approval of Resolution 2024-14 vacation of right-of-way easement located at the end of the northeasterly end of Avalon Park Boulevard of the Avalon Park Tavares Phase 1 Subdivision, as recorded in Plat Book 75, Page 48-53, of the Public Records of Lake County, Florida.
2. That the Planning & Zoning Board moves to recommend denial of Resolution 2024-14.

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board moves to recommend approval of Resolution 2024-14 vacation of a right-of-way located at the end of the northeasterly end of Avalon Park Boulevard of the Avalon Park Tavares Phase 1 Subdivision, as recorded in Plat Book 75, Page 48-53, of the Public Records of Lake 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 2024-14 - Avalon Park ROW Vacate
2. Location Map - Avalon ROW
3. Aerial Map - Avalon ROW
4. Newspaper Ad - Avalon ROW

RESOLUTION 2024-14

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, TO VACATE A PORTION OF AVALON PARK BOULEVARD RIGHT-OF-WAY LOCATED AT 2493 HUFFSTETLER DRIVE TAVARES, FL 32778, LYING WEST OF TRACT G AND NORTH OF TRACT F IN AVALON PARK TAVARES PHASE 1 SUBDIVISION AS RECORDED IN PLAT BOOK 75, PAGES 48-53, 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.

WHEREAS, the owner of property located at 2493 Huffstetler Drive has petitioned for a vacation of said right-of-way; and

WHEREAS, the portion of the right-of-way described in Exhibit "A" is no longer practical as a result of nonuse as a practical right-of-way; 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

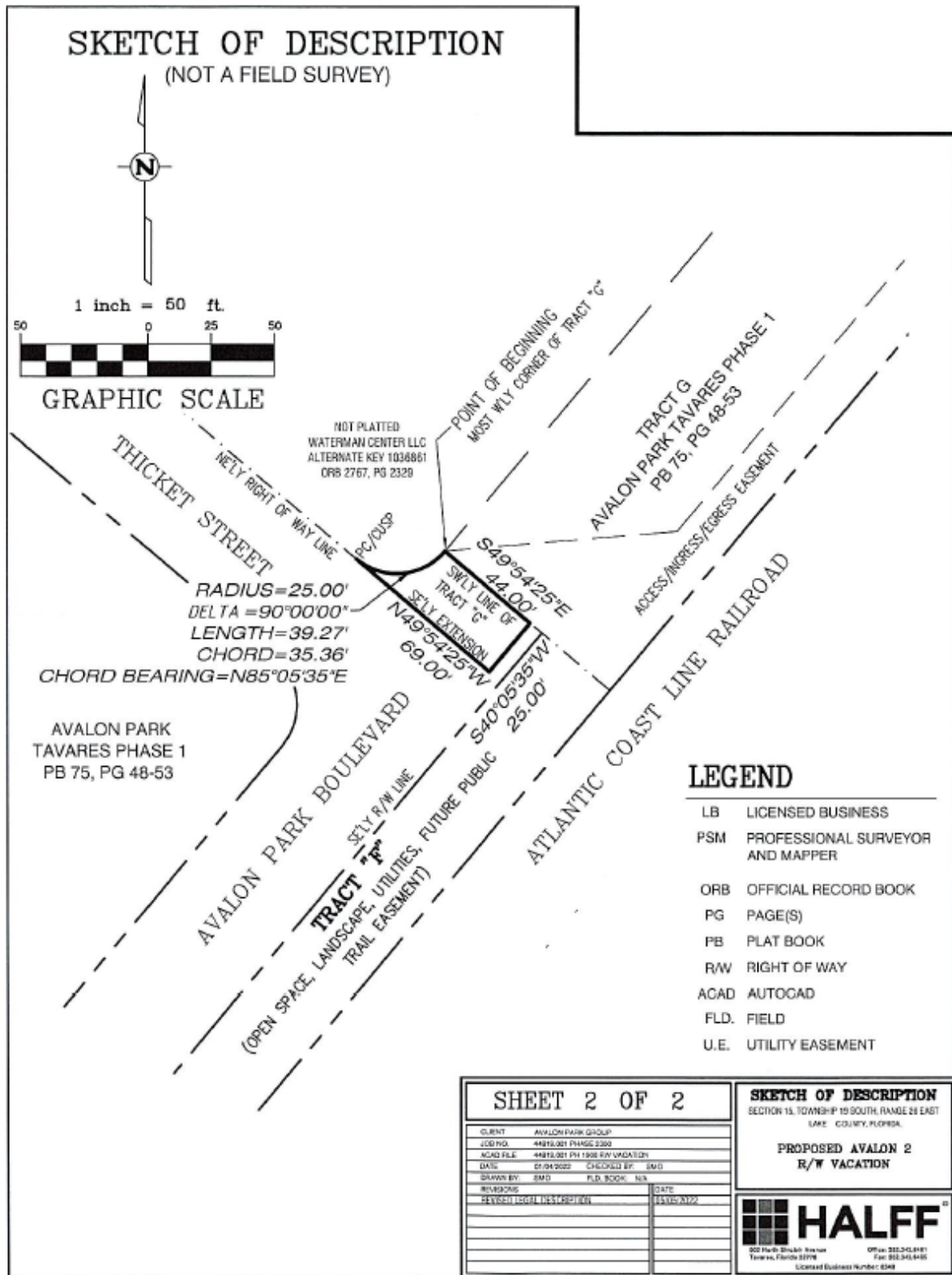
DESCRIPTION

CONTAINING 1,234 SQUARE FEET, MORE OR LESS.

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF TRACT G, AVALON PARK TAVARES PHASE 1, PLAT BOOK 75, PAGES 48-53, AS BEING S49°54'25"E.
3. THIS DESCRIPTION WAS PREPARED BY THIS FIRM AT THE CLIENT'S REQUEST AND IS BASED UPON INSTRUCTIONS PROVIDED BY CLIENT. THE INTENT OF THE DESCRIPTION IS TO BE USED FOR RIGHT OF WAY VACATION FOR PROPOSED SUBDIVISION.
4. THIS SKETCH 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. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. ALL IMPROVEMENTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.
6. HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.

SHEET 1 OF 2		SKETCH OF DESCRIPTION SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA	
CLIENT: AVALON PARK GROUP JOB NO. 44616, 80 PHASE 2/3/4 ACAD FILE 44616, 80 PH 1/000 R/W VACATION-REVISD DATE 01/15/2002 CHECKED BY: SMG DRAWN BY: SMG FLD BOOK: N/A		PROPOSED AVACON 2 R/W VACATION	
REVISIONS (DRAWN LEGAL DESCRIPTION)	DATE 05/05/2002	 880 North Shoshone Avenue Tallahassee, Florida 32304 Phone: 904.541.8881 Fax: 904.541.8855 Licensed Professional Engineer	

Exhibit "A" continued



CITY OF TAVARES



City of Tavares

Avalon Park ROW Vacate



THE CITY OF TAVARES

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