



City of Tavares Planning and Zoning Board

February 20, 2020 -- 3 P.M.

Tavares Council Chambers

- I. Call to Order
- II. Pledge of Allegiance
- III. Approval of Minutes
Approval of December 19, 2019 Planning & Zoning Board Minutes
- IV. Swearing in by City Attorney and Disclosure of Exparte Contacts
- V. Public Hearings
 - 1. **Land Development Regulation Amendment** – Chapter 4, Section 4-45 Notice of Hearing (C) Posting of site; Chapter 24, Section 24-2 Planning and Zoning Division Fees (C) Advertising Fees.
Recommendation on Ordinance 2020-03
- VI. Other Business
- VII. Audience to be heard
- VIII. Adjournment

F.S.286.0105 states that if a person decides to appeal any decision or recommendation made by the Planning & Zoning Board, or the Tavares City Council with respect to any matter considered at this meeting, that for such purpose 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.

**CITY OF TAVARES
PLANNING AND ZONING BOARD MEETING
TAVARES COUNCIL CHAMBERS
201 E. MAIN STREET, TAVARES
DECEMBER 19, 2019**

BOARD MEMBERS PRESENT

Gary Santoro, Chairman
Gary Koerner, Board Member
Deborah Murphy, Board Member
Morris Osborn, Board Member - *absent*
Dara Treadwell, Board Member

LAKE COUNTY SCHOOL BOARD

Helen LaValley - Absent

STAFF MEMBERS PRESENT

Mike Fitzgerald, Community Development Director
Robert Q. Williams, City Attorney
Susie Novack, City Clerk
Antonio Fabre, Planning Coordinator

I. CALL TO ORDER

Chairman Santoro called the meeting to order at 3:00 p.m. He asked those present to silence their cell phones.

II. PLEDGE OF ALLEGIANCE

Chairman Santoro asked for a moment of silence in honor of Board Member William Stomp. He led those present in the Pledge of Allegiance.

Chairman Santoro said he would like to add Nomination of Vice Chairman to the agenda under Other Business.

MOTION

Deborah Murphy moved to approve the addition of Nomination of Vice Chairman to the agenda, seconded by Gary Koerner. The motion carried unanimously 4-0.

III. APPROVAL OF MINUTES

Chairman Santoro asked if there are any additions or corrections to the November 21, 2019 Planning and Zoning Board meeting minutes. There were none.

MOTION

Deborah Murphy moved for approval of the November 21, 2019 Planning and Zoning Board meeting minutes, seconded by Dara Treadwell. The motion carried unanimously 4-0.

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

Attorney Williams gave the oath to those who wished to provide testimony.

Attorney Williams asked the Board members if they had any ex-parte communications to disclose. Board Member Keorner said he spoke Mr. Greenwood regarding demolition at a park. There were no other ex-parte communications disclosed.

V. PUBLIC HEARING

1) Demolition Request for a Building Listed on the Local Register of Historic Places Located at 102 W. Main Street

Mr. Fitzgerald made the following presentation:

On July 5, 2001 City Council adopted Ordinance 2001-18 creating historic preservation regulations that include a historic district boundary, historic preservation guidelines, and a local register of historic places. Included in Ordinance 2001-18 are requirements for the Planning & Zoning Board, acting as the Historic Preservation Board, to make a recommendation to City Council regarding the issuance of a Certificate of Appropriateness for the demolition of any structure listed on the local register of historic places.

City staff has received an application from the owner of the building located at 102 W. Main St. for a Certificate of Appropriateness for the demolition of the building, which is listed on the local register of historic places. The owner has submitted photographic evidence of the building's current state of disrepair. The Building Official for the City of Tavares conducted a cursory review of the building and observed some visible structural deficiencies.

Per Ordinance 2001-18 the Planning & Zoning Board, acting as the Historic Preservation Board, shall consider the following guidelines in providing a recommendation to City Council concerning applications for a Certificate of Appropriateness that propose demolition of designated historic sites:

- 1) Is the structure of such interest or quality that it would reasonably fulfill criteria for designation for listing on the National Register?*
- 2) Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty and/or expense?*

- 3) *Is the structure one of the last remaining examples of its kind in the neighborhood, City or designated historic district?*
- 4) *Would retaining the structure promote the general welfare of the City of Tavares by providing an opportunity to study local history, architecture and design, or by developing an understanding of the importance and value of a particular culture and heritage?*

Mr. Fitzgerald presented a PowerPoint presentation including photographs submitted by the applicant. He noted the following building conditions:

- Appearance of water and termite damage in front section of the building
- Roof of front porch deterioration with risk of collapse
- Cracking on exterior walls
- Rear wall buckling
- Appearance of water damage and ceiling collapse internally

Mr. Fitzgerald said that after the agenda packet was provided to the Board staff received a structural inspection report completed by a third party, Engineering Services Group, LLC, hired by the property owner. Mr. Fitzgerald read the following portion of the executive summary into the record as follows: "In summary it is our opinion that the building has suffered significant structural deterioration due to age, outdated and poor construction methods as well as inadequate maintenance. Due to the extent of repairs required to make this safe and usable space, it is not feasible to repair the structure to meet the current 2017 Florida Building Code in a cost-effective manner."

Mr. Fitzgerald said if the demolition is approved the applicant plans to clean the property including tree removal. He said staff is presenting the information to the board and has no recommendation.

Chairman Santoro asked the applicant to the podium.

James L. Bobo, 1532 Schult Court, Lake Francis Estates, said he is representing the First Baptist Church of Tavares as the Chairman of the Building and Grounds Committee. He said the church purchased the property with aspiration to use the existing building. The building has deteriorated and is not practical to use as intended when purchasing. The church has voted and is requesting approval to demolish the building in order to landscape the site and install a black fence similar to Tavares Square with development at a later date if there is an opportunity for expansion. Mr. Bobo noted there is a concern that inclement weather such as a hurricane would worsen the state of the building. He said the First Baptist Church has been assured that all tanks were removed since the time the building was used as a Gulf Service Station. Board Member Treadwell asked if the First Baptist Church had any discussion with the Tavares Historical Society regarding the demolition request. Mr. Bobo said no as it is a city registry. Board Member Treadwell asked if the Tavares Historical Society would

need to be contacted. Mr. Fitzgerald said the ordinance notification requirements includes posting on the building and the Planning and Zoning Board acts as the Historic Preservation Board with the authority to act on the request.

Board Member Koerner said the building is part of a district and not included in the registry on its own merits. Mr. Bobo said only a portion of the building is historic including the brick façade with additions in the rear made in the 1950's. He said the safety and welfare of the city, cost of maintaining the building as well as aesthetic appearance of Main Street is the main concern of the First Baptist Church.

Board Member Murphy asked if the trees located on the property would be removed. Mr. Bobo said the contractor, Glenn Greenwood, has provided a proposal to remove all debris and trees while preserving the sidewalk. He said the area will be landscaped with a fence.

Chairman Santoro asked for an estimated time for project completion and inquired about adjacent parking on both sides of the building. Mr. Bobo said it would take two weeks to remove the building and parking will be available during demolition. A fence will be placed inside the sidewalk and debris staging will be located on N. Joanna Avenue. Chairman Santoro said his main concern is safety and that businesses and pedestrians incur minimal disruption. He noted a concern for asbestos. Mr. Bobo said there will be a review for asbestos but there are no signs of asbestos tiles.

Chairman Santoro inquired about the approval process. Mr. Fitzgerald said that the Planning and Zoning Board acting as the Historic Preservation Board will make a recommendation to City Council. Chairman Santoro said that while he supports historic preservation he understands the condition of the building. He said the building has become an eyesore with safety issues and noted his support.

Board Member Murphy asked if the building will need to be taken off of a list of historic buildings prior to action. Attorney Williams said no. He noted the Tavares Historic Society is a group that is friendly to the city but has no official function with the city.

Chairman Santoro asked for comments from the audience.

Gary Ryker, 25714 Ebersol, Eustis, provided his professional background and said he is a member of the First Baptist Church of Tavares. He said the extensive damage and condition of the building was determined after purchase. He said a beam was placed to shore up the ceiling and the façade is sagging. He said the church is concerned that the façade will fall on a pedestrian. Mr. Ryker said the church would like to build a sanctuary life center on the property in the future.

Chairman Santoro inquired about underground tanks. Mr. Ryker said the church has an environmental study indicating tank removal. He confirmed that any discovered contamination would be removed. Mr. Ryker said the church is using the contractor that

removed the bank that was located at Tavares Square. He said the windows are wood with no lead or asbestos caulking.

MOTION

Deborah Murphy moved for demolition approval, seconded by Dara Treadwell.

Chairman Santoro asked that the project be completed as expeditiously as possible to minimize the down time for parking spaces and sidewalks. He said the Planning and Zoning Board is recommending approval for issuance of a Certificate of Appropriateness for Demolition of the building listed on the local register of historic places located at 102 West Main Street.

The motion carried unanimously 4-0.

2) Ordinance 2020-01 - Annexation Approximately 1.5 Acres of Land Located at 12549 Lane Park Cutoff, Rezoning Property from Lake County Light Industrial District (LM) to City of Tavares Industrial (I)

Mr. Fitzgerald made the following presentation:

The subject property is located at 12549 Lane Park Cutoff and is approximately 1.50 acres in size. The land is presently zoned as County Light Industrial District (LM), and the applicant is proposing that the property be annexed and rezoned to City Industrial (I).

The proposed zoning of Industrial (I) is compatible with the surrounding zoning and the existing industrial use of the property.

The annexation of this property has been reviewed per the City's Annexation Policy. It has been determined by City staff that the property may be properly serviced by the City without undue hardship or significant negative fiscal impact to the City.

The owner is concurrently seeking a Future Land Use Map amendment to Industrial (IND) to be compatible with the proposed Industrial zoning.

Staff recommends that the Planning & Zoning Board moves to recommend approval of Ordinance 2020-01, the annexation and rezoning to Industrial (I) of approximately 1.50 acres of property located at 12549 Lane Park Cutoff, Tavares, FL.

Chairman Santoro asked if the applicant is present.

Victoria Senia, 11340 Dead River Road, said she is available for questions.

Board Member Koerner inquired about the owners plans. Ms. Senia said her company is in the wastewater industry which conducts warehouse light assembly. She said that she is currently renting space at a location off Southridge Industrial Drive and is outgrowing the space.

MOTION

Dara Treadwell moved for the Planning and Zoning Board to recognize the annexation of 12549 Lane Park Cutoff and Rezone from Lake County Light Industrial to City of Tavares (I) Industrial, seconded by Gary Koerner. The motion carried unanimously 4-0.

3) Ordinance 2020-02 - SSFLUM Providing for a Change of Future Land Use Designation on Approximately 1.5 Acres of Land Located at 12549 Lane Park Cutoff; from County Urban Low Density to City Industrial (IND)

Mr. Fitzgerald made the following presentation:

The subject property is located at 12549 Lane Park Cutoff, and is approximately 1.50 acres in size. The land presently has a land use designation of County Urban Low Density, and the property owner is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2020 to change the designation of said property from Lake County Urban Low Density to City of Tavares Industrial (IND).

Ordinance 2020-02 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan from County Urban Low Density to City Industrial (IND).

The subject property is adjacent to industrial and commercial uses. An application to annex and rezone this property to an Industrial (I) designation is concurrently under consideration.

The city is required to place a future land use designation on annexed property. The subject property is currently designated County Urban Low Density. A City Industrial (IND) designation is compatible with surrounding property and the existing County Future Land Use.

Lands surrounding this property are industrial and commercial in nature.

An industrial / commercial building is currently on the property.

The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse impacts on Levels of Service are not implicated.

This amendment request is considered to be in compliance with the Comprehensive Plan Goals, Objectives and Policies with the following findings:

- 1. An Industrial (I) Future Land Use designation would serve as the most appropriate land use for the subject property in accordance with Future Land Use policy 1-1.1.6.*
- 2. Impacts of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 8)*

Staff recommends that the Planning & Zoning Board moves to recommend approval of Ordinance 2020-02, a Small Scale Future Land Use Map amendment from County Urban Low Density to City Industrial (I) for 1.50 acres of property located at 12549 Lane Park Cutoff, Tavares, FL.

MOTION

Dara Treadwell moved to approve Ordinance 2020-02, seconded by Gary Koerner. The motion carried unanimously 4-0.

Mr. Fitzgerald said the Planning and Zoning Board made a recommendation to the City Council to approve the ordinances. Both ordinances will go before City Council for two readings with final approval at second reading to be held February 5, 2020.

VI. OTHER BUSINESS

4) Election of Vice Chairman

Chairman Santoro asked for a nomination for the Vice Chairman position. He noted the position was held by Lou Buigas who was elected to City Council.

MOTION

Deborah Murphy moved to nominated Morris Osborne.

Attorney Williams said Mr. Osborne is a land use attorney with a firm in Orlando and will be a good member.

The motion was seconded by Dara Treadwell. The motion carried unanimously 4-0.

VII. AUDIENCE TO BE HEARD

Chairman Santoro asked for comments from the audience. There was none.

VIII. ADJOURNMENT

There was no further business and the meeting was adjourned at 3:40 p.m.

Respectfully submitted,

Susie Novack, MMC/FCRM
City Clerk

**AGENDA SUMMARY
TAVARES PLANNING & ZONING BOARD
FEBRUARY 20, 2020**

AGENDA TAB NO. _____

SUBJECT TITLE: **Ordinance 2020-03**

Amendment to City's Notice of Hearing – Posting of Site Regulations

OBJECTIVE:

To consider amending the City's Regulations Section 4-45 Notice of Hearing (C) Posting of Site; Section 24-2 Planning & Zoning Division Fees (C) Advertising Fees.

SUMMARY:

At the November 20, 2019 meeting, City Council discussed Notice of Hearing – Posting of Site regulations outlined in Chapter 4 of the City's Land Development Regulations. Currently the City requires signage at properties subject to annexation, rezoning, and land use changes every 100 feet of property abutting road frontage notifying the Public of the date, time, and place of the Public hearing, and a brief description of the proposed action. City Council directed staff to draft an ordinance to amend Notice of Hearing – Posting of Site regulations to require one (1) metal real estate type sign with information tubes, generic message content regarding Public hearings, the City's contact phone number and website address, and a QR code for information access with a mobile device. The City will provide these signs for property less than five (5) acres and will require a deposit from the applicant to pay the anticipated cost of replacement of the sign if not returned to the City. The approximate cost of the metal signs including information tubes is \$75.00 each. City Council directed staff to amend the regulations to require that property five (5) acres or greater is posted with one (1) large sign mounted on 4"x4" posts. The applicant shall provide and post signs for property five (5) acres or greater, and no deposit will be collected by the City. Ordinance 2020-03 proposes the changes to City regulations that reflect City Council's directive to staff.

OPTIONS:

1. That the Planning & Zoning Board moves to recommend approval of Ordinance 2020-03 amending the City's Regulations Section 4-45 Notice of Hearing (C) Posting of Site; Section 24-2 Planning & Zoning Division Fees (C) Advertising Fees.

2. That the Planning & Zoning Board moves to recommend denial of the proposed ordinance.

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board move to recommend approval of Ordinance 2020-03

FISCAL IMPACT:

Purchase of signs at \$75 each. Initial purchase of four (4) signs - \$300.

LEGAL SUFFICIENCY:

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

ORDINANCE 2020-03

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE FOLLOWING SECTIONS OF THE CITY LAND DEVELOPMENT REGULATIONS; SECTION 4-45 NOTICE OF HEARING (C) POSTING OF SITE; SECTION 24-2 PLANNING & ZONING DIVISION FEES (C) ADVERTISING FEES; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 7, 2005, the City of Tavares adopted the Land Development Regulations, specifying therein standards and regulations governing land development within the city; and

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

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

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

Section 1. Text Amendments.

That the City of Tavares Land Development Regulations be hereby amended as follows:

Section 4-45 Notice of Hearing

(C) Posting of Site. ~~Sign cards, furnished by the Planning and Zoning Department, shall be posted by the applicant on the front (road frontage) of the property being considered at said hearing with three (3) foot high stakes to be furnished by the applicant. The sign cards shall be posted every 100 feet along the road or street frontage. (In those cases where the property does not have frontage on the road, or does not have 100' of road frontage, the cards shall be posted at the property corners, or if the frontage is less and where at least the access road intersects with the nearest City Road).~~

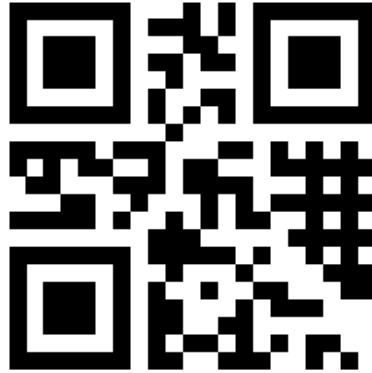
- ~~1) The sign cards shall be posted upon receipt and be in place 10 days prior to the date set for City Council public hearing and removed and destroyed on the day following final action by the City Council.~~
- ~~(2) In those cases where the property has not been properly posted, the City Council may postpone or deny the application without prejudice.~~
- ~~(3) The notices required in this section shall state the date, time and place of the hearing; reasonably identify the lot that is the subject of the application or appeal; and give a brief description of the action requested or proposed.~~
- ~~(4) The Planning and Zoning Board shall hold a public hearing to consider the request and shall recommend to the City Council that the request be approved or denied. The Planning and Zoning Board may continue its review and consideration of any matter brought before it for a period not to exceed thirty (30) days. Notice of the continued public hearing shall be re-issued as if the continued public hearing were the initial consideration of the matter by the Planning and Zoning Board. The applicant shall pay the cost of re-issuing the notice, if the continuance is requested by the applicant.~~
- ~~(5) The City Council will hold two (2) public hearings to consider each ordinance and one (1) public hearing to consider each resolution. The City Council will hold a public hearing following the Planning and Zoning Board meeting to consider the Planning and Zoning Board's Recommendation. The first reading of the proposed ordinance will occur and the Council may vote for approval or denial of the request during this first reading. If approved on first reading the City Council shall make the final approval/disapproval decision at the public hearing for the second reading.~~

~~The Council, on its own motion or at the request of the applicant, may continue the public hearing on the proposed application. Notice of the continued public hearing shall be re-issued as set forth above. If the continuance is at the request of the applicant, it shall be granted only if the applicant agrees to pay the cost of re-issuance the notice.~~

- 1) The applicant shall post one sign on the subject property that contains the general notice of public hearing message, the phone number to obtain hearing information, the Tavares website address, and the QR code for information access with a mobile device. The sign shall be posted in such a way that the notice is visible from the right-of-way or in a place conspicuous to the passing public ten (10) days prior to the scheduled Planning & Zoning Board meeting. In those cases where the subject property is less than five (5) acres the signs may be provided by the City and shall be 2 square feet, metal framed, and include attached information tubes. In those cases where the subject property is five (5) acres or greater the applicant must provide a 4' x 4' sign made of wood, plastic, or metal material with eight (8) inch lettering mounted on 4" x 4" posts that are secured into the ground. Signs to be posted shall contain the following language and a QR code for access from a mobile device:

TAVARES HEARING

PUBLIC HEARINGS CONCERNING THIS PROPERTY WILL BE HELD BY THE PLANNING & ZONING BOARD AND CITY COUNCIL OF THE CITY OF TAVARES. FOR INFORMATION PLEASE CALL (352-742-6213) OR VISIT WWW.TAVARES.ORG



Section 24-2 Planning and Zoning Division Fees

(C) Advertising Fees

The applicant shall pay all costs of required advertising. At the time the application is submitted, the applicant shall deposit with the City an amount determined by the Community Development Director sufficient to pay the anticipated cost of said advertising, and replacement value of City provided notice of hearing signs. If the actual advertising costs are less than the deposit, the balance shall be refunded to the applicant. If the actual advertising costs exceed the amount of the deposit, the applicant shall pay the balance due prior to final consideration of the application. Upon return of City provided notice of hearing signs the applicant shall be refunded the replacement value deposit.

Section 2. Severability and Conflicts

The provisions of this ordinance are severable and it is the intention of the City Council of Tavares, Florida, to confer the whole or any part of the powers herein provided. If any court of

competent jurisdiction shall hold any of the provisions of this ordinance unconstitutional, the decision of such court shall not impair any remaining provisions of this ordinance.

Section 3. Effective Date

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

PASSED AND ADOPTED this ____ day of _____, 2020 by the City Council of the City of Tavares, Florida.

Amanda Boggus, Mayor
Tavares City Council

ATTEST:

Susie Novack, City Clerk

Approved as to form:

Robert Q. Williams, City Attorney

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Section/Page/Zone: LAKC/G004/LAK

Description:

City of Tavares Community Developme...

LAKC/G004/LAK

Public Hearing for 2/20

YOUR COMMUNITY IN BRIEF

Continued from **Page G3**

land Park Family Nights at City Hall and cleanups of yards at homes around the city. Baked goods will be delivered to first responders throughout the week too.

Other initiatives include a preschool day at the Fruitland Park Library and a senior adult luncheon and bingo at the new Fruitland Park Community Center, both on Feb. 12, as well as a call for area businesses and restaurants to “bless” their customers through discounts and for area residents to perform random acts of kindness towards others.

For details on the race, go to raceentry.com/love-run-5k. race-information or call Michelle Yoder at 352-771-3417. For details on other events, to volunteer or suggest a Love Week act, email the Rev. Sidney Brock at sidney@heritagecommunity.org. For updates during Love Week go to the Bless Fruitland Park Facebook page.

Benefit concert

First United Methodist Church of Clermont is sponsoring a concert entitled “Sing,” benefiting the non-profit organization Find, Feed & Restore, at 3 p.m. Saturday in its main sanctuary at 950 Seventh St.

The concert will feature members of the church’s traditional music program performing songs written by well-known Christian music composers and arrangers, Joel Raney and Mary McDonald, who will be in attendance.

Find, Feed & Restore purchases and accepts donations of travel trailers (or funds to put toward them), to temporarily house homeless families with children, until they become self-sufficient.

Admission is free and open to the public, but tickets are required to attend. A love offering will be taken for Find, Feed & Restore.

Details and tickets: fumc-clermont.org/events or 352-394.2412.

The Kramers in concert

The gospel music family group The Kramers will perform in concert at 6 p.m. Sunday at the Leesburg Church of the Nazarene, 2100 Dr. Martin Luther King Jr. Blvd. The group includes vocalist D. Scott Kramer, who plays guitar and keyboards; vocalist Rachel West Kramer; and Maria Kramer Wolfe, who plays the ukulele, mandolin, piano, guitar and also sings. Tickets are \$10 at the door.

Details: 352-326-8878.

Hospice seeks volunteers

Cornerstone Hospice is seeking adults and high school students who are interested in joining their volunteer team and will offer mandatory training from 8:30 a.m. to 4:30 p.m. Friday at the Mike Conley Hospice House, 2100 Oakley Seaver Drive, Clermont.

Volunteers may prepare simple meals for patients, sew memory bears, or sit with a patient to offer friendly conversation while giving family members a chance to run errands. Volunteers are especially needed to sit with patients who are in their last hours. Hours are flexible. Lunch and refreshments will be provided.

Registration is required: contact Sandy Acht at 352-242-6914 or email sacht@cshospice.org.

Smart Driver course

The AARP Driver Safety program will hold a two-day Smart Driver course, designed to help participants refine their skills and develop safer and smarter driving habits, from 1:30 to 4:30 p.m. Feb. 10 and 12 at the Leesburg Senior Center, 1211 Penn St., and 9 a.m. to noon Feb. 17 and 19 at the Clermont Performing Arts and Recreation Center, 3700 S. U.S. Highway 27.

Florida drivers 50 or older may be eligible for insurance discounts once they complete the six-hour course. Cost is \$15 for AARP members and \$20 for non-members, which includes workbooks and a completion certificate. Payment must be made by check to AARP — no cash or credit cards will be accepted.

Details and registration: Pearl at 352-394-0250.

College kudos

■ Sarah Brumbaugh of Astatula graduated with a doctor of chiropractic degree Dec. 20 from Palmer College of Chiropractic’s Florida campus in Port Orange. ■ Laurie Hayden of Eustis was named to Champlain College’s president’s list for achieving a grade point average of 4.0 or higher in the fall 2019 semester. ■ Jordan Anthony Perez of Tavares was named to Mars Hill University dean’s list for the fall 2019 Semester.

Vision screening program

The Clermont-Minneola Lions Club has begun a vision screening program for children in south Lake and is seeking volunteers to join the club and help with the new initiative. The vision screening program, Lions Kidsight USA, utilizes a special camera that takes images that reveal eye anomalies, which are then sent to an ophthalmologist for further analysis and recommendations. There is no charge for the screening.

Details: Nick Jones, njarkitect1@gmail.com.

Tuesday Bible study in Okahumpka

Berean Baptist Church, 5640 County Road 48, Okahumpka, is sponsoring a 10 a.m. Tuesday Bible study on end day prophecy with the Rev. Stan Rosenthal. The study is open to the public and light refreshments will be served.

Details: 352-728-0900.

Tax help

Tax-aide volunteers with AARP will prepare tax returns for area residents from 9 a.m. to 1 p.m. Monday through Thursdays through April 15 at the Leesburg Public Library, 100 E. Main St.

Walk-ins are welcome, but appointments are strongly encouraged to avoid wait times.

To schedule an appointment call 352-435-9467.

Join bridge club

The Lake County Duplicate Bridge Clubs, Inc., 510 W Key St., Eustis, offers seven to eight games each week for all skill levels, including advancing beginners, intermediate and advanced players. The club also has an active education committee. New members are welcome.

Details: 352-589-9589.

Antique, vintage toy show and sale

If you like antique and vintage toys and advertising signs you may want to check out the inaugural Antique and Vintage Toy and Advertising Show and Sale from 10 a.m. to 6 p.m. Friday and 9 a.m. to 4 p.m. Saturday at the Lake County Expo Center and Fairgrounds, 2101 County Road 452, Eustis.

Admission is \$7 per person. Children under 12 are free.

Details: Nancy Muenzmay at 352-250-4421 or email Nmuenzmay@gmail.com.

Trail riding club

Dreamcatchers Horse Ranch and Rescue Center, 10639 Toad Road, Clermont, has resumed its Trail Riding Club from 10 a.m. to noon Thursdays for riders 18 and over. Participants will groom and tack a horse, then go on a trail ride. Treats to give the horses after the ride are encouraged. Cost is \$50 and reservations are required. Weight limit is 240 pounds. Reservations: call or text 407-702-8332.

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Orlando Sentinel

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To own this successful turnkey coastal theme gift shop. Located at Renningers Market in Mt. Dora. Included is 350 SF air conditioned building, 150 SF storage building, inventory, furniture & fixtures, verified income docs, owner will train. \$22,000. Call Jim 207-593-2180

Public Hearing Notices

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 Ordinance 2020-03 titled as follows:

ORDINANCE 2020-03

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE FOLLOWING SECTIONS OF THE CITY LAND DEVELOPMENT REGULATIONS: SECTION - 4-45 NOTICE OF HEARING (C) POSTING OF SITE; SECTION 24-2 PLANNING & ZONING DIVISION FEES (C) ADVERTISING FEES; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

Proposed Ordinances 2020-03 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board (LPA) meeting on February 20, 2020, at 3 p.m.; and
2. Tavares City Council meeting on March 4, 2020, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on March 18, 2020, at 4 p.m. (Second Reading)

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

Proposed Ordinance 2020-03 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.

Public Hearing Notices

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 ordinances. 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 Michael Fitzgerald, Community Development Director, at (352) 742-6408.

OS6589089 2/6/2020

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