

AGENDA



City of Tavares Planning & Zoning Advisory Board

February 17, 2022 -- 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 January 20, 2022 Planning and Zoning Board Meeting Minutes (Deputy Clerk)

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

V. Public Hearings

1. Peace Village, LLC - Rezoning of Approximately 46 Acres Located South of Slim Haywood Ave., North of Camp Rd., West of SR-19
Recommendation on Ordinance 2022-02

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
2/17/2022**

AGENDA TAB NO.: 1.

SUBJECT TITLE: Approval of the January 20, 2022 Planning and Zoning Board Meeting Minutes (Deputy Clerk)

OBJECTIVE:

To consider approval of the January 20, 2022 Planning and Zoning Board meeting minutes.

SUMMARY:

Attached are the January 20, 2022 Planning and Zoning Board meeting minutes as submitted by the Deputy Clerk.

OPTIONS:

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

STAFF RECOMMENDATION:

For Board approval.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Yes.

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. 01-20-2022 PZ Board Minutes ADA

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

**CITY OF TAVARES
PLANNING AND ZONING BOARD MEETING
TAVARES COUNCIL CHAMBERS
201 E. MAIN STREET, TAVARES
JANUARY 20, 2022**

BOARD MEMBERS PRESENT

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

LAKE COUNTY SCHOOL BOARD

Helen LaValley - Absent

STAFF MEMBERS PRESENT

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

CALL TO ORDER

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

Chairman Santoro asked for approval to add ‘Correspondence to the City Council from the Planning and Zoning Board’ to the agenda.

MOTION

Bruce Peterman moved to approve the addition of item ‘Correspondence to the City Council’, seconded by Dian Joy. The motion carried unanimously 5-0.

APPROVAL OF MINUTES

Chairman Santoro asked if there are any additions or corrections for November 18, 2021 Planning and Zoning Board Meeting minutes. There were none.

MOTION

Dian Joy moved to approve the minutes of the November 18, 2021 Planning and Zoning Board Meeting, seconded by Brooke Matthews. The motion carried unanimously 5-0.

SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EX PARTE COMMUNICATIONS

Attorney Holt swore in those who were present and stated exparte communications should be disclosed by the Board Members. There were none.

PUBLIC HEARING

1) Recommendation on Resolution 2021-01 – Badeau Property – Vacate a Portion of an Easement Located at 719 Dolphin Drive

Mr. Fitzgerald provided the following staff report:

SUMMARY:

This is a request to vacate a portion of platted easement lying across the property located at 719 Dolphin Drive Tavares, Florida 32778. As a stipulation of the proposed sale of the property, the mortgage company issuing the buyer's mortgage is requiring the current owner of the property to petition to vacate a portion of an existing easement where the rear of the existing mobile home encroaches. City staff reviewed the vacate request and determined no conflicts in the vacation with regard to drainage, utilities, health, safety, or welfare of the Public. This vacate will remove the city's public interest in this land, thus allowing the applicant to eliminate any perceived exception to clear title of this property.

OPTIONS:

1. That the Planning & Zoning Board moves to recommend approval of Resolution 2022-01 vacation of an easement located at 719 Dolphin Drive, Lot 40 in Imperial Mobile Terrace 5th Addition as recorded in Plat Book 23, Page 46.

2. That the Planning & Zoning Board moves to recommend denial of Resolution 2022-01.

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board moves to recommend approval of Resolution 2022-01 vacation of an easement located at 719 Dolphin Drive, Lot 40 in Imperial Mobile Terrace 5th Addition as recorded in Plat Book 23, Page 46.

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

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

MOTION

Deborah Murphy moved to recommend approval of Resolution 2021-01, seconded by Dian Joy. The motion carried unanimously 5-0.

2) Recommendation on Ordinance 2021-01 – Trzaskoma Property – Planned Development Amendment for Approximate 3 Acres of Property Located at the Northeast Corner of Ann Rou Road and Lake Eustis Drive.

Mr. Fitzgerald provided the following staff report:

SUMMARY:

The subject property is approximately 3 acres located at the northeast corner of Ann Rou Road and Lake Eustis Drive. The property is currently vacant and is part of the Etowah Planned Development approved by City Council on April 6, 1994, with subsequent amendments in 2004,

2005, 2006 and 2009. As part of the Etowah Planned Development, the property was designated as Phase 4 with multi-family use and a maximum allowance of 17 dwelling units. On November 16, 2021, the property was sold by CG Land Services, LLC, and the new owner desires single family use rather than multifamily use. Ordinance 2022-01 proposes an amendment to the Etowah Planned Development to redesignate the subject property from multi-family use to single-family use with a maximum allowance of two (2) dwelling units. The subject property shall retain its Planned Development (PD) zoning classification, and shall be subject to the provisions of the Etowah Planned Development and the City of Tavares Land Development Regulations as they pertain to single family development.

OPTIONS:

1. The Planning & Zoning Board moves to recommend approval of Ordinance 2022-01 a Planned Development Amendment for Approximately 3 Acres of Property Located at the Northeast Corner of Ann Rou Road and Lake Eustis Drive, redesignating the property from multi-family use to single-family use.
2. The Planning & Zoning Board moves to recommend denial of Ordinance 2022-01.

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board moves to recommend approval of Ordinance 2022-01 a Planned Development Amendment for Approximately 3 Acres of Property Located at the Northeast Corner of Ann Rou Road and Lake Eustis Drive, redesignating the property from multi-family use to single-family use.

Chairman Santoro asked for comments from the audience.

Chairman Santoro asked for comments from the Board.

MOTION

Dian Joy moved to recommend approval of Ordinance 2021-11, seconded by Brooke Matthews. The motion carried unanimously 5-0.

OTHER BUSINESS

1) Correspondence to City Council

Chairman Santoro said he is impressed with the Planning and Zoning Boards' due diligence and operation. He stated concern that the board's recommendations are not being followed by the City Council and questioned the Planning and Zoning Board's role and possible disbanding. He discussed recent ordinances that came before both boards where the Council did not follow the Planning and Zoning Boards recommendation including a proposed apartment complex and the Lake County Supervisor of Elections offices.

Board Member Murphy noted a need for housing and stated concern for lost revenue with the Council's denial of an apartment complex on SR 19. She said staff reviews projects and ensures the comprehensive plan is followed and all requirements are met.

Attorney Holt said the Planning and Zoning Board could not be disbanded by City Charter, and members have singularly or collectively have the right to resign. She noted with resignations, interim placements would be made for the remainder of term(s).

Lou Buigas, W. Ianthe Street, Tavares, Florida, stated she previously served on both the Planning and Zoning Board and City Council. She commended the Planning and Zoning Board and said the Board plays an important role and need for the City. She recommended open dialogue with the City Council and noted a concern regarding influence from people who do not reside in the City or pay city taxes. She thanked the Planning and Zoning Board members for their service.

Attorney Holt suggested holding workshops, Planning and Zoning Board members expressing their concerns to the City Council at an upcoming Council meeting, or corresponding individually or collectively with the Council. She discussed court magistrate procedures. She said when a property owner petitions the City, presentation and materials may differ by the time a request is heard by the Council as more due diligence is completed and Planning and Zoning Board questions are reviewed. Attorney Holt noted the Planning and Zoning Board has an important role and noted the minutes of the meeting would be available to the Council and reflect the Boards' frustration.

Chairman Santoro noted concern regarding public comment previously made during a Council meeting regarding an application that purportedly violated the Comprehensive Plan. He said the Community Development Director was not provided an opportunity to dispute the claim.

Attorney Holt said the staff report in the agenda would identify any outstanding items and noted the Council often follows the Planning and Zoning Board recommendation.

Mike Fitzgerald noted the majority of the credit goes to Antonio Fabre, City Planner. Attorney Holt Confirmed.

Board Member Joy said she visits every property sites that come before the Planning and Zoning Board so that she can develop her questions and thoughts to share during meetings. She said the Planning and Zoning Board does a good job, should stay solvent and believes dialogue with the City Council would be beneficial.

Board Member Murphy noted her preference for holding a workshop with the City Council.

Mr. Fitzgerald said a Smart Growth Horizon Team had recently been developed. The Horizon Team will hold workshops and could potentially incorporate the role of the Planning and Zoning Board. He said a review process takes significant time from staff and developers before items are brought before both Boards for consideration. Mr. Fitzgerald said he believes the Council recognizes the Planning and Zoning Boards' value and plans on including that value in the education process during workshops.

Chairman Santoro requested Attorney Holt relay the Planning and Zoning Boards frustrations to Mr. Drury and the City Council. Attorney Holt confirmed.

PUBLIC COMMENT

ADJOURNMENT

MOTION

Bruce Peterman moved to adjourn the meeting at 3:30 PM, seconded by Dian Joy. The motion carried unanimously 5-0.

Respectfully submitted,

Jillian Roberts,
Deputy City Clerk

AGENDA SUMMARY
TAVARES PLANNING & ZONING ADVISORY BOARD
2/17/2022

AGENDA TAB NO.: 1.

SUBJECT TITLE: Peace Village, LLC - Rezoning of Approximately 46 Acres Located South of Slim Haywood Ave., North of Camp Rd., West of SR-19
Recommendation on Ordinance 2022-02

OBJECTIVE:

To consider the rezoning of approximately 46 acres of property located south of Slim Haywood Ave., west of SR-19 from Residential Multi-Family (RMF-3) to Residential Multi-Family (RMF-2).

SUMMARY:

The subject property consists of approximately 46 acres of vacant property located south of Slim Haywood Ave., north of Camp Rd., west of SR-19. The property is currently zoned as Residential Multi-Family (RMF-3), and the applicant is proposing that the property be rezoned to Residential Multi-Family (RMF-2).

The subject property was originally approved as future phases of the Shanti Niketan condominium development currently under construction. The property owner has elected to sell the property to Park Square Homes for the purpose of constructing single-family residences. The proposed zoning of Residential Multi-Family (RMF-2) is compatible with single family home construction and the surrounding residential zoning. The applicant at this time envisions the construction of approximately one hundred twenty-five (125) homes on the subject property together with recreational amenities. The proposed use is consistent with the existing medium density land use designation (MED).

The developer has reserved school capacity for all phases of development.

The environmental assessment submitted by Austin Environmental Consultants, 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 traffic analysis submitted by Traffic Planning and Design, Inc. assesses the impact of all phases of the proposed Park Square Homes development, including 197 single family homes and 168 townhomes. The study does not indicate an adverse impact on the level of service for surrounding roadways except for State Road 19, which FDOT is planning to widen. The City of Tavares maintains an initiative per the 2017 Peninsula Area Roadway Corridor Study to provide residents with a safe transportation corridor that is a north-south alternative route to State Road 19, and improve local mobility and circulation west of State Road 19 from Dead River Road to Lane Park Road. Park Square homes is proposing to construct Shanti Niketan Blvd. from Slim Haywood Ave. to Camp Road, and to complete the improvements to Camp Road for access to Lane Park Road. A Developer's Agreement regarding such traffic mitigation improvements will be presented for City Council consideration.

At the request of the City of Tavares, the developer agrees to relocate a 6" capital sewer forcemain from lift station 63 to Slim Haywood Avenue. A Developer's Utility Agreement for that capital line relocation will be

presented for City Council consideration.

Development of the property will be in accordance with the provisions of the City's Land Development Regulations. Prior to the issuance of any Building Permits for this property, compliance with all applicable regulations will be required.

The future land use map designation of Medium Density (MED) remains unchanged for the subject property and is unaffected by the proposed rezoning.

OPTIONS:

1. That the Planning & Zoning Board moves to recommend approval of Ordinance 2022-02 rezoning of approximately 46 acres of property located south of Slim Haywood Ave., north of Camp Rd., west of SR-19 from Residential Multi-Family (RMF-3) to Residential Multi-Family (RMF-2).
2. That the Planning & Zoning Board moves to recommend denial of Ordinance 2022-02.

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board moves to recommend approval of Ordinance 2022-02 rezoning of approximately 46 acres of property located south of Slim Haywood Ave., north of Camp Rd., west of SR-19 from Residential Multi-Family (RMF-3) to Residential Multi-Family (RMF-2).

FISCAL IMPACT:

The developer shall be entitled to sewer impact fee transmission element credit of \$1,640.00 for each Equivalent Residential Unit (ERU) subject to City Council's acceptance of a proposed Utility Agreement for relocation of an existing 6" sewer forcemain from lift station 63 to Slim Haywood Ave. per the request of the City of Tavares Utility Department. The total amount of impact fee credit shall be equal to the actual cost of construction of the 6" forcemain that is certified by the developer's project engineer and verified by the City of Tavares Utility Department Director.

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 2022-02
2. Aerial Map
3. Zoning Map
4. FLU Map
5. Environmental Assessment Report
6. Traffic Study
7. School Capacity Reservation
8. Newspaper Ad 2-6-22

ORDINANCE 2022-02

AN ORDINANCE OF THE CITY OF TAVARES REZONING APPROXIMATELY 46 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF SLIM HAYWOOD AVENUE, NORTH OF CAMP ROAD AND WEST OF SR-19 FROM RESIDENTIAL MULTI-FAMILY (RMF-3) TO RESIDENTIAL MULTI-FAMILY (RMF-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owners of the property legally described in “**Exhibit A**” of this Ordinance have applied for the rezoning of this land from Residential Multi-Family (RMF-3) to Residential Multi-Family (RMF-2); and

WHEREAS, properties within this area are primarily developed or platted for single family and multi-family use; and

WHEREAS, the City of Tavares has advertised in accordance with Florida State 166.041 for two public hearings, as is its option, prior to adoption of this ordinance; and

WHEREAS, the City of Tavares held these 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 amended zoning; and

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

WHEREAS, the City Council finds this amendment in compliance with the City of Tavares’ Land Development Regulations and Comprehensive Plan; now therefore

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

Section 1. Rezoning

The said properties, as legally defined in **Exhibit “A”**, attached hereto and made a part herewith, are hereby rezoned from Residential Multi-Family (RMF-3) to Residential Multi-Family (RMF-2).

Section 2. 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 3. Effective Date.

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

PASSED AND ORDAINED this _____ of _____, 2022, by the City Council of the City of Tavares, Florida.

Lori Pfister, 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"

Legal Description

THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4619, PAGES 1709 THROUGH 1719, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; ALSO BEING PORTIONS OF THE VACATED LOTS, BLOCKS, STREETS, ROADS AND RIGHTS OF WAY AS SHOWN ON THE "PLAT OF LAND OF LANE AND JACKSON AND OTHERS" AS RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; TOGETHER WITH PORTIONS OF THE VACATED LOTS, BLOCKS, STREETS, ROADS AND RIGHTS OF WAY AS SHOWN ON THE PLAT OF "TOWN PLAT OF LANE PARK" AS RECORDED IN PLAT BOOK 1, PAGE 39, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA PER RESOLUTION 2015-13 BY THE CITY COUNCIL OF THE CITY OF TAVARES AS RECORDED IN OFFICIAL RECORDS BOOK 4693, PAGES 2436 THROUGH 2443, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 10 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF THE FORMER ATLANTIC COAST LINE RAILROAD LYING IN SAID GOVERNMENT LOT 10, ALL BEING IN SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST AND SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE RUN ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, NORTH 00°59'22" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 25.82 FEET TO A POINT ON THE NORTH LINE OF AN ACCESS ROAD DESCRIBED IN OFFICIAL RECORDS BOOK 4732, PAGE 1956, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID NORTH LINE SOUTH 89°28'57" EAST FOR 473.47 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°30'14" WEST FOR 30.08 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5294, PAGE 114, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND ITS WESTERLY EXTENSION THEREOF; THENCE RUN ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION SOUTH 89°29'46" EAST FOR 717.11 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE UNNAMED ROAD AS SHOWN ON THE PLAT OF "PLAT OF LAND OF LANE AND JACKSON AND OTHERS" AS RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN ALONG SAID WEST RIGHT OF WAY LINE SOUTH 01°03'31" EAST FOR 411.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD AS SHOWN ON THE "RIGHT OF WAY AND TRACK MAP, ATLANTIC COAST LINE R.R. CO., LANE PARK BRANCH, STATION 422+40 TO STATION 500+56, DATED REVISED JUNE 30, 1920", AND BEING ON FILE AT C.S.X. RAILROAD, JACKSONVILLE, FLORIDA; THENCE RUN SOUTH 54°00'47" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 374.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1482.68 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°15'10", AN ARC DISTANCE OF 627.61 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE NORTH LINE OF GOVERNMENT LOT 10; THENCE RUN SOUTH 89°17'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 115.69 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID FORMER ATLANTIC COAST LINE RAILROAD, SAID POINT BEING SITUATED ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1382.68 FEET, TO WHICH A RADIAL LINE BEARS NORTH 57°54'43" WEST; THENCE RUN SOUTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'12", AN ARC DISTANCE OF 178.66 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF MAINTENANCE OF CAMP ROAD AS SHOWN ON THE "LAKE COUNTY CAMP ROAD 3-3442 MAINTENANCE RIGHT OF WAY MAP, DATED OCTOBER 19, 2004" RECORDED IN MAINTENANCE MAP BOOK 9, PAGES 64 THROUGH 67, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING SITUATED ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 881.20 FEET, TO WHICH A RADIAL LINE BEARS NORTH 62°01'10" WEST; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE OF MAINTENANCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'50", AN ARC DISTANCE OF 140.17 FEET TO A NON-TANGENT POINT; THENCE RUN SOUTH 19°56'21" WEST A DISTANCE OF 181.79 FEET; THENCE RUN SOUTH 19°05'05" WEST A DISTANCE OF 87.95 FEET TO A POINT SITUATED ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1190.34 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 73°30'54" EAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°19'14", AN ARC DISTANCE OF 172.87 FEET TO THE NORTH BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1121, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 89°17'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 317.85 FEET TO THE WEST LINE OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, SAID LINE ALSO BEING THE WEST LINE OF AFORESAID GOVERNMENT LOT 10; THENCE RUN ALONG SAID WEST LINE, NORTH 00°54'50" EAST A DISTANCE OF 192.80 FEET TO THE NORTH RIGHT OF WAY LINE OF VACATED ASTATULA STREET PER OFFICIAL RECORDS BOOK 54, PAGE 93 THROUGH 95, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF "TOWN PLAT OF LANE PARK", AS RECORDED IN PLAT BOOK 1, PAGE 39, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND ALSO SHOWN ON THE LAKE COUNTY TAX MAP; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°15'38" WEST ALONG SAID NORTH VACATED RIGHT OF WAY LINE A DISTANCE OF 784.72 FEET TO A POINT ON THE EAST BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4878, PAGE 648, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 00°31'03" EAST ALONG SAID EAST LINE, A DISTANCE OF 655.32 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4718, PAGE 146, PUBLIC RECORDS LAKE COUNTY, FLORIDA; FROM SAID SOUTHWEST CORNER, RUN SOUTH 89°28'57" EAST ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4718, PAGE 146, A DISTANCE OF 714.60 FEET TO A POINT ON THE WEST BOUNDARY LINE OF AN ACCESS ROAD DESCRIBED IN OFFICIAL RECORDS BOOK 4732, PAGE 1956, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID ACCESS ROAD THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 105.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 00°31'03" WEST, THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 164.93 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°31'03" EAST A DISTANCE OF 773.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 105.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 164.93 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°28'57" EAST FOR A DISTANCE OF 82.92 FEET TO THE POINT OF BEGINNING.

LESS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE RUN ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, ALONG THE EAST LINE OF SAID SECTION 1, ALSO BEING THE WEST LINE OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 26 EAST, SOUTH 00°59'22" WEST A DISTANCE OF 1105.03 FEET TO THE NORTH LINE OF GOVERNMENT LOT 10 OF SAID SECTION 6; THENCE RUN SOUTH 89°17'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 544.22 FEET TO A POINT ON THE EASTERLY LINE OF LANDS DESCRIBED IN EXHIBIT 'A' OF THE CITY OF TAVARES ORDINANCE 2004-06 PASSED AND ORDAINED ON MAY 5, 2004, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89°17'00" EAST A DISTANCE OF 54.65 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FORMER ATLANTIC COAST LINE RAILROAD AS SHOWN ON THE "RIGHT OF WAY AND TRACK MAP, ATLANTIC COAST LINE R.R. CO., LANE PARK BRANCH, STATION 422+40 TO STATION 500+56, DATED REVISED JUNE 30, 1920", AND BEING ON FILE AT C.S.X. RAILROAD, JACKSONVILLE, FLORIDA; SAID POINT BEING SITUATED ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1382.68 FEET, TO WHICH A RADIAL LINE BEARS NORTH 57°54'43" WEST; THENCE RUN SOUTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'12", AN ARC DISTANCE OF 178.66 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF MAINTENANCE OF CAMP ROAD AS SHOWN ON THE "LAKE COUNTY CAMP ROAD 3-3442 MAINTENANCE RIGHT OF WAY MAP, DATED OCTOBER 19, 2004" RECORDED IN MAINTENANCE MAP BOOK 9, PAGES 64 THROUGH 67, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING SITUATED ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 881.20 FEET, TO WHICH A RADIAL LINE BEARS NORTH 62°01'10" WEST; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE OF MAINTENANCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'50", AN ARC DISTANCE OF 140.17 FEET TO A NON-TANGENT POINT; THENCE RUN SOUTH 19°56'21" WEST A DISTANCE OF 181.79 FEET; THENCE RUN SOUTH 19°05'05" WEST A DISTANCE OF 87.95 FEET TO A POINT SITUATED ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1190.34 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 73°30'54" EAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°19'14", AN ARC DISTANCE OF 172.87 FEET TO THE NORTH BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1121, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN NORTH 89°17'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 56.26 FEET TO A POINT ON THE SAID EASTERLY LINE OF LANDS DESCRIBED IN EXHIBIT 'A' OF THE CITY OF TAVARES ORDINANCE 2004-06 PASSED AND ORDAINED ON MAY 5, 2004, SAID POINT BEING SITUATED ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,306.26 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 66°23'59" EAST, THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES. (1) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°44'14" AN ARC DISTANCE OF 190.69 FEET TO A POINT OF TANGENCY; (2) THENCE RUN NORTH 18°51'41" EAST A DISTANCE OF 242.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,231.30 FEET, (3) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°59'35" AN ARC DISTANCE OF 300.71 FEET TO A POINT OF TANGENCY; (4) THENCE RUN NORTH 32°51'16" EAST 28.62 FEET TO THE POINT OF BEGINNING.

