

March 18, 2021
Planning & Zoning Board Meeting

**CITY OF TAVARES
PLANNING AND ZONING BOARD MEETING
TAVARES COUNCIL CHAMBERS
201 E. MAIN STREET, TAVARES
MARCH 18, 2021**

BOARD MEMBERS PRESENT

Gary Santoro, Chairman
Dian Joy, Board Member
Bruce Peterman, Board Member
Deborah Murphy, Board Member
James Sweeza, Board Member
Dara Treadwell, Board Member

LAKE COUNTY SCHOOL BOARD

Helen LaValley - Absent

STAFF MEMBERS PRESENT

Robert Q. Williams, City Attorney - Absent
Mike Fitzgerald, Community Development Director
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.

APPROVAL OF MINUTES

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

MOTION

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

SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EX PARTE COMMUNICATIONS

Ms. Roberts swore those in that were present.

PUBLIC HEARING

1) Recommendation on Ordinance 2021-02 – Koenke Property – Annexation and Rezoning of approximately 05.74 acres located east of CR-561, south of Lake Industrial Blvd. from Lake County Heavy Industrial (HM) to City of Tavares Industrial (I).

Mr. Fitzgerald provided the following staff report;

The subject property is approximately 05.74 acres located east of CR-561, south of Lake Industrial Blvd. The land is vacant and presently zoned as County Heavy Industrial District (HM). 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. The property is adjacent to parcels already annexed into the City of Tavares and designated as Industrial (I) zoning. The applicant at this time envisions the construction of approximately seven (7) buildings that are six thousand (6000) square feet in size. 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. City water service is available to the property and connection shall be required upon development. The environmental assessment submitted by Stillwater Environmental, Inc. indicates no adverse conditions or environmental concerns with the property. The preliminary traffic analysis submitted by Civil Engineering Solutions, Inc. does not indicate an adverse impact to the level of service for surrounding roadways. The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Industrial to City of Tavares Industrial (IND) on the Future Land Use Map 2040.

OPTIONS:

- 1. That the Planning & Zoning Board moves to recommend approval of Ordinance 2021-02 annexing and rezoning to Industrial (I) approximately 05.74 acres of property located east of CR-561, south of Lake Industrial Blvd.*
- 2. That the Planning & Zoning Board moves to recommend denial of Ordinance 2021-02.*

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board moves to recommend approval of Ordinance 2021-02 annexing and rezoning to Industrial (I) approximately 05.74 acres of property located east of CR-561, south of Lake Industrial Blvd.

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

Chairman Santoro asked for comments from the audience.

David Clutts, Civil Engineering Solutions, 322 N. Rockingham Ave. Tavares, Applicant, stated that he is available to answer questions.

Board Member Treadwell asked if there is a concept drawing. Mr. Fitzgerald confirmed there is one in the packet.

Chairman Santoro asked if the property is annexed and rezoned and the plans fall through, will the annexation and rezoning still occur. Mr. Fitzgerald confirmed that the annexation and rezoning would still proceed.

MOTION

Bruce Peterman moved to recommend approval of Ordinance 2021-02, seconded by Dian Joy. The motion carried unanimously 6-0.

2) Recommendation on Ordinance 2021-03 – Koenke Property – Small Scale FLUM Amendment of approximately 05.74 acres located east of CR-561, south of Lake Industrial Blvd. from Lake County Industrial to City of Tavares Industrial (IND). Recommendation on Ordinance 201-03

Mr. Fitzgerald provided the following staff report;

Ordinance 2021-03 proposes a small-scale amendment to the Future Land Use Map 2040 of the Comprehensive Plan. The subject property (Parcel Alternate Key Number 2719648) is 05.74 acres in size and generally located east of CR-561, south of Lake Industrial Blvd. The property is currently vacant. The applicant envisions industrial uses that are compatible with the industrial development that is adjacent to the subject property. This ordinance would amend the current Future Land Use Designation from Lake County Industrial to City Industrial (IND). Future Land Use Amendment The city is required to place a future land use designation on annexed property. The subject property is currently designated County Industrial. A City Industrial designation is compatible with surrounding property. Compatibility The surrounding property is industrial nature. Site Conditions The property is currently vacant. Prior to any development, an approved site plan will be required. All applicable surveying, environmental assessments, and permitting must be in place before the site plan is approved. Any proposed development project will be required to connect to available city utilities. Impact on City Services The subject property is located in the City's Utility Service Area. The City of Tavares has municipal water service available to the subject parcel and any new development on this property must connect to city utilities. 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. Page 16 of 21 FINDINGS This amendment request is considered to be in compliance with the Comprehensive Plan Goals, Objectives and Policies with the following findings: 1. An Industrial Future Land Use designation would serve as the most appropriate land use for the

subject property in accordance with Future Land Use policy 1-1.1. 2. Impacts of the proposed development of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 8)

OPTIONS:

- 1. That the Planning & Zoning Board moves to recommend approval of Ordinance 2021-03 Future Land Use Map amendment from Lake County Industrial to City Industrial (IND) for 05.74 acres of property generally located east of CR-561, south of Lake Industrial Blvd.*
- 2. That the Planning & Zoning Board moves to recommend denial of Ordinance 2021-03.*

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board moves to recommend approval of Ordinance 2021-03 Future Land Use Map amendment from Lake County Industrial to City Industrial (IND) for 05.74 acres of property generally located east of CR-561, south of Lake Industrial Blvd.

Chairman Santoro asked for public comment. There was none.

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

MOTION

James Sweeza moved to recommend approval of Ordinance 2021-03, seconded by Dara Treadwell. The motion carried unanimously 6-0.

OTHER BUSINESS

Mr. Fitzgerald noted that Board Member Gary Koerner resigned from the Planning and Zoning Board.

PUBLIC COMMENT

None.

ADJOURNMENT

Dian Joy moved to approve to adjourn the meeting at 3:14 PM, seconded by James Sweeza. The motion carried unanimously 6-0.

Respectfully submitted,

March 18, 2021
Planning & Zoning Board Meeting

Jillian Roberts,
Deputy City Clerk