

AGENDA



City of Tavares Planning & Zoning Advisory Board

May 19, 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 February 17, 2022 Planning and Zoning Board Meeting Minutes (Deputy Clerk)

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

V. Public Hearings

1. Conner Property - Rezoning of Approximately 2 Acres Located South of Dora Ave., West of Dillard Rd.
Recommendation on Ordinance 2022-03
2. Gorgeous Groves, Inc. - Rezoning of Approximately 220 Acres Located West of the Intersection of Woodlea Rd. and Lane Park Rd.
Recommendation on Ordinance 2022-05
3. City Impact Fee Waiver for Property Located Within the Community Redevelopment Area (CRA)
Recommendation on Ordinance 2022-04

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.

**CITY OF TAVARES
PLANNING AND ZONING BOARD MEETING
TAVARES COUNCIL CHAMBERS
201 E. MAIN STREET, TAVARES
FEBRUARY 17, 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
Dara Treadwell, Board Member

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 ‘Election of Chair and Vice-Chair’ to the agenda.

MOTION

Deborah Murphy moved to approve the addition of item ‘Election of Chair and Vice-Chair’, seconded by Dian Joy. The motion carried unanimously 6-0.

APPROVAL OF MINUTES

Chairman Santoro asked if there are any additions or corrections for January 20, 2022 Planning and Zoning Board Meeting minutes. There were none.

MOTION

Deborah Murphy moved to approve the minutes of the January 20, 2022 Planning and Zoning Board Meeting, seconded by James Sweezea. The motion carried unanimously 6-0.

SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EX PARTE COMMUNICATIONS

Attorney Holt swore in those who were present and wished to provide testimony.

Attorney Holt asked the Board Members if there were any ex parte communications. There were none.

PUBLIC HEARING

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

Mr. Fitzgerald provided the following staff report:

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 MultiFamily (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.

Chairman Santoro asked for comments from the audience.

Chuck Hoitt, HALFF Engineering and Associates, 902 N Sinclair Avenue, Tavares, said he is present on behalf of the applicant and is available for questions.

Yogesh Naik, 2702 Shantiniketan Blvd, Tavares, noted his concern regarding the property being located next to the 55 and older community next to the property, rezoning density and following the Master Plan.

Mr. Fitzgerald said the property will be 12 units per acre. The current zoning is RMF-3 and the proposal is to change it to RMF-2 which is considered a down-zoning. The current traffic concerns are being addressed for improvements. The developer agrees to improve Camp Road to Lane Park Road for the option to utilize the light at SR-19. Utilities would be handled through a developer's agreement.

Chairman Santoro asked for comments from the Board.

Board Member Treadwell noted her concern regarding growth and traffic on S.R-19. Mr. Fitzgerald said the traffic study indicated traffic mitigation would be needed for S.R-19. The developer plans to create a boulevard from Slim Haywood Avenue to Camp Road, and Camp Road to Lane Park Road as a segment of the Captain Haynes Extension as a North/South Alternative. Mr. Fitzgerald said the developer's agreement stipulates the road improvements must be made to receive Certificate of Occupancy.

Board Member Murphy stated her concern of a housing development next to a 55 and over community. She also noted there is a need for housing. Mr. Fitzgerald said the developer has indicated the project would be age restricted. The current phase of Shantiniketan that exists next to the property will be a stand-alone gated community.

Board Member Sweeza noted his concern regarding traffic along Slim Haywood Avenue and S.R-19. Mr. Fitzgerald stated his traffic concerns have been addressed with a North/South alternative.

Chairman Santoro asked if the Boulevard is going to be a public way and if Camp Road will be reconstructed to City standards. He also noted his concern of the bus depot being across S.R 19 and said he understand the concerns of having single family homes next to a 55 and over community. Mr. Fitzgerald said it is currently gated at Slim Haywood Avenue and noted that Shantiniketan Boulevard will be reconstructed to city specifications open to the public as a public Boulevard.

Mr. Fitzgerald noted that every home that is built pays road impact fees go into a fund specify for improving roadways in that area.

MOTION

Dian Joy moved to recommend approval of Ordinance 2022-02, seconded by Bruce Peterman. The motion carried unanimously 6-0.

OTHER BUSINESS

Mr. Fitzgerald said the Smart Growth Workshop will be held on Monday, March 14, 2022 from 6PM-8PM in the City Council Chambers.

1) Election of Chair and Vice-Chair

Chairman Santoro opened the floor for nominations for Chairman.

Deborah Murphy nominated Gary Santoro for the position of Chairman. There were no other nominations.

MOTION

Deborah Murphy moved to nominate Gary Santoro as Chairman, seconded by James Sweeza. The motion carried unanimously 6-0.

Chairman Santoro opened the floor for nominations for Vice-Chair.

Dara Treadwell nominated Deborah Murphy for the position of Vice-Chair. There were no other nominations.

MOTION

Dara Treadwell moved to nominate Deborah Murphy as Vice-Chair, seconded by Gary Santoro. The motion carried unanimously 6-0.

PUBLIC COMMENT

Vance Jochim, 121619 Milwaukee Ave, Lake County, noted his concern of traffic volume and development.

John Drury, 1012 Lake Elsie Drive, Tavares, City Administrator, thanked the Board for doing their due diligence to serve their community to help the community grow accordingly. He noted the Smart Growth Workshop and encouraged the Boards to attend.

Chairman Santoro thanked Mr. Drury, Mr. Fitzgerald and staff for their hard work.

ADJOURNMENT

MOTION

James Sweeza moved to adjourn the meeting at 3:34 PM, seconded by Bruce Peterman. The motion carried unanimously 5-0.

Respectfully submitted,

Jillian Roberts,
Deputy City Clerk

AGENDA SUMMARY
TAVARES PLANNING & ZONING ADVISORY BOARD
5/19/2022

AGENDA TAB NO.: 1.

**SUBJECT TITLE: Conner Property - Rezoning of Approximately 2 Acres Located South of Dora Ave., West of Dillard Rd.
Recommendation on Ordinance 2022-03**

OBJECTIVE:

To consider the rezoning of approximately 02.00 acres of property located south of Dora Ave., west of Dillard Rd. to a newly stated Planned Development (PD).

SUMMARY:

The subject property consists of approximately 02.00 acres of vacant property located south of Dora Avenue, west of Dillard Road. The property is currently zoned as Planned Development (PD), and the applicant is proposing that the property be rezoned to a newly stated Planned Development (PD) that includes an adult-age restricted provision.

The proposed zoning of Planned Development (PD) is compatible with the surrounding zoning, which is a mixture of residential and commercial zoning. The property contains one (1) single family residence, and the applicant at this time envisions the construction of two (2) additional detached residential single family homes and eight (8) attached duplex units. The duplex units shall be adult-age restricted per the zoning provisions contained in Ordinance 2022-03. The proposed use is consistent with the Comprehensive Plan by ensuring the availability, quality, and sustainability of a mix of housing types in Tavares.

The property owner is applying for school impact exemption for the age-restricted duplex portion of the development. The two additional single family homes will not be age restricted and have a negligible impact on school capacity.

The environmental assessment submitted by Wicks Engineering Services, 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 generated by the proposed development will have a minimal impact on surrounding roadways and is exempt from a Tier 1 traffic study per the City's Engineer.

Development of the property will be in accordance with the provisions of Ordinance 2022-03 and 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 designation of the property is Low Density with an allowance of 5.6 dwelling units per acre, and this designation is not affected by the rezoning.

OPTIONS:

1. That the Planning & Zoning Board moves to recommend approval of Ordinance 2022-03 rezoning of approximately 02.00 acres of property located south of Dora Ave., west of Dillard Rd. to a newly stated Planned Development (PD).

2. That the Planning & Zoning Board moves to recommend denial of Ordinance 2022-03.

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board moves to recommend approval of Ordinance 2022-03 rezoning of approximately 02.00 acres of property located south of Dora Ave., west of Dillard Rd. to a newly stated Planned Development (PD).

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ordinance 2022-03
2. Aerial Map
3. Concept Plan
4. Zoning Map
5. FLU Map
6. Environmental Assessment
7. Newspaper Ad 05-08-22

ORDINANCE 2022-03

AN ORDINANCE OF THE CITY OF TAVARES AMENDING ORDINANCES 2000-19 AND 2003-47 OF THE CITY OF TAVARES FOR APPROXIMATELY 02.00 ACRES LOCATED SOUTH OF DORA AVENUE, WEST OF DILLARD ROAD, SUPERCEDING ALL SAID ORDINANCES WITH A NEWLY STATED PLANNED DEVELOPMENT (PD) ORDINANCE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property is comprised of an original Planned Development zoning ordinance 2000-19, and an amendment thereto by Ordinance 2003-47; and,

WHEREAS, the owner of the property described in **Exhibit “A”** has petitioned to amend the zoning designation of property within the City of Tavares to a newly stated Planned Development (PD), and

WHEREAS, the applicant would like to develop the property for residential use with a portion of the property being Adult-Age Restricted duplexes; and,

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

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

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

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

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

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

Section 1. Rezoning

Said property, as legally defined in **Exhibit "A"**, attached hereto and made a part herewith, is hereby rezoned to City of Tavares Planned Development (PD), under the specific provisions as established by the City of Tavares Land Development Regulations.

The purpose of this section is to set forth basic development regulations and to generally describe the project which is being developed as a Planned Development, hereinafter referred to as a "PD", as specified in Chapter 8 of the Land Development Regulations of the City of Tavares, Florida.

Development of this project shall be governed by the contents of this document and applicable sections of the City of Tavares Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City in effect at the time of development. Where in conflict, the terms of this document shall take precedence over the City of Tavares Land Development Regulations and Code of Ordinances, and all other applicable rules, regulations and ordinances of the City, unless otherwise noted.

Section 2 Definitions

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

Section 3 Land Uses

A. The Conceptual Master Plan for the project is attached hereto and made a part herewith as **Exhibit "B"**. The general location of each land use has been established as depicted in the Conceptual Master Plan.

Total Area:

02.00 +/- Acres

Permitted Uses:

Single-Family and Multi-Family Residential

Maximum Allowable Residential Density:

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

Upland acres x 5.6 dwelling units per acre: $5.6 \times 2.03 = 11.4$

Maximum number of dwelling units: 11

Maximum Density Proposed

Total Number of Single-Family Dwelling Units: 3 dwelling units

Total Number of Multi-Family Dwelling Units: 8 dwelling units

Open Space:

Minimum Open Space required shall be 30 % of the gross acreage or 0.61 acres.

- B. In addition to the planned elements shown on the Conceptual Master Plan, such easements and rights-of-way shall be established within or adjacent to the project site as may be necessary or desirable for the service, function or convenience of the project, said easements and rights of way to be determined and indicated on recorded plats of the property or any portion thereof.

Section 4. Development Standards

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

- 1. Single-Family Dwelling Units:

Front setback	25'
Rear / Lake setback	50'
Side setback	10'
Side adjacent to Multi-Family	20'
From Jurisdictional Wetlands Line	25'

- 2. Multi-Family Dwelling Units:

Front setback to Dora Ave.	25'
Rear setback	15'
Side setback	10'
Side adjacent to Single-Family	20'
Distance between structures	10'

- 3. Accessory Structures, Pools and Screen Enclosures.

Accessory Structures shall only be permitted in the residential single-family portion of the Planned Development. Accessory structures are prohibited

in the multi-family portion of the Planned Development. All accessory structures, pools and screen enclosures shall be located in the rear yard.

Rear setback	5'
Side setback (internal)	same as principle structure
Side adjacent to Multi-Family	same as principle structure

B. Lot Requirements

1. Minimum Lot Widths and Areas. The minimum lot size for single-family residences shall be no less than nine-thousand (9,000) square feet with minimum lot width abutting right-of-way of twenty feet (20').
2. Maximum lot coverage and impervious surfaces. Maximum lot coverage by impervious surfaces shall not exceed sixty percent (60%) of the total lot area. Impervious surfaces shall not exceed forty percent (40%) of any front yard.

C. Height of Structures. The height of a structure shall be determined by measuring the distance from mean grade elevation to the highest point of the roof and shall not exceed twenty-five feet (25').

D. Lighting. Street lighting shall be installed by the Developer at each intersection in accordance with the minimum standards as set forth by the local power provider. Design of fixtures shall be subject to approval of the City of Tavares, with submission of said design required at time of application of construction plans. Design shall incorporate a theme. Lighting shall be at least fifteen feet (15') in height and no more than thirty feet (30') in height, with lighting focused in a downward direction.

E. Landscaping and Buffer Requirements.

1. The development shall comply with Chapter 11 of the City's Land Development Regulations. Plant material specifications and approved species shall meet the requirements of Chapter 11 of the City of Tavares land Development Regulations in effect at the time of development.

2. All landscaped common areas and buffers shall be in a self-contained tract or easement that is maintained by the Homeowners Association or by the Developer.
 3. Common areas. Water retention areas or common areas shall be buffered by perimeter landscaping, irrigated and maintained, per, at a minimum, a 10-foot-wide (10') vegetative buffer consisting of a naturalistic design including clusters of shrubs, planted 36 inches (36") high at planting, no less than 7 shrubs per cluster; and a canopy or an understory tree, with no more than one-fourth the trees being understory trees; per each forty lineal feet (40') of area perimeter.
 4. All landscaped and common areas shall be in place at time of final plat approval and shall be properly irrigated and maintained by the established Homeowners Association and/or the Developer.
- F. Signage. Signage shall conform to the City of Tavares Land Development Regulations regarding subdivision signage.
- G. Fences. Any fencing or walls located along the perimeter of the parent tract shall be uniform in design, materials, color, and height, with such requirement incorporated into the deed restrictions recorded at the time of final plat recording. No fences abutting right-of-way shall consist of wood or chain link.
- H. Tree Preservation.
1. Under no circumstances shall any tree, regardless of size or species, be removed from any designated wetland or conservation easements.
 2. Trees proposed to be maintained on site shall be protected during site construction by placing a tree protection barrier at the drip line of each tree or clusters of trees. No construction activity, equipment or material shall be permitted inside the tree protection barrier.

Section 5. Public Facilities.

- A. Impact Fees. The Developer acknowledges that the City of Tavares has impact fees for water, wastewater, fire, police, and parks & recreation, while Lake County has impact fees for schools and transportation. The project shall be subject to such impact fees or any additional impact fees effective at the time of issuance of any building permit.

- B. Potable water. Potable water shall be provided by the City of Tavares and impact fees shall be paid by the Developer. The Developer shall extend water lines from the existing location to the development. Lines shall be extended in a manner in accordance with the City of Tavares construction specifications.

- C. Wastewater. Wastewater treatment service shall be provided by the City and the Developer shall pay the impact fees. The Developer shall extend sanitary sewer lines from the existing location to the development. Lines shall be extended and improvements shall be made in accordance with City of Tavares construction specifications.

- D. Drainage. Retention pond design shall incorporate a naturalistic approach, to be accomplished through one or more of the following methods: (1) through curvilinear perimeter design, (2) through the inclusion of swales rather than abrupt slopes requiring fencing, and (3) through naturalistic landscaping. Prior to receiving any development approvals, the Developer shall submit a master site drainage plan for review and approval by the City. All applicable St. John's River Water Management District permits shall be required prior to approval of any development order. The maintenance of the drainage system shall be the responsibility of the Homeowners Association and/or the Developer.

- E. Reuse Water. The Developer shall be required to install a water reuse distribution system to serve all irrigation needs within the development. The lines will be

served by potable water or from an onsite irrigation well until such time as reclaimed water is available for irrigation. At the Developer's or Homeowner's expense, the irrigation system for the PD shall connect to the reuse system once the lines are extended to the perimeter of the property.

- G. Transportation. All roads, streets, and sidewalks constructed on property under the City's jurisdiction or for which the City has maintenance responsibilities shall be constructed according to the standards of the City of Tavares. All roads, streets, and sidewalks constructed on property under the County's jurisdiction shall be constructed according to the standards of the County unless otherwise agreed between the City and the County.
- H. Underground Electric Utilities. Utility lines for electric power shall be installed underground per the provisions of the City of Tavares and the power provider.

Section 6. Environmental

- A. An environmental survey shall be required prior to the acceptance of any construction plans. The study at time of construction plan approval shall at a minimum provide an inventory of threatened or endangered species of special concern. The presence of designated species, flora or fauna, on the site or affected by the development shall result in the requirement of a species management plan and/or relocation plan.
- B. A conservation easement shall be shown over jurisdictional wetlands on the construction plans submitted for the initial phase of development and the conservation easement shall be recorded over the entire jurisdictional wetlands area as part of the recording of the first final construction plans. The conservation easement shall be in a format approved by the St. Johns River Water Management District as part of the permitting process for the Property.
- C. All environmental permitting and mitigation shall serve as prerequisites of any phase of development and shall be administered by the appropriate local or state jurisdiction.

- D. Any permitted improvements in the wetlands areas shall be maintained per the criteria of the St. John's River Water Management District.

Section 7. Platting

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

Section 8. Timing

1. The time limit for completion will be two (2) years and will include the completion of all public facilities.
2. Time limits may be extended by City Council one time for a reasonable period upon the petition of all appropriate applicants and based upon good cause, as determined by City Council: provided that any extension shall not automatically extend the normal expiration date of a building permit, site plan approval or other development order. If time limits contained in the approved development plan are not completed or extended, no additional permits or development orders will be approved.
3. In the event of failure to comply with the terms of the planned development ordinance within the completion period and in the event no extension is requested, the ordinance will be automatically revoked.
4. After revocation, City Council shall take action to rezone the subject property to the lowest intensity and density zoning designation consistent with the Comprehensive Plan.

Section 9. Deed Restrictions

Deed restrictions containing comments, conditions and general prohibitions, will be developed for both the single family residential and attached residential duplex units. These will be recorded in the Lake County Public Records at the time of Platting and Site Plan approval. The restrictions will apply to the individual single-

family lots and as appropriate, to the attached residential duplex units. The deed restrictions will be enforceable as provided by Law and stated within the recorded documents.

Section 10. Permits.

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

Section 11. 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 12. Effective Date.

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

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

Lori A. Pfister, Mayor
Tavares City Council

Passed First Reading: _____

Passed Second Reading: _____

ATTEST:

Susie Novack, City Clerk

APPROVED AS TO FORM AND LEGALITY:

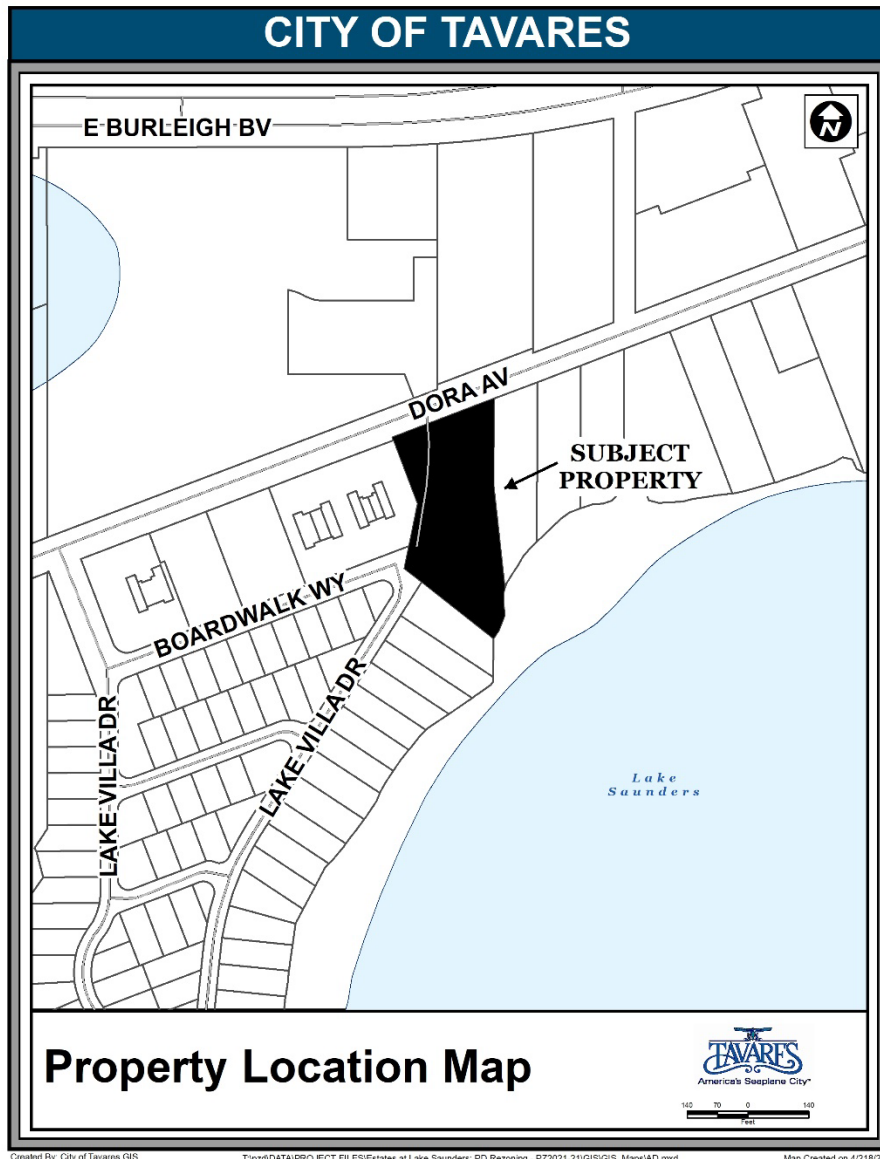
Lindsay C.T. Holt, City Attorney

EXHIBIT "A"

Legal Description:

A PORTION OF CENTRAL PARK, NOW VACATED, A SUBDIVISION IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 28 EAST, AS RECORDED IN PLAT BOOK 8, PAGE 80, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND A PORTION OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID CENTRAL PARK AND RUN NORTH 88 DEGREES 10'50" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 19-A, 1557.17 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 20 DEGREES 49'01" EAST, 163.42 FEET; THENCE SOUTH 11 DEGREES 40'50" WEST, 152.24 FEET; THENCE SOUTH 51 DEGREES 50'02" EAST, 197.81 FEET TO THE ORDINARY HIGH WATER; LINE C.) OF LAKE SAUNDERS BEING DESIGNATED POINT "X"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN NORTH 88 DEGREES 10'50" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 19-A, 250.00 FEET TO A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN O.R. BOOK 484, PAGE 310, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 03'19" WEST, ALONG THE WEST BOUNDARY OF SAID PARCEL, 199.88 FEET TO A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION); THENCE CONTINUE ALONG SAID WEST BOUNDARY SOUTH 08 DEGREES 50'32" EAST, 63.80 FEET TO THE ORDINARY HIGH WATER LINE OF LAKE SAUNDERS; THENCE SOUTHWESTERLY, ALONG SAID ORDINARY HIGH WATER LINE TO POINT "X" AND TERMINUS OF THIS DESCRIPTION.

By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X & AE. This Property was found in City of Tavares, community number 120138, dated 12/18/2012.



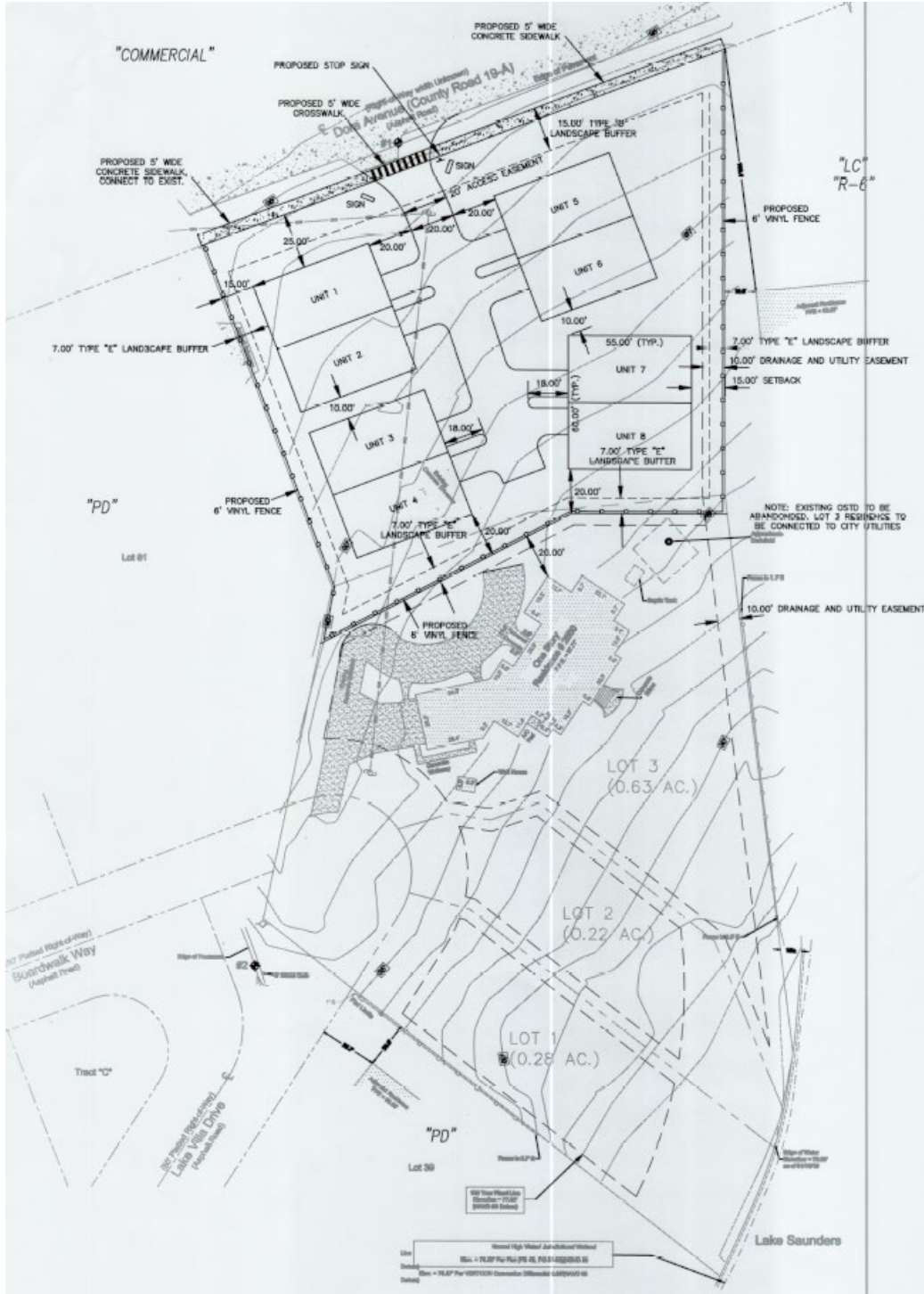
Created By: City of Tavares GIS

T:\pzd\DATA\PROJECT FILES\Estates at Lake Saunders; PD Rezoning - P22021-21\GIS\GIS_Maps\AD.mxd

Map Created on 4/21/2022

EXHIBIT "B"

Conceptual Master Plan



AGENDA SUMMARY
TAVARES PLANNING & ZONING ADVISORY BOARD
5/19/2022

AGENDA TAB NO.: 2.

**SUBJECT TITLE: Gorgeous Groves, Inc. - Rezoning of Approximately 220 Acres Located West of the Intersection of Woodlea Rd. and Lane Park Rd.
Recommendation on Ordinance 2022-05**

OBJECTIVE:

To consider the rezoning of approximately 220 acres of property located west of the intersection of Woodlea Rd. and Lane Park Rd. from Residential Single Family (RSF-A) to Planned Development (PD).

SUMMARY:

The subject property consists of approximately 220 acres of vacant property located west of the intersection of Woodlea Road and Lane Park Road. The property is currently zoned as Residential Single Family (RSF-A), and the applicant is proposing that the property be rezoned to a Planned Development (PD) that includes an adult-age restricted provision.

The proposed zoning of Planned Development (PD) is compatible with the surrounding zoning, which is a mixture of residential and County agricultural zoning. The applicant at this time envisions the construction of a master-planned age-restricted community consisting of 625 single-family dwelling units and active adult amenities including a club house, community pool, tennis & pickle ball courts, and a community marina. The proposed development will be a private gated community with private roads. Ordinance 2022-05 provides for flexibility in site and building design with a range of lot sizes from forty feet (40') to sixty feet (60') in width, preservation of open space and scenic areas, and large landscape buffers. The proposed use is consistent with the Comprehensive Plan by ensuring the availability, quality, and sustainability of a mix of housing types in Tavares. In accordance with the Comprehensive Plan, the proposed development implements urban design principles promoting a livable community, preserves the character of existing homes by providing a 170' wide landscape buffer, and takes into consideration the historical context of previous City Council approval as a private master-planned community.

The property owner shall apply to Lake County for school impact exemption for an age-restricted community.

The environmental assessment submitted by Bio-Tech Consulting, 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 and U.S. Fish and Wildlife Service provisions as they pertain to threatened and protected species.

The traffic analysis submitted by Luke Transportation Engineering Consultants assesses the impact of all phases of the proposed Cresswind development. The study does not indicate an adverse impact on the level of service for surrounding roadways except for State Road 19. 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. The Cresswind developer is working with the City of Tavares and Lake County regarding a proportionate share of traffic mitigation and will propose a Developer's Agreement for the design, funding, and construction of improvements necessary for a portion of the Captain Haynes Road extension from Woodlea Road extending south approximately 1300 feet. This segment of Captain Haynes Road will also serve as ingress / egress for the future Lake County school site located south of Woodlea Road, and the School Board has agreed to dedicate a 1/2 acre of School Board property as right-of-way for this purpose. A Developer's Agreement regarding such traffic mitigation improvements will be presented for City Council consideration at a later date, and will include a request for dedication of a certain amount of City-owned property as right-of-way for Captain Haynes Road. The entrance to the development shall be designed in such a way as to ensure safe ingress / egress for the community. Any additional required improvements to Woodlea Road shall be at the discretion of Lake County Public Works, City of Tavares staff, and the City Engineer during the site plan review process.

The developer acknowledges that city utility services for potable water and waste water are currently not available for the site, and that development of the subject property is contingent upon the construction of and connection to city utility services. The City of Tavares has initiated extending capital utility lines to the Peninsula area through the approval of Resolution 2021-23 on September 8, 2021.

Development of the property will be in accordance with the provisions of Ordinance 2022-05 and 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 designation of the property is Suburban Density with an allowance of 3 dwelling units per acre, and this designation is not affected by the rezoning.

OPTIONS:

1. That the Planning & Zoning Board moves to recommend approval of Ordinance 2022-05 rezoning of approximately 220 acres of property located west of the intersection of Woodlea Rd. and Lane Park Rd. from Residential Single Family (RSF-A) to Planned Development (PD).

2. That the Planning & Zoning Board moves to recommend denial of Ordinance 2022-05.

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board moves to recommend approval of Ordinance 2022-05 rezoning of approximately 220 acres of property located west of the intersection of Woodlea Rd. and Lane Park Rd. from Residential Single Family (RSF-A) to Planned Development (PD).

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

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

ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:

1. Ordinance 2022-05
2. Aerial Map
3. Zoning Map
4. FLU Map
5. Environmental Assessment
6. Environmental - Sand Skink Report
7. Traffic Study
8. Resident Objection Letters
9. Newspaper Ad 05-08-22

ORDINANCE 2022-05

AN ORDINANCE OF THE CITY OF TAVARES REZONING APPROXIMATELY 220 ACRES OF PROPERTY LOCATED AT THE WESTERLY END OF WOODLEA ROAD FROM RSF-A (RESIDENTIAL SINGLE FAMILY) TO PLANNED DEVELOPMENT (PD) WITH CERTAIN CONDITIONS THAT WOULD ALLOW AND PROVIDE GOVERNING REGULATIONS FOR THE DEVELOPMENT OF A 55 PLUS AGE RESTRICTED, ACTIVE ADULT COMMUNITY; 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 Single Family (RSF-A) to Planned Development (PD); and

WHEREAS, City Water and Wastewater utility services are not currently available to the property; and

WHEREAS, development of the property is subject to City utility availability; and

WHEREAS, the City of Tavares, Florida, is in a position to plan to extend municipal services to the property described herein under Resolution 2021-23, as adopted; and

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

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

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

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

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

Section 1. Rezoning

Said property, as legally defined in Exhibit “A”, attached hereto and made a part herewith, is hereby rezoned to City of Tavares Planned Development (PD), under the specific provisions as established by the City of Tavares Land Development Regulations.

The purpose of this ordinance is to set forth basic development regulations and entitlements for the property with a new planned development agreement known as Cresswind Lake Harris PD planned development, herein referred to as a “PD”, as specified in Chapter 8 of the Land Development Regulations of the City of Tavares, Florida. The development of the property is intended for the housing of persons 55 years of age and older and to be consistent with the Housing for Older Persons Act of 1995. As such, all dwelling units shall be subject to deed restrictions attached to all sale contracts and acknowledged by signature and date by seller and purchaser. Such deed restrictions shall be recorded and be irrevocable for a period of thirty years. The property shall be developed as a private, gated community substantially in accordance with the Conceptual Development Plan. One or more Associations (as hereinafter defined) will be established to serve residents of the Cresswind Lake Harris PD and perform the ongoing duties set forth herein.

Development of this project shall be governed by the contents of this document and applicable sections of the City of Tavares Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City in effect at the time of development. Where in conflict,

the terms of this document shall take precedence over the City of Tavares Land Development Regulations and Code of Ordinances, and all other applicable rules, regulations and ordinances of the City, unless otherwise noted.

Section 2 Definitions

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

Section 3 Land Uses

The Conceptual Development Plan for the project prepared by Halff bearing a final revision date of April 22, 2022 is attached hereto and made a part herewith as Exhibit "B". Elements in the Conceptual Development Plan include, but are not limited to, residential (single-family) acreage, a clubhouse, marina, amenities (including supportive and ancillary food and beer/wine services for residents), open space, and jurisdictional wetlands. The general location of each of these land uses has been established as depicted in the Conceptual Development Plan. Out of the 220-acre site, the approximate acreage devoted to each land use shall be as follows:

- A. The breakdown for the project and its individual phases is as follows:

TOTAL PROJECT

Total Area:

220 +/- Acres

Permitted Uses:

Single-Family Residential

Acreage:

Uplands	202.96 Acres
Wetlands	17.13 Ac Acres

Total Acreage	220.09 Acres
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Maximum Allowable Residential Density:

The total number of residential dwelling units permitted for all Phases shall be determined at the following maximum densities:

Upland acres x 3 dwelling units per acre: $202.96 \times 3 = 608.88$

Wetland acres x 1 dwelling unit per acre: $17.13 \times 1 = 17.13$

Maximum number of dwelling units: 625

Open Space:

Minimum Open Space required shall be 30% of the gross acreage or 66.03 acres.

Recreation Area:

Minimum Recreation Area required shall be 5% of the gross acreage or 11.05 acres.

Maximum Density Proposed

Total Number of Single-Family Dwelling Units: 625 dwelling units

Gross Density: 2.84 du / acre

Net Upland Density 3.08 du /acre

B. The jurisdictional wetlands may include an elevated boardwalk, dock and marina access, picnic area and trail system subject to permitting requirements of the St. Johns River Water Management District (SJRWMD) and/or the Florida Department of Environmental Protection. In lieu of a jurisdictional wetlands area recreational amenity approved by City Council at platting, the overall development must meet the active recreational area requirements of five percent (5%) of the gross acreage, or approximately 11.05 acres of designated active recreational space upon upland acreage.

C. In addition to the planned elements shown on the Conceptual Development Plan, such easements and rights-of-way shall be established within or adjacent to the project site as may be necessary or desirable for the service, function or convenience of the project, said easements and rights of way to be determined and indicated on recorded plats of the property or any portion thereof.

- D. The overall development consists of single-family residential units and supportive amenities.

Section 4. Development Standards

Lot sizes shall be a proposed mix of 60-foot-wide lots, 50-foot-wide lots and 40-foot-wide lots. 60-foot-wide lots may comprise twenty-five (25%) of the overall project (i.e. 156 of the total 625 lots) and 50-foot-wide lots may comprise up to fifty percent (50%) of the overall project (i.e. 313 of the total 625 lots); provided, however, the final numbers of such total 60 and 50 foot lots may vary based on market conditions. 40-foot-wide lots shall not comprise more than twenty-five percent (25%) of the overall project (i.e. 156 of the total 625 lots). In accordance with Ordinance 2015-16, any lot fronting on the east side of Peninsula Drive shall be a minimum of 140 feet wide and 170 feet in depth and shall have a minimum 3,000 square feet of living area. In lieu of providing larger lots along the east side of Peninsula Drive, the developer may provide an equivalent depth of open space measured from the east right of way line of Peninsula Drive. Should the equivalent open space be utilized, a Type “C” Landscape Buffer shall be installed adjacent to the east right of way line of Peninsula Drive or adjacent to the existing retention areas serving the Peninsula Drive lots.

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

- 1. Single-Family Dwelling Units:

Front setback	22' (front facing garage*)
Front setback	15' (side facing garage, living area or porch)
Rear setback	10'
Side setback	5'
Side adjacent to ROW	15'
From Jurisdictional Wetlands Line	25'

*Minimum 25 feet from back of sidewalk to face of front facing garage. (See lot details on Exhibit “B” Sheet 3)

From natural body of water (MHWL)	50'
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2. Accessory Structures, Pools and Screen Enclosures. All accessory structures, pools and screen enclosures shall be located in the rear yard. Pool, deck, and screen enclosures with screen roof shall meet a minimum 5' rear setback requirement. Screen enclosures with a hard roof shall comply with setbacks of the principal structure. Sheds shall not be permitted on any property.

Rear setback	5' pool
Rear setback	5' Screen enclosure with screen roof or deck
Side setback (internal)	same as principal structure
Side adjacent to ROW	same as principal structure
From Jurisdictional Wetlands Line	25'

3. Fences (Lots)

Front setback	Not Permitted
Rear setback	0'
Side setback	0'
Side adjacent to ROW	10'
Maximum Height	6'

B. Lot Requirements

1. Minimum Lot Widths and Areas. The minimum lot size for single-family residences shall be no less than five-thousand (5,000) square feet with minimum lot width of fifty feet (40'). No more than 25% of the overall project shall be 40-foot lots.
2. Corner Lots. Corner lots shall be five percent (5%) larger in area and width than as required above.
3. Maximum lot coverage and impervious surfaces. Maximum lot coverage by impervious surfaces shall not exceed seventy-five percent (75%) of the total lot area. Impervious surfaces shall not exceed fifty percent (50%) of any front yard. Maximum project impervious surfaces shall not exceed fifty percent (50%)

4. Individual homes may utilize a side or front garage access design concept to reduce the physical prominence of garages within the development. Garages must incorporate architectural treatments at the same level of detail and quality as the primary façade.
- C. Height of Structures. The height of a structure shall be determined by measuring the distance from mean grade elevation to the highest point of the roof and shall not exceed thirty-five feet (35') for residential single-family homes and shall not exceed forty-five (45') feet for nonresidential clubhouse and guardhouse architectural elements.
- D. Lighting. At a minimum, street lighting shall be installed by the developer at each intersection in accordance with the minimum standards as set forth by the local power provider. Lighting shall be at least fifteen feet (15') in height and no more than thirty feet (30') in height, with lighting focused in a downward direction. All street lighting shall be maintained solely by any HOA or POA.
- E. Landscaping and Buffer Requirements.
1. Plant material specifications and approved species shall meet the requirements of Chapter 11 of the City of Tavares Land Development Regulations in effect at the time of development.
 2. All landscaped common areas and buffers shall be in a self-contained tract or easement that is maintained by the Association or by the developer.
 3. Landscape Buffers. Minimum thirty-foot (30') perimeter buffer along all boundaries of the project. Existing wetlands, existing lakes and proposed storm water management areas shall be included as uses

allowed within buffer areas. If right-of-way dedications are required by Lake County, the landscape buffers will be measured from the new right-of-way line. Existing vegetation within the buffers will be preserved to the extent practical, however changing the grade within the proposed landscape buffer will be permitted, provided that the graded area will be replanted. The project boundary landscape buffer shall include but not be limited to:

- a continuous shrub hedge, thirty-six inches (36") high at the time of planting and thirty-six inches (36") on center.
 - one (1) canopy tree per forty (40) lineal feet, (2.5") DBH, fifteen feet (15') in height.
4. Common areas. Water retention areas or common areas shall be buffered by inclusion of landscaping elements, irrigated and maintained, per, at a minimum consisting of a naturalistic design including clusters of shrubs, no less than seven (7) shrubs per cluster; and a palm, canopy or an understory tree, per each forty lineal feet (40').
5. The development shall otherwise comply with Chapter 11 of the City's Land Development Regulations.
6. All landscaped buffers and common areas, including irrigation, shall be in place at time of final plat approval unless a surety bond equal to 110 percent (110%) of the costs of any uncompleted areas has been provided to the City.

7. The Association shall be responsible for community wide landscape, fertilizing and irrigation, and maintenance, including on the individual lots within the project. The Association shall require that any maintenance company contracted to perform fertilizer applications as part of said community maintenance shall have a license from the Florida Department of Agricultural and Consumer Services (FDACS) and each person responsible for application of fertilizers shall hold a valid certificate of completion from the University of Florida Institute of Food and Agricultural Science (UFIFAS) for Green Industry Best Management Practices. In addition, the following restrictions shall be observed as part of the Association's community wide maintenance, the fertilizer application within the project shall be consistent with Florida-Friendly Best Management Practices for Protection of Water Resources and shall include the following specific restrictions:
From June 1 through September 30 of any calendar year, do not apply fertilizers containing nitrogen or phosphorus to lawn or landscape buffer areas. Nitrogen fertilizer must contain at least 50 percent (50%) slow-release nitrogen (SRN) and no more than four (4) pounds of nitrogen per one thousand (1,000) square feet may be applied to turf or landscape plants each year. No fertilizer may be applied to impervious surfaces and any spillage or overcasting must be removed. Only one annual application of phosphorous not exceeding 0.25 pounds per one thousand (1,000) square feet per one thousand (1,000) square feet shall be permitted only if soil analysis demonstrates a need for the application of supplemental phosphorous to ensure plant health. No fertilizers containing nitrogen or phosphorus shall be applied within a fifty (50) foot-wide area adjacent to wetland, or Lake Harris shoreline.

F. Signage. The location and size of entrance signage and monumentation at the project's entry as well as temporary marketing signage along the project's eastern property line and internal private roads shall be consistent with the approved Sheet 4 of Exhibit "B", otherwise signage shall conform to the City of Tavares Land Development Regulations regarding subdivision signage. Signage and monumentation may be placed within private rights-of-way provided they meet FDOT and City standards for setbacks and sight lines. Any temporary or permanent signage located within a public right-of-way shall require a permit and maintenance agreement. Temporary signage is intended to be used for the duration of the project development and shall be allowed to remain in place until the last single-family home permit has been issued by the City, but in no event longer than ten (10) years.

G. Entry Features. Development entry features (not including Guardhouse elements) may incorporate architectural variations between 4 feet to 16 feet as measured vertically from the finished grade at the base of the structure for architectural columns or walls. The design for all entry features and walls shall be substantially similar to the elevations as shown on Sheet 4 of Exhibit "B", Signage Plan and Details of Sheet 4 of Exhibit "B" attached. All other fences or walls surrounding the subdivision but not located at the project entry locations may not exceed six (6) feet. A completed permanent roadway access to the existing Peninsula Drive lot owners shall be completed with construction of Phase Two.

H. Phases of Development. Development of the project can be accomplished in up to five (5) phases, with required easements for development and

infrastructure servicing the phase, including shared facilities such as stormwater systems and internal driveways, being constructed as required for each phase. Mass grading and associated clearing of any phase shall be reviewed and approved by the City at time of Subdivision Construction Plan Approval. Mass graded areas will be stabilized with vegetative cover. Subdivision Construction Plan approval shall be required for each phase and the restrictions of this Ordinance shall apply to each phase of development.

- I. Recreation Area. Five percent (5%) of the total site acreage is required to be designated with an active recreational element. Prior to issuance of any permits for construction of the approved amenity site (“Amenity Site”), including clearing and landfill not otherwise approved per Section H of this Ordinance, a Final Site Plan for the Amenity Site, as shown on Sheet 2 of Exhibit “B”, shall be prepared and submitted for review and approval in the manner required by the City of Tavares, Land Development Regulations. Uses and structures of an accessory nature to the residential uses of the development include but are not limited to: parks, clubhouse, fitness center, pool, sports courts, indoor / outdoor social gathering areas, fire pit, stage area, food and beverage service, marina and on-site parking for vehicles and golf carts. Operation of any outdoor sports court lighting, outdoor events and use of a-stage for any events shall be discontinued at 11:00 PM and shall comply with the City of Tavares noise ordinance. Site plan shall be similar in concept to the plan shown on Sheet 2 of Exhibit “B”. Development of the Amenity Site shall occur concurrent with the buildout of Phase 1.

- J. Fences. Open style decorative aluminum rail fencing shall be permitted along rear single family lot property lines to encourage visibility of water features, conservation areas and open spaces; however, this allowance shall not apply to those lots that share a common rear property boundary

with another lot. One or more property Associations shall be responsible for determination and enforcement of fencing requirements within the development. A 6-foot aluminum rail fence may be used within the development's perimeter landscape. Fencing around City owned lift stations shall be in accordance with City utility department standards and may be screened with landscape hedge material.

- K. Sales Center. Applicant intends to develop a central sales center area, upon recording of a Final Plat, to be used during the life of the project. The sales center shall consist of the following temporary facilities to be located within homes to be built on 1 or more platted lots:

- Sales Office (converted model home)
- Design Center (converted model home)
- Up to 18 Model Homes
- Temporary Parking Lot
- Temporary Construction Trailer(s) (may be converted model home)

The sales center hours of operation shall be:

Monday Through Friday	9:00 AM to 6 PM
Saturday and Sunday	9:00 AM to 6 PM

Special Marketing and after-hours Events shall be permitted including installation of temporary tents and restroom facilities. In addition to the above temporary uses, the Sales Center and model area are intended to have a trap fence.

Sales Center trap fencing shall be allowed to be placed across private roadways provided emergency vehicle access gates are included with Knox lock system suitable to the City's fire and police departments. Sales Center, Design Center, Model Homes and Construction Trailers may commence construction upon approval of the Subdivision Construction Plans and issuance of a Site Development Permit. and completion of a stabilized access to the Sales Center area for emergency vehicles. Any

temporary structurally supported covered entry to either the Sales Office or Design Center or Construction Trailer to facilitate entry into the side of either building shall not be subject to side yard setbacks provided the adjoining area is a vacant lot, right-of-way or temporary parking lot. Unless otherwise approved by the City of Tavares, once the Sales Center and Design Center are done being used; the Applicant shall remove all temporary structures and convert the remaining model to comply with the requirements of this Ordinance and the City building code.

L. Tree Preservation. As part of any Preliminary Subdivision Plan or Subdivision Construction Plan submittal, a tree survey shall be required. The stands of existing planted palms and oaks shall only be required to be counted as a cluster and not individually located.

1. Unless otherwise permitted / approved for removal, no tree, regardless of size or species, shall be removed from any designated wetland or conservation easements.

2. Trees proposed to be maintained on site shall be protected during site construction by placing a tree protection barrier at the drip line of each tree or clusters of trees. No construction activity, equipment or material shall be permitted inside the tree protection barrier.

Section 5. Public Facilities.

A. Impact Fees. The Developer acknowledges that the City of Tavares has impact fees for water, wastewater, fire, police, and parks & recreation, while Lake County has impact fees for schools and transportation. The

project shall be subject to such impact fees or any additional impact fees effective at the time of issuance of any building permit. School impact fees are not required for developments determined to be intended primarily for the housing of persons 55 years of age and older and to be consistent with the Housing for Older Persons Act of 1995. As such, all dwelling units shall be subject to deed restrictions attached to all sale contracts and acknowledged by signature and date by seller and purchaser.

- B. Potable water. Potable water is not currently available to the site. In accordance with The City of Tavares Resolution 2021-23, as adopted, the City plans on extending off-site capital utility water lines from their existing location to the Peninsula Area (i.e. the development's proposed entrance or the existing Peninsula's private drive entrance). The Developer shall pay impact fees and connection charges and shall construct and turn over to the City, all on-site water lines. Together with construction of Phase Two, on-site water lines shall include installation of an 8" watermain, associated valves and fire hydrants along the east side of Peninsula Drive and providing individual water services to the seventeen (17) existing lots along the west side of Peninsula Drive. Requests for water meters and conversion of the existing homes from wells to potable water shall be by the individual homeowner. Lines shall be extended and improvements made in a manner in accordance with the City of Tavares construction specifications. The City has plans for extension of water and sewer lines to the serve the project; provided, however, that in the event the City does not extend such lines within one (1) year of the Effective Date of this Ordinance, then the Developer shall be responsible for all major expansions to the existing utility systems required to serve the development, which may be impact fee creditable and would be subject to the execution of a separate developer's agreement with the City at such time. The Developer shall be responsible for all major on-site expansions

to the existing utility systems required to serve the development. Capital utility line extensions required to serve the development may be installed by the City, and the City makes no time commitment as to when those lines will be constructed.

- C. Wastewater. Wastewater treatment service is not currently available to the site. In accordance with The City of Tavares Resolution 2021-23, as adopted, the City plans on extending off-site capital utility sanitary sewer lines from their existing location to the Peninsula Area (i.e. the development's proposed entrance or the existing Peninsula's private drive entrance). Developer shall pay impact fees and connection charges and construct and turn over to the City, all on-site sewer lines and lift stations. Together with construction of Phase Two, on-site sewer lines shall include installation of a low pressure forcemain and associated valves the east side of Peninsula Drive and providing individual low-pressure services to the seventeen (17) existing lots along the west side of Peninsula Drive. Conversion of the existing homes from septic to public sewer shall be by the individual homeowner. Lines shall be extended and improvements shall be made in accordance with City of Tavares construction specifications. The City has plans for extension of water and sewer lines to the serve the project; provided, however, that in the event the City does not extend such lines within one (1) year of the Effective Date of this Ordinance, then the Developer shall be responsible for all major expansions to the existing utility systems required to serve the development, which may be impact fee creditable and would be subject to the execution of a separate developer's agreement with the City at such time. The Developer shall be responsible for all major_on-site expansions to the existing utility systems required to serve the development. Capital utility line extensions required to serve the development may be installed by the City, and the City makes no time commitment as to when those lines will be constructed.

- D. Drainage. Provision for stormwater retention shall be in accordance with the City's Land Development Regulations and SJRWMD requirements. The maintenance of the drainage system shall be the responsibility of the Association (as hereinafter defined). The City of Tavares shall have no maintenance responsibilities whatsoever with respect to the stormwater system on the property. The City is, however, hereby granted an irrevocable license to enter upon the property to conduct any work which is required to maintain the stormwater system which has not been performed by the Association, and the Association shall be liable for any costs incurred by the City in connection therewith. To the extent possible the storm water management ponds shall be designed as a dry detention facility to promote increased infiltration to groundwater and additional water quality protection to Lake Harris. Where practical, runoff from the rear of lots shall be directed to planned open space areas to promote increased infiltration to groundwater prior to entering stormwater management system.
- E. Reuse Water. The Developer shall be required to install a water reuse distribution system to serve all irrigation needs within the development. The lines will be served by potable water until such time as reclaimed water is available for irrigation. At the Developer's or Association's expense, the irrigation system for the PD shall connect to the City's reuse system once the City has extended lines to the development's entrance.
- F. Ingress and Egress. One (1) private, gated access road connection shall be provided from Woodlea Road to the development as shown on Exhibit "B", Sheet 1.
- G. Transportation. System improvements will be provided as required by permitting agencies having jurisdiction thereof. All roads, streets, and

sidewalks constructed on property under the City of Tavares jurisdiction shall be constructed according to the standards of the City of Tavares. The developer shall enter into a separate transportation developer's agreement(s) ("Transportation DA") with Lake County and the City regarding necessary construction of traffic improvements to support the development. Any initial commitments for easements or right of way dedication from the Lake County School Board can be handled in a memorandum of understanding or similar instrument from the Lake County School Board. Such Transportation DA shall also contemplate the eligibility for impact fee credits for the developer's construction of certain transportation improvements that exceed those required by law. Approval of and execution by all parties to such separate Transportation DA is contingent upon approval of this Ordinance and the Transportation DA will not hold up issuance of site or building permits, rather, the City shall not issue more than 250 certificates of occupancy unless the main segment of Captain Haynes Road is already designed, permitted and under construction by the Developer. A completed permanent roadway access to the existing Peninsula Drive lot owners shall be completed with construction of Phase Two. A second private gate leading into Peninsula Drive shall also be provided as shown on Exhibit "B", sheet 1.

1. At the time of Preliminary Subdivision Plan and Construction Plan or Site Plan approval, the developer shall dedicate sufficient right-of-way along Woodlea Road and Lane Park Road per the requirements of Lake County Public Works. Concurrent with the timing of the Captain Haynes Road extensions, the developer shall install additional left turn queue storage on Woodlea Road and SR 19.
2. Concurrent with the timing of the Captain Haynes Road extension, the developer shall restripe the existing east bound lanes at the

intersection of Woodlea Road and SR 19 to create additional left turn queue storage on Woodlea Road.

3. Roads as shown on Exhibit “B”, Sheet 1, shall be a minimum sixty-foot (60’) wide right of way with twenty-four feet (24’) of pavement and four-foot (4’) sidewalks on both sides of the road.
All onsite roads within the development shall be private and dedicated to and maintained by the Association.
4. Minimum four-foot-wide (4’) concrete sidewalks shall be required along both sides of all neighborhood streets. A minimum five-foot wide (5’) sidewalk shall be required on the north side of Lane Park Road abutting the perimeter of the property. Required sidewalks shall be constructed at the time each dwelling unit is constructed, as a condition of Certificate of Occupancy. A surety instrument, such as a bond or letter of credit, shall be provided to the City to ensure the completion of all required sidewalks. All required sidewalks in each phase shall be completed within two (2) years of the issuance of the first building permit for that phase, regardless of development status of each lot. Failure to complete all required sidewalks for each phase within the two-year period shall result in the City invoking the surety instrument to cover construction costs to construct the required sidewalks.
5. In addition to the above rights-of-way, but only to the extent necessary, the developer shall also dedicate any easements needed for utilities and drainage.
6. Paved access to the existing Peninsula Drive lot owners shall be maintained. However, stabilized temporary roads are allowed during ongoing phase of construction while the permanent road network as shown on Exhibit “B” is being constructed within Phase 1 of development. Access through any existing, temporary or

relocated gates shall be provided to the existing Peninsula Drive lot owners.

- H. **Underground Electric Utilities.** Utility lines for electric power shall be installed underground per the provisions of the City and the power provider.

- I. **Parking.** Unless otherwise defined herein, parking shall be provided in accordance with the City Land Development Regulations. On-street parking shall be permitted within designated parking spaces on site only. The general locations of on street parking have been shown on Exhibit "B" Sheet 2. The final locations of on street parking spaces shall be determined at subdivision approval. On-street overnight parking shall not be permitted in undesignated areas and the Association for the development shall be responsible for enforcing parking restrictions.

All single-family dwelling, guest, and code required parking within an individual phase shall be provided by a driveway to accommodate a minimum of two (2) standard size vehicles (parked cars, pick-up truck or SUV) and single-family garages designed with adequate space to park at least two (2) standard size vehicles. The developer or Association, whichever controls the subdivision common areas at the time, shall ensure that an individual lot owner seeking building permits shall demonstrate compliance with this paragraph as part of the construction permit submittal for a lot.

Section 6. Environmental

- A. A conservation easement shall be shown over the entire jurisdictional wetlands area on the preliminary and construction plans submitted for the

initial phase of development and the conservation easement shall be recorded over the entire jurisdictional wetlands area as part of the recording of the Final Plat. The conservation easement shall be in a format approved by the SJRWMD as part of the permitting process for the property.

- B. All environmental permitting and mitigation shall serve as prerequisites of any phase of development and shall be administered by the appropriate local or state jurisdiction.
- C. Any permitted improvements in the wetland areas shall be maintained per the criteria of the SJRWMD.

Section 7. Platting

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

Section 8. Timing

The City Council may rezone the project in the event a Final Plat is not recorded for any phase of development on or before five (5) years from the effective date of this Ordinance, if necessary or appropriate to protect adjoining properties or the public health, safety and welfare, unless the City Council, for good cause shown, extends the time period indicated in this paragraph.

Provided developer has commenced development of the project within the five (5)-year time frame from the effective date and continues to actively develop

ongoing phases as demonstrated by issuance of development permits and building permits, then no rezoning by the City shall occur unless otherwise requested by then owner.

Section 9. Property Owners’ or Homeowners’ Association and Covenants, Conditions, and Restrictions

Developer shall create one or more Property Owners Associations (POA) or Homeowner Associations (HOA), recorded in the official records of Lake County and registered with the Secretary of the State of Florida. Covenants, Conditions and Restrictions shall be submitted and approved with the first Final Plat or site plan. The established Homeowners’/ Property Owners’ Association (“Association”) shall be designated to oversee and maintain any open space, water retention area, required buffer, private street, and any other component of the overall development so dedicated to said association. Until such time that the Association becomes effective, the developer shall maintain all common areas.

Section 10. Permits.

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

Section 11. 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 12. Effective Date.

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

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

Lori Pfister, Mayor
Tavares City Council

Passed First Reading: _____

Passed Second Reading: _____

ATTEST:

Susie Novack, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Lindsey C. T. Holt, City Attorney

EXHIBIT "A"

PARCEL 1:

GOVERNMENT LOTS 1, 2, AND 3 AND THE NORTH 1/2 OF GOVERNMENT LOT 4 AND THE NORTH 571 FEET OF GOVERNMENT LOT 6, TOGETHER WITH LOTS 1 THROUGH 9, INCLUSIVE, OF WEBLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING WITHIN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. ALSO, LOTS 10 THROUGH 13, INCLUSIVE, OF WEBLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; AND THE SOUTH 1/2 OF GOVERNMENT LOT 5, LESS THE ROAD RIGHT-OF-WAY; AND GOVERNMENT LOT 4 AND THE NORTH 1/4 OF GOVERNMENT LOT 5; AND GOVERNMENT LOT 6, LYING SOUTH OF ROAD, ALL LYING IN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

LESS:

THAT PART LYING WITHIN A REPLAT OF THE PENINSULA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 32 THROUGH 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,

AND LESS:

THAT PART CONVEYED IN OFFICIAL RECORDS BOOK 2730, PAGE 1287, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT NO. 2, IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 25 EAST, CITY OF TAVARES, LAKE COUNTY, FLORIDA, LYING 75.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH, THE NORTH LINE OF LOT 18 OF A REPLAT OF THE PENINSULA, AS RECORDED IN PLAT BOOK 36, PAGES 32 THROUGH 34, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING BOUNDED ON THE WEST BY THE WATERS OF LAKE HARRIS AND ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 18.

AND,

PARCEL 2:

THE NORTH 1/2 OF GOVERNMENT LOTS 2 AND 3, LYING IN SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, TOGETHER WITH AN INGRESS/EGRESS GRANTED IN DEED BOOK 295, PAGE 233, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE CERTAIN ENCROACHMENTS OF THE IMPROVEMENTS RELATIVE TO THE SUBDIVISION COMMONLY KNOWN AS THE "PENINSULA" ON THE ABOVE IDENTIFIED PROPERTY, AS SUCH ENCROACHMENTS ARE MORE PARTICULARLY DEPICTED ON THE "EXISTING SURVEY" OR "NEW SURVEY", AS THOSE TERMS ARE DEFINED IN THE AGREEMENT FOR SALE AND PURCHASE OF REAL PROPERTY DATED SEPTEMBER 6, 2005.

MORE PARTICULARLY DESCRIBED AS:

PARCEL A:

THAT PORTION OF SECTIONS 35 AND 36 TOWNSHIP 19 SOUTH, RANGE 25 EAST, AND THAT PORTION OF WEBLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING WITHIN LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN N00°39'25"E ALONG THE EAST LINE OF SAID SECTION 35 A DISTANCE OF 409.00 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°10'45"W A DISTANCE OF 10.18 FEET TO THE WESTERLY AND NORTHERLY RIGHT OF WAY OF LANE PARK/WOODLEA ROAD PER MAINTENANCE MAP DATED SEPTEMBER 15, 2004 AS RECORDED IN MAINTENANCE MAP BOOK 9, PAGES 89 THROUGH 94, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N89°10'45"W A DISTANCE OF 2321.90 FEET TO THE SOUTHEAST CORNER OF A REPLAT OF THE PENINSULA AS RECORDED IN PLAT BOOK 36, PAGES 32 THROUGH 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN ALONG THE EASTERLY LINE OF SAID PLAT THE FOLLOWING EIGHT COURSES: THENCE N10°55'01"W A DISTANCE OF 75.30 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 50.00 FEET TO WHICH A RADIAL LINE BEARS S10°59'01"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 160°31'44" AN ARC DISTANCE OF 140.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°31'44" AN ARC DISTANCE OF 30.77 FEET; THENCE RUN N10°55'01"W A DISTANCE OF 50.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 775.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°46'39" AN ARC DISTANCE OF 226.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 725.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°31'04" AN ARC DISTANCE OF 19.21 FEET; THENCE RUN N86°23'51"E A DISTANCE OF 125.00 FEET; THENCE RUN N18°21'38"W A DISTANCE OF 30.43 FEET; THENCE DEPARTING SAID EAST LINE RUN N82°45'10"E A DISTANCE OF 40.17 FEET; THENCE RUN N12°57'32"W A DISTANCE OF 140.84 FEET; THENCE RUN N89°45'43"W A DISTANCE OF 55.58 FEET TO THE AFORESAID EAST LINE OF SUBDIVISION; THENCE RUN ALONG SAID EAST LINE THE FOLLOWING SEVEN COURSES: N18°21'38"W A DISTANCE OF 24.50 FEET; THENCE RUN N89°50'46"W A DISTANCE OF 125.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS S80°43'04"W AND HAVING A RADIUS OF 725.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°00'25" AN ARC DISTANCE OF 88.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 775.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'27" AN ARC DISTANCE OF 136.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 975.00 FEET; THENCE RUN NORTHERLY THROUGH A CENTRAL ANGLE OF 16°14'03" AN ARC DISTANCE OF 276.26 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1025.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°48'01" AN ARC DISTANCE OF 282.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 975.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°36'37" AN ARC DISTANCE OF 248.62 FEET; THENCE DEPARTING SAID EAST LINE RUN N88°04'51"E A DISTANCE OF 87.56 FEET; THENCE RUN N00°15'24"E A DISTANCE OF 216.63 FEET; THENCE RUN N02°04'11"W A DISTANCE OF 221.93 FEET; THENCE RUN N88°24'11"W A DISTANCE OF 86.55 FEET TO THE AFORESAID EAST LINE OF SUBDIVISION, SAID POINT BEING ON A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS N87°51'04"W AND HAVING A RADIUS OF 725.00 FEET; THENCE RUN ALONG SAID EAST BOUNDARY THE FOLLOWING FIVE COURSES: NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°04'46" AN ARC DISTANCE OF 64.27 FEET; THENCE RUN N07°13'44"E A DISTANCE OF 117.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°31'44" AN ARC DISTANCE OF 30.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°31'44" AN ARC DISTANCE OF 61.55 FEET; THENCE RUN N07°13'44"E A DISTANCE OF 24.69 FEET; THENCE DEPARTING SAID EAST LINE RUN S71°57'15"E A DISTANCE OF 57.01 FEET; THENCE RUN N23°09'55"E A DISTANCE OF 113.13 FEET; THENCE RUN N70°24'13"W A DISTANCE OF 191.79 FEET; THENCE RUN N06°46'44"E A DISTANCE OF 39.32 FEET; THENCE RUN N89°10'45"W A DISTANCE OF 282.00 FEET, MORE OR LESS TO THE WATER'S EDGE OF LAKE HARRIS AND HAVING A TIE WITNESS MONUMENT N89°10'45"W AT A DISTANCE OF 239.78 FEET THAT IS 42± FEET EASTERLY OF LAKE'S EDGE; THENCE RUN NORTHERLY AND EASTERLY ALONG SAID LAKE'S EDGE AND HAVING A TIE LINE FOR THE FOLLOWING 15 COURSES: THENCE RUN FROM SAID TIE WITNESS MONUMENT N03°26'08"E A DISTANCE OF 175.63 FEET; THENCE RUN N23°30'38"E A DISTANCE OF 307.44 FEET; THENCE RUN N29°42'44"E A DISTANCE OF 358.39 FEET; THENCE RUN N72°42'02"E A DISTANCE OF 493.09 FEET; THENCE RUN N82°31'03"E A DISTANCE OF 426.79 FEET; THENCE RUN N83°10'35"E A DISTANCE OF 516.10 FEET; THENCE RUN S57°52'37"E A DISTANCE OF 899.04 FEET; THENCE RUN S47°58'40"E A DISTANCE OF 550.80 FEET; THENCE RUN S86°38'10"E A DISTANCE OF 306.43 FEET; THENCE RUN S44°33'38"E A DISTANCE OF 271.29 FEET; THENCE RUN S78°28'04"E A DISTANCE OF 145.76 FEET; THENCE RUN S44°10'51"E A DISTANCE OF 445.79 FEET; THENCE RUN S20°26'30"E A DISTANCE OF 305.25 FEET; THENCE RUN S07°18'18"E A DISTANCE OF 420.42 FEET; THENCE RUN S42°49'15"E A DISTANCE OF 280.70 FEET TO A TIE WITNESS MONUMENT THAT IS 1034 FEET, MORE OR LESS, S00°39'44"W OF THE EDGE OF LAKE; THENCE RUN FROM THE EDGE OF LAKE S00°39'34"W A DISTANCE OF 1538 FEET, MORE OR LESS, AND HAVING A TIE OF S00°39'37"W A DISTANCE OF 508.84 FEET FROM THE TIE WITNESS MONUMENT TO THE AFORESAID NORTHERLY RIGHT OF WAY OF WOODLEA/LANE PARK ROAD SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY TO WHICH A RADIAL LINE BEARS N17°08'20"E AND HAVING A RADIUS OF 959.28 FEET; THENCE RUN ALONG THE NORTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID WOODLEA/LANE PARK ROAD THE FOLLOWING 14 COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'36" AN ARC DISTANCE OF 250.75 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 21.28 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 2.00 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 298.62 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 1.00 FEET; THENCE RUN N88°27'21"W 237.39 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 7.00 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 118.94 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 6.00 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 105.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 248.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°45'32" AN ARC DISTANCE OF 193.74 FEET; THENCE RUN S46°47'07"W A DISTANCE OF 20.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 352.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°09'07" AN ARC DISTANCE OF 283.71 FEET; THENCE RUN S00°38'00"W A DISTANCE OF 577.95 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 25 EAST, AND SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN S89°10'49"E ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 30.00 FEET TO THE EASTERLY AND SOUTHERLY RIGHT OF WAY LINE OF LANE PARK/WOODLEA ROAD PER MAINTENANCE MAP DATED SEPTEMBER 15, 2004 AS RECORDED IN MAINTENANCE MAP BOOK 9, PAGES 89 THROUGH 94, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN ALONG SAID EASTERLY AND SOUTHERLY RIGHT OF WAY THE FOLLOWING 19 COURSES: N00°38'00"E A DISTANCE OF 987.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 312.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°17'52" AN ARC DISTANCE OF 159.65 FEET; THENCE RUN N60°04'08"W A DISTANCE OF 9.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY TO WHICH A RADIAL LINE BEARS N60°04'08"W AND HAVING A RADIUS OF 321.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°51'15" AN ARC DISTANCE OF 94.49 FEET; THENCE RUN N46°47'07"E A DISTANCE OF 20.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 217.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°45'32" AN ARC DISTANCE OF 169.52 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 105.45 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 5.00 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 118.94 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 3.00 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 237.39 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 1.00 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 298.62 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 2.00 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 21.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 921.25 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°54'02" AN ARC DISTANCE OF 529.00 FEET; THENCE RUN S55°33'10"E A DISTANCE OF 573.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3534.05 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'26" AN ARC DISTANCE OF 171.09 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 588.68 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°03'45" AN ARC DISTANCE OF 462.99 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S00°39'53"W ALONG SAID EAST LINE A DISTANCE OF 645.32 FEET TO THE SOUTH 1/4 SECTION CORNER OF SAID SECTION 36; THENCE RUN S89°10'55"E ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1317.90 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH LINE RUN S00°57'57"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 1319.63 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID GOVERNMENT LOT 2; THENCE RUN N89°10'19"W ALONG SAID SOUTH LINE AND THE SOUTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 1 A DISTANCE OF 2632.64 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 3; THENCE RUN N00°51'18"E ALONG SAID WEST LINE A DISTANCE OF 1319.20 FEET TO THE SOUTH LINE OF THE AFORESAID SECTION 36; THENCE RUN N89°10'49"W ALONG SAID SOUTH LINE A DISTANCE OF 1287.27 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION DESCRIBED AS FOLLOWS:

NORTHERLY PARCEL

THAT PORTION OF SECTION 36 TOWNSHIP 19 SOUTH, RANGE 25 EAST, AND THAT PORTION OF WEBLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING WITHIN LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN N00°39'25"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1506.84 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N00°39'25"E ALONG SAID WEST LINE A DISTANCE OF 1132.13 FEET TO THE WEST 1/4 SECTION CORNER OF SAID SECTION 36; THENCE CONTINUE N00°39'25"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 207.51 FEET; THENCE DEPARTING SAID WEST LINE RUN S83°07'31"E A DISTANCE OF 131.38 FEET; THENCE RUN S47°59'34"E A DISTANCE OF 229.39 FEET; THENCE RUN S72°37'08"E A DISTANCE OF 1059.40 FEET TO THE EAST LINE OF GOVERNMENT LOT 5 OF SAID SECTION 36; THENCE RUN S00°39'34"W A DISTANCE OF 1101.70 FEET TO THE NORTHERLY RIGHT OF WAY OF WOODLEA/LANE PARK ROAD PER MAINTENANCE MAP DATED SEPTEMBER 15, 2004 AS RECORDED IN MAINTENANCE MAP BOOK 9, PAGES 89 THROUGH 94, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING SITUATED ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY TO WHICH A RADIAL LINE BEARS N16°29'28"E AND HAVING A RADIUS OF 961.18 FEET; THENCE RUN ALONG THE NORTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID WOODLEA/LANE PARK ROAD THE FOLLOWING 11 COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°56'49" AN ARC DISTANCE OF 250.74 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 21.28 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 2.00 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 298.62 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 1.00 FOOT; THENCE RUN N88°27'21"W A DISTANCE OF 237.39 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 7.00 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 118.94 FEET; THENCE RUN N01°32'39"E A DISTANCE OF 6.00 FEET; THENCE RUN N88°27'21"W A DISTANCE OF 105.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 248.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°13'39" AN ARC DISTANCE OF 74.57 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN N47°31'04"W A DISTANCE OF 288.25 FEET TO THE POINT OF BEGINNING.

ALSO LESS THAT PORTION DESCRIBED AS FOLLOWS:

SOUTHERLY PARCEL

THAT PORTION OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN S89°10'49"E ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 30.00 FEET TO THE EASTERLY AND SOUTHERLY RIGHT OF WAY LINE OF LANE PARK/WOODLEA ROAD PER MAINTENANCE MAP DATED SEPTEMBER 15, 2004 AS RECORDED IN MAINTENANCE MAP BOOK 9, PAGES 89 THROUGH 94, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN ALONG SAID EASTERLY AND SOUTHERLY RIGHT OF WAY THE FOLLOWING 19 COURSES: N00°38'00"E A DISTANCE OF 987.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 312.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°17'52" AN ARC DISTANCE OF 159.65 FEET; THENCE RUN N60°04'08"W A DISTANCE OF 9.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY TO WHICH A RADIAL LINE BEARS N60°04'08"W AND HAVING A RADIUS OF 321.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°51'15" AN ARC DISTANCE OF 94.49 FEET; THENCE RUN N46°47'07"E A DISTANCE OF 20.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 217.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°45'32" AN ARC DISTANCE OF 169.52 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 105.45 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 5.00 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 118.94 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 3.00 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 237.39 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 1.00 FOOT; THENCE RUN S88°27'21"E A DISTANCE OF 298.62 FEET; THENCE RUN S01°32'39"W A DISTANCE OF 2.00 FEET; THENCE RUN S88°27'21"E A DISTANCE OF 21.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 921.18 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°54'11" AN ARC DISTANCE OF 529.00 FEET; THENCE RUN S55°33'10"E A DISTANCE OF 573.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3534.30 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'25" AN ARC DISTANCE OF 171.09 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 588.69 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°03'41" AN ARC DISTANCE OF 462.99 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S00°39'53"W ALONG SAID EAST LINE A DISTANCE OF 645.32 FEET TO THE SOUTH 1/4 SECTION CORNER OF SAID SECTION 36; THENCE RUN N89°10'49"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 2604.57 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF GOVERNMENT LOTS 2 AND 3, SECTION 1, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

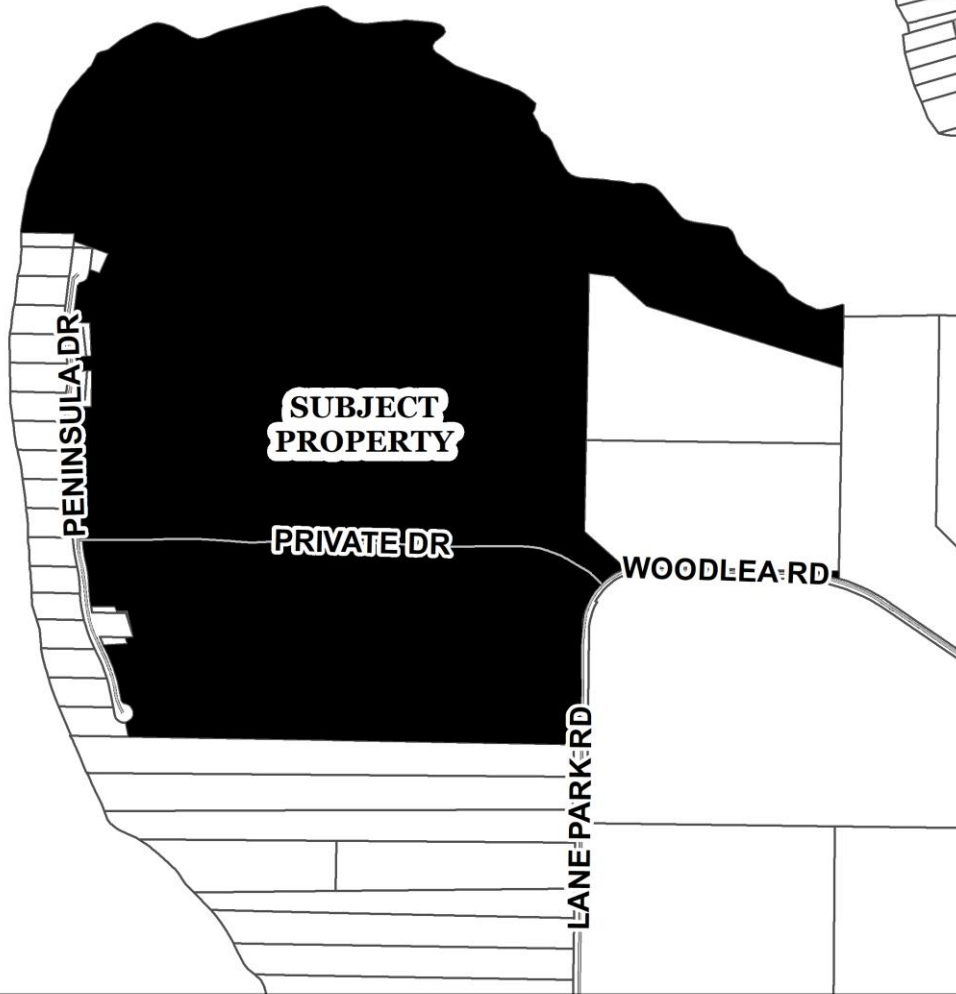
TOGETHER WITH EASEMENT INTEREST FOR INGRESS AND EGRESS BEING DESCRIBED AS FOLLOWS:

AN EASEMENT 50 FEET IN WIDTH FOR INGRESS AND EGRESS LYING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE SOUTHEAST CORNER OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, AND RUN N.00°08'33"E., ALONG THE EAST LINE OF THE S.E. 1/4 A DISTANCE OF 409.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 409 FEET OF THE S.E. 1/4 OF SAID SECTION 35; THENCE N.89°41'37"W., ALONG THE NORTH LINE OF THE SOUTH 409 FEET OF THE S.E. 1/4 A DISTANCE OF 2332.08 FEET; THENCE N.00°18'23"E., 1504.64 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N.89°38'22"E., 244.42 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 196.47 FEET; THENCE SOUTHEASTERLY ALONG AND WITH SAID CENTERLINE THROUGH A CENTRAL ANGLE OF AN ARC LENGTH OF 280.28 FEET TO THE END OF SAID CURVE; THENCE S.08°37'28"E., 494.21 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 366.98 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 135°37'59" AN ARC LENGTH OF 868.73 FEET TO THE END OF SAID CURVE; THENCE N.35°44'33"E., 390.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°07'15" AN ARC LENGTH OF 26.81 FEET TO THE END OF SAID CURVE; THENCE N.30°37'18"E., 175.06 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 279.13 FEET AND A RADIAL BEARING OF S.30°37'18"W.; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 16'47" AN ARC LENGTH OF 225.46 FEET TO THE END OF SAID CURVE; THENCE N.74°20'30"E., 214.14 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 272.70 FEET; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°37'34", AN ARC LENGTH OF 274.27 FEET TO THE END OF SAID CURVE; THENCE S.48°01'56"E., 296.94 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°21'56" AN ARC LENGTH OF 43.16 FEET TO THE END OF SAID CURVE; THENCE S.35°40'00"E., 97.91 FEET, MORE OR LESS, TO THE CENTERLINE OF WOODLEA ROAD (COUNTY ROAD NO. 3-3840); RETURN TO THE POINT OF BEGINNING AND RUN S.89°38'22"W., 318.09 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1000.00 FEET AND A RADIAL BEARING OF S.80°47'03"W.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°56'31" AN ARC LENGTH OF 278.24 FEET TO THE END OF SAID CURVE AND BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°29'10" AN ARC LENGTH OF 215.80 FEET TO THE END OF SAID CURVE AND BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°28'27", AN ARC LENGTH OF 215.65 FEET AND THE END OF SAID CURVE; THENCE N.06°42'52"E., 187.93 FEET; THENCE S.83°17'08"E., 25.00 FEET TO THE END OF THIS CENTERLINE DESCRIPTION.

LESS AND EXCEPT, ANY RIGHTS-OF-WAYS AS SHOWN ON THE PLAT OF THE PENINSULA, AS RECORDED IN PLAT BOOK 36, PAGES 1 THROUGH 3, INCLUSIVE AND A REPLAT OF THE PENINSULA AS RECORDED IN PLAT BOOK 36, PAGES 32 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CITY OF TAVARES

Lake Harris



Property Location Map



Created By: City of Tavares GIS

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

Map Created on 10/26/21

EXHIBIT "B"



CRESSWIND AT LAKE HARRIS
EXHIBIT B
EXAMPLE AMENITY



1000 North State Ave.
Tampa, Florida 33607
Phone: 813.252.3333
Fax: 813.252.3333
www.halff.com

DATE: 08/11/2022
DRAWN BY: CCH/MLD
CHECKED BY: CCH/MLD
DESIGNED BY: CCH/MLD
JOB NO: 22040000
PROJECT: CRESSWIND AT LAKE HARRIS
SHEET 2

NOTES:

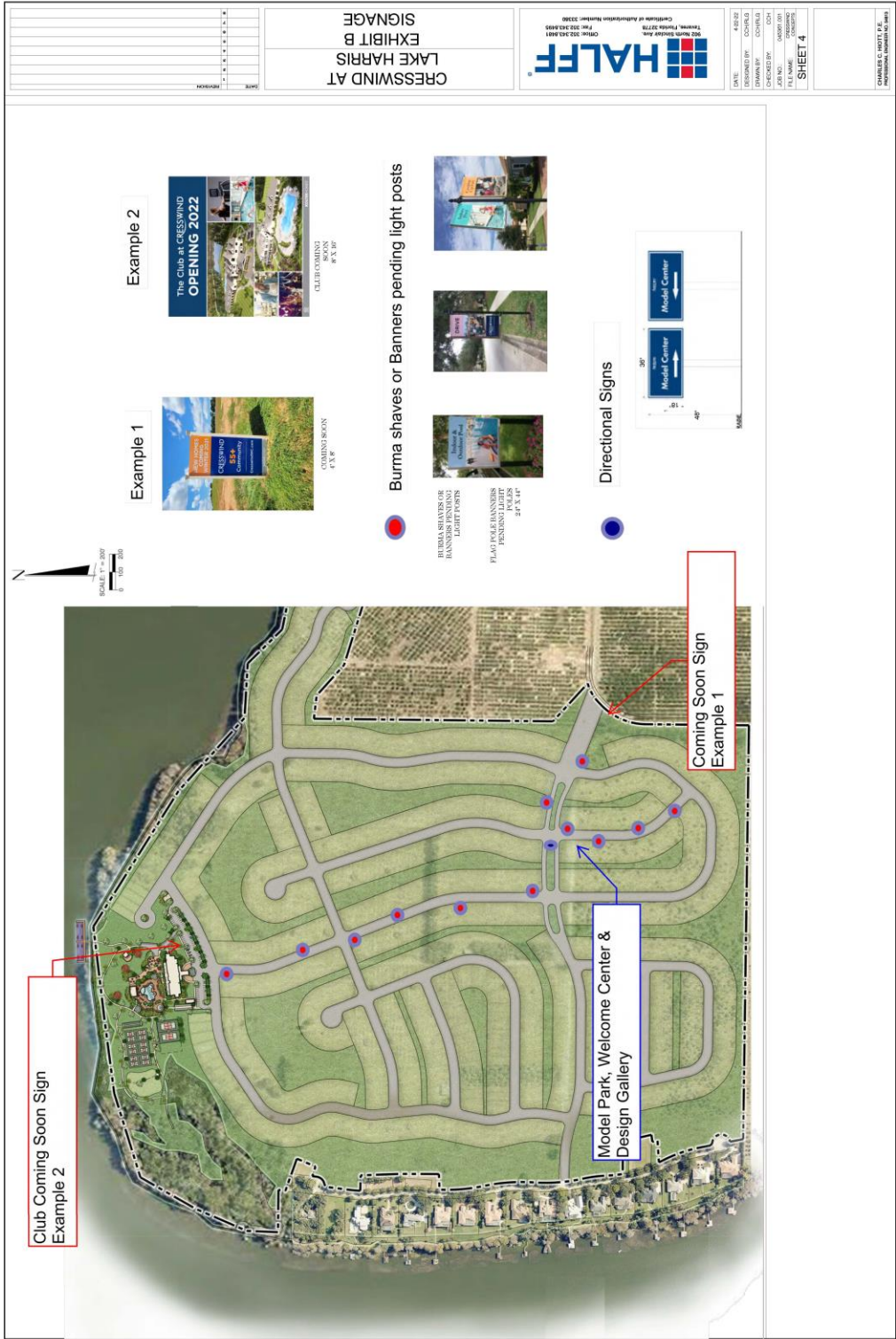
- RECREATION / AMENITY IS AN EXAMPLE REPRESENTATION OF ONE OPTION FOR THE PROJECT. THE FINAL DESIGN, CONSTRUCTION AND FINISHES SHALL BE SUBJECT TO SITE PLAN / LANDSCAPE APPROVAL BY THE CITY.




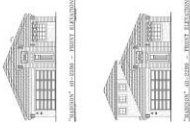



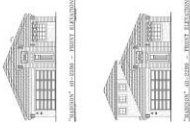



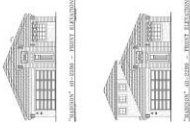










<p>CRESSWIND AT LAKE HARRIS EXHIBIT B SIGNAGE</p>	<p>900 South Street, Suite 200 Harrisburg, PA 17105 Phone: 717.634.8888 Fax: 717.634.8889 Website: www.halff.com</p>	<p>DATE: _____</p> <p>DRAWN BY: _____</p> <p>CHECKED BY: _____</p> <p>DATE: _____</p> <p style="text-align: center;">SHEET 4</p>
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DATE: 4/22/22		DRAWN BY: COLE D		CHECKED BY: L. COX		JOB NO.: 40000124		TITLE: ELEVATIONS		SHEET 6																
<p style="text-align: center;">CRESSWIND AT LAKE HARRIS EXHIBIT B ELEVATIONS OF HOMES</p> <p style="text-align: center;">HALFF <small>300 South Bridge Ave. Frisco, TX 75034 Phone: 972.243.8800</small> <small>COURTESY OF ARCHITECTURE FIRM: 2222</small></p> <p style="text-align: right;"><small>CHARLES C. WITT, P.E. Professional Engineer No. 19811</small></p>																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 40 - 1830 40' Series Cresswind at Lake Harris</p> </td> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 40 - 1660 40' Series Cresswind at Lake Harris</p> </td> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 30 - 1720 30' Series Cresswind at Lake Harris</p> </td> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 30 - 1550 30' Series Cresswind at Lake Harris</p> </td> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 30 - 1430 30' Series Cresswind at Lake Harris</p> </td> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 40 - 2260 40' Series Cresswind at Lake Harris</p> </td> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 40 - 1980 40' Series Cresswind at Lake Harris</p> </td> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 40 - 1030 40' Series Cresswind at Lake Harris</p> </td> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 50 - 2290 50' Series Cresswind at Lake Harris</p> </td> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 40 - 2100 40' Series Cresswind at Lake Harris</p> </td> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 50 - 2770 50' Series Cresswind at Lake Harris</p> </td> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 50 - 2770 50' Series Cresswind at Lake Harris</p> </td> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 50 - 2580 50' Series Cresswind at Lake Harris</p> </td> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 50 - 2440 50' Series Cresswind at Lake Harris</p> </td> <td style="width: 16.6%; text-align: center;">  <p style="text-align: center;">Plan 50 - 2290 50' Series Cresswind at Lake Harris</p> </td> </tr> </table>												 <p style="text-align: center;">Plan 40 - 1830 40' Series Cresswind at Lake Harris</p>	 <p style="text-align: center;">Plan 40 - 1660 40' Series Cresswind at Lake Harris</p>	 <p style="text-align: center;">Plan 30 - 1720 30' Series Cresswind at Lake Harris</p>	 <p style="text-align: center;">Plan 30 - 1550 30' Series Cresswind at Lake Harris</p>	 <p style="text-align: center;">Plan 30 - 1430 30' Series Cresswind at Lake Harris</p>	 <p style="text-align: center;">Plan 40 - 2260 40' Series Cresswind at Lake Harris</p>	 <p style="text-align: center;">Plan 40 - 1980 40' Series Cresswind at Lake Harris</p>	 <p style="text-align: center;">Plan 40 - 1030 40' Series Cresswind at Lake Harris</p>	 <p style="text-align: center;">Plan 50 - 2290 50' Series Cresswind at Lake Harris</p>	 <p style="text-align: center;">Plan 40 - 2100 40' Series Cresswind at Lake Harris</p>	 <p style="text-align: center;">Plan 50 - 2770 50' Series Cresswind at Lake Harris</p>	 <p style="text-align: center;">Plan 50 - 2770 50' Series Cresswind at Lake Harris</p>	 <p style="text-align: center;">Plan 50 - 2580 50' Series Cresswind at Lake Harris</p>	 <p style="text-align: center;">Plan 50 - 2440 50' Series Cresswind at Lake Harris</p>	 <p style="text-align: center;">Plan 50 - 2290 50' Series Cresswind at Lake Harris</p>
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AGENDA SUMMARY
TAVARES PLANNING & ZONING ADVISORY BOARD
5/19/2022

AGENDA TAB NO.: 3.

**SUBJECT TITLE: City Impact Fee Waiver for Property Located Within the Community
Redevelopment Area (CRA)
Recommendation on Ordinance 2022-04**

OBJECTIVE:

To consider a temporary City impact fee waiver for property located within the Community Redevelopment Area (CRA)

SUMMARY:

The City of Tavares established a Community Redevelopment Area (CRA) in 1995 with subsequent boundary expansions in 2006 and 2013. The City of Tavares recognizes the significance of the CRA as an area for tourism, professional offices, retail, dining, mixed housing choices, seaplane base operations, institutional, and cultural activity. The CRA is identified as a focus area for economic development through the adopted Community Redevelopment Plan, the Downtown Master Plan, and the Economic Development Strategy. The City's Comprehensive Plan promotes the implementation of incentives to encourage redevelopment and to attract business and industry. Promoting infill development within the CRA as a smart growth initiative serves to direct development towards the existing downtown core, utilizes existing infrastructure, and makes use of economically viable property. Quality infill projects can lead to neighborhood revitalization and a potential increase in property value, which are primary goals of the CRA. Within the boundary of the CRA there are approximately thirty (30) acres of vacant property with a mixture of land use and zoning classifications.

The City of Tavares is experiencing an influx of growth, as many communities in Florida are experiencing. However, there is limited development interest within the CRA boundary. Investment in an infill project can present some challenges for developers, including assembly of fragmented property, potential environmental cleanup, limited financing options, demolition cost, higher construction costs for commercial and multi-story buildings, and impact fees. In accordance with the Comprehensive Plan, the City of Tavares has the opportunity to consider an incentive program designed to encourage redevelopment within the CRA boundary. Ordinance 2022-04 proposes an incentive program that waives city impact fees for water, sewer, police, fire, and parks for building permits issued to properties located in the CRA for a period not to exceed June 7, 2025.

OPTIONS:

1. That the Planning & Zoning Board moves to recommend approval of Ordinance 2022-04, a temporary City impact fee waiver for property located within the Community Redevelopment Area (CRA)

2. That the Planning & Zoning Board moves to recommend denial of Ordinance 2022-04.

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board moves to recommend approval of Ordinance 2022-04, a temporary City impact fee waiver for property located within the Community Redevelopment Area (CRA).

FISCAL IMPACT:

City impact fees are not collected for CRA development.

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 2022-04
2. Aerial Map
3. Newspaper Ad 05-08-22

ORDINANCE 2022-04

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA PROVIDING FOR AN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM FOR THE COMMUNITY REDEVELOPMENT AREA; SUSPENDING CERTAIN CITY WATER, SEWER, POLICE, FIRE AND PARK IMPACT FEES FOR A SPECIFIED PERIOD OF TIME; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Tavares adopted in accordance with Chapter 163 of the Florida State Statutes, Resolution 1995-09, Resolution 2006-05, and Resolution 2013-11 establishing the boundary of the Community Redevelopment Area described in Exhibit “A”; and

WHEREAS, on May 3, 2006, the City of Tavares through Resolution 2006-06 adopted a Community Redevelopment Plan that identified goals and strategies for the area; and

WHEREAS, on December 6, 2017, the City of Tavares adopted a Downtown Master Plan that identified the vision and strategies for underdeveloped areas in downtown; and

WHEREAS, the City of Tavares Economic Development Strategy identifies the Community Redevelopment Area as an economic focus area; and

WHEREAS, the City of Tavares Comprehensive Plan encourages the implementation of incentives to promote economic growth and development consistent with the Economic Development Strategy; and

WHEREAS, a primary objective of the Community Redevelopment Plan, the Downtown Master Plan, and the Economic Development Strategy is to encourage the redevelopment and revitalization of the Community Redevelopment Area into a mixed-use residential, civic, and commercial downtown destination; and

WHEREAS, impact fees represent a substantial cost for new development; and

WHEREAS, a development incentive program, which provides for impact fee exemptions for properties located within the Community Redevelopment Area as established by Resolution 1995-09, Resolution 2006-05, and Resolution 2013-11 would be consistent with the adopted Comprehensive Plan, Community Redevelopment Plan, Downtown Master Plan, and Economic Development Strategy; therefore:

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

Section 1. Impact Fee Exemptions

1. Community Redevelopment Area

For a time period from the effective date of this ordinance until June 7, 2025, city impact fees for water, sewer, police, fire, and parks shall be waived for building permits issued during that time period to properties located within the Community Redevelopment Area subject to the following guidelines:

- (a) This incentive program shall become effective upon the final adoption of this ordinance and in no instance shall credits be applied retroactively.
- (b) To be eligible for a credit, the associated building permit must be issued prior to the termination date of June 7, 2025. Permits that expire after the termination date will not be eligible for credits upon renewal.

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 _____, 2022 by the City Council of the City of Tavares, Florida.

Lori Pfister, Mayor
Tavares City Council

First Reading: _____

Second Reading: _____

ATTEST:

Susie Novack, City Clerk

Approved as to form:

Lindsay C. T. Holt, City Attorney

Exhibit "A"

ALL REAL PROPERTY NORTH OF LAKE DORA AND WEST OF DISSTON AVENUE AND SOUTH OF CAROLINE STREET AND EAST OF STATE HIGHWAY 19 AND NORTHEAST OF THE DORA CANAL AND TO INCLUDE:

ALL OF BLOCK 25 AND ALL OF BLOCK 26 LESS LOT 4 OF ALEX ST. CLAIR ABRAMS EXTENSION AS RECORDED IN PLAT BOOK 1 PAGE 53 OF THE LAKE COUNTY RECORDS, AND

ALL REAL PROPERTY NORTH OF CAROLINE STREET AND WEST OF LAKE SHORE BOULEVARD AND SOUTHEAST OF STATE HIGHWAY 19, AND

ALL PARTS OF THE RIGHT OF WAY OF MAIN STREET FROM SR19 TO DISSTON AVENUE,

LESS

LOTS A, B, C, G, AND H OF BLOCK 38, AND THE WESTERN ½ OF BLOCK 47, AND BLOCKS 39, 40, 45, 46 OF THE MAP OF TAVARES AS RECORDED IN BOOK 1 PAGE 64 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AND

ALL REAL PROPERTY SOUTH OF THE SEABORD AIR LINE RAILROAD AND WEST OF SINCLAIR AVENUE, AND

ALL PROPERTY SOUTH OF THE CENTER LINE OF TRAFFORD STREET OF THE MAP OF TAVARES AS RECORDED IN BOOK 1 PAGE 64 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AND WEST

OF BLOXHAM AVENUE, AND

ALL REAL PROPERTY WEST OF LAKE AVENUE AND SOUTH OF RUBY STREET, AND LOTS A THROUGH F OF BLOCK 72 OF THE TAVARES IMPROVEMENT COMPANY AS RECORDED ON PLAT BOOK 4 PAGE 39 OF THE LAKE COUNTY RECORDS, AND

LOTS D THROUGH F OF THE HUNTER SUBDIVISION AS RECORDED IN PLAT BOOK 8 PAGE 35 OF THE LAKE COUNTY RECORDS, LAKE COUNTY FLORIDA, AND

THE SOUTH 150 FEET OF BLOCK 77 OF THE MAP OF TAVARES AS RECORDED IN BOOK 1 PAGE 64 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA.

ALL REAL PROPERTY NORTH OF CAROLINE STREET, WEST OF DISSTONAVENUE, SOUTH OF CLIFFORD STREET, AND EAST OF STATE ROAD 19 AND NORTHEAST OF ALFRED STREET TO INCLUDE:

BLOCKS 26,27,28 29,30,31,32,33,34,35,36,37, AND THAT PART OF "RIVER PARK" LYING EASTERLY OF MAXWELL AVENUE AND NORTH OF CAROLINE STREET AS RECORDED IN THE MAP OF TAVARES BOOK 1 PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

BLOCKS 111 AND 112 OF THE ST. CLAIR ABRAMS SUBDIVISION AS RECORDED IN BOOK 4 PAGE 22 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

BLOCKS 94,95, 86, 87, AND 88 OF THE NUTT'S SUBDIVISION AS RECORDED IN BOOK 5 PAGE 51 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

BLOCKS 48 AND 49 OF THE TAVARES IMPROVEMENT COMPANY PLAT AS RECORDED IN BOOK 4 PAGE 29 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

BLOCK 50 OF THE TAVARES IMPROVEMENT COMPANY PLAT AS RECORDED IN BOOK 4 PAGE 39 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

THE WILSON SUBDIVISION AS RECORDED IN BOOK 6 PAGE 27 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

BLOCKS 90, 91, 92, 93, THE NORTH HALF OF BLOCK 98, BLOCK 99 AS RECORDED IN THE MAP OF TAVARES BOOK 1 PAGE 64 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

FROST'S SUBDIVISION OF BLOCK 89 AS RECORDED IN BOOK 6 PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

C.L. WILLIAMS SUBDIVISION OF BLOCK 96 AS RECORDED IN BOOK 5 PAGE 34 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

WATSON'S SUBDIVISION OF BLOCK 97 AS RECORDED IN BOOK 5 PAGE 69 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

BARKSDALE SUBDIVISION OF THE SOUTH ½ OF BLOCK 98 AS RECORDED IN BOOK 8 PAGE 36 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

BLOCK A, G, THAT PORTION OF BLOCK B EASTERLY OF STATE ROAD 19, AND BLOCK F SOUTHEASTERLY OF HIGHWAY 441 ACCORDING TO THE LAKEWOOD PARK ADDITION TO TAVARES AS RECORDED IN BOOK 10 PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

ALSO

ALL REAL PROPERTY LYING NORTH OF CLIFFORD STREET BETWEEN ST. CLAIR ABRAMS AVENUE AND BURLEIGH BOULEVARD (U.S. 441) TO INCLUDE:

BLOCKS 102, 103, 106, AND BLOCKS 100, 101, 107, AND 108 ACCORDING TO THE MAP OF TAVARES AS RECORDED IN BOOK 1 PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA NOW LYING SOUTHEARSTERLY OF HIGHWAY 441

LINDA PARK SUBDIVISION OF BLOCK 102 AS RECORDED IN BOOK 16 PAGE 23 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

THAT PART OF GOV LOT 1 LYING E'LY OF HIGHWAY 441 & W OF ST CLAIR ABRAMS AVE--LESS THAT PART

LYING S OF DRAINAGE EASEMENT RECORDED IN ORB 382 PG 475 & LESS THAT PART OF LAND LYING WITHIN FOLLOWING DESCRIBED LINE:FROM SE COR OF SE 1/4 RUN N 88DEG 32MIN 23SEC W 874.94 FT TO CENTERLINE OF SR 500, N 38DEG 08MIN 24SEC E 258.40 FT FOR POB, CONT N 38DEG 08MIN 24SEC E 338.83 FT TO INTERSECTION WITH THE W'LY EXTENSION OF EXISTING SW'LY R/W LINE OF ST. CLAIR ABRAMS AVE, S 51DEG 47MIN 08SEC E 60 FT TO INTERSECTION OF SW'LY R/W LINE OF SR 500, CONT S 51DEG 47MIN 08SEC E 3.64 FT, S 38DEG 08MIN 24SEC W 334.52 FT TO A POINT ON THE N'LY LINE OF A 40 FOOT DRAINAGE EASEMENT AS RECORDED IN PB 382 PG 475, S 88DEG 27MIN 02SEC E 5.11 FT, THENCE DEPARTING SAID N'LY EASEMENT LINE, S 38DEG 08MIN 24SEC W 3.99 FT, S 51DEG 51MIN 36SEC E 7.25 FT, S 38DEG 08MIN 24SEC W 3.28 FT TO A POINT ON EXISTING SE'LY R/W LINE OF SR 500, N 51DEG 51MIN 36SEC W 75 FT TO POB, THIS LESS OUT LEGAL FOR NEW R/W LINE OF SR 500— ORB 2722 PG 1946

THAT PART OF GOV LOT 1 LYING E'LY OF HIGHWAY 441 & W OF ST CLAIR ABRAMS AVE—LESS THAT PART LYING N OF DRAINAGE EASEMENT RECORDED IN ORB 382 PG 475 & LESS FROM SE COR OF SE 1/4 RUN N 88DEG 32MIN 23SEC W 874.94 FT TO CENTERLINE OF SR 500, N 38DEG 08MIN 24SEC E 118.09 FT, S 51DEG 51MIN 36SEC E 60 FT TO A POINT ON THE EXISTING SE'LY R/W LINE OF SR 500 & POB, RUN N 38DEG 08MIN 24SEC E 90.30 FT, S 51DEG 51MIN 36SEC E 15 FT, S 38DEG 08MIN 24SEC W 5.33 FT, N 51DEG 51MIN 36SEC W 8.98 FT, S 42DEG 11MIN 21SEC W 85.19 FT TO POB, THIS LESS OUT LEGAL FOR NEW R/W LINE OF SR 500— ORB 711 PG 883, ORB 790 PG 1460

TAVARES, LAKEWOOD PARK FROM NW COR OF LOT 10 BLK G, RUN N 12-27-20 E 81.56 FT, N 54-27-30 E ALONG SE'LY BDRY OF HWY 441 152 FT FOR POB, S 35-32-30 E 140 FT N 54-27-30 E TO W LINE OF TEXAS AVE, N TO HWY 441, SW'LY ALONG HWY TO POB—LESS THAT PART LYING WITHIN THE FOLLOWING DESCRIBED PARCEL FOR US HWY 441 R/W: FROM N 1/4 COR RUN S 0-21-35 W ALONG MID SEC LINE 1641.43 FT TO CENTERLINE OF US HWY 441, BEING A PT ON A CURVE CONCAVE NW'LY, HAVING A RADIUS OF 1146.28 FT & A CHORD BEARING OF N 61-23-42 E, THENCE NE'LY ALONG SAID CENTERLINE & ARC OF SAID CURVE, FROM A TANGENT BEARING OF N 68-04-44 E, THRU A CENTRAL ANGLE OF 13-22-03, A DIST OF 267.44 FT, THENCE N 54-42-41 E ALONG CENTERLINE 653.85 FT TO THE BEG OF A CURVE CONCAVE NW'LY, HAVING A RADIUS OF 2864.93 FT & A CHORD BEARING OF N 53-44-52 E, THENCE NE'LY ALONG CENTERLINE & ARC OF CURVE, THRU A CENTRAL ANGLE OF 01-55-38, A DIST OF 96.36 FT TO THE INTERSECTION OF CENTERLINE OF US HWY 441 WITH THE N'LY EXTENSION OF EXISTING W'LY R/W LINE OF TEXAS AVE, A 71 FT R/W, THENCE DEPARTING CENTERLINE OF US HWY 441 RUN S 01-30-57 W ALONG SAID R/W EXTENSION 63.75 FT TO THE INTERSECTION OF THE EXISTING SE'LY R/W LINE OF US HWY 441 WITH SAID EXISTING W'LY R/W LINE OF TEXAS AVE FOR POB, SAID PT ALSO BEING ON THE E'LY LINE OF AN UNNUMBERED LOT, THENCE DEPARTING SAID SE'LY R/W LINE CONT S 01-30-57 E ALONG SAID EXISTING W'LY R/W LINE & ALONG SAID E'LY LOT LINE 41.22 FT, THENCE DEPARTING SAID EXISTING W'LY R/W LINE & SAID E'LY LOT LINE, RUN N 80-26-51 W 7.26 FT TO A PT ON A CURVE CONCAVE NW'LY, HAVING A RADIUS OF 2937.33 FT & A CHORD BEARING OF S 53-06-43 W, THENCE SW'LY ALONG THE ARC OF SAID CURVE FROM A TANGENT BEARING OF S 52-23-04 W, THRU A CENTRAL ANGLE OF 01-27-20, A DIST OF 74.62 FT, THENCE S 53-50-24 W 177.86 FT TO A PT ON THE N'LY R/W LINE OF ASHLAND PLACE, AN 80 FT R/W, THEN CONT S 53-50-24 W 36.2 FT TO A PT ON THE EXISTING SE'LY R/W LINE OF US HWY 441, N 01-29-05 E ALONG SAID EXISTING SE'LY R/W LINE 22.09 FT TO A PT ON SAID N'LY R/W LINE OF VACATED ASHLAND PLACE, THEN CONT N 01-29-05 E ALONG SAID EXISTING SE'LY R/W LINE 18.66 FT, N 54-42-41 E ALONG SAID EXISTING SE'LY R/W LINE 235.91 FT TO THE BEG OF A CURVE CONCAVE NW'LY, HAVING A RADIUS OF 2914.93 FT & A CHORD BEARING OF N 54-08-22 E, THENCE NE'LY ALONG SAID EXISTING SE'LY R/W LINE & ALONG ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 01-08-36 A DIST OF 58.17 FT TO POB—PB 10 PG 1 ORB 957 PG 1866

TAVARES, LAKEWOOD PARK FROM A PT 74.44 FT S OF NW COR OF LOT 10, BLK G RUN S 88DEG 46MIN 30SEC E 43.09 FT, N 54DEG 27MIN 30SEC E TO W LINE OF LOT 8 FOR POB, RUN S TO SW COR OF LOT 8, E 50 FT TO SE COR OF LOT 8, N 110 FT, E TO W R/W OF TEXAS AVE & PT A, RETURN TO POB & RUN N54 DEG 27MIN 30SEC E TO W R/W OF TEXAS AVE, S TO INTERSECT PT A PB 10 PG 1 ORB 1545 PG 1072

ALSO

FROM THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF GIVENS STREET AND THE EASTERLY RIGHT-OF-WAY OF WOOD AVENUE, RUN EAST ALONG SOUTHERLY RIGHT-OF-WAY 200 FEET, THENCE SOUTHERLY 100 FEET, THENCE WESTERLY TO A POINT 100 FEET SOUTH OF THE POINT OF BEGINNING, ALSO LOCATED ON THE EASTERLY RIGHT-OF-WAY OF WOOD AVENUE, THENCE NORTHERLY TO THE POINT OF BEGINNING.

BLOCK A OF THE P.W. HARRINGTON'S SUBDIVISION AS RECORDED IN PB 1 PG 1

ALSO

THE WEST HALF OF BLOCK 1 OF THE WARE SUBDIVISION OF ALEX-ST. CLAIR ABRAMS EXTENSION AS RECORDED IN PB 6 PG 40

THE WEST 150 FEET OF BLOCK 24 OF THE ALEX ST. CLAIR ABRAMS EXTENSION AS RECORDED IN PB 1 PG 53

LOTS A, B, C, G, AND H OF BLOCK 38 AND THE WESTERN ½ OF BLOCK 47, AND BLOCK 39 LOTS A THROUGH K,

BLOCK 40, BLOCK 45, AND BLOCK 46 AS RECORDED IN THE MAP OF TAVARES PB 1 PG 64

THAT VACATED PORTION OF PULSIFER AVENUE LYING BETWEEN ALFRED STREET AND THE NORTHERN BOUNDARY OF THE INACTIVE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY

THAT PORTION OF THE INACTIVE SEABOARD COASTLINE RAILROAD LYING BETWEEN THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD 19 AND THE NORTHERLY RIGHT-OF-WAY OF MAIN STREET.

THAT PORTION OF LAND LYING SOUTH OF CAROLINE STREET WEST OF ALFRED STREET, AND EASTERLY OF THE INACTIVE RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD DESIGNATED AS "RIVER PARK" ON THE MAP OF TAVARES PB 1 PG 64

TAVARES BEG AT C/LINE OF CAROLINE ST & W R/W OF SR 19 RUN N 56DEG 18MIN W 250 FT, S 32DEG 56MIN W 106.43 FT, S 57DEG 47MIN E 250 FT TO SR 19, NW'LY ALONG SR 19 100 FT TO POB PB 1 PG 64 ORB 918 PG 592

TAVARES, FROM THE INTERESECTION OF CENTER LINE OF ALFRED ST (NOW CLOSED) & NW'LY R/W OF SR 19 RUN NE'LY ALONG SAID R/W 200 FT FOR POB, CONTINUE ALONG SAID R/W 100 FT, N 57DEG 47MIN 13SEC W 191.19 FT, S 29DEG 57MIN 23SEC W 104.92 FT, S 59DEG 15MIN 36SEC E 188.41 FT TO POB PB 1 PG 64 ORB 2808 PG 794

TAVARES BEG AT INTERSECTION OF CENTER LINE OF ALFRED ST & W'LY LINE OF SR 19, RUN N 62DEG 12MIN 22SEC W 75.65 FT, SW'LY PARALLEL TO W'LY LINE OF SR 19 113.58 FT, N 88DEG 49MIN 11SEC W 85.63 FT, N 36DEG 41MIN 11SEC W 43.8 FT TO PT A, BEG AGAIN AT POB RUN NE'LY ALONG W'LY R/W OF SR 19 100 FT N 60DEG 43MIN 59SEC W 188.32 FT, S 28DEG 32MIN 56SEC W 237.91 FT TO INTERSECT PT A PB 1 PG 64 ORB 2680 PG 2408

TAVARES, FROM THE INTERSECTION OF CENTER LINE OF ALFRED ST (NOW CLOSED) & NW'LY R/W OF SR 19 RUN NE'LY ALONG SAID R/W 100 FT FOR POB, CONTINUE ALONG SAID R/W 100 FT, N 59DEG 15MIN 36SEC W 188.41 FT, S 29DEG 57MIN 23SEC W 104.85 FT, S 60DEG 43MIN 59SEC E 188.32 FT TO POB PB 1 PG 64 ORB 1476 PG 1850

TAVARES FROM THE INTERSECTION OF N LINE OF LOT A BLK 79 WITH NWLY LINE OF ST RD 19 RUN NE'LY ALONG WLY R/W OF ST RD 19 TO CENTERLINE OF ALFRED ST EXT W ACROSS ST RD 19 & POB, RUN W ALONG CENTERLINE OF ALFRED ST EXT TO CENTERLINE OF UNNAMED ST W OF BLK 79 HEREBY DESIGNATED AS PT A, NE'LY PARALLEL TO NWLY BDRY OF ST RD 19 TO PT NWLY & AT RT ANGLES TO THE POB SE'LY TO POB, BEG AGAIN AT POB, RUN SW'LY ALONG WLY BDRY ST RD 19 A DIST OF 194.5 FT TO PT B, BEG AGAIN AT POB, RUN W TO PT A, SW'LY PARALLEL TO W BDRY OF ST RD 19 TO A PT AT RIGHT ANGLES FROM PT B, SE'LY TO PT B PB 1 PG 64 ORB 760 PGS 2239, 2240, ORB 760 PG 2239, 2240

Also

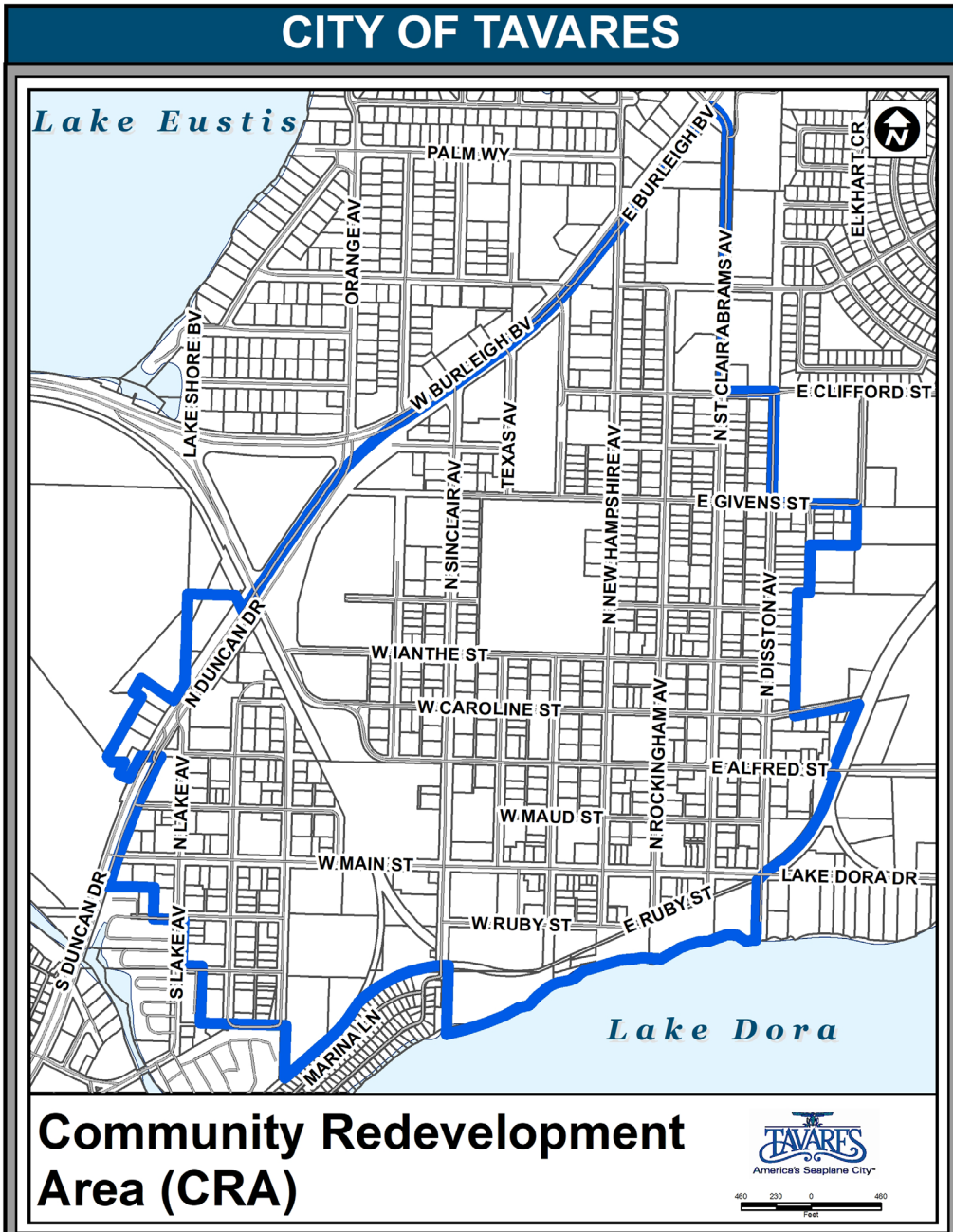
Tavares, St. Clair-Abrams ext supplemental plat lot 4 block 26 less w 10 feet lying northly of old government meander line that part of RR R/W lying westerly of center line of said RR & lying south of southerly R/W of Alfred Street and extending southwesterly to Disston Avenue & Lake Dora Drive less easterly 15 feet--GOV PLAT 1 PG 28 | ORB 601 PG 580

Tavares, St. Clair-Abrams ext supplemental plat lot 5, S of old meander line block 26
GOV PLAT 1 PG 28 | ORB 594 PG 751

Tavares, St. Clair-Abrams ext supplemental plat lots 1, 2, 3 block 26 ½ GOV PLAT 1 pg 28; and

That portion of S. Disston Avenue lying between E. Maud Street and E. Alfred Street.

CITY OF TAVARES



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