

## AGENDA



### **City of Tavares Planning & Zoning Advisory Board**

**October 20, 2022 -- 3:00 PM**

**TAVARES CITY HALL COUNCIL CHAMBERS**

**201 E MAIN STREET, TAVARES**

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**I. Call to Order**

**II. Pledge of Allegiance**

**III. Approval of Minutes**

1. Approval of the August 18, 2022, Planning and Zoning Board Meeting Minutes (Deputy Clerk)

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

**V. Public Hearings**

1. 203 N. St Clair Abrams Avenue - Special Use Permit for School  
Recommendation on Resolution 2022-14

**VI. Other Business**

**VII. Audience to be heard**

**VIII. Adjournment**

**F.S. 286.0105** If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352) 742-6209.

**AGENDA SUMMARY  
TAVARES PLANNING & ZONING ADVISORY BOARD  
10/20/2022**

**AGENDA TAB NO.: 1.**

**SUBJECT TITLE: Approval of the August 18, 2022, Planning and Zoning Board Meeting Minutes (Deputy Clerk)**

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**OBJECTIVE:**

Approval of the August 18, 2022, Planning and Zoning Board Meeting Minutes.

**SUMMARY:**

The August 18, 2022, Planning and Zoning Board meeting minutes will be forwarded to the Board on Monday, October 17, 2022, for consideration and approval.

**OPTIONS:**

1. Move to approve the minutes as submitted by the Deputy City Clerk.
2. Move to approve the minutes as submitted by the Deputy City Clerk, with corrections.

**STAFF RECOMMENDATION:**

For the Board's consideration.

**FISCAL IMPACT:**

N/A

**LEGAL SUFFICIENCY:**

Yes.

**ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:**

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

**AGENDA SUMMARY**  
**TAVARES PLANNING & ZONING ADVISORY BOARD**  
**10/20/2022**

**AGENDA TAB NO.: 1.**

**SUBJECT TITLE: 203 N. St Clair Abrams Avenue - Special Use Permit for School  
Recommendation on Resolution 2022-14**

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**OBJECTIVE:**

To consider a petition for a Special Use Permit for a School proposed to be located at 203 N. St Clair Abrams Avenue

**SUMMARY:**

An application for a Special Use Permit has been received to operate a school at 203 N. St Clair Abrams Avenue. The subject property is located on the northwest corner of the intersection of N. St Clair Abrams Avenue and Maud Street. The building located on the site was most recently occupied by a law firm. The property is within the Mixed Use (MU) zoning district, and a school is allowed only with the issuance of a Special Use Permit from the City Council.

The applicant, The Modern Schoolhouse LLC, envisions what is referred to as a "micro-school" with an estimated enrollment of 40-45 students across various grade levels. The subject property is in close proximity to the Tavares Public Library, downtown museums, Wooton Wonderland, and the Splash Park. The property includes an empty lot that will be utilized for student recess. The building has been evaluated by the Tavares Fire Department and Building Official, and no major issues were found.

However, the applicant will be required to obtain permits for some plumbing and electrical improvements.

The subject property has limited on-site parking. It is the intention of the school operator to have parents use available public parking and walk children to and from the school. There will be no car drop off or pickup permitted to block any public right-of-way. City staff met with the applicant and conducted an evaluation of available public parking near the proposed site. City staff has determined that there are four (4) public parking areas consisting of a total of ninety (90) parking spaces that are in close proximity to the property with sidewalk access south of Maud Street. City staff has coordinated with the City's Engineer to design improvements to the crosswalk located at Maud Street and N. St Clair Abrams Avenue.

**OPTIONS:**

1. The Planning & Zoning Board moves to recommend approval of Resolution 2022-14, Special Use Permit for a school located at 203 N. St Clair Abrams Avenue.
  
2. The Planning & Zoning Board moves to recommend denial of Resolution 2022-14.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning & Zoning Board moves to recommend approval of Resolution 2022-14, Special Use Permit for a school located at 203 N. St Clair Abrams Avenue.

**FISCAL IMPACT:**

N/A

**LEGAL SUFFICIENCY:**

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

**ATTACHMENTS AVAILABLE TO THE PUBLIC UPON REQUEST:**

1. Resolution 2022-14
2. Aerial Map
3. Zoning Map
4. Modern Schoolhouse Parking Overview
5. Newspaper Ad

## **RESOLUTION 2022-14**

**A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, APPROVING A SPECIAL USE PERMIT TO ALLOW A SCHOOL LOCATED AT 203 N ST CLAIR ABRAMS AVENUE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the owner of property addressed as 203 N. St. Clair Abrams Ave. desires this property to be utilized as a School; and

**WHEREAS**, this property is zoned Mixed Use (MU) under the City of Tavares Land Development Regulations; and

**WHEREAS**, a School in the Mixed Use District requires City Council to approve a Special Use Permit for this use under the city's Land Development Regulations; and

**WHEREAS**, City Council may add conditions, limitations or requirements to the approval of a Special Use Permit; and

**WHEREAS**, the City Council has determined School is an appropriate use at this location subject to the conditions contained within this Resolution of Approval, therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA AS FOLLOWS:**

That property addressed as 203 N. St. Clair Abrams Avenue is granted a Special Use Permit for a School subject to compliance with all regulations applicable to this use. The Special Use Permit shall be contingent upon the school operator committing to not allowing drop off & pickup of children from car lines that would block any public right-of-way.

**THIS RESOLUTION** will become effective upon approval by the Tavares City Council.

**PASSED AND RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_ 2022, by the Tavares City Council.

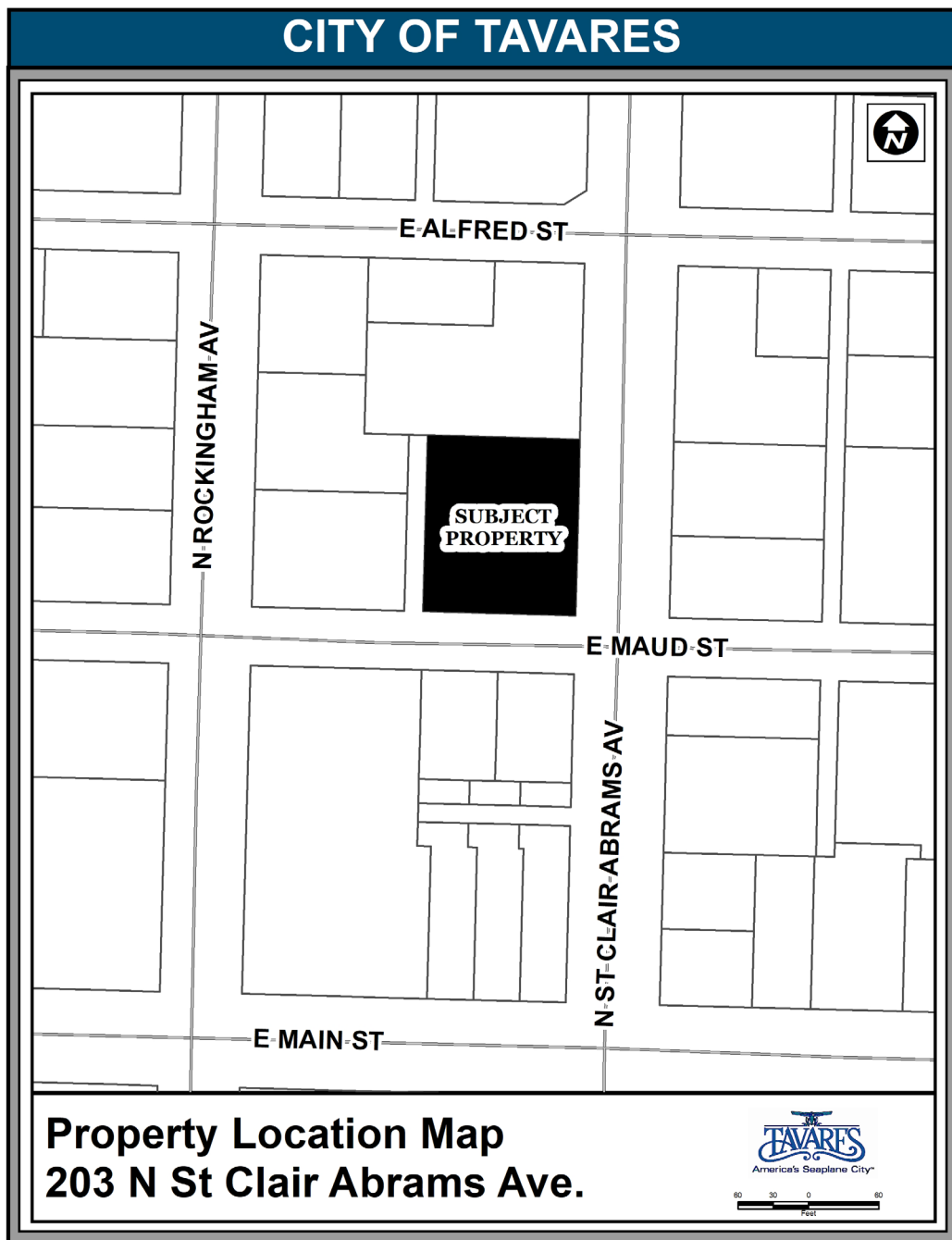
\_\_\_\_\_  
Lori Pfister, Mayor  
Tavares City Council

ATTEST:

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Susie Novack, City Clerk

Approved as to form:

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Lindsay C. T. Holt, City Attorney



Created By: City of Tavares GIS

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Map Created on 07/27/22