

**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 exparte 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 understands 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 Sweezea. 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 Sweezea 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