CITY OF TAVARES
PLANNING AND ZONING BOARD MEETING
TAVARES COUNCIL CHAMBERS
201 E. MAIN STREET, TAVARES
SEPTEMBER 21, 2023

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

LAKE COUNTY SCHOOL BOARD
Helen LaValley - Absent

STAFF MEMBERS PRESENT
Antonio Fabre – Community Development Interim Director
Terri O'Neil, City Planner
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.

APPROVAL OF MINUTES

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

MOTION

Deborah Murphy moved to approve the minutes of the October 20, 2022 Planning and Zoning Board Meeting. Seconded by James Sweezea. The motion carried unanimously 7-0.

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 Resolution 2023-13 – Tavares Manor Apartments - Variance

Mr. Fabre gave the following presentation:

> *On July 20, 2022, the City Council considered and approved the annexation, rezoning (Ordinance 2022-06) and future land use map amendment (Ordinance 2022-07). Approval of subsequent actions allows the applicant to submit a development plan in accordance with the provisions of the City's Land Development Regulations. At this time, the applicant has submitted a variance request for an increase in height from the permitted maximum height of 50' to a maximum height of 65' for the proposed Tavares Manor Apartments development.*
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> *The subject property is approximately 19.81 acres located at the northwest corner of Mt. Homer Rd. and East Burleigh Blvd. The applicant is proposing to construct seven (7) four-story buildings instead of the originally envisioned ten (10) three-story buildings. The proposed buildings will consist of forty-eight (48) units each totaling 336 residential apartments, together with recreational amenities including a clubhouse and swimming pool. The concept plan and building concept elevations are attached for your review and consideration.*
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> *The subject property is in close proximity to AdventHealth Waterman hospital which is currently a 7- story (maximum height of 100' per PD) building and the Eustis Village shopping center. Across the highway on East Burleigh Blvd, the PD for Lakeview Center, permits a maximum height of 65', which includes the existing (5) five-story Comfort Inn & Suites. Therefore, it is staff's opinion that the height variance request is appropriate for the proposed development.*
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> *OPTIONS:*
> *1. That the Planning & Zoning Board moves to recommend approval Resolution 2023-13, a height variance from the allow for a 65' height maximum for the Tavares Manor Apartment project.*
> *2. That the Planning & Zoning Board moves to recommend denial of the proposed Resolution 2023-13.*
>
> *STAFF RECOMMENDATION: Staff recommends that the Planning & Zoning Board recommend approval of Resolution 2023-13, a height variance allowing for a maximum height of 65', for the Tavares Manor Apartment development.*

Brandon Rosser, Applicant, 4100 W Kennedy Blvd, Suite 213, Tampa, FL, gave a brief overview as follows:

- Project was approved a year ago for 10 buildings, 3 stories high
- Requesting to go from 50 feet high to 65 feet high and provide 7 buildings and 4 stories high
- More open space for dog park, pickleball courts and green space

- Would have elevators in each building (Florida requirement), no stairs
- Luxury level apartments
- Cost saving

Mr. Rosser stated he was available for questions.

Board Member Peterman asked if the cost savings would be passed on to the residents, and if adding the 4th story if it would have an effect on the fire department. Mr. Rosser stated the project was not affordable housing and will be a quality luxury product at market rate. Mr. Fabre stated that when the request was taken for consideration, the Development Review Committee (DRC) and the Fire Department reviewed and approved the project.

Board Member Joy asked how many apartments will there be in total. Mr. Rosser stated there would be 36 more apartments.

Board Member Sweezea asked if the apartments would impact the helicopters accessing the hospital, and if there would be an impact to infrastructure and traffic and if the community is gated. Mr. Rosser noted there would be no helicopter access issues as confirmed with hospital staff. He noted there had been a traffic study completed and it is a gated community.

Vice Chairman Murphy asked where the main access point was, and noted her concern of volume of traffic during school drop-off/pick-up hours. Mr. Rosser stated the access point is off of Mt. Homer Road.

Chairman Santoro asked for public comment. There was none.

MOTION

Bruce Peterman moved to recommend approval of Resolution 2023-13, seconded by Dian Joy. The motion carried unanimously 6-0.

2) Recommendation on Resolution 2023-14 – Wheeler's Parking Lot – Special Use Permit

Mr. Fabre gave the following presentation:

> *On June 19, 2019, the City Council considered and approved the rezoning (Ordinance 2019-12) and future land use map amendment (Ordinance 2019-13) for the subject property in order to allow the applicant to submit a commercial development plan in accordance with the provisions of the City's Land Development Regulations. The envisioned commercial development never came to fruition. At this time, the applicant has submitted an application for a Special Use Permit to operate a Parking Lot at 313 Dora Avenue. The subject property is located west of Dora Avenue, north of Old US Hwy-441, and is approximately 1.23 acres in size. The property is owned by Mark & Kathy Wheeler, and is currently vacant with a single-family dwelling unit. The subject property is within the General Commercial (C-1) zoning district, which requires a Special Use Permit from City Council to allow a public parking lot.*

The property owner is proposing to provide a secured fenced area of the property to allow vehicles, boat trailers and RVs to park for rent or fee. The owner has included a Special Use Plan that has a list of conditions of approval which include installation of the required landscaping after approval of the Special Use Permit. The Special Use Plan is attached for your review and consideration. The property is contiguous to existing commercial (C-1) zoning, and is surrounded by a mixture of commercial, multi-family, and one single-family property. It is staff's opinion that the proposed parking lot is an appropriate use of the property.

OPTIONS:
1. That the Planning & Zoning Board moves to recommend approval Resolution 2023-14, Special Use Permit for a Parking Lot located at 313 Dora Avenue, subject to the Special Use Plan.
2. That the Planning & Zoning Board moves to recommend denial of the proposed Resolution 2023-14.

STAFF RECOMMENDATION: Staff recommends that the Planning & Zoning Board recommend approval of Resolution 2023-14, Special Use Permit for a Parking Lot located at 313 Dora Avenue, subject to the conditions outlined in the Special Use Plan.

Rick Hartenstein, Planning Consultant, 1290 CR 436, Lake Panasoffkee, FL, noted he was available for questions.

Board Member Treadwell asked what is next to the property. Mr. Hartenstein stated there was a body shop and ski-doo rental next door on Dora Ave. He noted there was a single-family home on Dora next to the Ski-Doo rental establishment which was owned by the Wheeler family. There would be a landscape buffer between surrounding properties.

Board Member Peterman asked if the property was currently zoned commercial. Mr. Fabre confirmed and noted there has been a traffic and environmental study conducted.

Vice-Chairman Murphy asked if the entrance would be on Dora Ave. and asked the number of parking spaces available. Mr. Hartenstein confirmed and noted approximately 50 parking spaces.

MOTION

James Sweezea moved to recommend approval of Resolution 2023-14 seconded by Dian Joy. The motion carried unanimously 6-0.

OTHER BUSINESS

PUBLIC COMMENT

ADJOURNMENT

MOTION

James Sweezea moved to adjourn the meeting at 3:40 p.m., seconded by Dian Joy. The motion carried unanimously 6-0.

Respectfully submitted,

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Jillian Roberts,
Deputy City Clerk