

**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
DATE OF MEETING: December 2, 2015**

**AGENDA TAB NO. 7**

**SUBJECT TITLE: Ordinance No. 2015-22 – Amendment of Section 17.75 (A) of the Land Development Regulations to reflect Stormwater Fees Adopted with the Fiscal Year 2016 Operating Budget**

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**OBJECTIVE:** To obtain Council approval to amend Section 17.75 (A) of the Land Development Regulations for Stormwater rates as provided in the 2016 Adopted Budget. This ordinance was read for first reading on November 18, 2015.

**SUMMARY:** During the 2016 budget preparation process, expenses associated with operational costs, capital needs, and debt service costs were balanced with revenues associated with the rate study and recommended stormwater fee of \$7.75 per ERU.

The City's rate consultant, Mike Rocca of Raftelis and Associates, prepared a rate study for the Water, Sewer, Reclaim and Stormwater Utilities. The Study indicated needed rates to meet operational costs and to meet debt service obligations for the Downtown CRA Stormwater Improvements.

The Utility Rate Study was previously provided to the City Council on November 19, 2014. The FY2016 Adopted Stormwater Budget included the Stormwater fee of \$7.75 per ERU as indicated in the Utility Rate Study.

**OPTIONS:**

1. Approve Ordinance 2015-22, which amends Section 17.75 (A) of the Land Development Regulations to increase the monthly Stormwater drainage utility fee for each single family dwelling unit from \$7.00 to \$7.75.
2. Do not approve Ordinance 2015-22.

**STAFF RECOMMENDATION:**

Option 1. **Move to Approve** Ordinance 2015-22, which amends Section 17.75 (A) of the Land Development Regulations and sets the monthly Stormwater drainage utility fee for each single family dwelling unit at \$7.75.

**FISCAL IMPACT:** This Ordinance provides documentation in the Land Development Regulations for the implemented stormwater fees for the 2016 Adopted Budget.

**LEGAL SUFFICIENCY:** Meets Legal Sufficiency.

ATTEST:

\_\_\_\_\_  
John Drury  
City Administrator

Passed First Reading \_\_\_\_\_

Passed Second Reading \_\_\_\_\_

\_\_\_\_\_  
Approved as to form:  
Robert Q. Williams  
City Attorney

**ORDINANCE 2015-22**

**AN ORDINANCE AMENDING SECTIONS 17-75 AND 17-77 OF THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS PERTAINING TO STORM WATER DRAINAGE UTILITY FEES; INCREASING SAID FEE TO \$7.75/ESFU AS APPROVED IN THE FISCAL YEAR 2016 ADOPTED BUDGET; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on September 16, 2015, the City Council Adopted the Fiscal Year 2016 Operating Budget for the City of Tavares which set forth Stormwater Rates for the Fiscal Year 2016 Operating Budget for the Stormwater Utility;

**WHEREAS**, the City Council requests an update to the Land Development Regulations to reflect the fee established in the fiscal year 2016 Stormwater Budget;

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

**Sec. 17-75. Schedule of Utility Fees.**

(A) The city council shall by ordinance establish reasonable rates for the stormwater drainage utility system for each single-family dwelling unit (SFU). The monthly stormwater drainage utility fee for each single-family dwelling unit shall be \$7.75. Each SFU shall be billed a flat fee established by the city council for residential units. For residential accounts not individually metered, the account holder of the master meter shall be billed the fee established for a SFU multiplied by the number of residential units.

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

PASSED AND ORDAINED this \_\_\_\_ day of \_\_\_\_\_, 2015,  
by the City Council of the City of Tavares, Florida.

\_\_\_\_\_  
Robert Wolfe, Mayor  
Tavares City Council

## Miscellaneous Legals

### CITY OF TAVARES

NOTICE IS HEREBY GIVEN that the Tavares City Council will consider Ordinance 2015-22, Second Reading, on December 2, 2015 at 4:00 p.m. Tavares City Hall, 201 E. Main Street, Tavares, FL 32778.

#### ORDINANCE 2015-22

AN ORDINANCE AMENDING SECTIONS 17-75 AND 17-77 OF THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS PERTAINING TO STORM WATER DRAINAGE UTILITY FEES; INCREASING SAID FEE TO \$7.75/ESFU AS APPROVED IN THE FISCAL YEAR 2016 ADOPTED BUDGET; PROVIDING FOR AN EFFECTIVE DATE

The Ordinance may be inspected by the public at the Office of the City Clerk, at the Tavares City Hall, 201 E. Main Street, Tavares, Florida, between the hours of 8 a.m. and 5 p.m. on business days. All interested parties may appear at the meeting and be heard or submit their comments prior to the meeting.

LAK3755945

11/22/15

**AGENDA SUMMARY  
TAVARES CITY COUNCIL  
DECEMBER 2, 2015**

**AGENDA TAB NO. 8**

**SUBJECT TITLE:     Resolution 2015-10  
                              Special Use Permit for Airplane Hangar - 3433 S.R. 19**

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**OBJECTIVE**

To consider a petition for a Special Use Permit to construct an airplane hangar at 3433 S.R. 19.

**SUMMARY:**

An application for a Special Use Permit has been received from Steven Barber to construct a private, personal airplane hangar that includes a flight or observation deck and an accessory seaplane ramp at 3433 S.R. 19. This proposed use most closely approximates the definition of a "*Personal Storage Facility*" in the City's Land Development Regulations. This property is zoned C-2, Highway Commercial, and a "*Personal Storage Facility*" is allowed as a Special Use in this district.

The subject lands abut Lake Idamere and Progressive Aerodynes' seaplane manufacturing facility. Lake Idamere is extensively utilized for seaplane landings and takeoffs. Mr. Barber's plans compliment and are consistent with the seaplane related uses established and functioning in this area along the west shore of Lake Idamere.

This property is highly visible from S.R. 19 which is rapidly evolving as a principle commercial corridor for Tavares. If this application is approved, an approved site plan demonstrating compliance with all commercial development regulations must be submitted. A conceptual site plan and architectural building rendering are attached to this report.

**OPTIONS:**

1.     That City Council moves to approve Resolution 2015-10 as presented.
2.     That City Council denies the requested Special Use Permit.

**PLANNING & ZONING BOARD RECOMMENDATION:**

At its November 19<sup>th</sup> meeting, the Planning & Zoning Board voted unanimously to recommend approval of Resolution 2015-10.

**STAFF RECOMMENDATION:**

Staff recommends that City Council moves to approve Resolution 2015-10.

**FISCAL IMPACT:**

N/A

**LEGAL SUFFICIENCY:** This Resolution has been reviewed by the City Attorney and approved for legal sufficiency.



LAKE COUNTY  
FLORIDA

November 18, 2015

John Drury, City Administrator  
City of Tavares  
201 E. Main Street  
Tavares, FL 32778

Dear Mr. Drury:

Lake Idamere Park, a forty-five acre park located off State Road 19 and County Road 448, provides a variety of recreational amenities to address the needs of our diverse population including a canoe/kayak ramp, hiking trails, fishing pier, boundless playground, dog park and picnic pavilions. A Miracle League Field is currently under construction to provide special needs children the opportunity to play Miracle League baseball, regardless of their abilities.

On November 9, 2015, the County Attorney's office received a Notice of Public Hearing regarding the approval of a special use permit for an airplane hangar with an observation deck and an accessory seaplane ramp in the C-2 zoning district for property on the northwest shoreline of Lake Idamere. While not directly opposing the issuance of a special use permit, Lake County would like to make several requests to ensure the safety of Lake Idamere Park visitors and local residents.

In April 2014, a seaplane crash landed in Lake Idamere Park in the scrub near the canoe/kayak launch. Though this is an unusual occurrence, we would like to mitigate the possibility of public safety issues by requesting that the flight patterns of seaplanes avoid the airspace over the park. Additionally, the usage of Lake Idamere as a takeoff and landing site for seaplanes should be in compliance with all FAA regulations and requirements.

The Lake County Public Resources Department will post signs at the park near the canoe/kayak launch and fishing pier to make park visitors aware of the presence of seaplanes.

The County would like to continue to work collaboratively with the City of Tavares and the local community and create an overall master plan for the future development of the area surrounding Lake Idamere that would be mutually beneficial to all parties.

COUNTY MANAGER'S OFFICE

P.O. BOX 7800 • 315 W. MAIN ST. • SUITE 308 • TAVARES, FL 32778-7800 • P 352.343.9888 • F 352.343.9495  
*Board of County Commissioners • [www.lakecountyfl.gov](http://www.lakecountyfl.gov)*

TIMOTHY I. SULLIVAN  
*District 1*

SEAN M. PARKS, AICP, QEP  
*District 2*

JIMMY CONNER  
*District 3*

LESLIE CAMPIONE  
*District 4*

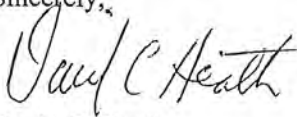
WELTON G. CADWELL  
*District 5*

City of Tavares  
November 18, 2015  
Page 2

Please place this letter into the record for the public hearings involving the Planning & Zoning Commission, as well as the City Council.

Thank you for your consideration in this matter. Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "David C. Heath".

David C. Heath  
County Manager

Cc: Board of County Commissioners  
Melanie Marsh, County Attorney  
Wendy Breeden, Director of Public Resources  
Bobby Bonilla, Parks & Trails Division Manager  
Jacques Skutt, City of Tavares, Community Development Director

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**RESOLUTION 2015-10**

**A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, APPROVING A SPECIAL USE PERMIT TO ALLOW A PERSONAL STORAGE FACILITY, MORE SPECIFICALLY DESCRIBED AS AN AIRPLANE HANGAR THAT INCLUDES A FLIGHT OR OBSERVATION DECK WITH AN ACCESSORY SEAPLANE RAMP, IN THE C-2 (HIGHWAY COMMERCIAL) ZONING DISTRICT FOR PROPERTY ADDRESSED AS 3433 S.R. 19; 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 3433 S.R. 19 (alternate key parcel 3800706) desires and has made application to use and construct on this property an airplane hangar that includes a flight or observation deck and an accessory seaplane ramp into Lake Idamere; and

**WHEREAS**, the owner of this property desires to use this property and hangar for personal, private use; and

**WHEREAS**, this proposed use most closely meets and coincides with the definition of a "*Personal Storage Facility*" under the City's Land Development Regulations and

**WHEREAS**, the subject property is zoned C-2 (Highway Commercial) under the city's Land Development Regulations; and

**WHEREAS**, a "*Personal Storage Facility*" is permitted only as a Special Use in the C-2 (Highway Commercial) zoning district; and

**WHEREAS**, seaplanes shall be permitted to land and depart from Lake Idamere in compliance with all Federal Aeronautical Administration regulations and requirements; and

**WHEREAS**, operation of seaplanes in association with this "*Personal Storage Facility*" will comply with all applicable Federal and State regulations; and



1           **WHEREAS**, the City Council has determined that a "Personal Storage Facility"  
2 more specifically described as an airplane hangar with flight/observation deck and  
3 accessory seaplane ramp is an appropriate use at this location subject to the conditions  
4 contained within this Resolution of Approval, therefore,  
5  
6

7           **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAVARES,**  
8 **FLORIDA AS FOLLOWS:**  
9

10           That property addressed as 3422 S.R. 19 (alternate key parcel 3800706) is  
11 granted a Special Use Permit for a "Personal Storage Facility", more specifically  
12 described as an airplane hangar with flight/observation deck and accessory seaplane  
13 ramp, subject to compliance with all applicable permitting regulations including site plan  
14 approval. Seaplanes shall be permitted to land and depart from Lake Idamere in  
15 compliance with all Federal Aeronautical Administration regulations and requirements,  
16 and operation of seaplanes in association with this "Personal Storage Facility" will  
17 comply with all applicable Federal and State regulations.  
18

19           **THIS RESOLUTION** will become effective upon approval by the Tavares City Council.  
20

21           **PASSED AND RESOLVED** this \_\_\_\_\_ day of December 2015, by the Tavares City  
22 Council.

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Robert Wolfe, Mayor  
Tavares City Council

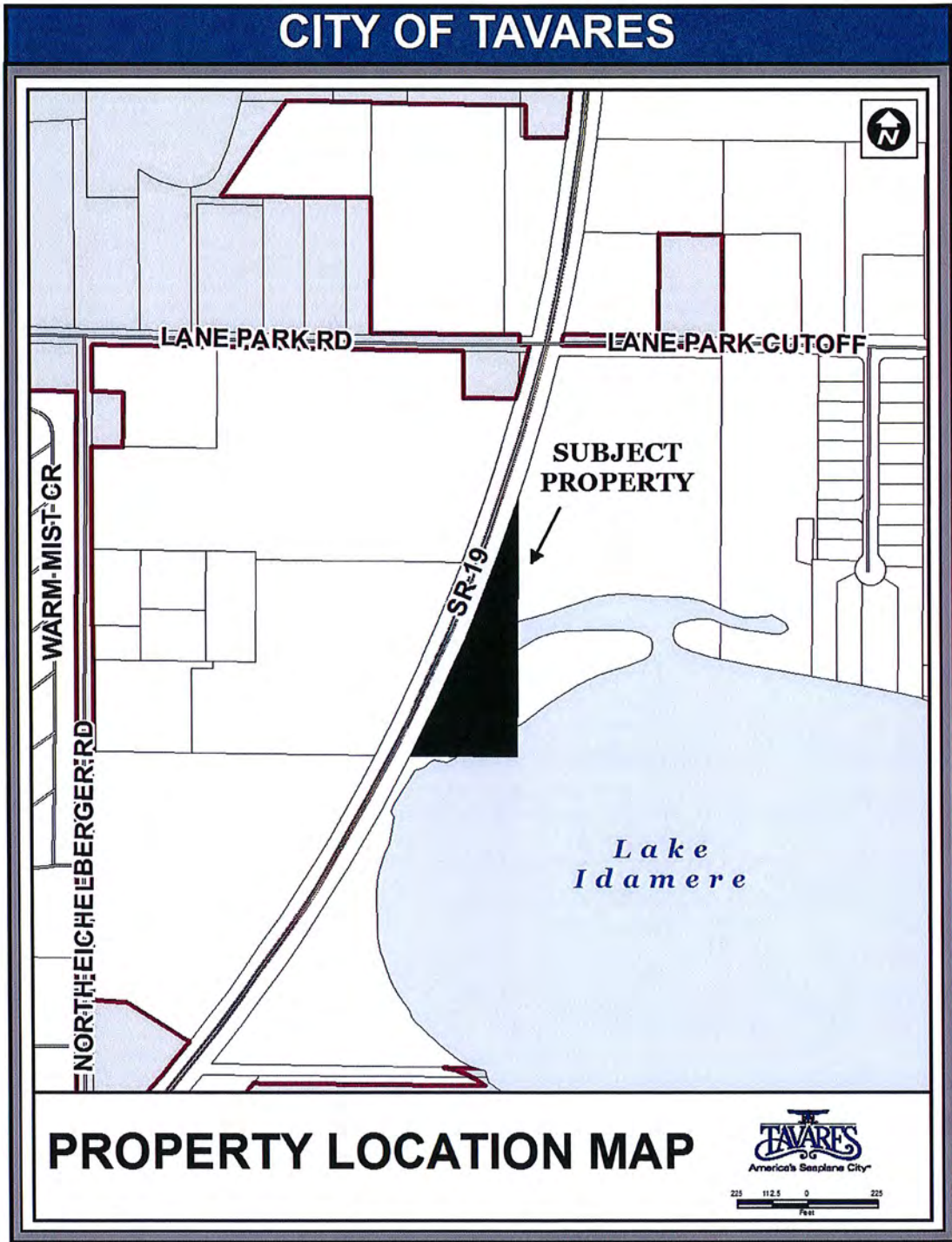
ATTEST:

\_\_\_\_\_  
Nancy A. Barnett, City Clerk

Approved as to form:

\_\_\_\_\_  
Robert Q. Williams, City Attorney

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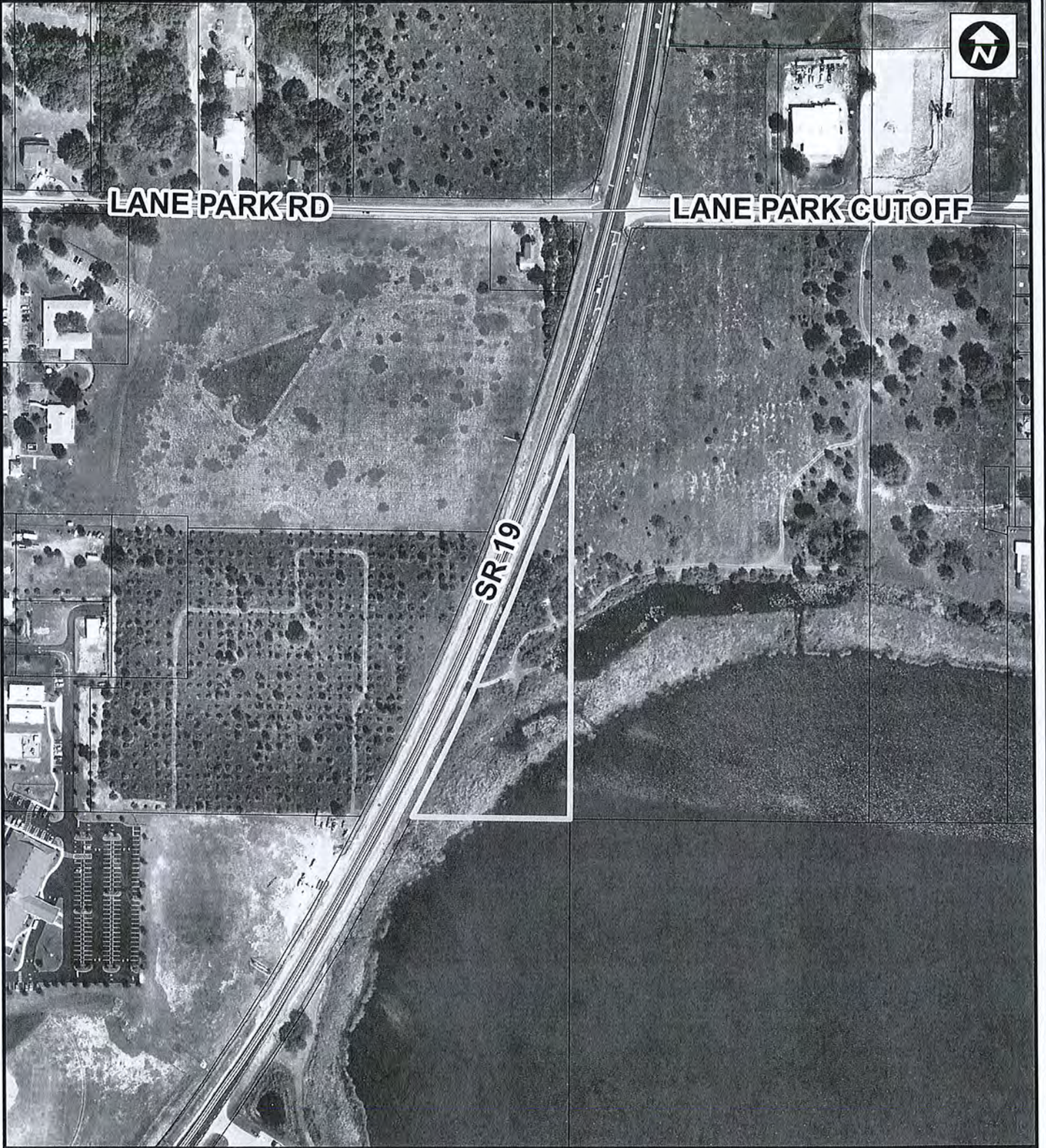
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Map Created on 10/9/15

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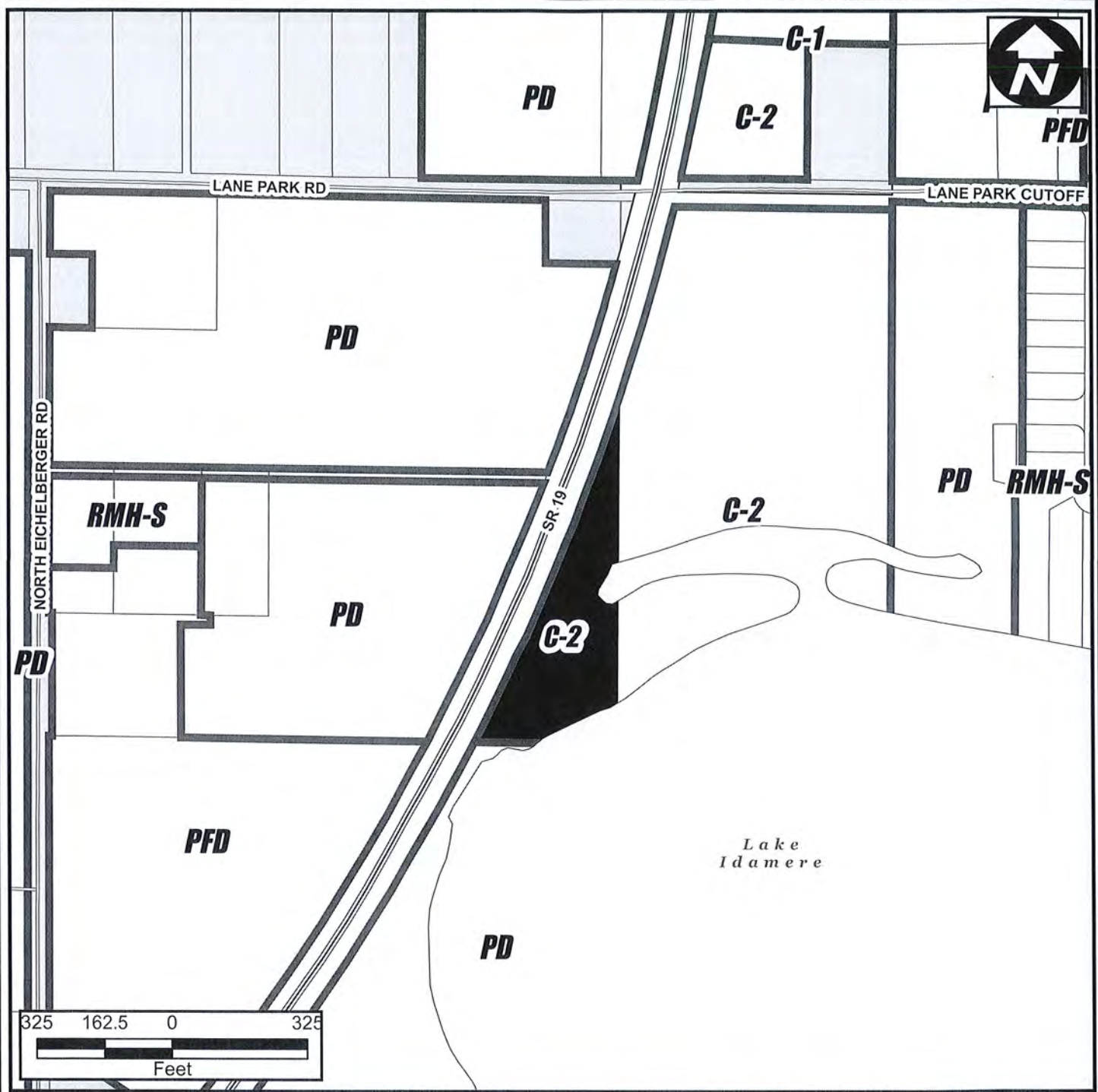
# CITY OF TAVARES



## PROPERTY LOCATION MAP



# CITY OF TAVARES RESOLUTION # 2015-10



- RSF-A Residential Single Family
- RSF-1 Residential Single Family
- RMF-2 Residential Multi-Family
- RMF-3 Residential Multi-Family
- RMH-S Residential Manufactured Home Sub.
- RMH-P Residential Manufactured Home Park
- PD Planned Development District
- MU Mixed Use District
- C-1 General Commercial
- C-2 Highway Commercial
- CD Commercial Downtown District
- I Industrial District
- PFD Public Facilities District



## ZONING MAP

### ORDINANCE # 2015-10

### Barber Property

Current Zoning: C-2

03.4 ± Acres

**Legend**

CITY BOUNDARY	MAJOR ROADS
ZONING	STREETS
SUBJECT PROPERTY	PARCELS
UNINCORPORATED	CONS/WETLANDS



**LAKE SENTINEL**

**RELIGION**

**Survivors, others to speak at event recalling Kristallnacht**

By ROSEMARIE DOWELL  
Correspondent

Heinz Solomon was walking home one night in his small German village when two men savagely attacked him.

The 30-year-old Jewish butcher fought back but was left for dead. Thousands of others in Germany and parts of Austria also were beaten or arrested by Nazi stormtroopers and Hitler Youth who targeted Jews and torched their homes, businesses and synagogues Nov. 9-10, 1938.

The two-day carnage became known as Kristallnacht or the Night of Broken Glass and left nearly 100 Jews dead and roughly 1,000 synagogues and 7,500 Jewish-owned businesses, homes and buildings damaged or destroyed.

The event was reportedly instigated by the Nov. 9 death of low-level German diplomat Ernst vom Rath, who had been shot days earlier by a teenage Jew angry that his parents had been deported from Germany to Poland.

It was the first time the Nazis systematically went into towns and villages all at once," said Susan Feinberg, who co-chairs the Holocaust Education Committee at Temple Shalom of the Villages. "German officials used the diplomat's death as an excuse to target Jews."

**The two-day carnage, known as Kristallnacht, left nearly 100 Jews dead.**

Temple Shalom will commemorate the 77th Anniversary of Kristallnacht today at 7 p.m. at the synagogue, 13562 County Road 101, Oxford.

For many, Kristallnacht, which gets its name from the shards of broken glass that littered the streets when it ended, is widely credited as the beginning of Hitler's "Final Solution," the extermination of the Jewish race.

"It was the beginning of the Holocaust," said Feinberg, whose Hungarian-born parents survived the Holocaust while other relatives did not. "It's important to remember because it was the turning point."

Heinz Solomon was taken to a hospital after the attack and eventually moved to a monastery, where he fully recovered from his injuries.

Later, the Catholic monks smuggled him out of Germany with forged paperwork. He was crossing the English Channel when British declared war on Germany, and he immediately enlisted in the army after landing.

His only child, Ron Solomon, will speak at the event, along with Holocaust survivors.

Other speakers at the program will include:

■ Heinz Jaffe, 92, whose bar mitzvah was at a Nuremberg synagogue that was destroyed during the Night of Broken Glass. His family immigrated to the United States in 1936.

■ Miriam Leventhal Apfel, 90, a native of Sosnowiec, Poland, who survived two concentration camps but lost her parents, grandparents and other relatives in the Holocaust.

■ Mark Newhouse, born in 1917 in a German hospital to parents who were first interned in the Lodz ghetto and later sent to Auschwitz. All of his grandparents and most of his family were killed. Remaining family members emigrated to the United States in 1949.



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**THE CITY OF TAVARES  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Resolution 2015-10 titled as follows:

**RESOLUTION 2015-10**

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, APPROVING A SPECIAL USE PERMIT TO ALLOW A PERSONAL STORAGE FACILITY, MORE SPECIFICALLY DESCRIBED AS AN AIRPLANE HANGAR THAT INCLUDES A FLIGHT OR OBSERVATION DECK WITH AN ACCESSORY SEAPLANE RAMP, IN THE C-2 (HIGHWAY COMMERCIAL) ZONING DISTRICT FOR PROPERTY ADDRESSED AS 3433 S.R. 19, SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE

Proposed Resolution 2015-10 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on November 19, 2015, at 3 p.m.; and
2. Tavares City Council meeting on December 2, 2015, at 4 p.m.

All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed Resolution 2015-10 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

Interested parties may appear at the meetings and be heard with respect to the proposed resolution. Any persons wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings is made.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Planning Department, City of Tavares, 201 East Main Street, Tavares, Florida 32778, telephone: (352) 742-6403, at least 2 (two) working days prior to the date of the Public Hearing; if you are hearing or voice impaired, call (352) 742-6433.

Please direct any questions on this proposed ordinance to Jacques Skutt, Community Development Director, at 742-6404.



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**THE CITY OF TAVARES  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2015-23 and Ordinance 2015-24 titled as follows:

**ORDINANCE 2015-23**

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING UNDER THE TERMS AND CONDITIONS OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF TAVARES AND LAKE COUNTY APPROXIMATELY 6.62 ACRES OF NON-CONTIGUOUS PROPERTY, KNOWN AS THREE PALMS MOBILE HOME PARK, GENERALLY LOCATED ON THE NORTH SIDE OF OLD U.S. HIGHWAY 441, APPROXIMATELY 325 FEET WEST OF THE INTERSECTION WITH DAVID WALKER DRIVE; REZONING THE PROPERTY FROM COUNTY RMMP (MOBILE HOME RENTAL PARK) TO CITY RMF-3 (RESIDENTIAL MULTI-FAMILY); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

**ORDINANCE 2015-24**

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 6.02 ACRES OF PROPERTY FROM COUNTY URBAN HIGH TO CITY HIGH DENSITY RESIDENTIAL FOR NON-CONTIGUOUS PROPERTY KNOWN AS THREE PALMS MOBILE HOME PARK, GENERALLY LOCATED ON THE NORTH SIDE OF OLD U.S. HIGHWAY 441, APPROXIMATELY 325 FEET WEST OF THE INTERSECTION WITH DAVID WALKER DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2015-23 and Ordinance 2015-24 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on November 19, 2015, at 3 p.m.; and
2. Tavares City Council meeting on December 2, 2015, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on December 16, 2015, at 4 p.m. (Second Reading)

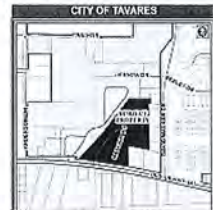
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed Ordinance 2015-23 and Ordinance 2015-24 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

Interested parties may appear at the meetings and, at the Planning & Zoning Board meeting and City Council Second Reading, be heard with respect to the proposed ordinances. It is City Council policy to limit public discussion of proposed ordinances to the Planning & Zoning Board meeting and City Council Second Reading. Any persons wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings is made.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Planning Department, City of Tavares, 201 East Main Street, Tavares, Florida 32778, telephone: (352) 742-6403, at least 2 (two) working days prior to the date of the Public Hearing; if you are hearing or voice impaired, call (352) 742-6433.

Please direct any questions on this proposed ordinance to Jacques Skutt, Community Development Director, at 742-6404.



**Orlando Sentinel**

**Publication Date: 11/09/2015**

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Insertion Number: 3 x 10.5  
Size: B&W  
Client Name: / PO# Mike Fitzgerald  
Advertiser: City of Tavares  
Section/Page/Zone: Lake Zone/E003/LAK  
Description: ff/Resolution 2015-10  
Color Type: B&W

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**CITY OF TAVARES  
PLANNING AND ZONING BOARD MEETING  
TAVARES COUNCIL CHAMBERS  
November 19, 2015**

**BOARD MEMBERS PRESENT**

**Gary Santoro, Chairman  
Richard Root , Vice Chairman  
Morris Osborn  
Norb Thomas- Absent  
Howard Haynes - Absent  
Bill Stomp  
Roy Stevenson**

**LAKE COUNTY SCHOOL BOARD**

**Dawn McDonald, Senior Planner**

**STAFF MEMBERS PRESENT**

**Jacques Skutt, Community Development Director - Absent  
Mike Fitzgerald, Development Coordinator  
Nancy Barnett, City Clerk**

**CALL TO ORDER**

Chairman, Gary Santoro, called the meeting to order at 3:00 p.m. and the Pledge of Allegiance was recited.

**APPROVAL OF MINUTES OF September 17, 2015**

The minutes were approved.

**SWEARING IN OF THOSE GIVING TESTIMONY**

The oath was given by the City Clerk to staff and members of the audience that expressed an interest in speaking on agenda items. Ms. Barnett asked if any of the Board Members wished to declare any ex parte communications. There were none.

**CASES HEARD**

**★ 1) Resolution #2015-10 – Barber Property – Special Use Permit**

**Mr. Fitzgerald presented the following report:**

*An application for a Special Use Permit has been received from Steven Barber to construct a private, personal airplane hangar that includes a flight or observation deck and an accessory seaplane ramp at 3433 S.R. 19. This proposed use most closely approximates the definition of a "Personal Storage Facility" in the City's Land Development Regulations. This property is zoned C-2, Highway Commercial, and a "Personal Storage Facility" is allowed as a Special Use in this district.*

1 *The subject lands about Lake Idamere and Progressive Aerodynes' seaplane manufacturing facility. Lake Idamere*  
2 *is extensively utilized for seaplane landings and takeoffs. Mr. Barber's plans compliment and are consistent with*  
3 *the seaplane related uses established and functioning in this area along the west shore of Lake Idamere.*

4  
5 *This property is highly visible from S.R. 19 which is rapidly evolving as a principle commercial corridor for*  
6 *Tavares. If this application is approved, an approved site plan demonstrating compliance with all commercial*  
7 *development regulations must be submitted. A conceptual site plan and architectural building rendering are*  
8 *attached to this report.*

9  
10 Chairman Santoro asked Mr. Fitzgerald to read into the record correspondence received from Lake County  
11 regarding Lake Idamere Park and concerns regarding safety. [The correspondence from Lake County Manager  
12 David Heath of November 18, 2015 is attached to the minutes for the record.]

13  
14 Mr. Fitzgerald stated that City staff has has updated Resolution #2015-10 in accordance to their comments.

15  
16 Applicant

17  
18 Steve Barber, of Howey in the Hills, stood to address the Board. He said he has been a pilot for 45 years and is a  
19 retired Air Force Colonel and American Airlines Captain. He said pilots have a 500 foot restriction over buildings  
20 and people and yield to boats. He said the rules of air, in summary, are that things that are less maneuverable have  
21 right of way. He said pilots are responsible for clearing where they are going to fly. He said the pilots will respect  
22 the property.

23  
24 Mr. Barber was asked about flying over the kayak launch in Lake Idamere. Mr. Barber said it would not be  
25 necessary to fly over the kayak launch. He discussed options for landing in the lake.

26  
27 Discussion was held regarding other airplanes who have been observed flying over the church and daycare at an  
28 altitude less than 500 feet. Mr. Osborne expressed concern stating he had met with the FAA in person. Mr.  
29 Osborne acknowledged the FAA said the rules were different for seaplanes.

30  
31 Mr. Stomp asked Mr. Barber about the appearance of the proposed hanger. Mr. Barber showed the concept plan  
32 and stated it would be a light color with dark red trim. He said the maximum height will be around 40 to 45 feet.  
33 The power line pole next to the building will be about the same height. He was asked about hours of operation.  
34 Mr. Barber said it will be for his personal use for day use only. He added he has an interest in creating a Florida  
35 Lake Watch Aero Squadron volunteer pilots group to sample lake water, who would use the top room for a flight  
36 planning room. He said there would likely be an average of 30 flights per month utilizing his ramp. The ramp is  
37 designed for up to three planes.

38  
39 The Chairman asked for comment from the audience. Jerry Schfrath, CFO from Cornerstone Hospice stood to  
40 speak. Mr. Schafrath said their concerns have to do with the location within the site itself and the height of the  
41 building; i.e. will it be within the point of view of the Hospice House. The other concern is the number of flights  
42 (as they fly over the top of the Hospice House).

43  
44 Discussion

45  
46 Mr. Osborne asked if there any regulations that the City could mandate; i.e. could a "no fly zone" be imposed  
47 over Hospice and the church buildings.

48  
49 Mr. Fitzgerald commented that Lake County has requested that the City work them on a master plan for the  
50 seaplane operation on Lake Idamere. At that time other regulations could be considered if the city has jurisdiction.

51  
52 Chairman Santoro expressed concern about a future buyer of the property. He asked if a caveat could be added  
53 that if there is any change in use, that that request come back to this Board. Mr. Fitzgerald said he believed this



1 use is being given to Mr. Barber specifically. If he sells the property the special use goes away and it reverts to  
2 commercial use. Mr. Barber said he does not intend to rent the property. Discussion followed regarding utilization  
3 of the property by volunteers or on a donation basis only. There were questions on coordinating the flight pattern  
4 between this property and the other manufacturing facility and questions about right of way on the lake. Mr.  
5 Barber reiterated that maneuverability dictates who has the right of way. He added that he expects to let the public  
6 use the ramp as long as they respect his property. Mr. Fitzgerald said the issue re: parking and landscaping will be  
7 reviewed during site plan approval. Mr. Barber said his plan currently is to use the tower only as a coffee room.  
8

9 Mr. Stevenson asked if wording could be added on the resolution stating the hangar can only be used for personal  
10 private use. Mr. Fitzgerald stated he felt the "whereas" statement on the first page of the resolution should  
11 accomplish that issue. Mr. Stevenson said the clause states that the applicant "desires" to use for personal private  
12 use. Chairman Santoro asked if the word "desire" could be eliminated. Mr. Fitzgerald said he did not think the  
13 Board could limit the use of the property generally as it is zoned Commercial. He said this resolution will state  
14 that he is allowed to store seaplanes which normally would only be permitted in an Industrial zoning district. This  
15 resolution is saying that in addition to commercial uses, Mr. Barber will be allowed to store seaplanes.  
16

### 17 MOTION

18  
19 **Richard Roof moved to recommend the adoption of Resolution #2015-10, seconded by Bill Stomp. The**  
20 **motion carried unanimously 5-0.**  
21

### 22 Tab 2) Three Palms Mobile Home Park – Annexation & Rezoning to RMF-3

#### 23 Mr. Fitzgerald presented the following report:

24  
25  
26 *The subject property is located on the north side of Old U.S. HWY 441 (Alfred Street) approximately 325 feet west*  
27 *of David Walker Road. It is approximately 6.02 acres in size. The land is presently the site for Three Palms*  
28 *Mobile Home Park. The property is within the city's Interlocal Service Boundary Area as established by the*  
29 *newly adopted Interlocal Service Boundary Agreement with Lake County. Under this agreement, the city may*  
30 *annex non-contiguous properties located within the Interlocal Service Boundary Area under the terms and conditions*  
31 *of the agreement. As a condition of annexation, the subject property's owner/developer must enter into a concurrent*  
32 *water and sewer utility agreement to extend utility infrastructure to the subject property and it also further provides*  
33 *that the City of Tavares shall not approve any development or issue a final development order in such annexed area*  
34 *unless central water and wastewater shall serve the development.*  
35

36 *Robert Tamburro, the owner of this property, has applied through Wicks Engineering for annexation of these lands*  
37 *into the city and is seeking a zoning designation of RMF-3, Residential Multi-Family. Since the property is not*  
38 *contiguous to our present city boundary, an agreement to extend and connect to city water and wastewater utilities*  
39 *has also been signed by the applicant. The owner is proposing to remove the existing mobile home park and*  
40 *redevelop the site as a senior adult low rise apartment complex. A total of 150 units are proposed. As per the utility*  
41 *agreement, all new development will be connected to city utilities. The apartment complex will require site plan*  
42 *approval to insure compliance with all city codes and applicable regulations prior to the issuance of any permits. The*  
43 *owner is concurrently seeking a Future Land Use Map amendment to High Density Residential (12-25 dwelling units*  
44 *per acre).*  
45

46 *Florida State Statutes require that the owner of a mobile home park provides notification of rezoning applications, in*  
47 *writing, to mobile home owners. Eviction Notices must contain specifically worded notification of entitlement to*  
48 *compensation from the Florida Mobile Home Relocation Trust Fund. Prior to approving a park owner's zoning*  
49 *application, local government must take precautionary steps to insure that adequate mobile home parks or other*  
50 *suitable facilities exist for the relocation of the mobile home owners. These requirements have been adequately*  
51 *fulfilled. Attached to this summary is a relocation report.*  
52