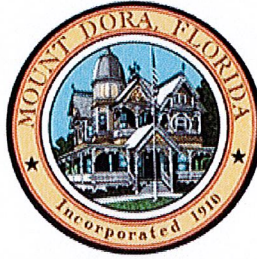


**CITY OF MOUNT DORA, FLORIDA
BUILDING HEIGHT ADVISORY
COMMITTEE MINUTES**



**January 20, 2022
Community Building
520 N. Baker Street
Mount Dora, FL 32757**

Call to Order

Chairperson Lynn Tipton called the meeting to order at 6:03 p.m.

Roll Call

MEMBERS PRESENT

Lynn Tipton, Chairperson
Joseph Lewis, Vice-Chairperson
Nick Girone
John Tucker
Thomas Pauls
Andrea Lothar
Greg Beliveau
Tom Dring
Frank Kirwin
Kate Ondrasik
Harris Turner

ALSO PRESENT

Vince Sandersfeld, Planning Director
Sherry G. Sutphen, City Attorney
Faith Gibbs, Administrative Coordinator

MEMBERS ABSENT

James Homich

Public Comment

Thomas Cutshaw, 346 E. 6th Avenue, thanked the committee for their service and gave his view on this committee and building heights in the city.

Approval of Minutes

- A. Request Approval of Meeting Minutes
- January 6, 2022 Building Height Advisory Committee Minutes

***MOTION BY COMMITTEE MEMBER JOHN TUCKER TO APPROVE THE
JANUARY 6, 2022 BUILDING HEIGHT ADVISORY COMMITTEE MINUTES;
COMMITTEE MEMBER NICK GIRONE SECONDED THE MOTION. MOTION
WAS APPROVED BY VOICE VOTE UNANIMOUSLY.***

DISCUSSION ITEMS

- A. TAB 1: History of Building Height and Code Amendment Types

Vince Sandersfeld, Planning Director, gave an overview on the history of building heights. Mr. Sandersfeld explained three ways to change building heights which are all within the committee's purview. They include a City Council initiated Land Development Code

amendment by zoning district, a Variance, or a Planned Unit Development.

Committee members discussed the origin of the current building height and the participation of the Fire Department's 35 ft. limitation in case of an emergency. Discussion ensued regarding this committee being commissioned to find the best way to protect the current building height. They also discussed whether to create or limit the boundaries of their purview to within the Historic District.

MOTION BY COMMITTEE MEMBER FRANK KIRWIN THAT THE PURVIEW OF THIS COMMITTEE TO CONSIDER HEIGHT LIMITATIONS WITHIN THE HISTORIC DISTRICTS AND WITHIN 100 FT OF LAKE DORA SHORELINE, 25 FT HEIGHT BOUNDARY TERMINUS OF LAKE DORA ROAD, SOUTH ALONG SHORELINE TO CHARLES AVE AND ENDS AT TREMAIN AS DEPICTED ON THE BOUNDARY MAP ATTACHED. VICE - CHAIRPERSON JOSEPH LEWIS SECONDED THE MOTION. MOTION WAS APPROVED BY VOICE VOTE UNANIMOUSLY.

B. Tabs 2-5: Building Heights Documents for Discussion

- **TAB 2 - Thomas Pauls, summary information**

Committee member Thomas Pauls shared that in his opinion the committee is charged with making the best balanced approach for a common goal and should consider all the facts and ideas. In doing so, he provided the committee with information on the pros and cons of building height limitations.

- **TAB 3 - John Tucker, Florida City Building Heights**

Committee member John Tucker gave an overview of the cities he reviewed. The building height requirements were within the Land Development Code for most of the cities, and only approximately 10% of the cities have building height requirements within their charter. Committee member Tucker mentioned that in reviewing these cities, the word "compatible" was consistently used. Committee member Tucker explained that some of the cities had visions and if you were going above the normal height then it had to be compatible to that area.

- **TAB 4 - Kate Ondrasik , Building Heights in Downtown Historic Districts**

Committee Member Kate Ondrasik spoke about the building boom in Florida that took place between 1918-1926 and how many of the historic cities were developed during that time. Committee member Ondrasik researched eight cities. Of those eight cities, six allow building heights beyond 35ft. Increasing building heights will not be detrimental to the city's tourist industry or damage the appearance of Mount Dora, as there are currently

buildings within the city that exceed 35 ft.

- **TAB 5 - Frank Kirwin, Building Heights in Aspen and Key West**

Committee member Frank Kirwin provided information about two cities that have height preservation within their charters. Although the charters were presented in different ways, both are legal and are within the realm of possibility for this committee to consider.

Committee member Kirwin mentioned that it is possible to construct a three-story building within 35ft.

Sherry Sutphen, City Attorney, informed the committee that the city of Jacksonville Beach has a height limitation requirement within their charter. At their city council meeting tonight, they are attempting to remove it from their charter via referendum. Ms. Sutphen said that this can still be accomplished through the code by making stricter requirements in the codes as opposed to putting it in the charter.

Announcement of Next Scheduled Meeting

A. Scheduled Meeting Date/Time: Thursday, February 3, 2022 at 1:30 pm

Chairperson Lynn Tipton asked the committee what they would like to see on the agenda for the February 3, 2022 meeting.

Old Business -

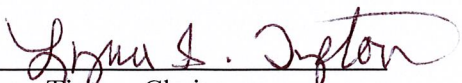
- Thomas Pauls summary on Shadow Harbor and variances
- City Attorney optional Ordinance legal review.

New Business -

- Committee members to offer concrete recommendations for discussion
- Harris Turner proposed Building Height LCD revisions

Adjournment

COMMITTEE MEMBER FRANK KIRWIN MOTIONED TO ADJOURN THE MEETING. COMMITTEE MEMBER TOM DRING SECONDED THE MOTION AND IT WAS APPROVED UNANIMOUSLY. THE MEETING WAS ADJOURNED AT 7:55 PM.


Lynn Tipton, Chairperson


Jessica Burnham, City Clerk

Building Height Study Area Map

Legend



Historic Preservation Area



- Lake Dora Shoreline (Study Boundary)

Map Date: 1/21/2022

