



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

**NOVEMBER 18, 2021
COUNCIL CHAMBERS**

Having been duly advertised as required by law, Sherry Sutphen, City Attorney, called the Building Height Advisory Committee to order at 1:30 p.m. in the Mount Dora City Hall Council Chambers.

Members Present

Lynn Tipton, Chairperson
Joseph Lewis, Vice-Chairperson
Nick Girone (arrived at 3:05)
James Homich
John Tucker
Thomas Pauls
Andrea Lothar
Michael McGuire
Greg Beliveau
Tom Dring
Frank Kirwin
Kate Ondrasik
Harris Turner

Also Present

Vince Sandersfeld, Planning Director
Sherry G. Sutphen, City Attorney
Nicole Wisniewski, Deputy City Clerk

SUNSHINE AND PUBLIC RECORDS LAW

Sherry Sutphen, City Attorney, gave an overview on Sunshine and Public Records Law.

Ms. Sutphen stated that the Sunshine Law applies to the committee members and that there is only one part of the law which they will be responsible for, which is to not speak with other committee members regarding matters that may come before this committee.

Ms. Sutphen went into detail about how to avoid a possible sunshine violation when posting on social media and replying to emails where the entire committee is copied.

Ms. Sutphen asked the committee where they would like Public Comment to go on future agendas. Ms. Sutphen explained that it is up to the committee if they would like it at the beginning or end of the meetings.

Committee member James Homich asked the audience if anyone had public comment at that time, to which there was no response.

Committee member Greg Beliveau stated that he has been on multiple boards and committees and public comment has always been at the beginning of the meeting.

Committee member Thomas Pauls said the benefit of having public comment at the beginning

was that the members could take the information, digest it and possibly have a response by the end of the meeting.

ELECTION OF CHAIRPERSON

Ms. Sutphen asked for any nominations for Chairperson.

Committee member John Tucker nominated Committee member Lynn Tipton for Chairperson and she accepted the nomination.

The nomination was approved by a roll call vote (12-0)

Chairperson Tipton then proceed to conduct the meeting.

ELECTION OF VICE CHAIRPERSON

Chairperson Tipton asked for nominations for Vice-Chairperson.

Committee member Tucker nominated Committee member Joseph Lewis and he accepted the nomination.

Committee member Frank Kirwin nominated Committee member Homich who declined the nomination.

The nomination for Committee member Lewis for Vice-Chairperson was approved by a roll call vote (12-0)

PUBLIC COMMENT

Laurie Tillett, 101 N Grandview Street, reminded the committee of previous discussions on building height when Epic Theater was being proposed.

DISCUSSION ITEMS

1. Review of calendar

Nicole Wisniewski, Deputy City Clerk, provided the committee members the dates of future meetings.

Committee member Harris Turner suggested that one of the meetings should be in the evening at 6:00 p.m. so the public can be involved.

COMMITTEE MEMBER KIRWIN MADE A MOTION TO HAVE THE DECEMBER 16, 2021 MEETING IN THE EVENING AT 6PM; COMMITTEE MEMBER PAULS SECONDED THE MOTION.

Chairperson Tipton addressed the committee and said that she would not be at the December 16, 2021 meeting, so the Vice-Chair would need to be available to run the meeting.

There was discussion regarding everyone's availability in December and a consensus was reached that there would be no meeting in December due to schedules.

Chairperson Tipton asked the Committee member Kirwin if he would be amenable to amending the motion to the January meeting and not hold a December meeting.

MOTION BY COMMITTEE MEMBER KIRWIN TO HAVE THE JANUARY 20, 2022 MEETING IN THE EVENING AT 6PM; SECONDED BY COMMITTEE MEMBER PAUL; MOTION APPROVED BY UNANIMOUS VOICE VOTE.

The committee further discussed adding a meeting before the January 20, 2022 meeting since they were not going to have the December 16, 2021 meeting.

MOTION BY COMMITTEE MEMBER TUCKER TO CHANGE THE MEETING DATE FROM DECEMBER 16, 2021 TO JANUARY 6, 2022; SECONDED BY COMMITTEE MEMBER KIRWIN; MOTION APPROVED BY UNANIMOUS VOICE VOTE.

2. Status of Building Height Initiative

Ms. Sutphen gave background information on why this committee was formed and where we are currently at with the building height initiative.

The committee discussed the building height issue. They spoke about Planning and Zoning processes to be able to change the building height and the purpose of this committee. There was discussion on what this committee has the ability to do as far as changing where the building height limitations are located.

Committee member Pauls stated that this committee needs to reflect a balanced view of what we were trying to achieve. He went on to say that the Land Development Regulation (LDR) has a presumption of correctness and variances should be hard to get.

Committee member Pauls stated he believes the committee needs to look objectively at the current options to change building heights to see where we come from and build from that.

Committee member Pauls spoke about dimensional requirements and feels those belong in the Land Development Code (LDC).

Committee member Kirwin stated that there are cities in the state of Florida with building

heights in their charters; most do not include dimensional requirements.

3. Purpose of this committee

Chairperson Tipton asked the committee for their input on the purpose of this committee.

Committee member Kate Ondrasik said the committee needs to look at what is already in place and also what other cities are doing regarding building height as a starting point.

Chairperson Tipton brought up that while looking at options, there's always status quo and looking at relative and related research.

Chairperson Tipton inquired if the committee could have staff at the next meeting to go over current policies and answer questions.

Vice-Chairperson Lewis inquired as to why the magic building height in the downtown area is 35 feet.

Committee members gave their opinions on where that number came from.

Discussion ensued on other cities' building heights and how they handle them.

Vice-Chairperson Lewis stated that what everyone else does is not acceptable, Mount Dora is unique and needs to be viewed as that.

Committee member Mike McGuire stated he is hoping to get some facts to make decisions and not make decisions based on opinions.

Vince Sandersfeld, Planning and Zoning Director, stated that he will look into the information being requested but asked the committee to also find materials regarding building height.

Committee member Pauls asked if the Planning department has inventory or resources to identify the height of each building. Mr. Sandersfeld answered that the staff did not have that information.

Discussion was had regarding information from other cities and the committee members doing research and providing it to staff for the next meeting.

Committee member Ondrasik asked if the height of a parking garage was in the scope of this committee's discussion to which, Chairperson Tipton stated that it is not in the purview of this committee.

Committee member Homich said that if the committee would like to hear public input on building height that they should listen to the April 21, 2021, Planning and Zoning meeting where they spoke about an Ordinance to change the building height.

Committee member Tom Dring said that on April 21, 2021 the Planning department brought recommendations to the board about changes to the Building Height regulations.

The committee stated that they would like to see what those options were.

Committee member Nick Girone joined the meeting at 3:05p.m.

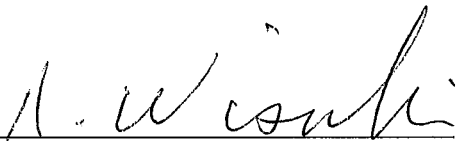
Chairperson Tipton spoke to the committee about future meetings and coming up with an agenda for the next meeting.

A. Background Building Height Code Summary Report (Informational)

This item will be discussed at the next meeting.

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 3:19 pm.



Nicole Wisniewski, Deputy City Clerk



Lynn Tipton, Chairperson