

**CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
FEBRUARY 15, 2023**

I. Call to Order

Having been duly advertised as required by law Chairman, Harmon Massey called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, February 15, 2023.

II. Roll Call with Determination of Quorum

Present: Harmon Massey, Miles Beach, Tom Dring, Kris Haukoos, Adrian Coombes, James Homich and Barbara Tietmeyer

Mr. Massey acknowledged that Mr. Homich contacted staff to let them know he would be absent or arriving later, due to a legal hearing.

City Staff and Attorney: Vince Sandersfeld, Planning Director; Michele Janiszewski, Senior Planner; Whitney Scott, Administrative Coordinator; Ryan Winkler, Senior Planner; Sherry Sutphen, City Attorney

Presenters: Mr. Drury; *GAI Consultants*, Mr. Belk, *Resident of Mount Dora*; Mr. Hemingway, *Resident of Mount Dora*, Mr. Coleman; *St. Mary's Baptists Church*; Ms. Stanley; *St. Mary's Baptist Church*

III. Approval of Minutes

Ms. Tietmeyer motioned to approve the meeting minutes dated January 18, 2023. Mr. Coombes seconded the motion and the minutes were approved unanimously with a 6- 0 vote.

IV. Public participation/hearing for non-agenda items

Mr. Massey stated that the intent for the presentation, is to further educate board members on the Wolf Branch Innovation District and has no relation to the proposed project on SR 46.

Resident Mr. Belk expressed his various concerns regarding the growth in Mount Dora, due to potential new developments/projects.

Resident Mr. Josh Hemingway, shared similar concerns and stated that by diluting with overgrowth, the City is losing its quality of life.



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V. New Business

A. Request for Conditional Use Permit; St. Mary's Academy (Project Name); 920 Grant Avenue (Site Address); St. Mary's Missionary Baptist Church, Inc. (Applicant/Owner); Project/Case No. CUP23-01.

Ms. Janiszewski gave a summary of the application and stated that staff recommends approval of the request to allow a Day Care Center within the R-2 Zoning District and issuance of Development Order with the following conditions.

1. Construction of a paved driveway access loop connecting to adjacent right-of-way and one hard surface handicapped parking space meeting accessibility requirements prior to the Property being used as a day care center; and
2. In the event, the Owners desire to expand the child care center to serve more than twenty (20) children, a Minor Site Plan, meeting City's Land Development Code site design requirements including but not limited to paved parking, landscaping and storm water, must be submitted to the City for review and final approval by the Planning and Zoning Commission pursuant to the City's required plan review process for expansion of the proposed use.

Ms. Haukoos motioned to approve the proposed application, Mr. Coombes seconded.

Ms. Sutphen recommended letting the applicants speak if present.

Applicants Mr. Coleman and Ms. Stanley, provided a brief summary of their proposed project.

Mr. Coleman stated that with the incoming subdivisions on Limit Avenue, the necessity for their project is essential and will be well received.

Mr. Colman asked staff for clarification on the type of survey they are required to obtain.

Ms. Stanley stated they have no intention to exceed over twenty children initially, in order to get pavement for the handicap parking available. Once past the twenty children, they will present again to staff.

Ms. Janiszewski and Mr. Haukoos discussed type of survey that is required.

Ms. Janiszewski stated a Site Development Permit because they will need to provide a driveway access, to show where the pavement is going on the property and ensure the handicap spaces are A.D.A compliant.



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Mr. Coleman asked for further clarification on the Site Development Permit.

Ms. Janiszewski stated, that the Site Development Permit would be required for the pavement and parking space for the A.D.A requirements. The site plan would be required if they exceed the twenty students.

Mr. Massey asked to conduct a roll call.

FOR: Massey, Beach, Dring, Haukoos, Coombes, Tietmeyer

AGAINST:

MOTION CARRIED: 6-0

VI. Presentation

A. Wolf Branch Innovation District

Mr. Massey reiterated the necessity of the Wolf Branch Innovation District presentation and thanked staff for providing training opportunities.

Mr. Sandersfeld gave an introduction of Mr. Drury from GAI Consultants.

Mr. Drury gave a brief background on himself and continued with the presentation for the Wolf Branch Innovation District.

Mr. Homich arrived to the meeting at 10:26 a.m.

Ms. Massey opened the floor for questions, for Mr. Drury and staff.

Mr. Coombes and Mr. Drury had a discussion on GAI's process post-pandemic.

Mr. Drury discussed some of the trends that they have seen accelerate since the pandemic. One trend in particular is working from home.

Mr. Drury stated another trend is the traffic in some locations has flat lined.

Mr. Haukoos and Mr. Drury discussed the general standards provided in the presentation.



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Mr. Drury stated that the Gateway district is where they would expect to see retail and service uses. While the other uses aren't precluded, the standards that were crafted for the Gateway allow that to happen in a manner that's consistent with a broader community.

Mr. Beach and Mr. Drury discussed the notion that the district is intended to compliment historic downtown, not duplicate.

Mr. Drury stated when newer uses that make a much bigger foot print are brought in, it's detrimental to the character of the city.

Mr. Drury further expressed that in a place like Mount Dora, it would be detrimental.

Mr. Drury stated that these uses need to be located and designed to fit in the way, the community grows.

Mr. Drury and Mr. Beach discussed the 100 ft. height limit.

Mr. Drury stated that 100 ft. in modern architecture, differentiates on a site by site basis.

Mr. Coombes and Mr. Drury discussed development uses within different cities.

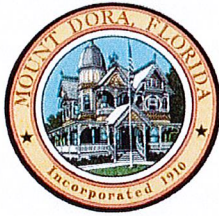
Mr. Dring and Mr. Drury discussed the employment center and Wolf Branch Innovation District timeline.

Mr. Drury stated that when the employment center was originally conceived, there was a much tighter connection of jobs to households. The timeline was not realistic to deliver within the marketplace.

Mr. Drury and Mr. Dring discussed new target ratio in mind for residential vs. commercial.

Mr. Homich and Mr. Drury had a discussion regarding the original concept of the employment center and the revisions made.

Mr. Drury stated that the way the standards are crafted, employment is required if residential is being pursued. If employment is being pursued, residential is not required.



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Mr. Sandersfeld stated that the employment center was a zoning district after the comp plan in 2013. There was no density caps or minimums, the only provision was to prohibit single- family type housing.

Discussion with Mr. Drury and Ms. Haukoos regarding consideration or concerns, with building retail section that may draw business away from downtown area.

Ms. Haukoos asked Mr. Drury for clarification for the types of jobs in particular area.

Ms. Haukoos and Mr. Drury had a conversation regarding school capacity and zoning.

Mr. Drury stated there is nothing in the zoning that would preclude the idea of a school being built within location.

Discussion on staff's thought process regarding height, when considering applicants projects.

Mr. Sandersfeld stated that the applicant would make their case for the height and provide their vision. The project would then either be denied/rejected, or it may be necessary to add conditions.

Ms. Sutphen stated that it's important to consider that any land use matter that is being reviewed, especially PUD's; are case by case basis. None are being looked to set any kind of precedence because they are all different.

Ms. Sutphen further clarified that there is a provision in the City's code, which requires applicants pursuing PUD zoning to bring innovation/uniqueness to the area.

Ms. Sutphen stated there are different height restrictions for the downtown area vs. the Wolf Branch Innovation district.

Staff and board discussed update on proposed project for S.R. 46.

Mr. Dring asked if the applicant's resubmittal addressed previous approval conditions, from staff's perspective.

Ms. Sutphen and Mr. Sandersfeld clarified that staff has to remain neutral and that it's City Councils decision.

Mr. Dring and Ms. Janiszewski discussed how development applications are reviewed at the County and the inaction taken by the County to implement the Wolf Branch Innovation District.



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VII. Other Business

Ms. Janiszewski introduced Mr. Winkler to the Planning & Zoning Commission members.

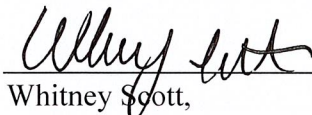
Mr. Massey asked staff to note Mr. Homich arrived later in the meeting.

VIII. Announcement of next scheduled meeting date

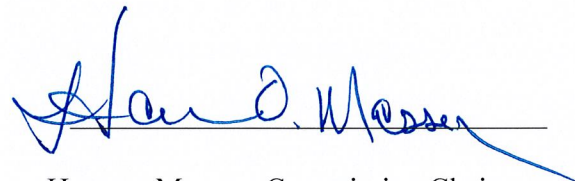
A. Regularly Scheduled Meeting: Wednesday, March 15, 2023 (10:00 am)

IX. Adjournment

On a motion by Ms. Tietmeyer, seconded by Ms. Haukoos, the meeting was adjourned at 11:26 a.m.



Whitney Scott,
Administrative Coordinator



Harmon Massey, Commission Chair