CITY OF
MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION
MINUTES

June 15, 2022

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, June 15, 2022.

Roll Call with Determination of Quorum

Present: Harmon Massey, *Chairperson*, Rebecca Carter, *Vice-Chair*, Miles Beach, Tom Dring, James Homich

Committee Members: Harmon Massey, *Chairperson*, Rebecca Carter, *Vice-Chair*, Miles Beach, Tom Dring, **Kris** Haukoos, Ryan Parent and James Homich

Absent: Kris Haukoos, Ryan Parent

City Staff and Attorney: Adam Sumner, *Deputy Planning Director & CRA Manager* ; Sherry Sutphen, *City Attorney*; Emily Ragusa, *Associate Planner;* Whitney Scott, *Administrative Coordinator*

Presenters: Thomas Hawkins, One Oak Development; George Marek, City of Mount Dora; Scott Land, GAI Consultants; Richard Charleston, Evergreen Construction; Chet Cramer, City of Mount Dora; Amy Jewell, City of Mount Dora; Timothy Green, Green Consulting Group, Inc.

Approval of Minutes

Mr. Homich motioned to approve the meeting minutes dated May 18, 2022. Ms. Carter seconded the motion and it was approved unanimously.

Public participation/hearing for non-agenda items

None

New Business

A. **Request for Replat;** Sandy Ridge Village Replat; Culver's (Project Name); 600 east of

Donnelly Avenue and US Hwy 441 (Location); Simpson Family Partnership, LTD (Owner) One Oak Development, LLC (Applicant); Kimley-Horn and Associates, Inc. (Engineer). Project No. PR22-03Replat.

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

City Attorney, Sherry Sutphen addressed the swearing in of witnesses. No Ex Parte Communication regarding these agenda items.

Mr. Sumner gave a summary of the proposed application and stated that Staff recommends approval of the above-referenced Replat request and forward same to City Council.

The applicant, Mr. Hawkins provided a description of the project and stated that changes will be forthcoming on the Replat.

Mr. Beach, Mr. Sumner and the City Engineer, Mr. Marek had a conversation regarding Fidler Drive being an access point. Mr. Marek stated that it's intended to be a city street.

The commission members discussed the eastern utility/electric easement and the applicant made commitments to change the easement width from 15 feet to 20 feet. Ms. Sutphen stated it was not a condition of the motion.

On a motion made by Mr. Homich, seconded by Ms. Carter, the Board voted to approve the Replat application with a 5-0 vote.

B. **Request for Site Plan;** Culver's(Project Name); 18996 US Hwy 441 (Site Address); U.S. Hwy 441 and North Donnelly Street (Location); One Oak Development (Owner); Kimley-Horn and Associates, Inc. (Applicant); Kimley-Horn and Associates, Inc. (Engineer); Kimley-Horn and Associates, Inc. (Landscape Architect); Ollmann Ernest Martin Architects (Architect).Project No. SP22-01.

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

City Attorney, Sherry Sutphen addressed the swearing in of witnesses. No Ex Parte Communication regarding these agenda items.

Mr. Sumner gave a summary of the proposed application and stated that Staff recommends approval of the above-referenced Site Plan request, subject to engineering requirements and Replat.

Mr. Homich and Mr. Sumner had a discussion about encouraging diversity amongst developments to provide variety in the area. Mr. Homich asked if there was something in the city's code to prohibit repetitive business types. Mr. Sumner stated that we encourage variety but there is nothing currently within the code to prohibit restaurants.

On a motion made by Mr. Homich, seconded by Mr. Dring, the Board voted to approve the Site plan application with a 5-0 vote.

C. **Request for Minor Site Plan**; Cauley Lott Park (Project Name); 1717 N. Highland St (Site Address); City of Mount Dora (Owner); Amy Jewell (Applicant); GAI Consultants (Engineer); GAI Consultants (Landscape Architect); Houseman Architecture (Architect). Project No. SP22-07MINOR.

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

City Attorney, Sherry Sutphen addressed the swearing in of witnesses. No Ex Parte Communication regarding these agenda items.

Mr. Massey and Ms. Sutphen had a conversation regarding a possible conflict. Mr. Massey stated that he previously served on council and during that time, he reviewed and approved plans for the park. Ms. Sutphen, stated that there was no conflict.

Mr. Sumner gave a summary of the proposed application and stated that Staff recommends approval of the above-referenced project, subject to the applicant addressing the attached City DRC Department Minor Site Plan items prior to submittal of building permits for associated improvements.

Project Engineer for the applicant, Mr. Land had a conversation with Mr. Dring regarding the updates and improvements being made to Minor site plan.

Project Manager for the city, Mr. Kramer stated that the areas to be updated are street lights, parking, and other amenities.

Mr. Homich and Ms. Jewell discussed park equipment and how it was chosen.

Ms. Jewell stated that GAI conducted a survey within the community to determine the playground area/ equipment that was chosen.

Mr. Charleston from Evergreen Construction, and Rebecca Carter discussed the time frame for the project to be completed. Mr. Charleston stated that it's a 5-6 month project.

On a motion made by Mr. Beach, seconded by Mr. Homich, the Board approved the Minor Site plan application with a 5-0 vote.

D. **Request for Conditional Use Permit;** Atkins 1019 East 1st Avenue (Project Name); 1019 East 1st Avenue (Site Address); North of 1st Avenue, West of Simpson Street (Location); Lloyd M Jr. and Brenda J Atkins (Owners); Green Consulting Group, Inc. (Applicant). Project No. CUP22-02.

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

City Attorney, Sherry Sutphen addressed the swearing in of witnesses.
No Ex Parte Communication regarding these agenda items.

Mr. Sumner gave a summary of the proposed application and stated Staff recommends approval of the above-referenced request for the proposed CUP, to allow for a professional office and personal service use within the RP Zoning District and issuance of Development Order. Approval subject to Minor Site Plan and Change in Use Permit.

The applicant, Mr. Green gave a description of the project.

Mr. Dring and Mr. Green discussed other similar CUP projects done in the area.

On a motion by Mr. Homich, seconded by Mr. Dring, the Board voted to approve the application for a conditional use permit with a 5-0 vote.

E. **Request for Rezoning;** MU-1 McWhorter 610 S. Highland St (Project Name); 610 South Highland Street (Site Address); East of Highland Street and South of Camp Avenue (Location); Daniel C. and Judith A. McWhorter (Owner); Green Consulting Group, Inc. (Applicant). Project No. Z22-01.

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

City Attorney, Sherry Sutphen addressed the swearing in of witnesses.
No Ex Parte Communication regarding these agenda items.

Mr. Massey reiterated his possible conflict with this project, due to his time served as a council member. Ms. Sutphen, stated that there was no conflict.

Mr. Sumner gave a summary of the proposed application and stated that Staff recommends approval of application to rezone 8.77 +/- acres from Workplace (WP-1) to Mixed Use Traditional (MU-1) and forward same to City Council.

The applicant, Mr. Green gave an overview of the project.

Mr. Homich questioned if there was a specific applicant for the project. Mr. Green explained it's currently under contract for purchase, so there are no specifics currently.

Mr. Beach and Mr. Green had a conversation about how many projects this will be. Mr. Green stated that it's anticipated to be one project.

On a motion by Ms. Carter, seconded by Mr. Homich, the Board voted to approve the application for Rezoning with a 5-0 vote.

Other Business

Mr. Homich inquired about the city's control over what projects are submitted and asked if something can be implemented to regulate diversity.

Mr. Sumner stated that he would address concerns with Mr. Sandersfeld and City Attorney.

Announcement of next scheduled meeting date

A. Regularly Scheduled Meeting: Wednesday, July 20, 2022 (10:00 am)

Adjournment

The meeting was adjourned at 10:36 am

Whitney Scott,
Administrative Coordinator

Harmon Massey, Commission Chair