

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



July 20, 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, July 20, 2022.

Roll Call with Determination of Quorum

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

Absent: Ryan Parent

City Staff and Attorney: Vince Sandersfeld, *Planning Director*; Michele Janiszewski, *Senior Planner*; Sherry Sutphen, *City Attorney*; Emily Ragusa, *Associate Planner*; Whitney Scott, *Administrative Coordinator*

Presenters: Nicole Duslak, *Create Conservatory, Inc.*,

Approval of Minutes

Ms. Haukoos motioned to approve the meeting minutes dated June 15, 2022. Mr. Dring seconded the motion and it was approved unanimously.

Public participation/hearing for non-agenda items

None

New Business

A. **Request for Rezoning;** Lake County Water Authority (Project Name); Round Lake Road and Robie Ave (Location); Lake County Water Authority (Owner); Lake County Water Authority (Applicant). Project No. Z22-02.

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.

Ms. Janiszewski provided a summary of the proposed application and stated that Staff recommends approval of the above-referenced request for change in zoning assignment from County R-1 and County LM (Light Manufacturing) to City Green Belt (GB) and forwards same consideration to the City Council on Tuesday, August 2, 2022 (6:00 pm).

Mr. Homich asked who the land would go to if the Water Authority were to be dissolved.

Ms. Sutphen stated that the land would then be given to the Board of County Commissioners.

Mr. Homich asked if the land could be given to City of Mount Dora. Ms. Sutphen, stated that would be a possible next step in the process.

Mr. Homich motioned to approve the Water Authority rezoning as presented. Mr. Dring seconded and it was approved with a roll call vote (6:0).

B. **Request for CUP;** CREATE Conservatory (Project Name); 4900 Lake Park Court (Location); Mason Group Investments, LLC (Owner); CREATE Conservatory, Inc.(Applicant). Project No. CUP22-03.

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.

Ms. Janiszewski provided a summary of the proposed application and stated that Staff recommends approval of the above-referenced request to allow a private school within the C-3 Zoning District and issuance of Development Order.

Applicant Ms. Nicole Duslack and students currently enrolled, gave their personal feedback regarding the positive impact the school has had on them.

Candice Deners, shared her child's positive experience while at Create Conservatory and expressed her support of the project.

Ms. Carter motioned to approve the Conditional Use Permit as presented. Mr. Beach seconded the motion and it was approved by a roll call vote (6:0)

C. Request for Land Development Code; Amendment Building Height Variance

1. Staff presentation
2. Public Input
3. Commission deliberation and action

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

Mr. Sandersfeld gave a summary of the proposed Land Development Code amendment and stated that Staff recommends approval of the attached ordinance and forwarded same to City Council.

Ms. Sutphen explained that ordinance is scheduled to be adopted by City Council only if the charter amendment passes but if it does not, then it will have to be taken back to City Council and amended.

Mr. Massey asked if prior City Council experience would cause a conflict of interest. Ms. Sutphen expressed there is no conflict.

Mr. Dring and Mr. Sandersfeld had a conversation regarding Land Development Code amendment advertising. Mr. Sandersfeld stated that there have been public notices published in the local newspaper.

Mr. Beach and Mr. Dring addressed clerical errors within the proposed Land Development Code.

Mr. Sandersfeld and Ms. Sutphen stated the errors will be addressed and corrected.

Mr. Homich and Mr. Sandersfeld had a conversation about the Land Development Code's effective date.

Mr. Homich and Mr. Dring recommended strengthening the Building Heights Ordinance.

Ms. Sutphen stated that a conversation with City Council would be necessary to discuss the Land Development Code being possibly amended, to make provisions specific to certain topics; specifically variance and height.

Mr. Massey stated that the item should be tabled and will be further discussed at next Planning & Zoning Commission meeting.

Mr. Homich motioned to table the Land Development Code agenda item. Ms. Haukoos seconded and it was approved by a roll call vote (6:0).

Other Business

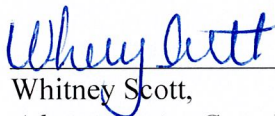
None

Announcement of next scheduled meeting date

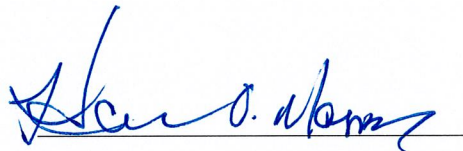
A. Regularly Scheduled Meeting: Wednesday, August 17, 2022 (10:00 am)

Adjournment

The meeting was adjourned at 10:53 a.m.



Whitney Scott,
Administrative Coordinator



Harmon Massey, *Commission Chair*