



**CITY OF MOUNT DORA, FLORIDA**  
**PLANNING AND ZONING COMMISSION MINUTES**  
**August 17, 2022**

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**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, August 17, 2022.

**Roll Call with Determination of Quorum**

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

**Absent:** James Homich

**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:** Kevin Roberson, *Kimley-Horn and Associate, Inc.*; Timothy Green, *Green Consulting Group*; Michael Vedder, *Vedder Holsters*

**Approval of Minutes**

Ms. Carter motioned to approve the meeting minutes dated July 20, 2022. Ms. Haukoos seconded the motion and the minutes were approved unanimously with a 6 – 0 vote.

**Public participation/hearing for non-agenda items**

None

**New Business**

- A. Request for Final Plan and Plat (Replat);** Lake Franklin Estates (Project Name); Maronda Homes (Owner); Maronda Homes (Applicant); Civil Design Solutions, LLC (Engineer). Project No. PR22-06FNLC.
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 this agenda item.

Ms. Janiszewski gave a summary of the proposed application and stated that Staff recommends approval with conditions of the project. Approval is subject to satisfactorily addressing the attached DRC Comments prior to scheduling City Council.

Mr. Beach noted that all the stipulations made by the Planning and Zoning Commission pertaining to the variance approved on the property were not mentioned in the current staff report.

Mr. Sandersfeld stated that all the stipulations did not need to be listed because they did not all pertain to the current application but will still be satisfied.

Ms. Janiszewski stated that staff will take this discussion into consideration and will include all requirements and stipulations in future staff reports, whether or not they are applicable at the time.

Ms. Sutphen and Mr. Beach discussed which items are applicable on a replat.

Mr. Sandersfeld and Ms. Janiszewski agreed to include all conditions for projects going forward.

Mr. Massey stated this would be a good practice to implement in the future.

***On a motion by Mr. Beach, seconded by Ms. Carter, the Board voted to approve the application with a 6– 0 vote.***

- B. **Request for Site Plan:** Longhorn Steakhouse (Project Name); 17020 US Hwy 441 (Site Address); Wal-Mart Stores (Owner); CASTO Net Lease Properties LLC (Applicant); Kimley-Horn and Associates, Inc. (Engineer); Kimley-Horn and Associates, Inc. (Landscape Architect); ACS Cincinnati (Architect). Project No. SP22-05.

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 gave a summary of the proposed application and stated that Staff recommends approval of the above-referenced site plan for Longhorn Steakhouse.

Mr. Kevin Roberson from Kimley-Horn and Associates, Inc. gave a brief presentation of the Site Plan request.

Ms. Carter, Mr. Roberson and Ms. Janiszewski discussed the number of entrances depicted on the Site Plan.

Mr. Roberson stated that there are three entrances and they are all two-way.

***On a motion by Ms. Carter, seconded by Ms. Hoechst, the Board voted to approve the application for a Site Plan with a 6– 0 vote.***

**C. Local Planning Agency. Request for Small- Scale Future Land Use Map;** Vedder Holsters (Project Name); 1649 Lincoln Avenue (Site Address); Sean A Jones (Owner); Green Consulting Group, Inc. (Applicant). Project No. FLUM22-02SM.

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 gave a summary of the proposed application and stated that Staff recommends approval of the small-scale application to amend the Future Land Use Map on 4.92+/- acres from High Density Residential to Industrial.

Mr. Dring and Mr. Green discussed the Northeast CRA Advisory board's opinion of the project at the last meeting.

Mr. Green stated that the project was well received by the members and was unanimously approved. Mr. Green shared that the main concern from the committee is the name of the facility containing the word 'holsters.'

Mr. Massey and Mr. Vedder discussed the jobs which will be generated by the new location.

Mr. Vedder stated that they are currently at a log jam and a lot of the projects are on hold due to the limited space of their current facility.

Mr. Vedder specified that there will be at least 10-12 jobs out of the gate and another 20 employees within the next year.

Ms. Haukoos questioned how many housing units are potentially being eliminated due to this change.

Ms. Janiszewski stated that the current zoning district would allow the property to be developed with 88 dwelling units.

Mr. Green stated that the 88 units is the maximum allowed at the land use and that the adjacent property is not developed at the density although it has the same zoning district and land use category.

***On a motion by Ms. Hoechst , seconded by Mr. Dring and Mr. Beach, the Board voted to approve the application for small-scale with a 6– 0 vote.***

D. **Request for Final PUD;** Vedder Holsters (Project Name); 1649 Lincoln Avenue (Site Address); Sean A Jones (Owner); Green Consulting Group (Applicant); Green Consulting Group, Inc. (Landscape Architect). Project No. PUD22-01FNL.

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 gave a summary of the proposed application and stated that Staff recommends approval of the above-referenced request Final PUD for Vedder Holsters and forward same for consideration by the City Council.

***On a motion by Ms. Hoechst, seconded by Ms. Carter, the Board voted to approve the final PUD request with a 6– 0 vote.***

E. **Request for Land Development Code Amendment (Continuance from the July 20, 2022 PZC meeting)**

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.

Ms. Janiszewski gave a summary of the ordinance and stated that no changes were made to the ordinance since the previous meeting.

Mr. Massey recommended to forward to City Council for further action as they deem appropriate.

Mr. Massey expressed his cautions regarding the proposed charter for Building Heights.

Mr. Massey also shared his concerns with the ongoing parking issues that could prevent the City from competing and thriving in the future.

Ms. Haukoos stated that the downtown merchants have had some of their best years for profitability and doesn't believe that the parking issues are interfering at this time.

Ms. Haukoos expressed that she does not support expanding the city's building heights.

Ms. Haukoos agreed that there is a parking problem, but stated an additional parking problem was created by moving angled parking to parallel parking.

Ms. Hoechst expressed that she agreed with Mr. Massey regarding some of his concerns and further elaborated on the current issues pertaining to parking.

Ms. Hoechst stated that surface parking will not resolve the issue, a parking garage that will fit in to the historical criteria is necessary.

Ms. Carter shared her concerns, stating that we have approved several living units who will want to visit the downtown area but we have not prepared for the growth.

Ms. Carter also stated that she has spoken with many of the merchants and parking is their number one concern.

Ms. Hoechst questioned if restrictions for variances pertaining to building heights, within a reasonable time are attainable.

Ms. Janiszewski stated that within the existing requirements, there are seven required criteria which are difficult to meet. Ms. Janiszewski further explained that variances are rarely submitted or approved because they can be difficult to obtain with the existing variance criteria.

Mr. Massey recommended that this agenda item go to council for whatever decision they deem appropriate, stating that the Planning and Zoning Commission has addressed their concerns. Mr. Massey stated this is an issue that needs to be addressed as a community.

Ms. Sutphen stated that although it does continue to council regardless of the committees input, the item is on the agenda for a recommendation to have a vote as an effort to move forward.

Mr. Sandersfeld stated that the Land Development Code requires the Planning Commission provide recommendations to City council regarding amendments to the Land Development Code.

Ms. Sutphen stated that the item needs to be open to the public for comment.

Mr. John Tucker addressed the committee and discussed both issues with parking, as well as a statement made at the last Planning and Zoning Committee meeting.

Mr. Tucker stated that his role/duties on the Building Heights Committee was not charged with strengthening the Building Height Ordinances.

Mr. Beach stated that he wants the committee to consider this from the proper aspect regarding this ordinance, making sure that the focus is on addressing building height issues rather than parking garage issues.

Mr. Beach and Ms. Hoechst had a discussion regarding the proper aspects pertaining to the ordinance and parking.

Ms. Sutphen clarified that this is a draft of an ordinance and the committee can make their recommendations.

Ms. Sutphen stated that it goes into effect as drafted, in the event that the charter passes. She further explained that what is being considered is the actual ordinance with the variance criteria implemented.

The board members had a conversation with Ms. Sutphen for clarification regarding voting for the item.

Mr. Sandersfeld suggested looking at language in the charter with the actual ordinance to help clarify.

Ms. Sutphen and Mr. Sandersfeld stated that there is an actual variance process in place, so if this item were not to pass, there wouldn't be the heightened process.

Mr. Massey called for a motion.

Mr. Beach moved to approve the motion as written, Mr. Dring seconded the motion.

Mr. Massey called for a roll call vote.

On a roll call vote Mr. Beach, Mr. Dring, Ms. Haukoos voted Yes.

On a roll call vote Ms. Carter, Mr. Massey, Ms. Hoechst voted No. Motion Failed.

Mr. Massey stated that the roll call vote stands at 3-3 and that the matter moves forward to council.

Ms. Hoechst asked that council be informed of what the exact vote was and the discussion regarding the item.

Mr. Sandersfeld and staff agreed to have a draft/memo prepared for City Council for September 20, 2022 meeting.

**Other Business**

None

**Announcement of next scheduled meeting date**

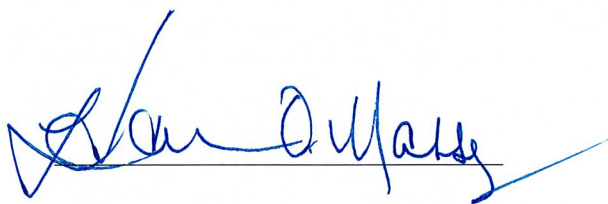
Regularly Scheduled Meeting: Wednesday, September 21, 2022 (10:00 am)

**Adjournment**

The meeting was adjourned at 11:03 am



Whitney Scott,  
Administrative Coordinator



Harmon Massey, Commission Chair