CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
October 19, 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, October 19, 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: Cathy Hoechst

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: Timothy Green; *Green Consulting Group, Inc.*

Approval of Minutes

Having the September 21, 2022 meeting canceled, Mr. Homich motioned to approve the meeting minutes dated August 17, 2022. Ms. Carter seconded the motion and it was approved unanimously with a 6-0 vote.

Public participation/hearing for non-agenda items

None

New Business

A. **Request for FLUM**; Green Wheat LLC & Donnelly LLC/SR 44 Infill (Project Name); 18510 & 18514 SR 44 (Location); Green Wheat LLC & Donnelly LLC (Owner); Green Wheat LLC & Donnelly LLC (Applicant). Project No. FLUM22-03SM.
   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 land use category on 1.14+/- acres from Lake County Urban Low Density (4 du/ac) to Mount Dora Low Medium Density (4du/ac) and forward same to City Council.

Mr. Homich and Ms. Janiszewski had a discussion regarding the lot split and two entrances.

Mr. Homich asked if there was a possibility for a single entry. Ms. Janiszewski stated that staff provided an advisory comment to the applicant, recommending joint access off of State Road 44.

Ms. Janiszewski further explained that due to the permits going through FDOT, it would be up to their discretion regarding the entrances allowed off of the state highway.

Mr. Dring and Ms. Janiszewski had a conversation regarding the subject properties being continuous and compact.

Ms. Janiszewski recommended since there are two applications, that the motions be separate and the land use be considered first.

On a motion by Mr.Homich, seconded by Mr. Dring, the Board voted to approve the application with a 6-0 vote.

B. **Request for Rezoning;** Green Wheat LLC & Donnelly LLC (Project Name); 18510 & 18514 SR 44 (Location); Green Wheat LLC & Donnelly LLC (Owner); Green Wheat LLC & Donnelly LLC (Applicant). Project No. Z22-03.

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 gave a summary of the proposed application and stated that Staff recommends approval of the application to rezone 1.14 +/- acres from Lake County Agriculture to City R-1A. Approval is subject to Future Land Use designation. PZC recommendation to be forwarded to City Council.

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

C. **Request for Minor Site Plan;** Atkins (Project Name); 1019 East 1st Avenue (Site Address); Lloyd M Jr. & J Atkins (Owner); Green Consulting Group, Inc. (Applicant); Green Consulting Group, Inc. (Landscape Architect). Project No. SP22-11.

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 with conditions of the above-referenced request. Approval is subject to satisfactorily addressing the following items:

1. The conversion of the building to a non-residential use will require a separate change in use permit through the Office of Building Services;

2. Provide plan sheet with utility meters and piping locations and sizing's prior to issuance of site development or building permits. Include points of connection to City of Mount Dora (COMD) utilities and size information; and

3. Mulch parking surface is not allowed. The two on-site spaces shown as mulch must be hard surface (brick pavers would be acceptable). Optional is to obtain additional off-site parking agreement with church.

Mr. Homich and Ms. Janiszewski had a conversation regarding whether or not there were any retention issues with the conversion from mulch to brick.

Ms. Janiszewski stated that Public Works did not identify any issues, and that the applicant appeared to meet impervious surface calculations.
Ms. Janiszewski clarified that the applicant will need to update information when they submit a revised site plan application.

Mr. Green gave a brief description of the proposed project.

Mr. Green stated that the applicant has an agreement with the First Baptist Church for offsite parking and that Mr. Sandersfeld suggested increasing the use of adjacent parking for additional spaces, rather than mulching or paving.

Mr. Green explained that two additional spaces for handicapped parking had to be added.

Ms. Haukoos and Mr. Green had a conservation about accessible parking available at the location.

Mr. Green stated that not all parking required is on site.

Mr. Green stated that there are handicap parking spaces available on site. He further reiterated that church parking is available right next door, and is not used during the same business hours.

Mr. Beach and Mr. Green had a conversation clarifying the accessible stall, adjacent stall existing and additional parking required.

On a motion by Mr. Beach, seconded by Mr. Homich, the Board voted to approve the application with a 6-0 vote.

Other Business

Ms. Carter gave her resignation and stated that this would be her last meeting.

Mr. Massey stated that Ms. Carter's replacement process will be addressed by City Council.

Mr. Homich and Ms. Carter discussed who she was appointed by.

Ms. Carter stated, Mr. Cal Rolfson was her appointee.

Announcement of next scheduled meeting date

Regularly Scheduled Meeting: Wednesday, November 16, 2022 (10:00 am)

Adjournment

The meeting was adjourned at 10:14 a.m.

Whitney Scott,
Administrative Coordinator

Harmon Massey, Commission Chair