



CITY OF MOUNT DORA, FLORIDA  
PLANNING AND ZONING COMMISSION MINUTES

March 18, 2026

I. **Call to Order**

Having been duly advertised as required by law Vice Chair, Adrian Coombes called the regular meeting of the Planning and Zoning Commission to order at 10: 00 a.m. on Wednesday, March 18, 2026.

II. **Roll Call with Determination of Quorum**

Present: Adrian Coombes, Harris Turner, Lynn Tipton, Tom Dring, Suzanne Scheck, Andrea Lothar & David Hoops

III. **Election**

*On a motion by Ms. Scheck, seconded by Mr. Turner, the board voted to nominate Adrian Coombes as chair; unanimously with a 7-0 vote.*

*On a motion by Ms. Scheck, seconded by Ms. Tipton, the board voted to nominate Mr. Dring as vice-chair; unanimously with a 7-0 vote.*

IV. **Approval of Minutes**

*On a motion by Ms. Tipton, seconded by Ms. Scheck, the board voted to approve the meeting minutes dated January 21, 2026; unanimously with a 7-0 vote.*

V. **Public participation/hearing of non-agenda items**

None

VI. **New Business**

- A. **Request for Variance;** 110 N Clayton St (Project Name); 110 N Clayton Street (Site Address); Carloyn Parlato (Owner); Carloyn Parlato (Applicant). Project No. VAR26-01. Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends denial of the application.

Mr. Turner stated for the record, that he is a surrounding neighbor of the applicant and was notified of the proposed application through the adjacent property's mailings sent out by the city.

Mr. Hand stated that there's no conflict.

The applicant clarified the intention of the application and stated that there will be an extension to replicate the current garage.

The applicant further reiterated that they've already received Historic approval for the door replacement.

Mr. Malak stated that it will be one-story with a deck and will be bigger width wise. Currently width wise vehicles can't fit into the space.



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Mr. Malak stated that he met with the Public Works Utilities Director, Mr. Marsian and was informed that the proposed structure would not adversely impact current stormwater negatively.

Mr. Malak explained that their hardship is that they are currently experiencing water damage/flooding in vehicles. As a result, they are having to move their vehicles off of the property all hours of the day/night.

Mr. Malak clarified that Mr. Marsian stated that the proposed work would be beneficial and for both the home owner and the flow of stormwater drainage.

Discussion on application process/order for Variance and Certificate of Appropriateness.

Ms. Janiszewski clarified that the Variance application process is done first and then followed by applying for a Certificate of Appropriateness.

The applicant reiterated that the overall intent to make house more unison.

Conversation regarding if backdoor/backyard access on southern side.

Discussion on how maintenance on house will be maintained, for areas not accessible by owner.

The applicant stated that they will be using paints that are mildew/mold resistant to avoid maintenance issues for access points that may not be accessible on the northern side of garage.

Adjacent neighbors including Mr. Rodriguez, Mr. Wallace and Mrs. Hargraves stated they are in support of the application.

Discussion on whether or not the variance will help protect vehicles if in the garage.

Mr. Malak stated that the current garage doesn't pull in water because it sits higher. The proposed garage will be the same elevation.

Conversation on the garage being on the southern entry of the property.

The applicant stated he would still have to be a variance application submitted.

The Board stated they believe the applicants request is viable but they would like to speak with Mr. Marsian from Public Works regarding the stormwater plans.

The applicant expressed concerns with waiting on stormwater plans, due to flooding/water damage.

Discussion regarding setting a precedence for variance, in regards to liability.



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Mr. Hand stated variance doesn't set a precedence because the board is reviewing for individual/unique circumstances.

Discussion on whether or not the application meets all of the standards listed in section 2.5.(1) 6.

Ms. Janiszewski clarified that if the board is recommending approval, the application needs to meet all of the standards listed.

Conversation on R-1 zoning, the number of garages permitted to a house and parking spaces allowed.

Ms. Janiszewski stated that a second space needs to be provided but only one needs to be in a garage.

The applicant stated that their parking is currently disrupted due to the situation, so this should not apply

Discussion regarding future applications, having engineering/stormwater staff available for questions/concerns.

Discussion regarding granting an easement for city access to property.

Ms. Janiszewski stated that there is currently no easement.

Discussion on adding a condition to the motion.

Mr. hand, not adding a condition on motion but rather a discussion.

*On a motion by Ms. Scheck, seconded by Mr. Turner, the board voted to approve the Variance application unanimously with a 7-0 vote, subject to conditions provided by staff per the Land Development code.*

- B. Request for Variance;** Detached Garage (Project Name); 1218 Overlook Drive (Site Address); Nicholas Tanner & Michelle Crunk (Owner); Nicholas Tanner (Applicant). Project No. VAR-26-02.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends denial of the application.

The applicant, Mr. Tanner reiterated the justification for the proposed application.

Mr. Tanner provided (exhibit A: additional documents/pictures) to support their application.

The board made a recommendation to take a short recess.



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The meeting resumed at 11:01 a.m.

Discussion on the proposed use and if trees will be removed for new driveway.

The applicant stated that the proposed structure will be used for a garage.

Conversation on the square footage of structure.

Discussion on hardship.

The applicant stated that hardship is that they don't have a garage at all.

Discussion on not being bound by square footage, per the Land Development Code.

Conversation regarding the existing driveway on Normandy.

Discussion on number of accessory structures allowed.

Conversation on how the vehicles will be moved into the garage.

Mr. Tanner inquired about other properties within the city that have exceeded square footage for detached structures.

Mr. Tanner reiterated that the garage cannot be attached to the existing main structure of the home.

Discussion on building two separate structures. The applicant stated that it's costly and it's not viable.

Conversation on the board's role for approval/denial.

Discussion on size/length of vehicle proposed to store in a garage

*On a motion by Mr. Turner, seconded by Ms. Scheck, the board voted to approve the Variance application subject to conditions provided by staff per the Land Development Code; with a 6-1 vote.*

**VII. Other Business/Staff Updates**

Discussion on current Planning Department organizational chart.

Discussion on Juniper Townhomes.

Ms. Janiszewski stated that the applicant has resubmitted. There will be a subdivision application but it doesn't need to go before the board.



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Conversation regarding rectifying trees that were removed.

Ms. Janiszewski stated that staff will be looking into landscaping plan and possibly utilizing tree bank.

Discussion regarding speed bump maintenance.

**VIII. Announcement of next scheduled meeting date**

A. April 15, 2026, at 10:00 am

**IX. Adjournment**

*On a motion by Ms. Tipton, seconded by Ms. Scheck, the board voted to adjourn the meeting at 11:37 a.m.*

Adrian Coombes  
Chair

Whitney Scott  
Associate Planner