



**MINUTES**

**I. Call to Order**

Having been duly advertised as required by law, Chair, Adrian Coombes called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, May 20, 2026.

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

Present: Adrian Coombes, Harris Turner, Lynn Tipton, Tom Dring, Andrea Lothar, Andrew Hand

Absent: David Hoops and Suzanne Scheck

**III. Approval of Minutes**

*On a motion by Lynn Tipton, seconded by Mr. Harris Turner, the board voted to approve the meeting minutes dated April 15, 2026, unanimous by a 5-0 vote.*

**IV. Public participation / hearing of non-agenda items:**

None.

**V. New Business**

- A. Request for Site Plan;** Create Conservatory School (Project Name); 4900 Lake Park Court (Site Address); Mason Group Investments, LLC (Owner); JamesCo Builders, LLC (Applicant); Linn Engineering & Design (Engineer); Project Number: SP24-09.

Mr. Hand swore in staff and attendees.

Ms. Janiszewski provided a brief summary of the proposed application with staff recommending approval of the application subject to current Development Review Committee and CHP comments.

Discussion on how many students will increase attendance with the expansion.

Nikki Duslak, Founder and head of school, stated the final occupancy is 169, which includes staff. Roughly 15 to 20 staff members.

Ms. Janiszewski advised that, based on the Conditional Use Permit, a maximum of 169 students are permitted.

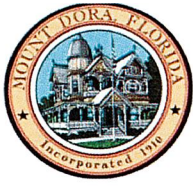
Discussion on how increasing attendance by 169 students will affect traffic in the area.

Discussion on adding road markings such as no parking signs to help prevent back up of traffic.

Discussion on staggered drop off and dismissal times.

Discussion on pick-up stations based on dismissal with cones and numbers.

Discussion if a school resource officer or police department will guide traffic?



Discussion if any bike trails exist.

Question posed by The Board: Can the Board limit the number of students today? Then the applicant could re-petition to increase the student count based on traffic congestion

Mr. Hand stated there is already an approved Conditional Use Permit guideline that allows 169 students.

***A motion made to approve the application as presented by Tom Dring, seconded by Lynn Tipton to approve the application as presented. 4-1 Vote***

## **VI. Old Business**

### **B. Landscaping Ordinance**

Ms. Janisjewski discussed recommendations.

Discussion on canopy trees and irrigation lines pending jurisdiction.

The board requested Ms. Janisjewski provide additional recommendations.

Discussion on whether to require sodded yards. If so, irrigation needed.

Discussion about how effective irrigation would be with water bands.

Discussion on if new rules would apply to new construction or existing properties or both?

Discussion on how Bill SB-180 would affect new codes / ordinances.

Discussion on applying new rules to new construction at this time.

Discussion on back flow preventer requirements in irrigation systems.

Ms. Janiszewski to contact the Public Works Department for clarification.

Discussion on cost of re-claimed water vs potable water.

Discussion on inspection requirements and inspection fees for back flow preventers.

Discussion on penalties for lack of inspecting back flow preventers.

Discussion on running out of re-claim water and draught.

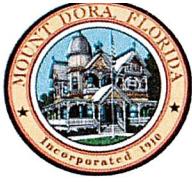
Discussion on FDEP mandates for back flow preventers

Discussion on the Buffer Section of Landscaping Ordinance. Tabled for future date.

***Motion to table discussion on Landscaping Ordinance for the June 17, 2026, meeting, that staff notes be included towards revisions in the landscaping code for new development. To be mindful of "The Notion of Burden," Retroactivity to existing properties would be discussed at a separate date, by Lynn Tipton, seconded by Tom Dring. Approved 5-0 Vote***

## **VII. Other Business**

None.



**VIII. Staff and Board Updates**

**A. Attendance**

Ms. Janiszewski advised she would not be at the June 17, 2026 board meeting due to the conference.

**B. Planning and Zoning Commission (PZC) Information Packets**

Discussion on Planning and Zoning Commission (PZC) packets sent as attachments or provide a direct link.

Discussion on the use of ChatGPT to review PZC Packet items.

Discussion on the use of ChatGPT Summaries as a public record document sent with PZC packets.

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

Chair announced the date and time of the next scheduled meeting:

A. June 17, 2026 @ 10:00 am

**X. Adjournment**

Chair announced the date and time of the next scheduled meeting:

*On a motion by Lynn Tipton, seconded by Andrea Lothar, the board voted to adjourn the meeting at 10:53 a.m.*

Adrian Coombes

Chair

Theresa Willis

Administrative Coordinator