



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

June 17, 2026

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, June 17, 2026.

II. Roll Call with Determination of Quorum

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

Absent: None.

III. Approval of Minutes

On a motion by Lynn Tipton, seconded by Tom Dring, the board voted to approve the meeting minutes dated May 20, 2026, unanimous by a 5-0 vote.

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

None.

V. New Business

- A. Request for Conditional Use Permit:** Waterman Early Learning Center / Waterman Christian Academy (Project Name); 1303 Limit Avenue (Property Address); Florida Building Material Alliance, Inc. (Owner); Waterman Early Learning Academy / Waterman Christian Academy (Applicant); CUP25-01 (Project Number); Fourth Submittal.

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 site-plan approval.

Present: Mr. David Clutts, Engineer; Betsy Mae Wilson; Angie Rivera

Discussion on use of wastewater capacity.

Discussion on the number of students is based on wastewater capacity.

Discussion on owner of property.

Discussion on playground.

Discussion on pick up and drop off location and timing.

Discussion on age of students.



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Discussion when 11 employees are present at school.
Discussion on concerns about traffic off Limit Avenue.
Discussion on only turning right out of property.
Discussion on recommendation to Lake County for right turn only onto Limit Avenue.
Discussion on use of "right turn only" signs.
Discussion if any commercial van or vehicle is parked on site.
Discussion adding a right turn lane and left turn lane where the property lane meets Limit Avenue.
Recommended to discuss the turn lanes with Lake County Public Works Department.
Discussion on drainage ditches within wetland areas could slow down the project.

Motion made by Suzanne Scheck, seconded by Lynn Tipton to approve the application as presented unanimously by a 7-0 Vote

B. Transportation Update – Mr. Andrew Marsian, Utilities Director

Discussion on applying for funding.
Discussion on ADA compliance items and materials.
Discussion on road resurfacing and maintenance.
Discussion on the use of an outside company to evaluate road conditions.
Discussion on sidewalk and curb conditions.
Discussion on funding doubled to repair curbs and sidewalks.
Discussion on completion time of repairs.
Discussion on quality control.
Discussion on curbs within Tremain Street and Fourth Avenue.
Discussion on use of rebar or mesh within curbing.
Discussion on the use of "Miami" curbs vs. Type "F" curbing.
Discussion on how types of curb and stormwater interact.
Status provided on the "One Way Streets" project.
A request was made to have the project lead for the "One Way Streets" project present an update at an upcoming Planning and Zoning Commission meeting.
Discussion on converting railroad right of way to trails and Trust for Public Lands.

VI. Other Business/Staff Updates

A. Landscaping Ordinance

Discussion on the use of AI to prepare an analysis review of the Landscaping Ordinance.
Discussion on City staff reevaluating the ordinance based on the AI analysis.
Discussion on timeline to review the Landscaping Ordinance.
Discussion on Senate Bill 180 timeline of October 2027 and code changes.
Request to go over the Landscaping Ordinance line by line at a future meeting.
Discussion on Tree Bank costs.



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Discussion on staff presenting what items are not affected by the restrictions of Senate Bill 180.

Discussion on reviewing Pages 73 to 80 of the June 17, 2026, Planning and Zoning Commission agenda packet to reduce review time of the ordinance.

Discussion on fines for individual property owners, where landscaping dies before required maintenance time.

Discussion if the Landscaping Ordinance will apply to new developers and/or all existing homeowners.

Discussion on elderly residences affording to landscape requirements / replacements.

Discussion on residences requesting trees from Tree Bank.

Discussion on landscaping replacements is currently happening within the City after this past winter freeze.

Further discussion on Tree Bank.

A. **Announcement of next scheduled meeting date:** July 15, 2026 @ 10:00 a.m.

VII. **Adjournment**

On a motion by Lynn Tipton, seconded by Andrea Lothar, the board voted to adjourn the meeting at 11:12 a.m.

Adrian Coombes

Chair

Theresa Willis

Administrative Coordinator