



Planning and Development

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**Planning and Zoning Commission  
Membership Roster 2017**

MEMBER	CITY COUNCIL SEAT	DATE APPOINTED	TERM EXPIRES
<b>Donnie Stroud</b> 9052 Laurel Ridge Dr Mount Dora, FL 32757 352-729-2767 (h) <a href="mailto:donniegstroud@gmail.com">donniegstroud@gmail.com</a>	Mayor	December 15, 2015	December 31, 2017
<b>Dennis R. Wood</b> 2009 Isola Bella Blvd Mount Dora, FL 32757 352-385-1363 (h) 402- 250-1363 (c) <a href="mailto:dwood0316@aol.com">dwood0316@aol.com</a>	District 1	December 15, 2015	December 31, 2018
<b>Jean Karr</b> 1981 Park Forest Boulevard Mount Dora FL 32757 352-735-2262 (h) 352-989-2015 (w) <a href="mailto:jeanb.karr@gmail.com">jeanb.karr@gmail.com</a>	District 2	February 2, 2010	December 31, 2017
<b>Glenna Burch</b> 1327 Hilltop Dr Mount Dora, FL 32757 352-383-9189 & 352-406-0589 <a href="mailto:glennaburch@mac.com">glennaburch@mac.com</a>	District 3	December 15, 2015	December 31, 2017
<b>John Reid</b> 1017 Nantucket Sound Mount Dora, FL 32757 352- 552-2404 (h) <a href="mailto:jcbr49@gmail.com">jcbr49@gmail.com</a>	District 4	December 16, 2014	December 31, 2018
<b>Carroll Jaskulski</b> 541 East First Avenue Mount Dora FL 32757 352-383-4683 (h) 954-234-4511 (c) <a href="mailto:carrolljaskulskijr@embarqmail.com">carrolljaskulskijr@embarqmail.com</a>	At-Large 1 (Even)	December 15, 2015	December 31, 2018
<b>James Homich</b> 621 E 5 <sup>th</sup> Avenue Mount Dora, FL 32757 383-3031 (h) <a href="mailto:jhomich@earthlink.net">jhomich@earthlink.net</a>	At-Large 2 (Odd)	December 1, 2015	December 31, 2017

*The Commission meets the third Wednesday of each month at 5:30 p.m. in the City Hall Boardroom.*

## 2.5. - Planning and zoning commission.

1. The planning and zoning commission shall consist of seven persons who are residents of the City of Mount Dora, and who shall be appointed, subject to approval of the city council, by the mayor. No paid or elected official or employee of the city may serve as a member of the planning and zoning commission. Members shall be appointed for two-year terms, and may be reappointed for additional terms.
2. It is the policy of the City of Mount Dora that the membership of the planning and zoning commission reflect the demographic and geographic diversity of the citizens of the city.
3. Members of the planning and zoning commission shall comply with all applicable federal, state and local laws regarding ethics, financial disclosure, open conduct of public business and public records. Members of the commission shall serve at the pleasure of, and may be removed by, the city council.
4. Reserved.
5. At the first meeting of the calendar year, the commission shall elect one of its members as chairman. The quorum for any meeting of the commission shall be a majority of its members.
6. Members of the commission shall serve without compensation or honorarium, but shall be entitled to receive reimbursement for per diem and travel expenses for attendance at meetings or conferences outside the City of Mount Dora, provided that prior approval in writing is given by the city manager.
7. In addition to the members of the planning and zoning commission appointed as set forth above, the Lake County School Board shall be allowed to appoint a board member or staff member as a representative of the Lake County School District as a nonvoting member of the local planning agency.

### 2.5.1 Powers and duties.

1. Recommendation of original zoning districts and appropriate regulations. It shall be the duty of the planning and zoning commission to recommend to the city council the boundaries of the various original zoning districts and appropriate regulations to be enforced therein.
2. Zoning changes. Although the city council may, from time to time, amend or supplement the regulations and zoning classifications or districts, proposed changes may be suggested by the planning and zoning commission or by petition of the owners of 50 percent or more of the area involved in the proposed change. In the latter case, the petitioner or petitioners will be required to assume all costs of holding public hearings. See section 3.3 for procedures.
3. Comprehensive plan amendments. The planning and zoning commission shall also serve as the local planning agency, and shall review and make recommendations on amendments to the comprehensive plan.
4. Site plan review. The planning and zoning commission shall be responsible for approval of all site plans and variances associated with site plans as appropriate.
5. Conditional uses. The planning and zoning commission shall hear and decide requests for conditional uses allowed in chapter III, hereof. In doing so, the commission may decide such questions as are involved in determining when conditional uses should be granted and either grant conditional uses with appropriate conditions and safeguards or deny conditional uses. After review of an application and a public hearing thereon, the commission may allow conditional uses only upon a determination that the use requested:
  - a. Is not detrimental to the character of the area or inconsistent with trends of development in the area;
  - b. Does not have an unduly adverse effect on existing traffic patterns, movements and intensity;
  - c. Is consistent with the comprehensive plan; and

- d. Will not adversely affect the public interest.
6. Variances. The planning and zoning commission shall hear and decide requests for variances from the terms of the zoning regulations where, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship upon, and personal to, the applicant therefor, and not surrounding properties. In order to authorize a variance, the commission must find:
    - a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; such on-site conditions may include, but are not limited to, topography, preservation of vegetation, access, vehicular and pedestrian safety and preservation of scenic views;
    - b. That the special conditions and circumstances do not result from the actions of the applicant;
    - c. That granting the variance requested will not confer on the applicant any special privilege that is denied by the chapter to other lands, buildings or structures in the same zoning district;
    - d. That literal interpretation of the provisions would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work [incur] unnecessary and undue hardship on the applicant;
    - e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
    - f. That the grant of the variance will be in harmony with the general intent and purpose of this code and the comprehensive plan, will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and
    - g. The granting of the variance will not be detrimental to the property or improvements in the area in which the property is located.

In granting any variance, the commission may prescribe appropriate conditions and safeguards, the violation of which shall be deemed a violation of this code. The commission may also prescribe a reasonable time limit within which the action for which the variance was requested shall be begun, completed or both.

Under no circumstances shall the commission grant a variance which permits a use not generally, or by conditional use, permitted in the zoning district involved, or any use expressly or by implication prohibited, by the terms of this code in the zoning district involved. Nonconforming uses of neighboring lands, structures or buildings in the same zoning classifications or district, and permitted uses of lands, structures or buildings in other zoning classifications or districts shall not be considered grounds for the authorization of a variance.

(Ord. No. 839, § 1, 11-4-03; Ord. No. 849, §§ 1, 2, 6-15-04; Ord. No. 2009-07, § 2, 4-7-09; Ord. No. 2011-17, § 2, 10-18-11; [Ord. No. 2013-13, § 2\(Exh. A\), 10-1-13](#))