



**CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
JANUARY 18, 2023**

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, January 18, 2023

Roll Call with Determination of Quorum

Present Committee Members: Harmon Massey, Miles Beach, Tom Dring, Kris Haukoos, Adrian Coombes, James Homich and Barbara Tietmeyer

City Staff and Attorney: Vince Sandersfeld, Planning Director; Michele Janiszewski, Senior Planner; Sherry Sutphen, City Attorney; Whitney Scott, Administrative Coordinator; Faith Gibbs, Administrative Coordinator

Presenters: Mr. Bob Ziegenfuss; *Z Development Services*

Approval of Minutes

On a motion by Ms. Tietmeyer, seconded by Mr. Homich the board voted to approve the meeting minutes dated December 21, 2022.

FOR: Massey, Beach, Dring, Haukoos, Coombes, Homich and Tietmeyer

AGAINST: None

MOTION CARRIED: 7-0

Election

A. Chair

On a motion by Ms. Tietmeyer, seconded by Ms. Haukoos, the board voted to nominate Mr. Massey as Chair for the Planning and Zoning Commission. Mr. Massey accepted.

FOR: Massey, Beach, Dring, Haukoos, Coombes, Homich and Tietmeyer

AGAINST: None

MOTION CARRIED: 7-0

B. Vice-Chair

On a motion by Ms. Haukoos, seconded by Mr. Coombes, the board voted to nominate Mr. Beach as Vice-Chair for the Planning and Zoning Commission. Mr. Beach accepted.

FOR: Massey, Beach, Dring, Haukoos, Coombes, Homich
and Tietmeyer

AGAINST: None

MOTION CARRIED: 7-0

Public participation/hearing for non-agenda items

None

New Business

A. Request for Site Plan; Townplace Suites Hotel (Project Name) 2905 JW Simpson Way (Site Address); Simpson Family Partnership LTD (Owner); ABR Mount Dora LLC (Applicant); Z Development Services (Engineer); Cadd Scapes, Inc. (Landscape Architect)Base 4 (Architect). Project No. SP22-08.

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

Ms. Janiszewski gave a summary of the application and stated that staff recommends approval of the above-referenced Site Plan request. Approval subject to engineering requirements prior to submittal of the Site Development Permit.

Civil Engineer for the project Mr. Ziegenfuss, provided a brief summary of the project.

Mr. Ziegenfuss & Mr. Homich discussed the proposed landscape plan.

Mr. Ziegenfuss stated that the plans have been through staff review, and they are willing to look at a mixture of different plant materials.

Mr. Homich suggested taking a more holistic approach. Mr. Homich stated that he would be fine with giving a variance on the code, to fit it in with the existing.

Mr. Homich and Mr. Beach had a discussion regarding possible reasons for the proposed live oaks.

Mr. Sandersfeld stated that staff does want diversification and the applicant may revisit in the re-submittal to be more consistent with the smaller buffer A in the Land Development Code.

Mr. Sandersfeld stated that it's fine if board wants to proceed as a condition to revisit landscape sheet L1, with the consistency goals of the letter A in the Land Development Code.

Ms. Haukoos stated concerns regarding exit onto Fiddler and Donnelly intersection. She indicated that she does not believe the intersection can hold any more traffic.

Mr. Homich asked if Mr. Sandersfeld can provide more of a long range plan for traffic control regarding the project.

Mr. Sandersfeld stated that the traffic report provided, indicates that hotels have different trips than a commuter. The p.m. /a.m. trips will be more sporadic for hotel use.

Mr. Sandersfeld further explained the necessity of the emergency access for additional ingress/egress.

Mr. Sandersfeld stated that it's important to include a stub out to the North and Shopping Centers, due to them all being integrated with drive way access points. The city is working with D.O.T. to fix intersection by widening on both sides.

Mr. Dring asked if there will be any provisions where Fiddler Way comes into Donnelly, turning left.

Mr. Sandersfeld stated that there is currently no proposed turning lanes on Donnelly Street. The City is looking at resurfacing Donnelly, from 5th downtown and etc. The project will have to be moved forward to City Council.

Mr. Coombes expressed his concerns with potential traffic congestion issues and suggested accelerating resurfacing project to take place in the near future.

Ms. Haukoos and Mr. Sandersfeld had a conversation regarding the new Public Works facility location and proposed office use.

Mr. Massey and Mr. Sandersfeld had a discussion on the envisioned addition of the traffic light on U. S. Hwy 441.

Mr. Sandersfeld stated that it will be a full access, new light.

Mr. Beach and Mr. Sandersfeld discussed eliminating entrance/exit for Fiddler access.

Mr. Sandersfeld stated that it is required for emergency access. He further explained that it is necessary for ultimate, pedestrian and secondary access.

Mr. Beach suggested eliminating/deleting Fiddler access, due to another being available to the right on Simpson Way.

Mr. Beach stated that this will help eliminate three intersections close together.

Mr. Sandersfeld stated that staff will work with engineers to re-evaluate need for access point.

Mr. Ziegenfuss and board members discussed access/exit points on intersection.

Mr. Ziegenfuss stated that a traffic study was required and the City's engineer provided comments.

Mr. Ziegenfuss expressed that the traffic study found the Donnelly intersection level of service standards is a D. The project driveway does not trip the standard to be worse.

Mr. Homich suggested adding signage to help eliminate confusion and congestion.

Mr. Homich asked if there are any signage provisions on U.S. HWY 441.

Mr. Ziegenfuss stated no. The buildings itself and the sign on the building becomes the signage for this particular property.

Mr. Coombes and Mr. Ziegenfuss discussed lighting in the area.

Mr. Ziegenfuss stated that they have met all of the City's lighting standards when it comes to shielding around the property.

Mr. Homich motioned to approve with the provisions to address the alternate plans for landscaping. Mr. Coombes seconded the motion.

Ms. Haukoos stated she would like to amend the motion, by adding that the exit/access to Fiddler Rd. be removed.

Mr. Beach suggested that City staff review.

Mr. Sandersfeld and Mr. Coombes discussed Fiddler Rd. being a maintenance/emergency road only.

Mr. Sandersfeld stated that a Civil Engineer would need to look at the standards and is hesitant to remove without a consulting with an Engineer first.

Mr. Dring asked for a timeline view of road development.

Mr. Sandersfeld stated that discussion has taken place internally. Once taken to City Council, we will have a better idea of a time frame.

Mr. Beach and Mr. Ziegenfuss discussed the main access to the site plan.

Mr. Ziengfuss stated that they are required to do cross-axis by the City and would prefer that travelers come from the back of the house than the front.

Mr. Sandersfeld stated that the suggestion to have an evaluation of the axis point is warranted. Recommended the engineers get together to further discuss.

Mr. Massey and Mr. Homich discussed amending his previous motion.

Mr. Homich amended his motion to include the revision of the South entrance off of Fiddler Rd., to be revisited by the engineers and alternate plans for landscaping.

Mr. Homich restated the motion for clarification.

Mr. Massey asked for a roll-call vote

On a motion by Mr. Homich, seconded by Mr. Coombes, the Board voted to approve the application with conditions and directed the applicant to have engineers revisit the South entrance off of Fiddler Rd. and review alternate plans for landscaping.

FOR: Massey, Beach, Dring, Haukoos, Coombes, Homich
and Tietmeyer

AGAINST: None

MOTION CARRIED: 7

Other Business

Mr. Sandersfeld and board members had a conversation regarding the proposed SR 46 Mixed -Use project discussed at the previous City Council meeting.

Mr. Sandersfeld stated item will go back to the City Council at a later date, if the developer comes with revisions.

Mr. Beach proposed future education opportunities to discuss the Wolf Branch Innovation District with Staff/Planning and Zoning Commission members.

Mr. Coombes asked for sustainable heights for certain types of buildings in the Wolf Branch District.

Mr. Sandersfeld stated that Wolf Branch District height caps at 100 ft and that is the mandated number.

Ms. Janiszewski stated that she will do some research and provide more information for clarification.

Mr. Massey agreed with Mr. Beach's suggestion and asked staff to consider doing so.

Mr. Massey and staff discussed upcoming training for members and staff on February 10, 2023.

Announcement of next scheduled meeting date

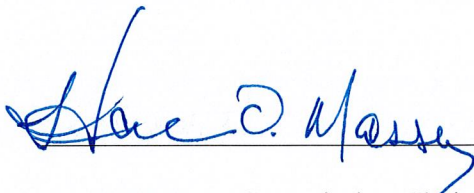
A. Regularly Scheduled Meeting: Wednesday, February 15, 2023 (10:00 am)

Adjournment

On a motion by Ms. Haukoos, seconded by Ms. Tietmeter, the meeting was adjourned at 11:00 a.m.



Whitney Scott,
Administrative Coordinator



Harmon Massey, Commission Chair