



Planning and Development
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PLANNING & ZONING COMMISSION
City Hall Board Room
April 19, 2023 at 10:00 AM

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes
- IV. Public participation/hearing for non-agenda items
- V. Staff Presentations
 - a. Planning 101 & JPA
 - b. DRC Process & Landscaping
- VI. Other Business
- VII. Announcement of next scheduled meeting date
- VIII. Regularly Scheduled Meeting: Wednesday, May 17, 2023 (10:00 am)
- IX. Adjournment

NOTICE: For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

NOTICE: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

NOTICE: In accordance with the Americans with Disabilities Act ("ADA") and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352-735-7126, ext. 1111, or by email at clerk@cityofmounddora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.



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MARCH 15, 2023

I. 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, March 15, 2023.

II. 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; Jeanann Hand, City Clerk; Ryan Winkler, Senior Planner and Sherry Sutphen, City Attorney

Presenters: Catherine Felter, Kimley-Horn; Mike Rich, Elevation Development, LLC

III. Approval of Minutes

On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the Board voted to approve the minutes from the February 15, 2023, meeting as presented. The motion carried with a 7 - 0 vote.

IV. Public participation/hearing for non-agenda items

None.

V. New Business

- A. **Request for Final Plan;** Juniper MF Townhomes; 20935 US Hwy 441 (Site Address); Elevation Mt. Dora, LLC (Owner); Kimley-Horn & Associates (Applicant); Kimley-Horn & Associates (Engineer). Project No. PR22-14-FNLC.

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 request with the following conditions:

1. Subject to satisfactorily addressing engineering requirements prior to submittal of the Site Development Permit; and



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2. Subject to submittal of the Final Plat following the City's normal platting process.

Discussion ensued regarding grading and topography of the subject property.

The applicants explained the justifications for Kimley-Horn's approach to the proposed grading and noted that the development consists of fewer units than the zoning district allows. Planting to mitigate the appearance of tree loss was discussed.

City staff and the applicants pointed out buffer zones to preserve a park-like environment similar to a neighboring apartment development.

Mr. Sandersfeld provided facts regarding tree size, and the commission discussed the effect of various tree sizes.

Ms. Felter described delays that may be caused by waiting for larger trees.

Mr. Sandersfeld pointed out that the applicant is presenting engineered drawings to the commission, which is more extensive than what is usually presented to the commission.

The applicant answered questions regarding trees.

Mr. Coombes suggested a presentation on landscaping requirements. Mr. Massey supported the suggestion.

The timeline for the project, and the nature of unit ownership were discussed. The City considers the project a platted townhome development. Parking and impact on schools was mentioned.

Mr. Coombes asked for insight into the county's school plan.

Ms. Janiszewski asserted she would provide documents from the Lake County School Board regarding their future development plans.

Mr. Sandersfeld provided information given to him by the county. Mr. Sandersfeld reminded the commission that the county designates representatives to be nonvoting members of the commission.

Mr. Homich emphasized the impact to the community resulting from the change from commercial to high-density residential.

Mr. Homich mentioned the entrance to Highway 441.



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Ms. Felter explained the development entrances are within Florida Department of Transportation compliance.

Mr. Homich asked for a deceleration lane. The city is not in control of that area.

Mr. Sandersfeld informed that the permitting is outside of the city's jurisdiction. Ingress/egress points, traffic and turning patterns were discussed, as well as their assigned jurisdictions.

On a motion by Vice-chair Mr. Beach, seconded by Ms. Tietmeyer, the Board voted to approve the application subject to satisfactorily addressing engineering requirements prior to submittal of the Site Development Permit; and subject to submittal of the Final Plat following the City's normal platting process.

FOR: Beach, Tietmeyer, Dring, Coombes, Massey

AGAINST: Haukoos, Homich

MOTION CARRIED: 5-2

VI. Other Business

The commission discussed regarding preserving the city's tree-friendly environment, an educational workshop about the city's Land Development Code, process for amendments to the Land Development Code, consideration of holding meetings in the afternoon or evening, and public participation using electronic media technology.

VII. Announcement of next scheduled meeting date

A. Regularly Scheduled Meeting: Wednesday, April 19, 2023 (10:00 a.m.)

VIII. Adjournment

On a motion by Mr. Homich, the meeting was adjourned at 11:25 a.m.

Whitney Scott,
Administrative Coordinator

Harmon Massey,
Commission Chair