



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

May 17, 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, May 17, 2023.

II. Roll Call with Determination of Quorum

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

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

Presenters: Ms. Janiszewski, Senior Planner

III. Approval of Minutes

Mr. Massey stated that an amendment is necessary on page three, changing the language from "Golf Club to Golf Cart". Staff acknowledged and made the correction. Mr. Homich motioned to approve the meeting minutes dated April 19, 2023. Mr. Coombes seconded the motion and the minutes were approved unanimously with a 7- 0 vote.

IV. Public participation/hearing for non-agenda items

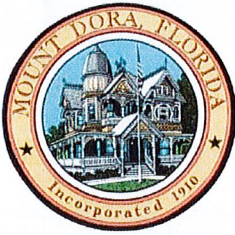
None

New Business

A. Land Development Code: Model Homes

Ms. Janiszewski provided a summary of the proposed application and stated that Staff recommends approval of the attached Land Development Code Amendment for Model Homes, subject to City Attorney review and forward the draft to City Council.

Discussion on requirements for sales office per plats.



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Conversation on plat recording and model home conversions. Ms. Janiszewski clarified that once the plat is recorded, individuals can come in for dwelling units on each lot.

Mr. Dring and Ms. Janiszewski discussed public inspections and required permitting for model homes.

Discussion on City Council's role in regulating/delegating model homes vs. the Planning and Zoning Commission.

Ms. Sutphen clarified that it was presented at the City Council Level and they wanted to be responsible for determining the number of model homes allowed, to help regulate compliance matters with builders.

Conversation regarding on building limitations.

Mr. Homich and staff had a conversation regarding section 4d of the presentation provided by staff. Staff and board agreed that verbiage should be changed to "And".

On a motion by Mr. Homich, seconded by Mr. Dring, the Board voted to approve with the change of verbiage to "And" with a 7-0 vote.

**FOR: Massey, Dring, Haukoos, Coombes, Homich,
Beach & Tietmeyer**

AGAINST:

MOTION CARRIED: 7-0

B. Land Development Code Presentation: Workshop on proposed changes

Ms. Janiszewski provided a summary of the proposed changes for the board's feedback.

Discussion on PUD zoning district, regarding changing building height dependent on guidelines.

Mr. Sandersfeld clarified the PUD process and stated that the requirements regarding the criteria of the drawings/reports, are a final and duplicate each other.

Mr. Sandersfeld discussed receiving feedback from board and continuing discussions at future meetings.



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Further discussion on flexibility regarding the purpose/intent for the PUD process.

Discussion on fence/buffering height increase, for existing single family's adjacent to multi-family properties.

The board agreed that there should be opportunities for exceptions. Mr. Sandersfeld stated that staff will further review and address with board at upcoming meeting.

Mr. Homich and staff had a conversation regarding clarification on asphalt mix.
Mr. Sandersfeld stated that staff will bring language to board for further clarification.

Conversation on Backyard Chicken ordinance. Ms. Janiszewski provided Lake County's adopted ordinance for the board to consider.

The board agreed that Lake County's ordinance is a good set of guidelines for the City to utilize.

Mr. Homich and staff discussed section 3.5.1 of the Land Development Code, regarding clarification for setbacks and possible language revisions.

Further discussion on exceeding current volume/square footage, concerning maximum footprint for new home construction.

Mr. Sandersfeld stated that staff will do some research and provide more information.

Conversation on Sidewalk Cafe maintenance and implementing temporary permits for sidewalk sales.

Discussion concerning sidewalk obstruction and other code enforcement issues within the City.

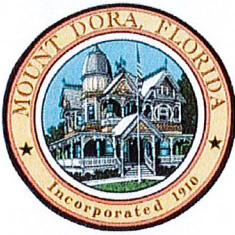
Mr. Sandersfeld stated that these are issues that can be addressed with staff.

Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: June 21, 2023

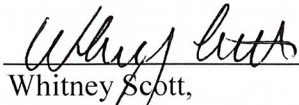
Adjournment

On a motion by Chairman, Harmon Massey, the meeting was adjourned at 10:54a.m.

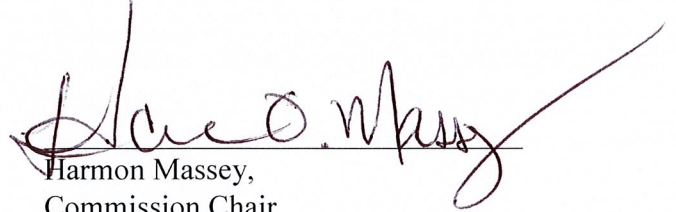


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Whitney Scott,
Administrative Coordinator



Harmon Massey,
Commission Chair