

CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

June 21, 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, June 21, 2023.

II. Roll Call with Determination of Quorum

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

Absent: 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

III. Approval of Minutes

Mr. Coombes motioned to approve the meeting minutes dated May 17, 2023. Mr. Homich seconded the motion and the minutes were approved unanimously with a 6- 0 vote.

IV. Public participation/hearing for non-agenda items

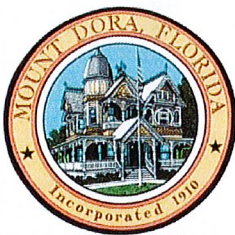
None

V. New Business

A. Ordinance to amend the Land Development Code

Ms. Janiszewski provided a summary of the Ordinance to amend the Land Development Code and stated that Staff recommends approval of the attached Ordinance which amends the Land Development Code in multiple sections.

Discussion regarding exploring building heights moderation/language related to PUDs.



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Ms. Janiszewski clarified that a provision is included on page three of the ordinance, it's not specific to building height but is all encompassing for any provisions with PUD.

Mr. Coombes and Ms. Haukoos further discussed mentioning building height specifically.

Ms. Janiszewski stated that staff will review for modifications.

Discussion on section eight regarding net areas for retention ponds.

Ms. Janiszewski stated retention ponds net areas are not included because the net area of a property is considered pre-development conditions. Typically, retention ponds don't go into the definition of net acre.

Conversation on PUD Land Amendment ramifications due to prior submittal from AMCO Development.

Ms. Sutphen clarified that the Amco project was not the reason for this change, the code is still being developed and vetted.

Mr. Sandersfeld briefly discussed the performance standards. He stated that the language clearly tells PUD applicants what is required.

Mr. Homich and staff discussed section 3.5.1 on page three, regarding setbacks. Mr. Homich expressed his concerns with new development and suggested adding language to protect the front/rear setbacks in established neighborhoods.

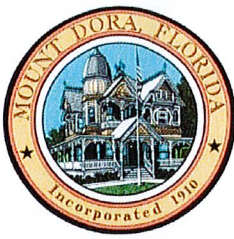
Ms. Janiszewski recommended adding language to prevent encroachment on shoreline setbacks.

Ms. Janiszewski clarified if wanting to increase setbacks for single family districts, staff would need to examine a different section.

Further discussion on preserving setbacks in Historic area. Ms. Janiszewski stated that new construction in historic areas, must go through the Certificate of Appropriateness process and be approved by staff/Historic Board.

Ms. Janiszewski stated that if wanting to increase setbacks in the R-1 zoning district, another section of the code will need to be examined. Will be a separate provision under the single-family zoning district.

Mr. Sandersfeld stated that Staff will revise and bring back for board to review.



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Discussion regarding lot grading, on page six. Mr. Homich suggested adding language to minimize/alter natural topography.

Ms. Janiszewski clarified that the City of Clermont does have set provisions and she will conduct more research to add language for residential vs. commercial.

Mr. Beach stated that language needs to be specific and different for residential vs. commercial. Mr. Sandersfeld recommended adding a waiver section for unique situations on topography.

Conversation concerning removing line item # 5 on page eight, pertaining to addressing.

Mr. Sandersfeld clarified that the necessity of not removing this provision because it focuses on 911 purposes and follows Lake County's standards.

Mr. Sandersfeld stated that this provision solely deals with new subdivisions, not existing.

Mr. Massey discussed the section 3.5.8 on page four, regarding fence heights and asked if it can be simplified.

Ms. Janiszewski stated staff will review and tweak.

Mr. Massey also addressed the section 3.5.30 on page five, pertaining the prohibition of roosters. Suggested putting Roosters in all caps to help make language specific.

Conversation regarding language relating to fly type bins. Ms. Janiszewski stated staff will clarify.

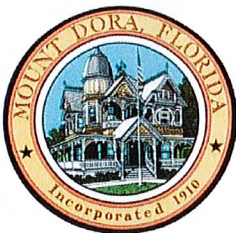
Discussion on the number of chickens being set to five. Ms. Janiszewski clarified that we matched Lake County's provisions.

Mr. Coombes asked for clarification regarding the fence provisions for setbacks.

Ms. Janiszewski stated that the intention is to not obstruct the view of driver/pedestrian street view.

Mr. Massey recommended Staff bring back language revisions proposed at next scheduled meeting for further discussion.

Discussion on progress of Rails to Trails. Mr. Sandersfeld confirmed that it is still in the concept phase.



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VI. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: July 19, 2023

VII. Adjournment

On a motion by Mr. Homich, seconded by Mr. Beach, the meeting was adjourned at 10:57 a.m.

Whitney Scott,
Administrative Coordinator

Harmon Massey,
Commission Chair