

CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

August 16, 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, August 16, 2023.

II. Roll Call with Determination of Quorum

Present: Harmon Massey, Miles Beach, Kris Haukoos, Adrian Coombes, and Barbara Tietmeyer

Absent: James Homich, Tom Dring,

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: Mr. Winkler, Senior Planner

III. Approval of Minutes

Mr. Massey stated that a correction is needed on page five, in reference to changing silk fence to silt fence.

Ms. Tietmeyer motioned to approve the meeting minutes dated July 19, 2023. Ms. Haukoos seconded the motion and the minutes were approved unanimously with a 5 - 0 vote.

IV. Public participation/hearing for non-agenda items

None

V. New Business

A. **Request for FLUM;** City of Mount Dora (FDOT Parcels) Niles Road (Project Name); SR 46 & Niles Road (Location); City of Mount Dora (Owner); City Public Works Department-Mr. George Marek (Applicant). Project No. FLUM23-03SM.

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



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City Attorney, Sherry Sutphen addressed the swearing in of witnesses.
No Ex Parte Communication regarding these agenda items.

Mr. Winkler gave a summary of the proposed application and stated that Staff recommends approval of the small-scale application to amend the Future Land Use category on 19.97+/- acres from Lake County Urban Low to City Public Lands and Institutions and forward the same to City Council.

Mr. Coombes asked for clarification on the subject property.

Mr. Winkler and Mr. Massey helped specify and briefly discussed the wetland areas, not yet passed.

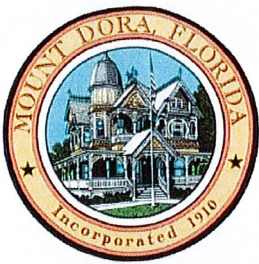
Discussion defining Public Land Institutions. Mr. Winkler stated that it's a zoning/future land use category and refers to land that is for any public facility with public benefits/use.

Mr. Winkler stated that there is a proposed extension from Niles Rd to SR 46, to provide more interconnectivity around area.

On a motion by Mr. Coombes, seconded Ms. Haukoos, the board voted to approve with a 5-0 vote.

**FOR: Massey, Haukoos, Coombes, Beach &
Tietmeyer
AGAINST:
MOTION CARRIED: 5-0**

- B. Request for Rezoning;** City of Mount Dora (FDOT Parcels) Niles Road (Project Name); SR 46 & Niles Road. (Location); City of Mount Dora (Owner); City Public Works Department- Mr. George Marek (Applicant). Project No.Z23-02.
1. Swearing in of witnesses by City Attorney
 2. Ex Parte Communication regarding this item.
 3. Staff/Applicant presentation
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City Attorney, Sherry Sutphen addressed the swearing in of witnesses.

No Ex Parte Communication regarding these agenda items.

Mr. Winkler gave a summary of the proposed application and stated that Staff recommends approval of the above-referenced rezoning request from County Agriculture to City Public Lands and Institutions (PLI). Approval subject to Annexation and Future Land Use Map Amendment.

Mr. Coombes and Mr. Winkler discussed any plans to rezone/use for the property.

Mr. Winkler stated there are no set plans. Part of the agreement when donated from F.D.O.T, is that it's used for public use/benefit.

On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the board voted to approve with a 5-0. Vote.

FOR: Massey, Haukoos, Coombes, Beach &

Tietmeyer

AGAINST:

MOTION CARRIED: 5-0

VI. Other Business

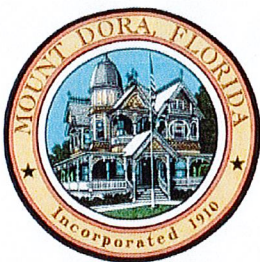
Discussion on the Smart Town Initiative.

Mr. Sandersfeld stated there may be opportunities for board members to attend workshops with representatives.

Ms. Sutphen provided an update on the ordinance recently amended/approved by board. She stated that the ordinance was tabled at the last City Council meeting. Both first and second readings will be in September.

Ms. Janiszewski provided clarification on the Smart Town initiative.

Conversation on the city's Envision plan and Planning Department: Evaluation Appraisal Report.



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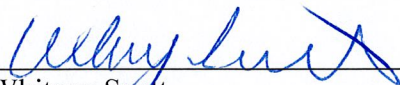
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VII. Announcement of next scheduled meeting date

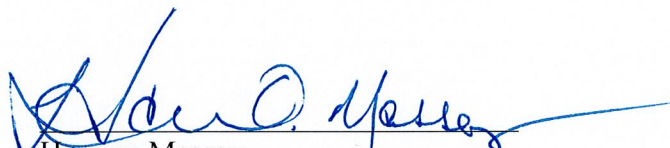
A. Next regularly scheduled meeting date: September 20, 2023

VIII. Adjournment

On a motion by Ms. Tietmeyer, seconded by Ms. Haukoos, the meeting was adjourned at 10:14a.m.



Whitney Scott,
Administrative Coordinator



Harmon Massey,
Commission Chair