CITY OF MOUNT DORA, FLORIDA

PLANNING AND ZONING COMMISSION MINUTES

December 20, 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, December 20, 2023.

II. Roll Call with Determination of Quorum

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

Absent: James Homich

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

Presenters: Ms. Janiszewski, Senior Planner; Austin Guenther, G3 Development

III. Approval of Minutes

Mr. Massey stated that there are two amendments necessary. The first being on page one, recognizing that Ms. Haukoos arrived to the meeting after the minutes were approved by the board. The next on page four, regarding the vote count being changed from 5-0 to 5-2. Staff acknowledged and make corrections.

On a motion by Ms. Tietmeyer, seconded by Mr. Dring, the board voted to approve the minutes dated November 15, 2023, with a 6-0 vote.

IV. Public participation/hearing for non-agenda items

None

V. New Business

A. **Request for FLUM**; SAF NOB US 441 LLC (My Place Mount Dora Expansion) (Project Name); 21901 Hwy 441 (Site Address); My Place Self Storage (Owner); Farmers Development (Applicant). Project No. FLUM23-05SM.
    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

City Attorney, Mr. Andrew Hand addressed the swearing in of witnesses.
No Ex Parte Communication regarding these agenda items.

Ms. Janiszewski provided a brief summary of the proposed application and stated that Staff recommends approval of the small-scale application to amend the land use category on 1.40+/- acres from Lake County Urban Low Density (4 du/ac) and County Industrial to City Industrial and forward same to City Council. Approval subject to annexation.

On a motion by Mr. Coombes, seconded by Mr. Dring, the board voted to approve the application with a 6-0 vote.

B. **Request for Rezoning;** SAF NOB US 441 LLC (My Place Mount Dora Expansion) (Project Name); 21901 Hwy 441 (Site Address); My Place Self Storage (Owner); Farmers Development (Applicant). Project No. 23-04.
   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

City Attorney, Mr. Andrew Hand addressed the swearing in of witnesses.
No Ex Parte Communication regarding these agenda items.

Ms. Janiszewski provided a brief summary of the proposed application and stated that Staff recommends approval of the application to rezone I .40+/- acres from Lake County Community Facility District (CFI)) and County Light Industrial (LIM) to Workplace Two (WP-2) Zoning District. Approval subject to annexation and Future Land Use design of Industrial.

On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the board voted to approve the application with a 6-0 vote.

C. **Request for Minor Site Plan;** 470 Royellou Lane (TABLED) (Building Behind Center for the Arts 138 E 5th Ave) (Project Name); 338 Royellou Lane (Site Address); Baker-GC Development, LLC (Owner); Baker-GC Development, LLC (Applicant); Halff (Engineer); Green Consulting Group, Inc. (Landscape Architect); Powell Studio Architecture (Architect). Project No. SP23-12.
   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

City Attorney, Mr. Andrew Hand addressed the swearing in of witnesses.
No Ex Parte Communication regarding these agenda items.

Ms. Janiszewski provided a brief summary of the proposed application and stated that Staff recommends approval of the above-reference request, subject to Development Review Committee (DRC) engineering comments.

Mr. Beach asked for clarification on the building height from the top of the parapet, based on an updated elevation drawing.

Ms. Janiszewski clarified that the height of the building is 30.5. Deferred to applicant, Mr. Guenther for accuracy.

Mr. Guenther stated that the roof will be 29.4 but the extra 4 feet on the parapet, allows the air-conditioning units to be screened.

On a motion by Mr. Coombes, seconded by Mr. Beach, the board voted to the application with a 6-0 vote.

VI. Other Business

Mr. Massey announced that he will not be returning to the board in January and thanked everyone for their contributions and for his years of service.

VII. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: January 17, 2024

VIII. Adjournment

The meeting was adjourned at 10:18 a.m.

Whitney Scott,
Administrative Coordinator

Commission Chair/Staff