

CITY OF MOUNT DORA, FLORIDA  
PLANNING AND ZONING COMMISSION MINUTES

July 17, 2024

I. Call to Order

Having been duly advertised as required by law Chairman, Miles Beach called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, July 17, 2024.

II. Roll Call with Determination of Quorum

Present: Miles Beach, Kris Haukoos (via zoom), James Homich, Barbara Tietmeyer and Harris Turner

Absent: Adrian Coombes, Tom Dring

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*; Mr. Miller, *City Arborist*

III. Public participation/hearing for non-agenda items

Ms. Haukoos asked for clarification on the discussion regarding the Wolf Branch Innovation district/vs. suburban expansion, from the previous meeting.

Ms. Janiszewski explained that the Wolf Branch Innovation District is predominately located within unincorporated Lake County. The current future land use categories assigned are regional office. Dr. Levy suggested that the county change some of this to urban low, to her understanding this hasn't been implemented yet. The county's zoning districts /future land use categories vary and are non-conforming because there was not a master zoning after the adoption of the comprehensive plan.

Mr. Turner inquired about staff doing a presentation on PUD's for board members and the public.

Ms. Janiszewski stated the staff would be happy to schedule.

IV. Approval of Minutes

***Ms. Tietmeyer motioned to approve the meeting minutes dated June 20, 2024. Mr. Homich seconded the motion and the minutes were approved unanimously with a 5- 0 vote.***



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V. New Business

Staff Presentations:

1. Landscaping Workshop
2. Land Development Code Update

**1. Landscaping Workshop:**

Ms. Janiszewski provided a landscaping workshop for the members.

Discussion on what “DBH” stands for. Ms. Janiszewski clarified that it stands for diameter at breast height.

Conversation on tree definitions. Ms. Janiszewski stated that staff is looking to remove section forty- six on vegetation and adding to Land Development Code.

Discussion on palm trees not being defined as shade trees, shouldn't be in tree designation.

Ms. Janiszewski stated palm trees can be used to replace shade trees, but would not be on the approved list of canopy trees.

Board and staff discussed clear cutting lots, removing palm trees. Ms. Janiszewski reiterated the tree definitions.

City Arborist Mr. Miller, defined palm trees. Stated that they are monocots, not really a tree. They don't offer any benefit to tree canopy.

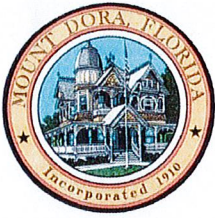
Discussion on pruning requirements and removing provisions. Further defined pruning requirements.

Board members expressed their concerns with removing the functions of oak trees and etc.

Ms. Janiszewski stated that our code currently requires a permit for tree pruning but the section isn't currently being utilized, as no permits are being issued. The standards don't reference any of the International Society of Arboriculture. She also provided some examples from the City of Sanford's definition of pruning.

Mr. Miller addressed crape myrtles specifically. Stated that they can be pruned at a low scenario. It doesn't kill the tree but enhances more bloom. Encourages tree companies to have certified arborists on staff.





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Board expressed concerns regarding enforcing pruning requirements and what trees will require a permit.

Attorney Hand stated the advantages vs. disadvantages of enforcing pruning restrictions. Recommended guidelines be put on the City's web-page to educate the public.

Discussion on licensing tree removal companies that can operate in the City; as well as speaking with an arborist.

Some board members expressed their concerns with this possibly adding to homeowner's expense. Will possibly encourage tree companies to not work in Mount Dora.

Mr. Miller recommended specifying the definition of a tree. Stated six inches or greater at "DBH" the tree should be allocated to the proper opinion on removing/pruning the tree. Spoke about getting more proactive for maintaining trees.

Conversation on licensing, regarding who they would be licensed through. Discussion on cons for licensing. Ms. Janiszewski stated some cons may include staff time and fees associated but would have to defer to Public Works, as it will be through their department.

Mr. Miller stated that groups have been pushing with legislation for a requirement for licensing. Individual tree companies would be potentially a part of I.S.A., with a certified arborist who is knowledgeable in trees.

Board members reiterated at a minimum, staff should post educational information on the website for residents and suggested removing provisions.

Mr. Miller stated I.S.A. currently has brochures available. Ms. Janiszewski stated staff will look into further.

Mr. Hand stepped out of meeting at 10:39 a.m.

Conversation on City parking garage standards. Further discussion on softening façade/enhancing landscaping.

Mr. Hand returned to meeting at 10:41 a.m.

Board and staff discussed irrigation standards/requirements. Conversation on pushing more towards zero scape planting. Board members reiterated due to the City reaching capacity on water/sewer, we should move towards water conservation.



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Discussion on percentage irrigation.

Ms. Janiszewski confirmed that in residential lots, no irrigation is required. These standards are in conjunction for new development, including site plans and such.

Mr. Miller stated it needs to be measured based on the plant need. Every plant needs water but can be measured depending on the situation. Head/head coverage is more conducive than one-hundred percent. The goal is trying to use proper irrigation design, based on the needs of the environment.

Discussion on implementing these into the policy. Mr. Miller stated we should mirror Irrigation Association Guidelines, Best Management Practices for the State of Florida and Friendly Landscape Practices for Florida.

Conversation on how these are being enforced.

Mr. Miller stated staff can add terminology/language on what is considered water usage in the code, to help preserve water at a later time.

Conversation on soil sensors. Mr. Miller stated there are pros and cons. Will require a lot of sensors to be utilized, possibly not being cost effective.

Discussion on landscape buffer standards/ requirements.

Conversation regarding limitations on where trees (oaks) can be planted.

Board members stated it shouldn't be so restrictive in a ten ft. buffer. Hoping to allow aggressive planting in our code.

Mr. Miller agreed with adding a bigger buffer for bigger plantings/more trees. Ms. Janiszewski stated staff is currently reviewing ten ft. buffer.

Board recommended implementing a five ft. buffer towards rear of building and fifteen ft. towards front of the building, for an overall larger buffer to plant trees.

Ms. Janiszewski stated buffers are based on the average. She can look to see what options are available such as understory trees/shrubbery, and where it would be applicable.

Discussion on tree preservation/mitigation costs.





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Conversation on caliper inch for caliper inch and treebank contributions, based upon the caliper inch.

Board members expressed their concerns regarding tree bank contributions. Developers should be responsible for contribution including the cost for the caliper of the tree, planting and maintaining the tree for two years.

Ms. Janiszewski stated staff can look into seeing what the calculations are.

Discussion on being more of a premium and a dis -incentive to remove trees.

Conversation on the large amount of money in the tree bank that has not been used.

Mr. Miller spoke about the trees that are being planted in the City. Discussion on whether there is a planting plan in place.

Mr. Miller stated there currently isn't. The plan is to increase the canopy. Working on an urban forestry five year plan, as it is more feasible. Recommended implementing a percentage for inches of trees removed, to maximize what the developer is replacing.

Mr. Turner asked if presentations can be provided to him a couple of days in advance.

Ms. Janiszewski stated that she will keep this in consideration for the future.

**2. Land Development Code Update:**

Ms. Janiszewski provided a Land Development Code update presentation.

Ms. Janiszewski stated that she can provide links to the documents for the board to further review.

Discussion on urbanism.

The board stated they would like presentations from today's meeting sent out.

Mr. Miller introduced himself to the board and gave his professional background.

VI. Other business

Discussion on the progress of the Mount Dora Groves project. Ms. Janiszewski provided an update and stated the southern portion has been annexed.

Conversation regarding the annexation status of the Mount Dora Groves North.



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Mr. Homich followed up on conversation from the last meeting where he stated, he possibly may have to resign from the board due to a potential ethical issue. Mr. Homich stated that he submitted to the commission on ethics. They responded and stated that in Florida, it's not an ethical issue and he will not have to resign.

VII. Announcement of next scheduled meeting date

Next regularly scheduled meeting date: August 21, 2024

VIII. Adjournment

*On a motion by Mr. Homich, seconded by Ms. Tietmeyer, the meeting was adjourned at 11:34 a.m.*

Miles Beach,  
Commission Chair

Whitney Scott  
Administrative Coordinator