

CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
September 18, 2024

VI. Other Business

Discussion on Timberwalk development, regarding flooding and not retaining storm water.

Ms. Janiszewski clarified the location and stated that Lake County is working on it, the drainage is from Wolf Branch Rd, not from Timberwalk.

Board asked if city engineers can look into. Staff stated they will make note and review.

Ms. Janiszewski clarified the process for addressing these issues. She stated typically Public Works would oversee these types of situations but because of its location, Lake County is spearheading the efforts to resolve the issue.

Discussion on Southwest corner of Timberwalk expansion. Ms. Janiszewski stated she believes it was platted as open space and doesn't think they have any plans to develop that area.

Conversation on making packets more accessible, smaller and adding additional bookmarks.

Ms. Janiszewski stated staff will take into consideration for future packets. She explained that any documents that the applicants provides, staff is required to include in packet.

VII. Announcement of next scheduled meeting date

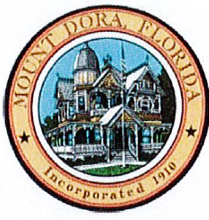
Next regularly scheduled meeting date: October 16, 2024

VIII. Adjournment

The meeting was adjourned at 10:19 a.m.

Miles Beach
Commission Chair

Whitney Scott
Administrative Coordinator



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I. Call to Order

Having been duly advertised as required by law Vice Chairman, Adrian Coombes called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, September 18, 2024.

II. Roll Call with Determination of Quorum

Present: Adrian Coombes, Tom Dring, Kris Haukoos, James Homich, Barbara Tietmeyer and Harris Turner

Absent: Miles Beach

City Staff and Attorney: Michele Janiszewski, *Senior Planner*; Ryan Winkler, *Senior Planner*; Whitney Scott, *Administrative Coordinator*

Presenters: Michele Janiszewski, Senior Planner and Julie Smith, Applicant

III. Approval of Minutes

On a motion by Ms. Tietmeyer, seconded by Mr. Homich, the meeting minutes dated August 21, 2024 were approved unanimously with a 6- 0 vote.

IV. Public participation/hearing for non-agenda items

None

V. New Business

Request for Minor Site Plan; 813 East 5th Avenue (Project Name); 813 East 5th Avenue (Site Address); 5th Gen Holding LLC (Owner); Sunshine Properties Source LLC (Applicant); Clymer Farner Barley, Inc. (Engineer); Ray Basham Architect, LLC (Landscape Architect); Basham Architect, LLC (Architect). Project No. SP2402.

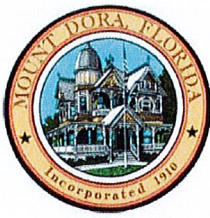
Ms. Janiszewski provided a brief summary of the proposed project and stated that staff recommends approval of the above-reference Minor Site Plan request subject.

Discussion on handrail not being visible in drawings on the Westside of the building. Ms. Janiszewski confirmed that it isn't included on the present Site Plan.

Conversation on what the building to the left, on the Westside of the Site Plan is.

Applicant stated that it was a dog parlor, which is now closed.

Discussion on the driveway for the parking in the rear.



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Applicant Julie Smith, stated that their driveway will align with current driveway that's there.

Ms. Smith stated that she has a written agreement with her neighbor Emily to join the two driveways, as part of the neighbors garage is actually on their property.

Discussion on whether or not the dual agreement has been recorded. The applicant stated it hasn't but she is willing to do so.

Board members advised her to, in case the house/property is ever sold.

Ms. Smith clarified there will be ample room for the driveway/traffic to access on their side of the property. There is a chain link fence that would make it more difficult to access the back of property but the neighbor has agreed to have it removed.

Ms. Smith reiterated that they aren't encroaching on the property and they will be on their side for the driveway, with ample room for access.

Discussion on any code enforcement issues. Ms. Smith stated all code issues were taken care of prior to her purchasing the property.

Conversation on tree removal. Board inquired whether or not oak tree can be preserved.

Applicant stated that the tree is a water oak, which usually die from the inside. As a result, she fears it will eventually fall on her building or building to the east in a storm.

Discussion with replacing water oak with live oak. Ms. Smith said she isn't sure that she would have enough room with the retention.

Conversation on if there is currently a permit to remove the tree. Ms. Smith stated that there isn't one at the moment but will be obtained.

Discussion on applying for a program in Mount Dora to receive a free oak tree. Ms. Janiszewski stated that she will provide Mark Miller's contact information to applicant.

Ms. Janiszewski clarified that our code does require tree replacement but this is a unique circumstance, because this site is already developed. Our landscaping code is typically applied to new development, this is just a change of use. Staff will review to make sure.

On a motion by Mr. Homich, seconded by Ms. Tietmeyer, the board moved to approve the Site Plan application; with a 6-0 vote.