



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
November 20, 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, November 20, 2024.

II. Roll Call with Determination of Quorum

Present: Miles Beach, Adrian Coombes, Tom Dring, Kris Haukoos, Barbara Tietmeyer and Harris Turner

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

Presenters: Ms. Janiszewski, *Senior Planner*; Daniel Bowman, *Florida Real Estate Director for Fifth 3rd Bank*

III. Approval of Minutes

Mr. Coombes stated that on page three, Mr. Dring's last name is misspelled. Staff acknowledged and amended. Mr. Coombes motioned to approve the meeting minutes dated October 16, 2024. Ms. Tietmeyer 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. Request for Site Plan;** Fifth Third Bank (Project Name) (TABLED) SEC US Hwy 441 & JW Simpson Way (Site Address); BDG Architects LLP (Applicant); One Oak MD Groves, LLC (Property Owner); Infinity Engineering Group, LLC (Engineer); Infinity Engineering Group, LLC (Architect); Infinity Engineering Group, LLC (Landscape Architect). Project No. SP-2408.

Attorney Hand informed staff/board that he will need to leave at 10:30 a.m., for a meeting with the City Manager.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval of the above-referenced Site Plan application. She stated since the last meeting, the applicant provided revised handicap/A.D.A parking (2), inverted bike rack and updated/colored landscaping plan.

Discussion on large lawn area in the rear.



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Mr. Daniel Bowman stated that the lot is linear based on parking needs. It is a unique shaped lot, no need to cover up with asphalt.

The board asked if additional landscaping can be added to include one or two crape myrtles.

Mr. Bowman stated he will review with the landscape architect.

Ms. Janiszewski and the board, discussed possibly considering in Land Development Code Amendment for landscaping.

Discussion regarding signage on access road.

The applicant stated that it's typically reserved for directional signage.

Ms. Janiszewski stated that the signage will come in as a separate permit.

Board clarified that additional landscaping and sign on access road are not requirements, only recommendations.

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

B. Staff Presentation: DRC 101

Ms. Janiszewski provided a presentation on DRC 101.

Discussion on staff making this information available to the public.

Ms. Janiszewski stated staff is currently in the process of updating the website with overview of development processes and etc.

Discussion on DRC considerations for public hearing/entitlements, regarding utility capacity and etc.

Ms. Janiszewski stated this is usually established in pre-submittal meetings. When applications are received they go through concurrency reviews.

Mr. Hand left the meeting at 10:25 am.

Conversation regarding whether or not there are any guidelines for aesthetic/ design standards outside of the historic district.

Ms. Janiszewski stated the city does have heightened commercial design standards.



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Discussion on topography and strengthening requirements in code.

Ms. Janiszewski stated staff included cut/ fill, for enhancing elevations.

Conversation on JPA (Lake) process.

Ms. Janiszewski clarified that the twelve month process expired in June. The city is currently in works with county for an extension.

Discussion on impact fees being collected upfront.

Ms. Janiszewski stated she will look into. Impact fees are only for expansion/adding capacity, not the maintenance.

Discussion on whether JPA's intent is only for infrastructure.

Ms. Janiszewski stated it's for infrastructure and abutting development.

The board members asked if presentation can be emailed to them.

Conversation on compact parking spaces. Board recommended removing thirty- percent of compact spaces and adding EV charging spaces.

Board and staff discussed incorporating golf cart spaces, which are designated specifically.

Discussion on adding separate meeting to go through changes in Land Development Code.

Ms. Janiszewski stated staff will look into getting something scheduled.

Discussion on chicken/roosters and enforcement within the city.

Staff stated that they will correspond with the Code Inspectors for clarification.

VI. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: December 18, 2024

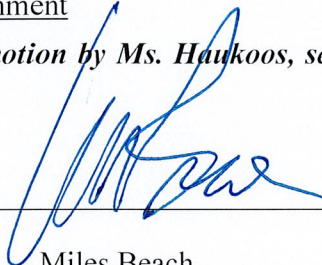


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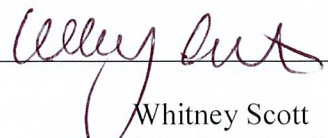
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VII. Adjournment

On a motion by Ms. Haukoos, seconded by Mr. Coombes, the meeting was adjourned at 11: 06 a.m.



Miles Beach
Commission Chair



Whitney Scott
Administrative Coordinator