



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

December 18, 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 10:01 a.m. on Wednesday, December 18, 2024.

II. Roll Call with Determination of Quorum

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

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

Presenters: Andy Hawkins; *One Oak Development*, Mr. Sam Medina; *Sloan Engineering Group*,

III. Approval of Minutes

On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the board voted to approve the meeting minutes dated November 20, 2024; unanimously with a 5- 0 vote.

Ms. Haukoos arrived at 10:02 a.m.

IV. Public participation/hearing for non-agenda items

None

V. New Business

- A. Request for Site Plan;** Chick fil-A (project name); US Hwy 441 (Site Address); Simpson Family Partnership, LTD. (Owner); Bohler Engineering FL, LLC (Applicant); Bohler Engineering FL, LLC; MLD Studio Landscape Architecture (Landscape Architect); GDP Group (Architect). Project No. SP24-11.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval of the above-referenced Site Plan request.

Discussion regarding the logic for the project being approved by the county vs. the city.



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Ms. Janiszewski stated that it was up to the developer, the application was submitted before it was annexed.

Discussion on the purpose of cut out between Fiddler Rd. and 441.

Mr. Randy Hawkins from One Oak Development, stated that it's part of the overall master plat. It's a corner clip with underground utilities and will be landscaped/maintained by the property owners association. The area adjacent is a part of Chick Fi-la's leased area.

Discussion on making sure property owner's association maintains cut out location. Ms. Janiszewski stated that it can be platted as a tract or easement to hold them liable.

Ms. Janiszewski clarified this is in addition to the current Chick-fi-la.

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

B. Request for Site Plan; Freddy's Frozen Custard & Steakburgers; Eudora Road (Location); Eudora Road, LLC (Owner); Eudora Road, LLC (Applicant); Germana Engineering & Associates, Inc. (Engineer); Green Consulting Group, Inc. (Landscape Architect). GMLV Architecture, Inc. (Architect). SP23-08.

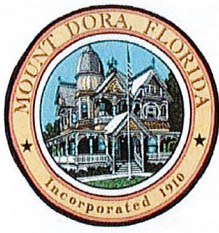
Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval of the above-referenced request, subject to DRC and engineering comments.

The board expressed their concerns regarding the traffic, due to proposed exiting in the front of property instead of rear.

Mr. Sam Medina from Sloan Engineering Group, stated they are connecting to existing cross access easements from the development and the gas station at the corner.

The board reiterated their concerns regarding creating a "bottleneck", in an area that's already congested. Inquired if it's possible for the exit to be northwest, into the parking lot.

Ms. Janiszewski stated that the city's code promotes connectivity and since there are already stub outs on the northern and southern parcels, they are just doing the infills in between.



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The board recommended a connection to the Westside.

Discussion on access to abutting property. Ms. Janiszewski clarified that the applicant can't control the property abutting to them, due to no access.

Mr. Medina stated it's been very difficult communicating with adjacent property owner.

Mr. Medina stated that the dumpster would need to be displaced and needs to be behind the building. Overall it would be very challenging.

Conversation on plans for improving Eudora road.

Ms. Janiszewski stated she isn't aware of a transportation capital improvement plan.

Ms. Janiszewski recommended tabling the application for further modifications, regarding transportation and traffic.

Ms. Janiszewski clarified that the private drive is located within Highway 441 and it's not maintained by the city, as it's located in the right-of-way.

Mr. Sumner stated it was intended to be conveyed to Lake County as a public access road. The road was never given to the city, county or D.O.T and is still owned by the shopping plaza (Hobby Lobby). Mr. Sumner clarified that Eudora Rd. is a county road, the city cannot put a stop sign/or light up.

Mr. Hand suggested the applicant provide updated traffic impact study presentation and etc., to staff/board for further review.

Discussion on when the traffic study provided was completed.

Mr. Janiszewski stated that original traffic study was rejected because it was done during the pandemic when everything was closed. The most recent data was collected back in June of 2024.

Discussion on applicant possibly having a conversation with the county, to install a stop sign/improving Eudora Rd.

Ms. Janiszewski stated that the applicant is more than welcome to speak with the county for possible solutions.

Applicant stated that they are more than welcome to have the discussion. Will have traffic consultant get feedback from the county.



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On a motion by Ms. Haukoos, seconded by Ms. Tietmeyer, the board voted to table the proposed application, pending a traffic study presentation from the consultant and the applicant providing possible alternative options, regarding the alleviation of possible traffic bottlenecks on Eudora Road; with a 6-0 vote.

VI. Other Business

A. 2025 Meeting Dates

On a motion by Mr. Coombes, seconded by Mr. Dring, the board voted to approve the 2025 meeting dates with a 6-0 vote.

B. Special Meeting: Land Development Code Amendment-January 3, 2025 at 10:00 am

Ms. Tietmeyer stated she currently has an appointment during this time, but will try to get it rescheduled.

On a motion by Mr. Beach, seconded by Ms. Tietmeyer, the board voted to approve the Special Meeting date scheduled for January 3, 2025 at 10:00 a.m.; with a 6-0 vote.

Discussion on who enforces the board's approvals with conditions.

Ms. Janiszewski stated that it is provided in the approval letter and associated with the Site Development Permit.

Ms. Janiszewski stated that's is a case by case scenario. If it's not in compliance, it's a violation of the development order or staff won't sign off on the final inspection, associated with the Site Development Permit.

Discussion on housing developments not adhering to conditions.

Ms. Janiszewski clarified that staff is currently holding the Certificate of Occupancy for one of the property's until in compliance. She will look into anything further that is outstanding.

Discussion on how the Building Department is aware of conditions made by the board/staff.



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Ms. Janiszewski stated that Planning and Zoning reviews building permits for single family.

Ms. Janiszewski stated agenda minutes/summaries are usually included in the packets for council's reference. Going forward, she will be sure to highlight any conditions and etc.

Ms. Haukoos stated that this will be her last meeting and thanked the board for her time served.

Board members asked if staff presentations can be sent in agenda packets prior to the meeting.

Discussion regarding Mount Dora Groves North. Ms. Janiszewski stated that they have not yet annexed.

Board member's discussed including additional bookmarks in the packets with staff.

Discussion on whether or not changes to the Land Development Code, address parking lots in town.

Ms. Janiszewski clarified that our code states in the downtown parking exempt district, if a site is developed with parking and redeveloped; they are responsible for providing parking spaces elsewhere. It's currently on the list of things to be removed. The revision is in draft ordinance currently.

Conversation on current cost of tree mitigation. Ms. Janiszewski stated that she is proposing to redo the calculations to establish the fee per caliper inch. There will be further discussion at special meeting on January 3, 2025.

Ms. Janiszewski stated that staff will discuss how much a tree replacement/maintaining for two year will cost.



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VII. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: January 15, 2025

VIII. Adjournment

On a motion by Ms. Haukoos, seconded by Mr. Coombes, the meeting was adjourned at 10:59a.m.

Miles Beach
Commission Chair

Whitney Scott
Administrative Coordinator