



**CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES**

January 15, 2025

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, January 15, 2025.

II. Roll Call with Determination of Quorum

Present: Miles Beach, Adrian Coombes, Tom Dring and Andrea Lothar

Absent: Harris Turner, Suzanne Scheck and Barbara Tietmeyer

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

Presenters: Todd Davis, *Protean Design Group*; Sam Medina, *Sloan Engineering Group*; Jesse White, *Owner of Freddy's Frozen Custard & Steakburgers*; Joseph B. Bricklemeyer, *Attorney*

III. Election

The board decided to wait until the next regularly scheduled meeting to elect these positions, due to not all members being present.

IV. Approval of Minutes

On a motion by Mr. Coombes, seconded by Mr. Dring, the board voted to approve the meeting minutes dated December 18, 2024; unanimously with a 4- 0 vote.

V. Public participation/hearing for non-agenda items

Mr. Beach mentioned that he made a comment at last month's meeting, regarding enhancements/fence on an address that hadn't been completed. Mr. Beach clarified that he wanted to state for the record, that the enhancements/fence have been added.

Ms. Janiszewski stated that staff contacted the applicant and they provided renderings which showed enhancements.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

January 15, 2025

VI. New Business

A. Request for Site Plan; Freddy's Frozen Custard & Steakburgers (TABLED); 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.

Mr. Davis presented a traffic study presentation. Mr. Davis stated that this project is considered a tier two traffic impact study.

Discussion on peak hours the study was completed.

Mr. Davis stated that Eudora Rd does not meet the access management guidelines for a signal.

Discussion on the last time Lake County standards were reviewed.

Mr. Davis stated that he believes that Access Management was last updated around 2022. The study is less identified to a specific area, more across the state for safety. He can't speak for Lake County but they are consistent with D.O.T.

Discussion on if Lake County report includes traffic accidents. Mr. Davis stated that it's not required or identified within the City guidelines.

Board members reiterated their initial concerns, pertaining to congestion/bottlenecking and safety.

Mr. Beach stated that there was a roll-over accident in front of the proposed site recently.

Mr. Davis reiterated that Freddy's is only producing seventy-five, p.m. peak hour trips. The concerns that are being addressed are pre-existing issues. Standards for Freddy's meets city guidelines.

Discussion on the rear connection/ Westside of property, behind proposed dumpster location.

Mr. Davis stated that this is outside of Freddy's property. There is currently an existing curb cut, landscaping, and angled parking. If there is a recommendation to look at western connection, it would require coordination and acceptance from neighboring property owner. As of date, they have not been able to contact the owner and it's not consistent with existing access plan of the previous site plan approved.

Mr. Davis stated T.I.S. study meets guidelines. Lake County is less likely to approve an all-stop and review would include F.D.O.T.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

January 15, 2025

Discussion on alternatives including a round-a-bout and directional median.

Mr. Davis stated the round-a-bout could have impacts to the right- of- way and the directional median could have impacts to shopping plazas/legal process.

Discussion on alternatives within the private parking lot.

Mr. Davis recommended a three-way stop outside of Freddy's. The only issue is that, it's outside the purview /requirements of Freddy's because they don't own that property.

Mr. Medina reiterated that its private property and they have had almost zero communication with the neighboring property owner.

Attorney Bricklemeyer stated that neither Freddy's nor the City, has the ability to make the adjacent property owner allow an exit to west or etc. It is not entitled in the original development plan. Site plan is compliant.

Discussion on existing cross access easement.

Attorney, Hand stated that the City can voluntarily reach out but cannot require property owner to do anything.

Board discussed deeming as a safety concern.

Discussion on whether or not a site plan can be created for entrance/exit to the West. Applicant stated that they have major concerns with moving the dumpster location, as it can't be in the front per the code.

Board recommended placing in the southwest corner, at the end of the drive-thru lane.

Mr. Medina stated offsetting that would be a challenge.

Ms. Janiszewski provided the standards established for levels of services.

Ms. Janiszewski stated that there were no objections from CPH or Public Works, when the site plan was distributed for review. Recommended possibly tabling to have a representative from CPH or Public Works, come to present their findings.

Ms. Janiszewski stated that in order to deny, the board has to provide evidence of how it's not consistent with the comprehensive plan/ land development code.

Mr. Davis stated that they aren't opposed to a three-way stop/making a right only sign, if the adjacent property owner agrees.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

January 15, 2025

Mr. White stated previous and current legal counsel has reached out, and hasn't been able to make contact.

Attorney Bricklemeyer reiterated the applicant has meet the requirements and can't be held accountable for design failures. Legally the requirements have been met.

Mr. White stated that they don't believe their traffic is very significant, don't feel there will be an issue on their end.

Discussion on if level of service meets the requirements in the code. Mr. Davis stated level of service standard for Eudora Road is level source D. Both of the intersections and roadway itself are D or better.

Conversation on implications if board denies application.

Mr. Hand provided feedback and stated if the board were to deny, the applicant can submit an appeal. Discussion on procedure for an appeal.

On a motion by Mr. Coombes, seconded by Ms. Lothar, the board voted to approve the Freddy's Site Plan; as it's consistent with the standards and code. In addition to a preamble that staff/attorney attempt to contact the owner (Ross), to address the traffic/bottlenecking concerns.

Discussion on process of getting signage/three- way stop.

Mr. Davis clarified the right turn only would be the development and city's responsibility. If restricting access to Eudora, that's a Lake County decision.

B. Request for PUD Amendment; Mount Dora Small Bay Warehouses (Project Name); 1649 Lincoln Avenue (Site Address); Lincoln 1649, LLC (Owner); Metro Architecture Partnership (Applicant); Tawill Engineering, Inc. (Engineer); Landscape Dynamics (Landscape Architect). Project No, PUD24-01.

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

Discussion on where waste water treatments plants one and two are, and what areas they cover.

Ms. Janiszewski stated that plant two is located at the south east corner of 441 /46, right next to the solar plant farm. Plant 1 is west of the golden triangle shopping center, south of Old Eustis Rd.

Ms. Janiszewski stated this project is located in the area that is serviced by plant two.

Ms. Janiszewski stated that there's still capacity at plant one and none at plant two. As a result, the applicant has requested to extend the PUD expiration date from one year to four; in anticipation of waste water capacity becoming available.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

January 15, 2025

Discussion on waste water treatment plant two being at capacity, including existing and permitted applications.

Ms. Janiszewski clarified that it's overcommitted at this time, staff has to remember older agreements with subdivisions, when considering calculations.

Ms. Janiszewski stated that Public Works is working on a project to mirror plant two, which would increase capacity. At some point, the city will have to look at possibly adding a waste water treatment plant or other possible improvements. Capacity isn't guaranteed in four years. Without a developer's agreement, the city will not be committing to capacity. Site Plan can't be approved at this time because there isn't capacity.

Discussion why this required a PUD.

Ms. Janiszewski stated the applicant had an existing PUD that they wanted to amend. It's a way to condition how the site would be developed.

Ms. Janiszewski clarified that they would need site plan approval to remove trees.

Board asked if process slides can be added back to packets.

Discussion on how landscaping plan/buffers compare to buffers being proposed going forward.

Ms. Janiszewski stated that staff reviewed for current code consistency.

Ms. Janiszewski clarified that if the PUD is approved when the site plan comes in, it doesn't have to comply with the new code if it changes because the PUD would vest the standards.

Ms. Janiszewski stated that site plan would comply with the development standards of the PUD.

Ms. Janiszewski shared her concerns on denying/approving with conditions, based on anticipated future changes to the code.

Board discussed denying until there is forecasted capacity.

Conversation pertaining to possibly considering a shorter extension.

Ms. Janiszewski stated that the existing PUD has expired, applicant has submitted PUD amendment.

Board suggested extending for twelve months extension.

Mr. Hand stated that an extension would remain vested under current code. A new PUD would have to be compliant.

Ms. Janiszewski and Mr. Hand stated, under the current code allows for a six month extension through the Development Review Committee.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

January 15, 2025

Conversation on rights the applicant is getting with the PUD.

Discussion on change in elevations.

Ms. Janiszewski stated due to the elevations being inaccurate, board can table.

On a motion by Mr. Beach, seconded by Mr. Coombes, the board voted to table the application so that the applicant can address issues with elevations, to comply with staff requirements.

C. Sunshine Law Presentation: City Attorney, Andrew Hand

Board recommended tabling until February's meeting.

VII. Other Business

Discussion on updated Land Development Code.

Ms. Janiszewski stated it will be forthcoming at upcoming meetings.

The board stated that they would like to try and have it presented to Council in March.

Ms. Janiszewski stated staff will try to get it presented in March, if not it will be presented at the next available date.

VIII. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: February 19, 2025

IX. Adjournment

On a motion by Mr. Dring, seconded by Mr. Coombes, the meeting was adjourned at 11:48 a.m.

Chair

Whitney Scott
Administrative Coordinator