CITY OF MOUNT DORA, FLORIDA

PLANNING AND ZONING COMMISSION MINUTES

March 19, 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 10:02 a.m. on Wednesday, March 19, 2025.

II. Roll Call with Determination of Quorum

Present: Miles Beach, Adrian Coombes, Tom Dring, Harris Turner, Andrea Lother, & Suzanne Scheck

Absent: Barbara Tietmeyer

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

Presenters: Michele Janiszewski, *Senior Planner*; Andrew Marsian, *Utilities Director*

III. Approval of Minutes

Ms. Scheck motioned to approve the meeting minutes dated February 19, 2025. Mr. Coombes 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. Presentation: Public Works Wastewater Capacity

Mr. Marsian answered questions/concerns from the board. Confirmed WW2 is at capacity. There is already a committed list, of almost a million gallons a day currently.

Discussion on what plants cover specific portions of the city.

Mr. Marsian clarified that there is a possibility of a crossover if one of the other plants go down but it's limited. It would be a very critical situation.

Mr. Marsian stated that the majority of the projects coming in, are related to WW2. Most of the development is east of 441.

Conversation regarding providing service for areas that aren't annexed currently.

Ms. Janiszewski stated that our utility service boundary mirrors the same boundary as our joint planning area with Lake County. We also have a small section with Orange County that we provide service to. We do provide utilities outside of city boundaries. If a project is seeking to connect to our utilities and is contiguous, we ask that they annex in and obtain entitlements through the City. If it's not eligible for annexation, the City will provide services contingent upon the completion of a covenant to annex; executed and recorded.

Mr. Marsian stated that we still have capacity at WW2 on paper. However, the actual plant is only operating at about fifty-five percent. Available capacity is only for the vested/committed properties.

Mr. Marsian stated that they just received the contract back for a "Ribs" (Rapid Inflow Basin) project for infiltration basins. This is intended for the adjacent property on the Westside property of 441. It will add additional capacity to WW2, with a quarter million gallons a day. The expecting time frame is between ten to twelve months. Hopefully the City can have it re-rated, depending on the clarifiers to have an additional quarter of a million; to assist with the committed list.

Mr. Marsian stated that they will be mirroring WW2, to bring its capacity from one in a quarter million to about three in a half million. Mr. Marsian clarified specifically which parts will be mirrored.

Discussion regarding location on the Westside of 441 that's integral to WW2. Mr. Marsian clarified that further south, the city owns forty acres. This is where the "Ribs" project will be.

Discussion on the areas serviced with reclaimed water. There is an augmentation well to supplement reclaimed water.

Ms. Janiszewski stated that Public Works is currently working to have all the water lines mapped.

Conversation regarding whether we are requiring new developments to connect/comply to reclaimed.

Ms. Janiszewski clarified that our code states, if reclaimed is available they need to connect. If it's not, provisions need to be made. Water utilities is a part of our Development Review Committee, so it's reviewed.

Mr. Marsian stated that reclaimed water is paid for at a lower rate than regular water.

Discussion on what water is used for sprinkler systems. Mr. Marsian stated the majority is reclaimed, supplemented with augmentation well. Regarding downtown, there is some reclaimed being used but not as much.

Mr. Marsian stated the option/infrastructure wasn't there and it's very expensive to do.

Conversation on costs for WW2 and "Ribs" projects.

Discussion on collection of impact fees, to help pay for cost of WW2 and "Ribs" projects.

Ms. Janiszewski stated we cannot collect impact fees until they are connected to our system.

Discussion on committed list for WW2 and future capacity.

Mr. Marsian clarified that we do have capacity but it's reserved. Waste water facilities can't operate at a one-hundred percent. Generally, they are operated at seventy to eighty. There are rules that state once the facility reaches seventy, designs must be in place to upgrade and etc. We currently have a big committed list and not a huge amount of capacity.

Mr. Marsian stated the utilization for WW1 is running at sixty-two/ sixty-five. It was constructed in the seventies. It's in the capital plan to rehab. WW2 was constructed in 2004.

Discussion on what is utilizing most of the capacity at WW2. Mr. Marsian stated the majority is the larger developments.

Discussion on Mount Dora Groves (North & South). Ms. Janiszewski stated that they did sign a pre-annexation agreement and are on the committed capacity list. The Mount Dora North/South (Richland), isn't currently. Staff asked the applicant to provide a phasing plan but has not received anything as of yet.

Mr. Marsian stated the City is looking at four to five years to have the mirroring project done at WW2.

Discussion on taxes/fees.

Mr. Marsian confirmed that any properties that aren't annexed or have a pre-annexation agreement, are subject to a twenty-five percent surcharge essentially on impact fees/usage.

Discussion on funding for mirroring WW2. Mr. Marsian stated there are currently a lot of options. They are currently applying for a twenty million dollar grant. They are hoping to obtain thirty to forty million dollars in grants. The impact fees will help, once collected.

Conversation regarding the rehab for WW1. Mr. Marsian stated the rehab will be about fifteen million. There is money set aside already to rehab. The footprint is staying the same, just replacing necessities.

Discussion on whether more capacity can be added to WW1. Mr. Marsian stated they don't anticipate a lot of growth.

B. Capital Improvement Plan Ordinance Update

Discussion of LOS (level of service) table D. Ms. Janiszewski clarified the expected levels of service.

Conversation on status of current Capital Improvement plans.

Ms. Janiszewski stated that she is unaware of the status of plans listed for prior years but knows they aren't on the current list for upcoming.

Discussion on round-a-bout on HWY 19 & 441. Ms. Janiszewski stated that it's a county project and is unaware of the current status.

Discussion on adding capacity to established levels of service.

Ms. Janiszewski clarified that the numbers are based on what was published and approved in the budget.

The board stated that it would be helpful to know what projects have been completed/removed, due to no funding or etc.

Ms. Janiszewski stated this is just to mirror what was already approved by City Council and just applies to the ones that add capacity.

On a motion by Mr. Turner, seconded by Ms. Scheck, the board moved to recommend approval to City Council for the lowering of gpd for eru's. As it's consistent with the comprehensive plan, with a 6-0 vote.

C. Land Development Code Ordinance Update

Ms. Janiszewski stated staff needs additional time to review. There is also a conflict with a pending bill in the legislature, regarding accessory dwellings. Staff is currently monitoring.

Mr. Beach proposed a change to the accessory dwelling unit section. Specifically regarding the architectural standard/style, for the principal dwelling unit and front porch. He stated that the two should coincide with similar language, since they are both additions to a primary residence.

Ms. Janiszewski noted the change.

Mr. Hand stated if pending bill does become a law, it would be effective July 1, 2025, unless the bill is amended.

VI. Other Business

Discussion on attorney opposition to a boundary change to the Northeast CRA development area, at Lake County meeting, regarding Simpson Groves South project.

Ms. Janiszewski stated that it's already annexed in. The Northeast CRA is trying to adjust their boundary to incorporate the Mount Dora Groves South, as it would significantly increase their funding. It's not the city boundary that is being referred to, but the boundary of the CRA. The city has CRA boards to address these issues/concerns.

Mr. Hand provided further clarification on the TIF (Tax Increment Funds) reduction agreement.

Discussion on storm water management workshop. Mr. Coombes stated that he will be attending and would be happy to provide report at the next meeting.

Conversation regarding status of development for new Resource and Recreation Center on Lincoln Avenue.

Ms. Janiszewski stated that the applicant resubmitted and staff provided them with comment letter. Not sure on timelines of approval or construction.

VII. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: April 16, 2025

Mr. Coombes stated he will not be at the next regularly scheduled meeting.

VIII. Adjournment

On a motion by Mr. Coombes, seconded by Ms. Scheck, the meeting was adjourned at 11:08 a.m.

Miles Beach
Chair

Whitney Scott
Administrative Coordinator