

**CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION
MINUTES FOR JULY 16, 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 July 16, 2025.

II. Roll Call with Determination of Quorum

Present: Miles Beach, Adrian Coombes, Barbara Tietmeyer, Tom Dring, Harris Turner, Andrea Lothar & Suzanne Scheck

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

III. Approval of Minutes

The Staff stated that meeting minutes from June 18, 2025 will be provided at the next regularly scheduled meeting on August 20, 2025.

IV. Public Comment for Items Not on the Agenda

None.

Discussion on the Sunshine Law regarding public hearings. Mr. Hand stated that minutes have to be taken of public hearings but an audio recording is not required. There is no required time frame that minutes are required to be completed.

V. New Business

A. Request for Variance; Sara T Rhodes Life Estate (Project Name); 410 N Tremain Street (Site Address); Sara T Rhodes Life Estate (Owner); Eco Construction Group LLC (Applicant). Project No. VAR25-01.

Mr. Hand swore in Staff and the anyone present who planned to provide testimony on any of the agenda items.

The Board had no ex-parte communications to disclose.

Ms. Janiszewski provided a summary of the application and stated that, based on the findings of facts, staff found the application inconsistent with Land Development Code Section 2.1(6), the standards established to authorize a variance.

Robert "Bobby" P. Rhodes of Eco Construction (Applicant), Lisa Smith of Eco Construction, and Tracey Rhodes (Property Owner) provided testimony on the application.

No members of the public wished to provide comments on the application.

Lisa Smith stated that the structures are existing and approving the variance request would allow the proposed garage to utilize the existing concrete footprint which would save on construction costs. She stated that several properties along Tremain Street have accessory structures with a similar, reduced setback.

Tracey Rhodes testified that the shed is falling down and needs to be rebuilt. The plan is to rebuild the shed and come back at a later date with a plan for a garage. She stated that along Tremain there are other non-conforming structures, including the house on the corner of 3rd and Tremain.

Ms. Scheck stated that she owns the property located at 3rd and Tremain and that the detached garage under construction meets the five (5) foot setback requirement.

The Board expressed concerns regarding the potential stormwater runoff caused by the variance request. Mr. Rhodes stated that all of the eaves will be guttered and everything with a flat surface will be guttered.

Discussion regarding withdrawing request for garage and breezeway. Mr. Rhodes stated they would like for everything to be done at one time.

The Board inquired whether or not the current setback was in place when the accessory structures were constructed. Ms. Janiszewski stated that she is unable to confirm what the setback would have been in the 1940s and she could not affirm whether or not the structures obtained building permits when they were constructed. She stated that both structures are considered non-conforming and may continue to be maintained but are subject to the non-conforming provisions and may not be expanded.

The Applicants clarified that they are seeking to remove the carport and accessory building and construct a garage and new accessory building in the previous footprints.

Mr. Rhodes provided a picture for public record (Exhibit A).

The Board asked staff if they were aware of any existing accessory structures which are also non-complaint to their setback requirements. Ms. Janiszewski stated not to her knowledge.

The Board inquired about the purpose of proposed shed and the Owner stated that they would ideally like an extra bedroom.

Ms. Janiszewski provided clarification regarding a non-conforming structure and states that if the structure would be removed, the new structure would need to adhere to the current regulations.

Discussion on beautifying the accessory dwelling unit in the current footprint and the applicability of the non-conforming provisions. Staff stated that regular maintenance and interior alternations are permitted in a non-conforming structure and the variance request comes in when seeking to remove or replace the structure. Staff clarified that if the Property Owner was seeking to keep accessory structure in place and complete interior alternations, it would not require a variance.

Applicant stated that they would like to renovate the accessory building and sought to revise the request to remove the variance requests pertaining to the breezeway and the accessory building.

Discussion of partial approval and have separate applications for each variance request. The Board indicated that they needed a clear idea of the variance request and recommended that the Applicant bring the application back to staff.

MOTION by Mr. Coombes, Seconded by Mr. Dring, to TABLE the application until the next Planning and Zoning Commission Meeting.

FOR: BEACH, COOMBES, TIETMEYER, DRING, TURNER, LOTHER, SCHECK

AGAINST: NONE

MOTION CARRIED: 7 – 0

B. Request for Future Land Use Amendment; 2100 Smith Avenue (Project Name); 2100 Smith Avenue (Project Address); Lindsley Paving Company (Owner); Lindsley Paving Company (Applicant). Project No. FLUM25-02.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval with conditions of the above-referenced request for the Small-Scale Future Land Use Map Amendment and forward the same consideration to the Planning & Zoning Commission. Approval is subject to annexation.

Discussion on conditions of the recommendation. Staff clarified that annexation applications are only presented to City Council and the Applicant had submitted a rezoning application for the property as well.

Mr. Steve Young of Civil Design Solutions testified that they would like to develop the property as a whole and need to annex the subject property since the other property is already within the City. He stated that they would submit a site plan in the future encompassing their entire property and the subject property, which has previously been used as a borrow pit, would be redeveloped into a retention pond.

Ms. Karen Carver, a nearby resident, shared her concerns regarding dump trucks coming through her subdivision which would result in pot holes, nails, and other damages to the roads. She stated that Center Street and Smith Avenue are self-maintained roads and not made for traffic. She stated that the roads are not capable to support the proposed use.

The Board asked for clarification of the proposed uses and it was confirmed that the conceptual plans show warehouses. Discussion on the current work being done on the property, code enforcement responsibilities, road maintenance, potential off-site improvements needed to accommodate the proposed use and the proposed land use and zoning district for the property.

Discussion if borrow pit is still in operation, if the current work is a violation of the code, and whether the site had been inspected by staff.

Ms. Janiszewski stated that she had not completed an inspection of the site. The application had been distributed to DRC to review and staff did not receive any comments or objections to the request. The Board recommended that staff begin doing inspections in conjunction with annexation applications and indicated that they would like to see more information from the city.

Ms. Janiszewski stated that staff reviews land use and zoning applications for consistency with the regulations and offered to complete an inspection of the property but stated that it would not change the staff recommendation.

Attorney Hand, stated that Staff would be trespassing and it would be an atypical request; if there are violations the city is able to proceed with code enforcement action. Mr. Hand stated that is it City Council's purview to annex property and the Planning and Zoning Commission considered the land and zoning change.

General consensus that the County zoning and City are essentially the same with different names.

MOTION by COOMBES, seconded by SCHECK, to find the land use application consistent with the Comprehensive Plan and forward a recommendation of APPROVAL to City Council.

**FOR: BEACH, COOMBES, TIETMEYER, DRING, TURNER, LOTHER, SCHECK
AGAINST: NONE**

MOTION CARRIED: 7 – 0

C. Request for Rezoning; 2100 Smith Avenue (Project Name); 2100 Smith Avenue (Project Address); Lindsley Paving Company (Owner); Lindsley Paving Company (Applicant). Project No. Z25-01.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval of the above-referenced request for change in zoning from County LM to City WP-1 with approval subject to the adoption of the annexation and Future Land Use Map Amendment and receiving a Traffic Impact Analysis prior to filing of the Site Plan.

MOTION by COOMBES, seconded by SCHECK, to find the application consistent with the comprehensive plan and forward a recommendation of APPROVAL to City Council.

**FOR: BEACH, COOMBES, TIETMEYER, DRING, TURNER, LOTHER, SCHECK
AGAINST: NONE**

MOTION CARRIED: 7 – 0

D. Request for Future Land Use Amendment; Hillside at Mount Dora (Project Name); 2329 Smith Avenue (Project Address); KB Home Orlando, LLC (Owner); KB Home Orlando, LLC (Applicant). Project No. FLUM25-01.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval with conditions of the above-referenced request for the Small-Scale Future Land Use Map Amendment with approval subject to annexation.

Steven White, the Applicant, stated that the plat was recorded with Lake County yesterday, but no building permits have been pulled at this point.

The Board inquired about impact fees. Ms. Janiszewski stated that the recipient of the impact fees depends on which jurisdiction is used for permitting. She confirmed that once the property is annexed into the City, the building permits will be pulled in the City and the City would receive the impact fees. She stated that wastewater paid to the city regardless because connected to central water system Discussion on already being vested for wastewater capacity

Discussion on impact fees, schools, landscaping, tree bank fees, subdivision infrastructure, and status of the subdivision.

Applicant stated that KB Home will be the sole developer of the subdivision.

MOTION by COOMBES, seconded by SCHECK, to find the application consistent with the comprehensive plan and forward a recommendation of APPROVAL to City Council.

**FOR: BEACH, COOMBES, TIETMEYER, DRING, TURNER, LOTHER, SCHECK
AGAINST: NONE**

MOTION CARRIED: 7 – 0

E. Request for Rezoning (County PUD); Hillside at Mount Dora (Project Name); 2329 Smith Avenue (Project Address); KB Home Orlando, LLC (Owner); KB Home Orlando, LLC (Applicant). Project No. PUD25-01.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval of the above-referenced request for change in zoning from County PUD to City PUD and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation and Future Land Use Map Amendment. Approval subject to Traffic Impact Analysis prior to filing of the Site Plan.

MOTION by TIETMEYER, seconded by SCHECK to find the rezoning application consistent with the Comprehensive Plan and forward a recommendation of APPROVAL to City Council.

**FOR: BEACH, COOMBES, TIETMEYER, DRING, TURNER, LOTHER, SCHECK
AGAINST: NONE**

MOTION CARRIED: 7 – 0

F. Request for Site Plan Extension; Townplace Suites (Project Name); 2905 JW Simpson Way. Project No. SP22-08 & SP23-12Minor.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval of the request for a one-year extension for the Townplace Suites Site Plan.

Jayesh Patel, the Applicant, stated that Townplace Suites will be coming with a new prototype in October which is the reason for the extension request. The prototype utilizes the same footprint but the esthetics will change, there will be a reduction in the number of rooms, and it will be more ecofriendly.

The Board expressed concerns about keeping the property in better shape. Mr. Patel said he would send a landscaper to maintain the property.

MOTION by Scheck, SECONDED by Turner, to approve the one-year extension request for the Townplace Suites Site Plan.

FOR: BEACH, COOMBES, TIETMEYER, DRING, TURNER, LOTHER, SCHECK
AGAINST: NONE
MOTION CARRIED: 7 – 0

G. Request for Discussion & Recommendation; JPA Agreement

Ms. Janiszewski and the board further discussed the Lake County JPA agreement. Ms. Janiszewski stated that no action is required by the Planning and Zoning Commission for this item and this is an informational item. She stated that Staff was directed to bring the item back to the Board and provided clarification on the Board's role in the JPA discussion.

Discussion on the JPA, future annexations, growth of the City, history of the Mount Dora Groves project, impact fees, costs associated with new development, concurrency, city utilities, mutual aid repayment, and cost analysis of annexing properties.

Board members further expressed their concerns regarding the cost ramifications for maintaining roads, wastewater capacity, impacts on groundwater, automatic renewal of JPA, public facilities, and the need for a JPA.

MOTION by TURNER, seconded by SCHECK, to forward the following issues to be considered by the City Council prior to adopting the JPA, to ensure the adoption of a responsible JPA which the City can afford:

- 1. Conduct a full financial cost-benefit analysis weighing development revenues against costs associated with City provided services required to support any future annexations. These include but are not limited to: utilities (in particular wastewater), police, fire, road maintenance, etc.**
- 2. Assess whether or not a portion of the County gas tax be provided to the City once the road segments are annexed**
- 3. JPA should not be auto-renewed; should be reevaluated after 4 years**
- 4. Accountability for services sent to other services (mutual aid agreement for PD and FD)**
- 5. Review of streets to be transferred to the City**
- 6. Transfer of roads from County to the City when 50% within the City; should be 60/40 or higher number. Maybe when the City has 100% of the property, the road should be annexed**
- 7. City Council consider ways to ensure the enforcement of the JPA**
- 8. Consider adding conservation measures to the JPA**
- 9. Look at Public Transportation Impacts**
- 10. Development timeline of incoming costs**

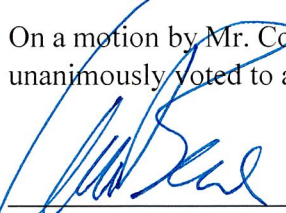
FOR: BEACH, COOMBES, TIETMEYER, DRING, TURNER, LOTHER, SCHECK
AGAINST: NONE
MOTION CARRIED: 7 – 0

VI. Announcement of next scheduled meeting date: August 20, 2025

Staff announced that the next regularly scheduled meeting will be held on August 20, 2025.

VII. Adjournment.

On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the Planning and Zoning Commission unanimously voted to adjourn the meeting at 12:55.



Miles Beach, Chairman

Whitney Scott, Associate Planner