

**CITY OF MOUNT DORA, FLORIDA  
PLANNING AND ZONING COMMISSION  
MINUTES FROM JUNE 18, 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 10:25 a.m. on Wednesday, June 18, 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, *Associate Planner*; Andrew Hand, *City Attorney*

**Presenters:** Michele Janiszewski, *Senior Planner*; Kathleen Dial, *Executive Director Development Services (Lake County)*; Dr. Richard Levy, *Levy Consulting*; Randy Hawkins, *One Oak Development*; Leslie Worth, *Worth's Property LLC*; Andrew McPhee, *Make Designs Studios*

**III. Approval of Minutes**

*On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the board moved to approve the meeting minutes dated March 19, 2025; with a 7-0 vote.*

**IV. Public participation/hearing for non-agenda items**

None

Mr. Beach stated that per staff's request, the JPA item will be the first addressed on the agenda.

**V. New Business**

**A. Request for Site Plan;** Circle K (C-Store) (Project Name); 19110 US Hwy 441 (Site Address); One Oak MD Groves, LLC (Owner); Bohler Engineering, FL LLC (Applicant); Bohler Engineering, FL LLC (Engineer); Bohler Engineering, FL LLC (Landscape Architect). RDC (Architect). Project No. SP25-01.

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval of the Site Plan Request.

Discussion regarding why Grandview & JW Simpson don't intersect at Fiddler Rd.

Ms. Janiszewski stated that it's just how the properties were developed.

Discussion on the number of lights at the development. Ms. Janiszewski stated there will be one at the midpoint.

Conversation regarding rear access.

Ms. Janiszewski stated that there will be a rear access that connects Fiddler Drive to JW Simpson, as well as a frontage road on the Northside.

***On a motion by Mr. Turner, seconded by Mr. Coombes, the board moved to approve the Site Plan request; with a 7-0 vote.***

Discussion on when stop light will be installed. Mr. Randy Hawkins stated September. The finished construction is estimated for December/January.

**B. Request for Minor Site Plan;** Worth's Property LLC (Project Name); 620 N Highland Street (Site Address); Worth's Property, LLC (Owner); Worth's Property, LLC (Applicant); Make Design Studios (Architect). Project No. SP25-02Minor.

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

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

Discussion on adjacent property owners input.

Ms. Janiszewski stated that staff hasn't received input because the city doesn't provide notices for Site Plan applications. The abutting properties are already in non-residential use.

Owner Leslie Worth, stated she will be operating a behavioral health services business.

Conversation regarding compatibility with the distance from Mount Dora High school.

Ms. Janiszewski stated there are no separation distances behind it and the zoning is already in place for the C-2A. As such, the non-residential use is there.

Mr. McPhee, stated that the Minor Site Plan being proposed is all as of right and no variances are being requested. The utility demands for water/sewer are being reduced by going to a commercial use.

***On a motion by Ms. Tietmeyer, seconded by Mr. Coombes, the board voted to approve the Minor Site Plan request; with a 7-0 vote.***

**VI. Other Business**

A. Ordinance Update: Land Development Code

Ms. Janiszewski stated that staff's the intent for ordinance 2025-11, is to remove the portion that states "existing improved parking areas shall not be developed; unless an equal number of parking spaces are provided within the district". Ms. Janiszewski clarified that this is in regards to the downtown exempt district.

Discussion on the current MSL gravel lot on Alexander Street.

***On a motion by Mr. Coombes, seconded by Ms. Scheck, the board moved to recommend approval of the ordinance to City Council; as it's consistent with the city's code.***

Ms. Janiszewski stated that the next ordinance includes clean up items discussed previously at prior meetings, it doesn't include accessory dwelling units.

Ms. Janiszewski stated that this ordinance consists of, removing items from conceptual plans for straight zoning districts, allowing extended approval times for PUD ordinances, adjusting the FAR for office zoning districts, city setbacks, and etc.

***On a motion by Mr. Dring, seconded by Mr. Coombes, the board moved to recommend approval to City Council, as it's consistent with the Land Development Code and Comprehensive Plan; with a 7-0 vote.***

B. Discussion: JPA Agreement

Discussion on what the board's involvement with the JPA agreement is.

Mr. Hand stated typically, it's making sure that it's consistent with the Comprehensive Plan. It's not out of the ordinary for the board to provide their input to Council.

Mr. Coombes shared a memorandum document provided at a previous City Council meeting on June 3, 2025, regarding the JPA and a copy of the amendment from 2023.

Ms. Janiszewski stated that staff is seeking input from the board members on the draft JPA agreement.

Ms. Janiszewski provided a brief summary on the JPA and its intent.

Executive Director from Lake County, Ms. Dial provided an overview of the JPA's purpose. Discussion regarding public services for capacity in the joint planning area.

Ms. Janiszewski clarified, that city is the utility provider if capacity is available. Other providers would only be contemplated, if the city is unable to provide services.

Discussion on the City Manager's memorandum, regarding utilities and the city's benefit for having the JPA. Dr. Levy provided constraints and benefits of the JPA. Mr. Levy stated that the primary benefit, is the county can't contest annexations within the boundaries of the joint planning agreement; if it's done consistent with state law. Dr. Levy pointed out that this agreement further acknowledges the city's exclusive utility rates. In addition, to a structured communication language between the city and county to coordinate development proposals. Dr. Levy stated that the county gets a limit to the city's annexation and the city cannot annex outside of that boundary.

Discussion on the city annexing a property in Orange County. Dr. Levy clarified that the city would not be able to.

Dr. Levy stated that there is pre-existing language in the current JPA that is constraining.

Discussion on excluded roads, maintenance and gas tax funds.

Dr. Levy stated gas tax sharing is an issue but not addressed in the agreement. Regarding the 2023 road list agreement, more than half will be maintained by the county.

Dr. Levy clarified that the 50 % standard, is common in joint planning agreements in Florida. In an effort to mitigate some of the impacts, the county agreed to make improvements on certain roadways before turning them over to the city.

The board shared their concerns regarding taking on road maintenance for county impacted roads. Discussion on city staff's point of view, regarding this matter during negotiations.

Ms. Janiszewski stated staff looked at the time frames and which segments made the most sense to be in our jurisdiction. From a city planning standpoint, if the properties are within our jurisdiction on either sides of the road, it makes sense for the city to have control over it.

Ms. Janiszewski clarified that staff considered what would be sensible timing wise, conditions, and requirements to be met before coming over. She doesn't believe the county would object, to roads that the city would like to control.

Ms. Janiszewski stated that staff's concerns included maintenance responsibility and road conditions.

Discussion on cost analysis.

Dr. Levy stated that there was an analysis of costs completed. He believes the city's cost review went beyond just maintenance and weren't realistic.

Discussion on there being no budget impacts, per the city memorandum and significant storm water issues.

Ms. Janiszewski stated no impact from the budget agreement, staff would have to do another process in an agreement for the road transfer. At that time a budget impact would be assessed.

Discussion of the Employment Center within the Wolf Branch Innovation District.

Mr. Levy clarified that there is not a new employment center, it's the same existing within the current comprehensive plan for the past fifteen years.

Mr. Levy stated that the Board of County Commissioners have not heard the JPA item formally. The intent was to bring to the city first.

Conversation on the designation of the employment center.

Board members expressed their concerns regarding their potentially not being enough employment opportunities.

Mr. Levy stated that Richland project meets the Comprehensive Plan standards, for mixed use of employment and residential.

Mr. Levy clarified that the property is located in unincorporated Lake County and can be voluntarily annexed, at the owner's discretion.

Discussion on intent of the JPA agreement for new development, taking on the characteristics of the city.

Mr. Levy emphasized the language in the JPA authorizes the city to do so. They attempted to try language, which would require any property needing utilities from the city to annex.

Conversation regarding utility capacity. Board members expressed their concerns with accommodating growth without the infrastructure to support it.

Ms. Janiszewski emphasized that the city will provide utilities if they are available.

Discussion on costs for improvements of Waste Water Treatment Plant 2.

Conversation on preventing other city's from providing utility services.

Further discussion regarding the cost of roads being at 50/50, once taken over by the city.

Ms. Janiszewski stated that it was carried forward and both the city and county staff are acceptable to it.

Ms. Janiszewski clarified the Dora Circle project. She stated it's a county project that the city agreed to maintain.

Mr. Levy stated that it's going to be built with county funds and be turned over to the city.

Ms. Janiszewski stated the county has pushed back the time frame and she is unaware of the status.

Mr. Levy stated that the city plans to participate in the design, to the extent of making recommendations. To his understanding, its county funded. The board can recommended to City Council, that the financial responsibility language is clarified.

Resident Ms. Newton shared her concerns regarding utility capacity, land use provisions and outside municipality utility providers.

Discussion on if the city will have to give the roads back to the county, if deciding to opt out after entering into the JPA agreement.

Ms. Janiszewski clarified that the roads have to go through a separate process to be accepted by the city. She doesn't believe we can retroactively give the roads back, if they are incorporated.

Ms. Janiszewski stated there are provisions for termination of the agreement. Conditions would be disregarded, for any roads that haven't been taken on by the city at that time.

Resident Ms. Breed, stated that she doesn't believe that the JPA agreements is beneficial because there's a lack of responsibility to the citizens.

Ms. Breed resides in Stoneybrook Hills and stated there are often times where there is no reclaimed water, notifications for boil water alerts or when the reclaimed water isn't working.

Mr. Hemingway shared his concerns regarding the JPA and stated if the city doesn't intend to annex, it's not beneficial to the city. Mr. Hemingway further expressed his concerns regarding the cost of taxes, utility capacity and etc.

Conversation on critical aspects in the new JPA that aren't covered in the existing, from staff's point of view.

Ms. Janiszewski stated the roads, scheduling for city maintenance, and improvements to be completed before being obtained by the city.

Discussion on roads that would logically make sense to be in city limits.

Ms. Brammer shared similar concerns regarding water capacity.

The board members reiterated their overall concerns regarding the cost of maintaining roads, wastewater capacity, impacts on groundwater, automatic renewal of JPA, public facilities and the need for a JPA.

Discussion on City Councils' deadline for responding back to the county.

Ms. Dial stated that she believes a sixty day extension has been implemented. As a result, it would have to go to City Council and the Board of County Commissioners.

Mr. Hand provided clarification to the board, regarding statutes that govern how the JPA will work.

Ms. Tillet shared similar concerns as other residents regarding the JPA. She stated that she would like to see figures, showing the costs associated and impact.

Ms. Janiszewski clarified this agreement sets the groundwork for future Annexations. Every time a property comes in and there is a Land Use Amendment/Rezoning, staff reviews the impacts on public facilities. The city obtains impact fees for new developments within our jurisdiction.

Ms. Janiszewski stated that the Groves development is currently obtaining permits through the city and will be paying impact fees.

Discussion on the difference between rental tax income vs. ownership tax income. Mr. Hand clarified that more taxes are paid if it's not homestead.

Conversation regarding the Rezoning of Groves South project.

***On a motion by Mr. Coombes, seconded by Ms. Scheck, the board recommends to the City Council that the JPA with Lake County not be considered; until a full financial cost to benefit analysis is conducted. The analysis should weigh 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." In addition, the agreement will renew every five years, or will be terminated; with a 7-0 vote.***

Mr. Beach stated that the meeting will resume after a five minute break.

#### C. Legislative Updates

Ms. Janiszewski stated Bill 1118 was withdrawn. The bill for accessory dwelling units didn't pass.

The bill referring to historic buildings did pass.

Mr. Hand discussed Bill 180 and stated that it's currently being ordered, engrossed and enrolled. It hasn't been signed by the Governor as of yet. The session has ended, so there should be some movement on it shortly.

Mr. Hand clarified the essence of the bill. He stated that it has a retroactive effect, which addresses different emergencies procedures and requirements.

Discussion on how the bill affects Planning & Development.

Conversation on future presenters or areas of interest for upcoming meetings.

Board members stated that they are interested in attending a Storm Water Management presentation, provided by the Public Works Department.

Discussion on short term development moratoriums.

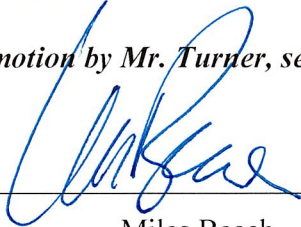
Board members stated they would like to have a presentation on potential development, provided by staff.

**VII. Announcement of next scheduled meeting date**

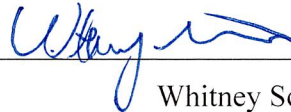
A. Next regularly scheduled meeting date: July 16, 2025

**VIII. Adjournment**

*On a motion by Mr. Turner, seconded by Mr. Coombes, the meeting was adjourned at 12:33p.m.*



Miles Beach  
Chair



Whitney Scott  
Associate Planner