



Planning and Development  
510 North Baker Street  
Mount Dora, Florida 32757  
352-735-7112

Email: [plandev@cityofmountdora.com](mailto:plandev@cityofmountdora.com)

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## PLANNING & ZONING COMMISSION

### City Hall Board Room

September 17, 2025 at 10:00 AM

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes
- IV. Public participation/hearing for non-agenda items
- V. New Business

**A. Request for Site Plan;** Small Bay Warehouses (Project Name); 1649 Lincoln Avenue (Site Address); G3 Sky, LLC (Owner); Metro Architecture Partnership, Inc. (Applicant); Tawill Engineering Inc. (Engineer); Landscape Architects and Planners LLC (Landscape Architect); Metro Architecture Partnership, Inc. (Architect). Project No. SP24-03

- VI. Announcement of next scheduled meeting date: October 15, 2025
- VII. Adjournment

**NOTICE:** For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

**NOTICE:** If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The

City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

**NOTICE:** In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352-735-7126, ext. 1111, or by email at [clerk@cityofmounddora.com](mailto:clerk@cityofmounddora.com).

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.

**CITY OF MOUNT DORA, FLORIDA  
PLANNING AND ZONING COMMISSION  
MINUTES FROM AUGUST 20, 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 10:03 a.m. on Wednesday, August 20, 2025.

**II. Roll Call with Determination of Quorum**

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

Absent:

City Staff and Attorney: Michele Janiszewski, Senior Planner; Ryan Winkler, Senior Planner; Alexandra Stevens, Administrative Coordinator; Andrew Hand, City Attorney via Zoom

Presenters: Michele Janiszewski, Senior Planner;

**III. Approval of Minutes**

Mr. Coombs motioned to approve the meeting minutes dated June 18, 2025. Ms. Lothar seconded the motion and the minutes were approved unanimously with a 7- 0 vote

For July 16, 2025, Mr. Harris is stating that the last page where he made the motion for the joint committee, it should say Mr. Turner not Mr. Harris for consistency. Mr. Beach made the edit.

Mr. Coombs motioned to approve the meeting minutes dated July 16, 2025. Ms. Lothar seconded the motion and the minutes were approved unanimously with a 7- 0 vote

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

Steven Green moved in to 1220 Dora Parc Lane recently and asked about Clayton Road. Between 1st Avenue and Crane Avenue. Would like to know the time line for improvement on road. Mr. Janiszewski will provide homeowner with Public Works contact information.



## 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.

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 project.

Ms. Tracy Rhodes reviews the new proposal after talking to staff. Hardship due to access getting into the garage without crashing into the house or garage.

She is not responsible for any special conditions that currently exist on the property due to everything was built.

Bobby from Eco Construction gave plan for public record.

Garage plan shows that garage will not be staying in original footprint of 20x20.

Ms. Tracy Rhodes states that garage is 20x23 and that two cars find in current carport.

Ms. Lothar says that if garage stays same size as original footprint, then it can be moved the 5-feet to adhere to the setbacks needed.

Lisa Smith from Eco Construction says that they can't move it due to walls thickness unlike current carport that has four post and a roof.

Mr. Dring brings up that rendering shows more than a 5-foot setback and that if they go to a one-car garage, they would have room for the setback.

Only one-story house on the block, Mr. Coombs states making the garage two-story has it become an accessory dwelling unit not just a garage. Ms. Tietmeyer agrees.

Mr. Turner states that we need to add as much setback as possible instead of leaving as is.

Mr. Beach ask for a motion.

Ms. Scheck makes motion for rear setback to be 5 feet and to leave the side as-is and take the building down to one-story and make it where two cars can fit in.

Mr. Dring would like to see an accurate rendering with 5-foot setbacks and it being a single-door garage.

Ms. Lisa Smith states that if they do the setbacks all at 5-feet she will not be able to get into the garage.

Mr. Beach states that they would like to see that demonstrated in the drawing.

Ms. Janiszewski states that they have it go to the HPB for design if approved.

Mr. Turner states that there is no hardship to needing to build a two-story garage.

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Board would like an accurate rendering showing both 5-foot setbacks.  
Showing the car won't fit.

Ms. Janiszewski states that per code you cannot use non-conforming structures or buildings to justify granting a variance.

Ms. Lisa Smith states for the record that they did not say they weren't enlarging the garage and that they were keeping the same footprint.

Ms. Scheck moves to table based on discussions motion to be seconded by Mr. Turner unanimously with a 7- 0 vote

Ms. Lisa Smith as to see if they can arrange for a site visit.

Due to Sunshine Law, they couldn't all go at once. Mr. hand doesn't recommend.

**B. Presentation: Planning Processes**

Ms. Janiszewski provided a presentation on the planning processes.

Discussion about the Adopted Plans and Studies.

Explained Muni Code.

Mr. Coombes request links for the Adopted Plans and Studies.

Discussion about DRC.

Discussion on setbacks for subdivisions.

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

Ms. Janiszewski is waiting to hear back from Public Works about stormwater presentation.

Ms. Tietmeyer stated that October 2025 will be her last meeting.

Discussions about the 3 homes on Highland at the beginning at the city limits.

Next Regularly scheduled meeting date: September 17,2025

Ms. Lothar will be unable to make the meeting.

**VII. Adjournment**

On a motion by Ms. Lothar, seconded by Ms. Tietmeyer, and the meeting was adjourned unanimously with a 7- 0 vote at 11:16 PM.

**CITY OF MOUNT DORA, FLORIDA  
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Miles Beach, Chairman

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Alexandra Stevens, Admin Coordinator

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