

**CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION
MINUTES FROM NOVEMBER 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 10:01 a.m. on Wednesday, November 19, 2025.

II. Roll Call with Determination of Quorum

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

Absent: Open seat will be filled in January 2026

City Staff and Attorney: Michele Janiszewski, Deputy Planning Director; Whitney Scott, Associate Planner; Alexandra Stevens, Administrative Coordinator; Andrew Hand, City Attorney via Zoom

III. Approval of Minutes

Correction to minutes to add "ask the staff" item on the agenda. Mr. Beach recommends to table approval of minutes until corrections are made until next meeting.

IV. Public participation/hearing for non-agenda items

None

V. New Business

- A. Request for Future Land Use Map;** Round Lake Charter K-8 (Project Name); FLUM2503 (Project Number); 31333 Round Lake Rd. (Project Address); Lake County Schools (Applicant); Lake County Schools (Owner)

Ms. Janiszewski provided a brief summary of the project. Questions if school being policed by Mount Dora is the only reason or if there is more. Property is serviced by well and onsite wastewater treatment center. Ms. Janiszewski explained that annexations don't come through PZC. Discussion on cost to the City. Discussion on pros and cons for the City.

Discussion about the south side of the area for a dedicated road. Discussion on wanting to have a representative to answer more in-depth questions. Mr. Hand states that this is going to go to the City Council for annexation on December 2nd. Discussion on what would happen if City Council approves annexation.

Mr. Turner makes a motion to table until further information is given and a representative can be available, Seconded by Ms. Lothar with a 5-0 vote.

- B. **Request for Rezoning;** Round Lake Charter K-8 (Project Name); Z25-03 (Project Number); 31333 Round Lake Rd. (Project Address); Lake County Schools (Applicant); Lake County Schools (Owner)

Mr. Coombes makes a motion to table until further information is gathered, Seconded by Mr. Dring with a 5-0 vote.

- C. **Request for Future Land Use Map;** FDOT Surplus Property (Project Name); FLUM2504 (Project Number); 21619 SR 46 (Project Address); City of Mount Dora (Applicant); City of Mount Dora (Owner)

Ms. Janiszewski provided a brief summary of the project. Zoned PLI and there are no development plans for this currently.

Mr. Coombes makes motion to approve Future Land Use Map, Seconded by Ms. Lothar with a 5-0 vote.

- D. **Request for Rezoning;** FDOT Surplus Property (Project Name); Z25-04 (Project Number); 21619 SR 46 (Project Address); City of Mount Dora (Applicant); City of Mount Dora (Owner)

Mr. Beach makes motion to rezone from CP to PLI, seconded by Mr. Coombes with a 5-0 vote.

VI. Announcement of next scheduled meeting date

Mr. Turner asked to see if there are applications that are wanting to connect to septic tanks and if we do receive one, to ask for a representative of the septic tank company to come to the meeting. Mr. Coombes is asking if someone on staff could come in to speak about stormwater management. Discussion about Live Local (low-income housing) from Senate Bill 180. Mr. Dring asked about single-family housing Highland Street. Mr. Turner is asking about cargo containers on Grandview. Containers are being used as storage for materials for project on the

property. Mr. Coombes stated that residents have been coming to him about the Cottages are watering every day and watering 11th Avenue.

VII. Adjournment

On a motion by Mr. Turner, Seconded by Mr. Coombes, and the meeting was adjourned unanimously with a 5-0 vote.



Miles Beach, Chairman



Alexandra Stevens, Admin Coordinator