



**MOUNT DORA, FLORIDA  
PLANNING AND ZONING COMMISSION  
MINUTES FROM SEPTEMBER 17, 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, September 17, 2025.

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

Present: Miles Beach, Tom Dring, Harris Turner, Barbara Tietmeyer & Suzanne Scheck

Absent: Adrian Coombes, Andrea Lothar

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

Presenters: Michele Janiszewski, Deputy Planning Director

**III. Approval of Minutes**

On a motion to approve by Ms. Tietmeyer, meeting minutes dated August 20, 2025. Mr. Dring seconded the motion and the minutes were approved unanimously with a 5-0 vote

**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

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.



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Discussion on trees and mitigation.

Advanced treatment septic tank is being used for sewage which needs drain field and would conflict with trees.

Discussion on scope of developer's agreement.

Landscaping does not explain or show enough on plan and Mr. Beach recommends to table.

Austin Guenther, applicant, states they will abide by whatever they need to get approved. They would like to go above and beyond for trees. If they have to pay into the tree bank they understand and will adhere to the code.

Discussion on wastewater system.

Warehouses are proposed to be used as commercial offices but can be used as storage.

Discussion of landscaping and discharge area.

Landscaping to be installed in area within 6 months after OnSyte (septic) system being decommissioned.

Mr. Turner makes motion for developers' agreement to be approved with landscaping within 30 days.

Mr. Hand states that we cannot include the developer's agreement with conditions.

Mr. Turner withdraws motion.

Ms. Tietmeyer move to make motion for approval with staff conditions and landscaping within 6 months of the OnSyte system being decommissioned, seconded by Ms. Scheck.

Mr. Turner would like an "Ask the Staff" section to published agenda.

Discussion on ADU

Board would like discussion/ list of available lands/vacant lands for development/undeveloped property.

**Announcement of next scheduled meeting date**

Next Regularly scheduled meeting date: October 15, 2025

Ms. Tietmeyer's last meeting is October 15, 2025.

**Adjournment**

On a motion by Mr. Turner, seconded by Ms. Scheck, and the meeting was adjourned unanimously with a 5-0 vote at 10:45 AM.

Miles Beach, Chairman

Alexandra Stevens, Admin Coordinator