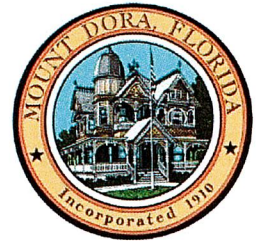


**CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION
MINUTES FROM DECEMBER 17, 2025**



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 10:01 a.m. on Wednesday, December 17, 2025.

II. Roll Call with Determination of Quorum

Present: Miles Beach, Tom Dring, Harris Turner, Adrian Coombes, Andrea Lothar

Absent: Suzanne Scheck, 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

III. Approval of Minutes

On a motion to approve by Mr. Coombes, meeting minutes dated September 17, 2025 and November 19, 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

Samuel Arts, resident, starts a discussion about JPA Wekiva Innovation Trail causing traffic issues and removing the railways.

V. New Business

- A. **Request for Conditional Use Permit;** Sabatini Law Firm, P.A. (Project Name); CUP25-02 (Project Number); 1601 E.1st Ave (Project Address); Sabatini Law Firm, P.A (Applicant); Sabatini Law Firm, P.A (Owner)

Ms. Janiszewski provided a brief summary of the project. Discussion about parking requirements.

On a motion by Mr. Coombes, seconded by Mr. Dring, the board voted to approve request as presented; with a 5-0 vote

- B. **Request for Future Land Use;** Round Lake Charter (Project Name); 31333 Round Lake Rd, (Project Address); FLUM25-03 (Project Number); Lake County Schools (Applicant); Lake County (Lake County Schools (Owner)

City Council did indeed pass annexation unanimously. Discussion about the benefits of the annexation. Ms. Janiszewski provided a brief summary of the proposed project. Discussion about traffic issues and road repairs. Todd Rome, Principal of Round Lake Charter, states that he understands that there is congestion and hopes that the road repairs will help.

On a motion by Mr. Dring, seconded by Mr. Coombes, the board voted to approve request as presented; with a 5-0 vote

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

Ms. Janiszewski provided a brief summary of the proposed project.

On a motion by Mr. Coombes, seconded by Ms. Lothar, the board voted to approve request as presented; with a 5-0 vote

VI. Ask the Staff

None

VII. Staff and Board Member Updates

- A. Stormwater Presentation presented by George Marek, Stormwater Director

Presentation from George, Stormwater Director gives a presentation about stormwater and about the October 26, 2025, storm. Discussion about reinforced concrete spillway for the new Public Works Pond. Recommendation about adding requirements for concrete spillways.

- B. 2026 Meeting Dates

On a motion by Mr. Coombes, seconded by Mr. Dring, the board voted to approve 2026 Meeting dates; with a 5-0 vote

VIII. Announcement of next scheduled meeting date

- A. Next regularly scheduled meeting: January 21, 2026

IX. Adjournment

On a motion by Mr. Coombes, seconded by Mr. Dring, the board voted to adjourn meeting; with a 5-0 vote



Miles Beach, Chairman

ADRIAN COOMBES



Alexandra Stevens, Admin Coordinator

Whitney Scott