



City Hall
510 N. Baker St.
Mount Dora, FL 32757

Mayor Crissy Stile

Vice-Mayor Marc Crail
District 4

Councilmember John Cataldo
District 1

Councilmember Cal Rolfson
District 2

Councilmember Austin Guenther
District 3

Councilmember Nate Walker
District 5

Councilmember Doug Bryant
At-Large

MOUNT DORA CITY COUNCIL
December 7, 2021, 5:30 PM
City Hall Board Room, 510 N. Baker Street

REGULAR AGENDA

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

1. Donation of Butterfly Garden Sculpture

PUBLIC COMMENTS

- This is the time for the public to come forward with any comments on any subject related to City business that is not listed on the Agenda.
- Please complete a speaker card and provide it to the City Clerk prior to the meeting.
- Please clearly state your name and address for the record. If you are part of a group, try to designate a speaker.
- Please address all comments to the Chair.
- Answers to your questions may not be given at the end of your speech. However, your question along with an answer will be placed on the City's website under Frequently Asked Questions within 10 business days.
- We will try to answer your questions at the time asked. However, there may be times we will need to do research prior to providing an answer.

APPROVAL OF AGENDA

BOARD APPOINTMENTS

1. Lake Community Action Agency
2. Advisory Board Appointments
3. Lake-Sumter MPO Governing Board

CONSENT AGENDA

1. Request Adoption of Resolution No. 2021-120, Approval for New Year's Eve Block Party Fireworks
2. Request Approval of Meeting Minutes
 - September 7, 2021 Regular City Council Session
 - September 14, 2021 City Council Special Session
 - September 21, 2021 Regular City Council Session
 - September 21, 2021 Northeast CRA Governing Board Session

ACTION ITEMS

1. Request Adoption of Resolution 2021-140, Wastewater Plant #1 Rehabilitation Loan - SRF Project No.351480

PUBLIC HEARINGS - RESOLUTION/ORDINANCES

1. Approval of Final Reading of Ordinance No. 2021-07, Annexation for Route 46 Properties, LLC (33.38 acres)
2. Approval of Final Reading of Ordinance No. 2021-20, Annexation for FRB Properties, LLLP (1.77 acres)
3. Approval of Final Reading of Ordinance No. 2021-22, Change in Zoning FRB Properties, LLLP
4. Approval of First Reading of Ordinance No. 2021-23, Annexation for Mount Dora Groves (224.56 Acres)
5. Approval of First Reading Transmittal Hearing Ordinance No. 2021-24, Large-Scale Future Land Use Map Amendment for Mount Dora Groves

CITY MANAGER

1. Lobbyist Update
2. City Manager's Report

CITY ATTORNEY'S REPORT

1. Discussion and direction pertaining to appointment terms for City Boards and Committees.
2. Discussion and direction related to building height initiative and demands issued by Robert Vason on behalf of citizen's group.

COMMUNICATIONS AND REPORTS

- Council Member John Cataldo
- Council Member Austin Guenther
- Council Member Cal Rolfson
- Councilmember Nate Walker
- Council Member Doug Bryant
- Vice-Mayor Marc Crail
- Mayor Crissy Stile

FUTURE MEETING DATES

- December 21, 2021, 5:30 PM, Regular Session
- January 4, 2022, 6:00 PM, Regular Session
- January 18, 2022, 6:00 PM, Regular Session
- February 1, 2022, 6:00 PM, Regular Session

ADJOURNMENT

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE AT THIS MEETING WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, 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. VERBATIM RECORD WILL NOT BE PROVIDED BY THE CITY OF MOUNT DORA.

NOTICE: IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT JESSICA BURNHAM, CITY CLERK, AT LEAST 48 HOURS PRIOR TO THE PROCEEDINGS. TELEPHONE (352) 735-7126 FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.



CITY OF MOUNT DORA

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: December 7, 2021

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Donation of Butterfly Garden Sculpture

Introduction:

A group of Mount Dora residents have offered to donate a \$7,600 garden sculpture to the City for placement in the Nunan Butterfly Garden. The City Manager has accepted this gift and the Mount Dora Community Trust has facilitated the purchase on behalf of the donors.

Discussion:

The Nunan Butterfly Garden was completed in 2017, with a professionally designed plan that featured a central 'color wheel' as the garden's focal point. This open center is 40' in diameter and provides a terminal point for all the surrounding garden paths. It was intentionally left empty for events or for a possible central feature in the future. Although the fundraising completed for the 2017 completion didn't include a sculpture, this particular garden feature by Sculptor Robert C. Anderson was researched at that time and was included in future plans for the garden. The center space is more than wide enough to accommodate the sculpture, which is 4' in diameter. The sculpture is comprised of powdercoated steel and features a circular planter which rests on ball bearings, making it easy to spin. This spinning creates a kaleidoscope effect when viewed through the three brass scopes (one at ADA/child's height).

The donors requested a tour of the Nunan Butterfly Garden in October 2021 and indicated their interest in wholly sponsoring the addition of the garden sculpture. The artist was contacted and specifications for the model and number of kaleidoscopes were given. Staff conducted reference checks on his other installations, including the towns of Venice and Ormond Beach, Florida, which both reported very favorable experiences with their public sculptures by this artist.

Installation of a concrete base, upon which the garden sculpture will be mounted, and an additional security light will be accomplished by Public Works staff. Maintenance, including watering and flower replacement, will be done by garden volunteers. The flowering plants used for the planter will be nursery-grown annuals at the peak of their blooms, for maximum kaleidoscopic effect. A sponsor will be sought for these flower purchases, which will likely

occur every one or two months. The installation and unveiling ceremony is planned for December 2021.

The Public Arts Commission unanimously recommended approval of the sculpture donation on Tuesday, October 26, 2021. The Library Advisory Board unanimously recommended approval of it on Monday, November 8, 2021.

Budget Impact:

Other than routine supplies required for installation, no direct or indirect costs will be incurred by accepting this garden sculpture donation, which has a \$7,600 value. The Mount Dora Community Trust paid for the sculpture on November 1, 2021 and it is now housed inside the Library's storage shed.

Strategic Impact:

Continually improving the aesthetic experience of the Library campus for residents and visitors is an inherent part of the City's economic development strategic plan's goal of 'enhancing Mount Dora as a destination.'

Recommendation City Council accept the donation of the sculpture for placement in the Nunan Butterfly Garden.

Attachment(s):

1. ATTACHMENT #1 - Garden Kaleidoscope
2. ATTACHMENT #2 - Invoice Mount Dora FL

Prepared by: Cathy Lunday, Library Manager

Reviewed by: Amy Jewell, Leisure Services Director
John McKinney, Finance Director
Nicole Wisniewski, Deputy City Clerk
Jessica Burnham, City Clerk
Patrick Comiskey, City Manager

Approved - 11/30/2021

Approved - 12/1/2021

Approved - 12/2/2021

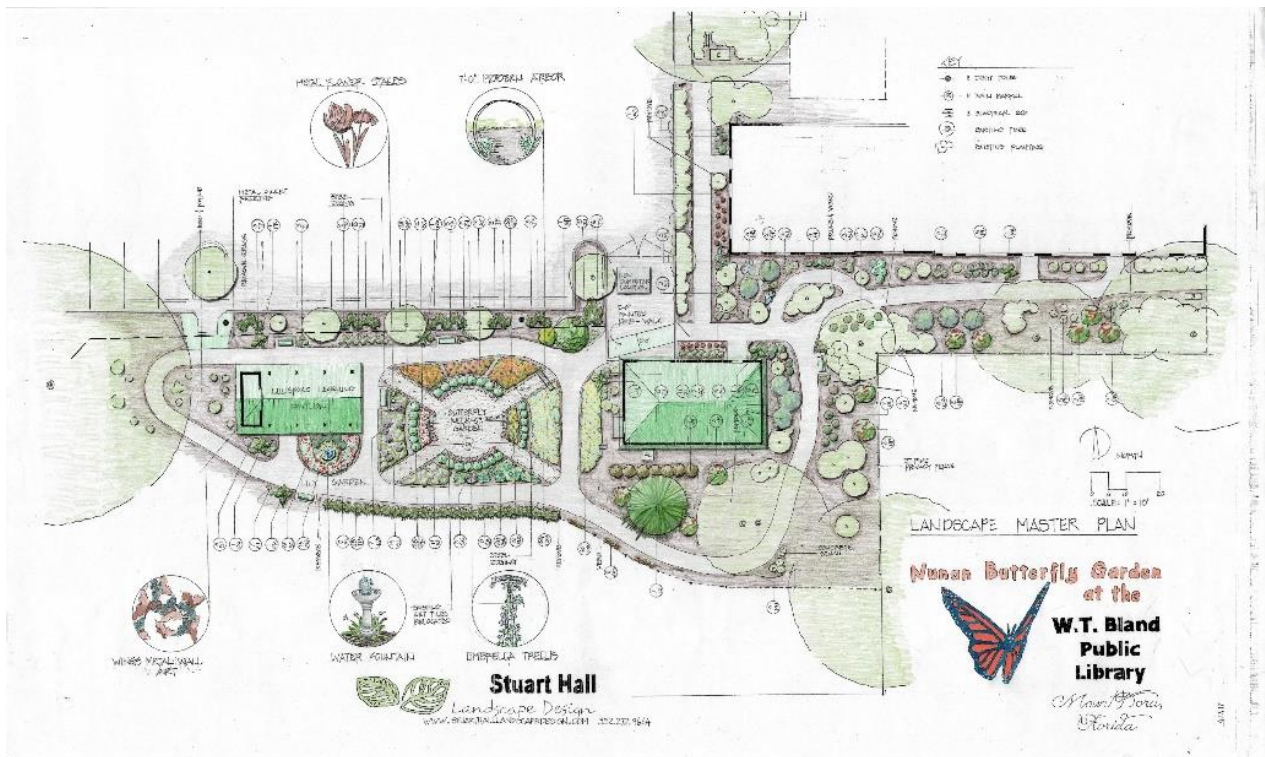
Approved - 12/2/2021

Final Approval - 12/3/2021

ATTACHMENT #1

W.T. Bland Public Library Nunan Butterfly Garden Donation of Garden Kaleidoscope October 2021

Sculptor Robert C. Anderson's (<https://rcandersondoorcounty.com/>) 'large atomic garden kaleidoscope' on the left; sample finish on the right:



ATTACHMENT #2

R.C. Anderson Co., LLC

Sturgeon Bay, Wisconsin

Sales Invoice No. 918

October 28, 2021

Ordered by: Mount Dora Community Trust

Description: Large Atomic Garden Kaleidoscope sculpture with three brass optical viewing teleidoscopes mounted at different levels on the sculpture – lowest scope is approximately 37" from ground *

Quantity: One

Finish: Copper-vein powdercoat

Price: \$7,600.00 *

Freight: \$0.00

Other: Three complimentary steel locking collars are provided for the brass scopes (\$150.00 value). A plastic planting liner is also provided.

* Originally ordered Large Atomic with 2 scopes; however, Large Atomic with 3 scopes, fit the customer's objectives better. R.C. Anderson Co., LLC is underwriting the price difference between the two designs.

Preparation of a concrete pad that is approximately 32" in diameter or square and 6" thick is the responsibility of the customer and is not included in the pricing here. The top of the pad should be 2-3" below finished grade.

Delivery Date: Tuesday, November 2, 2021; morning hours

Delivery Location: 1995 N. Donnelly Street, Mount Dora, FL 32757

Robert C. Anderson
R. C. Anderson Co., LLC
P. O. Box 45
Sturgeon Bay, WI 54235
(920) 493-0994 cell

Signature:

 11/1/21
Mount Dora Community Trust Date



CITY OF MOUNT DORA

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: December 7, 2021

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Lake Community Action Agency

Introduction:

This is a request from the Lake Community Action Agency for a nomination to the Lake Community Action Agency Board of Directors.

Discussion:

According to the Lake Community Action Agency Board of Director's by-laws, a public official who is appointed can appoint someone to serve in his/her absence. These representatives need not be public officials themselves, but they shall have full authority to act for the public officials when he/she cannot attend board meetings. It is the desire of the Lake Community Action Agency Board of Directors that responsible leaders from businesses, public officials, education, industry, labor, religion, significant minority groups, and other major activities and interests join with them in the challenging work of helping people attain self-sufficiency.

Budget Impact:

No Budget Impact.

Strategic Impact:

No Strategic Impact as related to the goals defined by City Council.

Recommendation To discuss and advise who shall be appointed to the Lake Community Action Agency Board of Directors.

Attachment(s):

Prepared by: Jessica Burnham, City Clerk

Reviewed by: Patrick Comiskey, City Manager

Final Approval - 12/3/2021



Form Center

Board Application



**CITY OFTM
MOUNT
DORA**

City Clerk

510 North Baker Street

Mount Dora, FL 32757

(352) 735-7142 Office



Application to Serve as a Board or Committee Member for the City of Mount Dora

Please complete all of the date fields listed below.

First Name*

HARMON

Last Name*

MASSEY

Address1*

8009 Pine Hollow Drive

Address2

City*

Mount Dora

State*

FL

Zip*

32757

Phone Number*

850-291-298

Email Address*

hmassey7925@yahoo.com

Provide a brief statement relating to your education, experience and reason for wishing to serve*

HAVING SERVED AS AN AT LARGE Councilman for the past four years (2017-2021) for Mount Dora, I continue to be willing to serve and give back to my community.

Resume or additional attachments (not required)

No file chosen

Boards on which you wish to serve*

Planning & Zoning

Upon Completion

This form will be submitted to the City Clerk's Office.

protected by reCAPTCHA

[Privacy](#) - [Terms](#)

☒ Receive an email copy of this form.

Email address

This field is not part of the form submission.



* indicates a required field

City of Mount Dora | 510 N. Baker Street | P.O. Box 176 | Mount Dora, FL 32757 |

Phone: 352-735-7100 | [Email](#)

From: noreply@civicplus.com
To: [Wisniewski, Nicole](#); [Burnham, Jessica](#)
Subject: Online Form Submittal: Board Application
Date: Monday, November 15, 2021 10:40:28 AM

**** This message originated outside of the City of Mount Dora network. Please think before you click. ****

Board Application

City Clerk
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7142 Office

Application to Serve as a Board or Committee Member for the City of Mount Dora
Please complete all of the date fields listed below.

First Name	James
Last Name	Homich
Address1	621 E. 5th Avenue
Address2	<i>Field not completed.</i>
City	Mount Dora
State	Florida
Zip	32757
Phone Number	3523833031
Email Address	jhomich@comcast.net
Provide a brief statement relating to your education, experience and reason for wishing to serve	USCGA B.S. Physical Science; UAB M.S. Organic Chemistry; UF J.D. Experience: City Council Member 8 years; Attorney with case work in Historic, Zoning, Code Enforcement, Property and Construction Law Reason: Resident and business owner since 1996.
Resume or additional attachments (not required)	<i>Field not completed.</i>
Boards on which you	Planning and Zoning

wish to serve

Upon Completion

This form will be submitted to the City Clerk's Office.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Wisniewski, Nicole](#); [Burnham, Jessica](#)
Subject: Online Form Submittal: Board Application
Date: Friday, October 8, 2021 4:48:52 PM

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Board Application

City Clerk
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7142 Office

Application to Serve as a Board or Committee Member for the City of Mount Dora
Please complete all of the date fields listed below.

First Name	Kris
Last Name	Haukoos
Address1	925 Northside Drive
Address2	<i>Field not completed.</i>
City	Mount Dora
State	FL
Zip	32757
Phone Number	3525524908
Email Address	Haukoospnp@gmail.com
Provide a brief statement relating to your education, experience and reason for wishing to serve	I have been a Mount Dora resident for 11 years. I love the city and have a desire to serve and volunteer. My background, however, is in medicine. I have my Masters of Science in Advanced Practice Pediatric Nursing from the University of Florida. I have a Post Masters Degree in Psychiatric Advanced Practice Nursing from Florida Atlantic University. I am a pediatric nurse practitioner we and a psychiatric nurse practitioner and I am self employed.
Resume or additional attachments (not required)	<i>Field not completed.</i>
Boards on which you	Planning and Zoning

wish to serve

Charter Review
Historic Preservation

Upon Completion

This form will be submitted to the City Clerk's Office.

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From: noreply@civicplus.com
To: [Wisniewski, Nicole](#); [Burnham, Jessica](#)
Subject: Online Form Submittal: Board Application
Date: Friday, November 5, 2021 2:43:55 PM

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Board Application

City Clerk
510 North Baker Street

Mount Dora, FL 32757

(352) 735-7142 Office

Application to Serve as a Board or Committee Member for the City of Mount Dora
Please complete all of the date fields listed below.

First Name	Suzanne
Last Name	Scheck
Address1	308 N Tremain Street
Address2	<i>Field not completed.</i>
City	Mount Dora
State	FL
Zip	32757
Phone Number	5169821129
Email Address	SuzanneMScheck@gmail.com

Provide a brief statement relating to your education, experience and reason for wishing to serve

Born and raised in Ft Lauderdale, FL. Went to FSU with a degree in Fashion Merchandising/Business. Had a 1940's house in Coral Ridge and was part of a neighborhood movement to stop cut through traffic in neighborhoods. Was a board member for HANDY and extensively chaired programs and fundraising. In 1998 moved to Garden City, NY and completely gutted a 1921 Tudor and stayed true to origins while bring it to present day standards. Was on 2 Garden City House Tours. Additionally co-started the Delta Gamma Alumni Group for Long Island, NY. I am a people person; who loves architecture and restoration of older homes. I love being involved in my community and part of it. My husband and I just recently moved here in May after spending Thanksgiving thru New Years here with our family 2020. They have been locals for 23 yrs our brother and 30+

years our sister.

Resume or additional
attachments (not
required)

Field not completed.

Boards on which you
wish to serve

CRA Board

Upon Completion

This form will be submitted to the City Clerk's Office.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Wisniewski, Nicole](#); [Burnham, Jessica](#)
Subject: Online Form Submittal: Board Application
Date: Tuesday, November 2, 2021 10:02:10 AM

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Board Application

City Clerk
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7142 Office

Application to Serve as a Board or Committee Member for the City of Mount Dora
Please complete all of the date fields listed below.

First Name	Rosalyn
Last Name	Harris
Address1	1507 Jefferson Dr
Address2	<i>Field not completed.</i>
City	Mount Dora
State	FL
Zip	32757
Phone Number	3525513212
Email Address	rozbharris@gmail.com
Provide a brief statement relating to your education, experience and reason for wishing to serve	I wish to apply to become a member of the Northeast CRA Board as I see the need for positive change in our community. I have performed countless voluntary community hours with GED, and children as well as adult enhancement programs during the past 15 plus years. Becoming a board member may allow me to be a part of the solution to the blight and indifference in our community and help make this community a positive attribute to this City.
Resume or additional attachments (not required)	<i>Field not completed.</i>
Boards on which you	NECRA Board

wish to serve

Upon Completion

This form will be submitted to the City Clerk's Office.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Wisniewski, Nicole](#); [Burnham, Jessica](#)
Subject: Online Form Submittal: Board Application
Date: Thursday, November 18, 2021 1:23:07 PM

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Board Application

City Clerk
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7142 Office

Application to Serve as a Board or Committee Member for the City of Mount Dora
Please complete all of the date fields listed below.

First Name	Jay
Last Name	Smith
Address1	1046 McDonald Street
Address2	<i>Field not completed.</i>
City	Mount Dora
State	FL
Zip	32757
Phone Number	(352) 455-7809
Email Address	jaysmithnyc@yahoo.com

Provide a brief statement relating to your education, experience and reason for wishing to serve

I respectfully submit my application to serve on the Downtown CRA. I grew up in the small Ohio town of Delaware, the birthplace of President Rutherford B. Hayes and along with my family restored several historic homes. After attending Butler University my career in the entertainment business took me to New York and Los Angeles where I was hired by the Walt Disney Company. Disney moved me and my family to Orlando in 1983 where we discovered Mount Dora. Disney then sent me to Paris, where I became the VP of the Entertainment Division. After leaving Disney, I worked for Gaylord Entertainment in Nashville, Radio City Music Hall in NYC. My wife and I moved back to Florida in 2004. I worked as Creative Development Director for Feld Entertainment and purchased and restored our historic home on McDonald Street. Unfortunately, my wife passed away

in 2009 and I moved to Belgium to work with Franco Dragone as his Creative Director producing shows in Macau, Mainland China and Paris. I then moved to Holland to serve as Creative Director for Stage Entertainment. In 2017 I retired and moved back to Mount Dora. I believe my work experience, my creative talents and organizational skills would be of benefit to the downtown CRA. Thank you for your consideration. With my best regards,
Jay Smith

Resume or additional
attachments (not
required)

[Jay Bio.pdf](#)

Boards on which you
wish to serve

Downtown CRA

Upon Completion

This form will be submitted to the City Clerk's Office.

Email not displaying correctly? [View it in your browser.](#)

**APPLICATION TO SERVE AS A BOARD OR COMMITTEE MEMBER
FOR THE
CITY OF MOUNT DORA**

Please complete all of the data fields listed below. Each applicant is advised that a very thorough criminal background investigation will be conducted through the Florida Department of Law Enforcement.

**Applicant is subject to Florida Sunshine Laws
Immediately Upon Appointment to a Board or Committee**

1. Name: MANCHON JANET RAE
(last) (first) (middle)

2. Sex: Female 3. DOB: 06/19/44

4. Home Address: 2108 Oak Leaf Circle
(street, city, state and zip code)
Mount Dora FL 32757

5. Mailing Address: same
8876

6. Primary phone no. 352-630-8876 7. Secondary phone no. —

8. Social Security Number:
(For the Purpose of Background investigation) N/A

9. Email: janetmanchon@gmail.com

10. Provide a brief statement relating to your education, experience and reason for wishing to serve. (You may attach a resume.)

MS in Counselor Education
School Counselor
10 yrs on NE-CRA 2010-2020
15 yr. resident

11. Boards on which you wish to serve: CRA (downtown)
Preservation + Historic
Public Art Library

Please return this form to the Office of the City Manager, 510 Baker Street, Mount Dora, FL 32757
PH: 735-7126 for additional information.
brdapp (4/2/02)

From: noreply@civicplus.com
To: [Wisniewski, Nicole](#); [Burnham, Jessica](#)
Subject: Online Form Submittal: Board Application
Date: Thursday, November 18, 2021 10:58:40 AM

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Board Application

City Clerk
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7142 Office

Application to Serve as a Board or Committee Member for the City of Mount Dora
Please complete all of the date fields listed below.

First Name	tom
Last Name	Dring
Address1	908 N Tremain St
Address2	<i>Field not completed.</i>
City	Mount Dora
State	FL
Zip	32757
Phone Number	832-341-9101
Email Address	tdri@eml.cc

Provide a brief statement relating to your education, experience and reason for wishing to serve

I am interested in serving on either the Historic Preservation or Planning and Zoning board. I hold an engineering degree from Texas A&M university and have more than 30 years of experience in corporate technology functions and executive management. More about my background can be viewed here: <https://www.linkedin.com/in/tomdring/>

My wife and I moved to Mount Dora in January 2020 and live in a historic home in the district (908 N Tremain St). Prior to moving here, we owned a historic 1901 home in Galveston, Texas, another town with a focus on historic preservation. I have also served on the residential design review committee in The Woodlands, Texas, a very large master planned community.

We love the character of Mount Dora and I am anxious to be involved in its preservation and evolution.

Resume or additional attachments (not required)

Field not completed.

Boards on which you wish to serve

Historic Preservation
Planning and Zoning

Upon Completion

This form will be submitted to the City Clerk's Office.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Wisniewski, Nicole](#); [Burnham, Jessica](#)
Subject: Online Form Submittal: Board Application
Date: Wednesday, November 10, 2021 8:48:16 AM

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Board Application

City Clerk
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7142 Office

Application to Serve as a Board or Committee Member for the City of Mount Dora
Please complete all of the date fields listed below.

First Name	Patricia
Last Name	Huizing
Address1	1130 E 9th Avenue
Address2	<i>Field not completed.</i>
City	Mount Dora
State	FL
Zip	32757
Phone Number	2016270301
Email Address	patti.huizing@gmail.com

Provide a brief statement relating to your education, experience and reason for wishing to serve

I have owned a home in Mount Dora since 2003. I am passionate about preserving the charm and history that is what attracts so many to this special place. Mount Dora's historic district is on the National Register of Historic Places and its commission is a Certified Local Government, which affords great opportunities, including access to grant funding and educational resources, to enhance and protect the region.

I see my role as a member of the Historic Preservation Board is to not only review applications that come before the board, but also to educate those in the historic district about the intrinsic historic and economic value of a well-protected historic district. It would be an honor to serve in this important role.

From 1999 to 2003 I served as the Executive Director of Preservation NJ. During that time, I participated in numerous history and community development boards and organizations, including the Crossroads of the American Revolution National Heritage Area, Main Street New Jersey Advisory Board, Federal Transportation Enhancements Grant Review Committee, Grant Review Committee for the New Jersey Historical Commission, Drew University Advisory Council, Historic Preservation certificate program and on the Board of Trustees, Advocates for New Jersey History.

Resume or additional attachments (not required)

Field not completed.

Boards on which you wish to serve

Historic Preservation board

Upon Completion

This form will be submitted to the City Clerk's Office.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Wisniewski, Nicole](#); [Burnham, Jessica](#)
Subject: Online Form Submittal: Board Application
Date: Thursday, December 2, 2021 6:28:43 PM

**** This message originated outside of the City of Mount Dora network. Please think before you click. ****

Board Application

City Clerk
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7142 Office

Application to Serve as a Board or Committee Member for the City of Mount Dora
Please complete all of the date fields listed below.

First Name	Andrea
Last Name	Lothar
Address1	961 Liberty Ave
Address2	<i>Field not completed.</i>
City	Mt. Dora
State	Florida
Zip	32757
Phone Number	5612135175
Email Address	andrealeigh1212@gmail.com

Provide a brief statement relating to your education, experience and reason for wishing to serve

I have a Bachelor of Science in Engineering from Old Dominion University in Norfolk, VA.
I am a FL State Licensed Building Contractor with International PMP Certification.
I hold a Professional Green LEED Accreditation by GBCI as a LEED AP BD&C (Worldwide Leadership in Energy and Environmental Design for Building Design and Construction) focused on environmental sustainability as it is applied to building development.
Prior to retirement I spent 10 yrs as Vice President for New Development and Construction for TD Bank for the State of FL.
I've had a rewarding 12 years as a volunteer Guardian Ad Litem and a volunteer math tutor for children.
Since enjoying an early retirement and moving to Mt Dora I've

become involved with many friends and neighbors and other citizens of Mt Dora interested in preserving our Town.
I am here to stay and am fully committed to doing what is right for Mt Dora in a way that I might be able to use my past experience and expertise in assisting with the improvements and future development of our town in the best way that I can.

Resume or additional attachments (not required)

Field not completed.

Boards on which you wish to serve

CRA
Planning & Zoning
Planning & Development
Code Compliance

Upon Completion

This form will be submitted to the City Clerk's Office.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Wisniewski, Nicole](#); [Burnham, Jessica](#)
Subject: Online Form Submittal: Board Application
Date: Monday, November 29, 2021 1:03:06 PM

**** This message originated outside of the City of Mount Dora network. Please think before you click. ****

Board Application

City Clerk
510 North Baker Street

Mount Dora, FL 32757

(352) 735-7142 Office

Application to Serve as a Board or Committee Member for the City of Mount Dora
Please complete all of the date fields listed below.

First Name	Yiris
Last Name	Rivera
Address1	3301 Bethpage Loop
Address2	<i>Field not completed.</i>
City	Mount Dora
State	FL
Zip	32757
Phone Number	3527773456
Email Address	yirisalgel@hotmail.com

Provide a brief statement relating to your education, experience and reason for wishing to serve

I do have a Bachelor Degree in Science of Nursing from Puerto Rico. Me and my Husband been in Florida almost 10 years now. We moved here to Mount Dora 6 years ago - we are so proud and happy that it's our town. Also, we do have 3 children - one of them is on the Spectrum of Autism (our son) and we have 2 daughters **3 are a good readers!. As a Family we always support the reading at home and I take them most of time to the Library to get books. I want to serve because I do believe in books and reading for all of our Community. Honestly, I have never have the pleasure to serve in an establish Board, but I am more than happy to learn and help my Community.

Resume or additional attachments (not

[Yiris Rivera Resume 2019.pdf](#)

required)

Boards on which you
wish to serve

I want to continue growing and being part of our community. I
want to continue learning and always support my Town in
anything that I can. Also, I want to serve promoting our Library.
We can grow having more readers, specially our children
(including all ages).

Upon Completion

This form will be submitted to the City Clerk's Office.

Email not displaying correctly? [View it in your browser.](#)

YIRIS RIVERA

3301 Bethpage Loop | Mount Dora, FL32757 | 352-777-3457 |
yirisalgel@hotmail.com

OBJECTIVE

To work in a challenging position that would assist your company in the growth and profits throughout the use of my experience, education and skills. Also to keep learning and gaining more experience for my personal and professional goals, and share all the knowledge that I have with the company and clients to keep the company growing and to be in compliance with all the standards.

SKILLS & ABILITIES

- Bilingual (Spanish, English).
- Excellent Customer Service.
- Ability to prioritize workloads for maximum efficiency.
- Computer Knowledge with Microsoft Office applications.
- Excellent verbal and written communication skills.
- Strong interpersonal skills.
- Attention to Detail.
- Fast learner

EXPERIENCE

Case Manager, United Bio Source

2015 – 2019

Lake Mary, Florida

- My functions were to manage members and clients expectations related to referrals. Input claim requests into adjudication platform maintaining compliance to performance guarantees, HIPAA guidelines and service standards. Process according to client guidelines making exceptions upon member appeal and client approval. Recognize and escalate appropriate system crises/problems and fraudulent claims to management. Research to define values for missing information not submitted with claim but required for processing.

A&G Coordinator, MMM Healthcare, INC

2004 – 2011

San Juan, Puerto Rico

- 2007 – 2011 Appeals & Grievances Coordinator. Responsible of handling appeals and grievances from the members and providers in regards of authorization denials, and claims denials according to Center of Medicare and Medicaid Services (CMS) guidelines. Also responsible for data entry on all appeals and grievances received via email, mail, and fax.
- 2005 – 2007 Member Service Representative. Providing face to face customer service in a regional office (walk in) in the Member Services Department.

- 2004 – 2005 Customer Service Representative. In a call center environment responsible for inbound and outbound calls for members and providers in regards of member's eligibility, authorizations inquiries, and claims inquiries.

Sandwich Artist/Cahier, Subway

2003 - 2004

San Juan, Puerto Rico

- Greets and serves customers, prepares food, maintains food safety and sanitation standards, and handles or processes light paperwork. Exceptional customer service is a major component of this position.

EDUCATION

Metropolitan University (UMET) of Puerto Rico – San Juan, Puerto Rico –

Bachelor in Science of Nursing



CITY OF MOUNT DORA

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: December 7, 2021

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Lake-Sumter MPO Governing Board

Introduction:

This is an opportunity to appoint a Governing Board member and an alternate to serve on the Lake-Sumter MPO Governing Board.

Discussion:

The Lake-Sumter MPO Governing Board provides a forum for cooperative decision making concerning transportation issues throughout the urbanized area of Lake and Sumter counties in Florida. As the lead agency for regional transportation planning, the MPO is responsible for the planning of several modes of transportation.

The Lake-Sumter MPO's regional planning allows for the allocation of millions of dollars in federal transportation funding annually. The MPO also helps citizens speak with one voice to their state and federal legislators on transportation-related issues. Most importantly, effective public involvement ensures scarce tax dollars are used in accordance with the greatest needs and desires of the community.

The mission of the Lake-Sumter Metropolitan Planning Organization Governing Board is to provide the local governments, agencies and residents of Lake and Sumter counties a forum for addressing growth and transportation issues, with an emphasis on, planning a regional, multi-modal transportation network that balances accessibility and mobility; incorporating the visions of the member governments into a cohesive regional approach; and coordinating with regional partners and state and federal agencies to meet the needs of the public.

Budget Impact:

No budget impacts associated with board appointees.

Strategic Impact:

This action ensures intergovernmental coordination with regional agencies and stakeholders to support the growth management goals of the City.

Recommendation City Council to appoint a board member and an alternate to serve on the Lake-Sumter MPO Governing Board.

Attachment(s):

Prepared by: Jessica Burnham, City Clerk
Reviewed by: Patrick Comiskey, City Manager

Final Approval - 12/3/2021



CITY OF MOUNT DORA

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: December 7, 2021

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Request Adoption of Resolution No. 2021-120, Approval for New Year's Eve Block Party Fireworks

Introduction:

This is a request for City Council to approve Resolution No. 2021-120, Approval of Fireworks Display and Extend Noise Ordinance for New Year's Eve. Section 50.250 of the Code of Ordinances requires City Council approval for fireworks.

Discussion:

This marks the 8th year of the "New Year's Eve Block Party" hosted by the City of Mount Dora. As in previous years, City staff recommends extending the hours associated with the Noise Ordinance from 10 p.m. on December 31, 2021, to 12:45 a.m. on January 1, 2022, for the area between Alexander Street and McDonald Street. The fireworks production will take place at 12 a.m. (midnight) and will be launched from the Fourth Avenue docks. The fireworks company has provided and listed the City of Mount Dora as an Additional Insured for this event. The event area will be monitored by law enforcement during the event hours of 9 p.m. to 12 a.m.

Budget Impact:

A total of \$5,000 was appropriated and is currently available in the adopted fiscal year 2021-22 to fund the New Year's Eve Block Party fireworks display.

Strategic Impact:

This item fulfills several elements of the City's Strategic Plan, including Objective 1.4. Promote tourism by Enhancing Mount Dora as a Destination, Objective 2.3.2. Increase engagement and collaboration with residents, and Objective 2.3.3. Support Special Events and dedicated open space.

Recommendation Council approve Resolution No. 2021-120, extending the noise ordinance until 12:45 am. on January 1, 2022, and allowing for a fireworks display to celebrate the New Year.

Attachment(s):

1. Resolution 2021-120.Approval for New Year's Eve Block Party Fireworks.SGS

Prepared by: Jeanann Hand, Administrative Coordinator

Reviewed by: carsonc carsonc, Special Events Coordinator

Amy Jewell, Leisure Services Director

John McKinney, Finance Director

Sherry Sutphen , City Attorney

Nicole Wisniewski, Deputy City Clerk

Jessica Burnham, City Clerk

Patrick Comiskey, City Manager

Approved - 11/16/2021

Approved - 11/16/2021

Approved - 11/18/2021

Approved - 12/1/2021

Approved - 12/2/2021

Approved - 12/2/2021

Final Approval - 12/3/2021

RESOLUTION NO. 2021-120

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2021 NEW YEAR'S EVE BLOCK PARTY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORITY TO THE CITY MANAGER FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; AND PROVIDING FOR SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, the 2021 New Year's Eve Block Party is the eighth annual and is hosted by the City of Mount Dora; and

WHEREAS, the 2021 New Year's Eve Block Party event is scheduled for Friday, December 31, 2021; and

WHEREAS, the annual New Year's Eve Block Party in Mount Dora includes a fireworks display; and

WHEREAS, the 2021 New Year's Eve Block Party requires the closing of the Fourth Avenue dock in order to conduct the fireworks display at 12:00 a.m. on January 1, 2022; and

WHEREAS, in accordance with Section 50.250, City of Mount Dora Code of Ordinances, the Fire Chief has approved the time, place and manner of the 2021 New Year's Eve Block Party fireworks display; and

WHEREAS, Section 50.250, City of Mount Dora Code of Ordinances, requires City Council approval for fireworks displays to be conducted in the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Authorization for Fireworks Display and Dock Closure. The City Council hereby authorizes the 2021 New Year's Eve Block Party fireworks display and the closure of the Fourth Avenue Dock in order for the fireworks to be launched safely.

SECTION 3. Implementation of Administrative Actions. The City Manager is hereby authorized and directed to take such actions as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to

the fireworks display and closure of the Fourth Avenue Dock, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of December, 2021.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

JESSICA BURNHAM
CITY CLERK

For the use and reliance of City of Mount Dora only.
Approved as to form and legality.

Sherry G. Sutphen, City Attorney



CITY OF MOUNT DORA

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: December 7, 2021

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Request Approval of Meeting Minutes
- September 7, 2021 Regular City Council Session
- September 14, 2021 City Council Special Session
- September 21, 2021 Regular City Council Session
- September 21, 2021 Northeast CRA Governing Board Session

Introduction:

This is a request for City Council to approve meeting minutes.

Discussion:

The City Clerk prepares minutes and presents them to City Council as an opportunity to make suggestions or corrections prior to final approval.

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation City Council to Approve Meeting Minutes.

Attachment(s):

1. September 7, 2021 City Council Regular Session
2. September 14, 2021 City Council Special Session
3. September 21, 2021 City Council Regular Session
4. September 21, 2021 Northeast CRA Governing Board Session

Prepared by: Nicole Wisniewski, Deputy City Clerk

Reviewed by:



**CITY OF MOUNT DORA, FLORIDA
MAYOR AND CITY COUNCIL
M I N U T E S**

**REGULAR SESSION
September 7, 2021
COMMUNITY BUILDING**

Having been duly advertised as required by law, Mayor Cathy Hoechst called the Regular Session of City Council to order at 5:31 p.m. in the Mount Dora Community Building.

Members Present

Cathy Hoechst, Mayor
Harmon Massey, Vice-Mayor
Pam Burtnett, District 1
Cal Rolfson, District 2
Austin Guenther, District 3
Marc Crail, District 4
Doug Bryant, At Large

Also Present

Charles F. Revell, Interim City Manager
Sherry G. Sutphen, City Attorney
Jessica Burnham, City Clerk

PRESENTATIONS

1. Trail Projects Update

Tim Wilson, Economic Development Manager, provided council an overview of the updates within the trails projects.

2. Construction Projects Update

Chet Cramer, Project Manager, and Merry Lovern, Executive Assistant to the City Manager, provided an update on the Helen Street Drainage Improvement, Fire Station 35, and the Limit Avenue Site – Updated Site Master Plan,

PUBLIC COMMENTS

Sue Parent, 1515 Sunset Circle, addressed council with her concerns in regards to the mayor's message that was put out on August 18th, 2021 and stated her view points on the message.

Mike Masterson, 7887 Crosswinds Way, addressed council with his concerns on the board appointment process.

Vance Jochim, 12619 Milwaukee Ave. Tavares, stated his opinion on masks and provided his views.

APPROVAL OF THE AGENDA

Mayor Hoechst asked to move the City Attorney Report up to after Consent Agenda

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA WITH THE CHANGES STATED; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

CONSENT AGENDA

1. Request authorization for the City Manager to issue a Purchase Order to Purvis, Gray and Company in an amount not to exceed \$80,500, for Citywide auditing services for Fiscal Year ending September 30, 2021 (Final extension of multi-year engagement approved pursuant to RFP#18-FN-001).
2. Request Adoption of Resolution No. 2021-90, Invoice Cloud, Inc. for Payment Processing
3. Request Approval of 1st Amendment to Orange County and City of Mount Dora Joint Planning Area Interlocal Agreement- item was moved to action item
4. Request Adoption of Resolution No. 2021-105, American Rescue Plan Act Funding Agreement
5. Request Adoption of Resolution No. 2021-87, Travel & Employee Development Policy
6. Request Adoption of Resolution No. 2021-88, Fleet Management Policy
7. Request Approval of Meeting Minutes
 - February 25, 2021 City Council Work Session
 - June 17, 2021 Special Code Advisory Committee
 - July 20, 2021 City Council Regular Session
 - August 3, 2021 City Council Work Session
 - August 4, 2021 City Council Regular Session
 - August 4, 2021 CRA Governing Board
 - August 4, 2021 Northeast CRA Governing Board

Councilmember Burtnett asked to remove item number three on the consent agenda to further discuss.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE CONSENT AGENDA WITH THE CHANGE STATED; COUNCILMEMBER MASSEY SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

**ITEM THREE WAS PULLED OFF CONSENT AGENDA AND MOVED TO ACTION ITEM NUMBER ONE FOR FURTHER DISCUSSION AND CITY ATTORNEY REPORT AND CONSIDERATION OF BUILDING HEIGHT PETITION MATTER WAS MOVED TO ACTION ITEM NUMBER TWO.*

ACTION ITEMS

1. Request Approval of 1st Amendment to Orange County and City of Mount Dora Joint Planning Area Interlocal Agreement- item was moved to action item

Vince Sandersfeld, Planning and Zoning Development Director, stated this is a Interlocal agreement with Lake County

MOTION BY COUNCILMEMBER BURTNETT TO APPROVE THE 1ST AMENDMENT TO ORANGE COUNTY AND CITY OF MOUNT DORA JOINT PLANNING AREA INTERLOCAL AGREEMENT- ITEM WAS MOVED TO ACTION ITEM; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

2. City Attorney - Report and consideration of Building Height Petition Matter

Sherry Sutphen, City Attorney, provided a history of the events up to date to council and gave an overview of the items that have been submitted to the city thus far in regards to the building height petition matter.

Ms. Sutphen gave a timeline of the events that have transpired to date in regards to the petition.

Continuing, Ms. Sutphen stated that it is for council to decide to wave an irregularity in the petition that was submitted.

Moving on, Ms. Sutphen went over a handout attached hereto as “Exhibit A” with council in regards to the petition and the steps that are in line with the City of Mount Dora’s charter.

Ms. Sutphen then went over a handout going over the sufficiency determination and process to the ballot attached hereto as “Exhibit B” and provided an overview to council and those steps and criteria that are to take place.

Ms. Sutphen stated her opinion and advice to council as of today is if council allows the initiative ordinance to move forward to the ballot in the way that it is currently darterd that council would be in violation of Florida Statues Chapter 163 Section 3167 paragraph eight and if it moves forward

and is adopted and implemented council would be subjecting the city to potential Burt J Harris claims.

Councilmember Bryant spoke on property zoning laws and stated when it is broad based and not focused on one individual's property which this matter is broad based in his opinion he feels this is a matter of one's interpretation and he is not convinced that this cannot be in the charter or ordinances.

Discussion ensued on development orders

Councilmember Rolfson stated we do have to pay attention to the law and stated there is sufficient risks in not listening to the opinion of the city attorney.

Councilmember Crail stated his views on the matter and mentioned he feels something should be done and spoke of the possibly of having a committee.

Vice- Mayor Massey stated he agrees with the City Attorney's opinion.

Councilmember Burtnett stated she agrees with Councilmember Crail.

Councilmember Guenther stated he agrees with Ms. Sutphen's opinion.

Mayor Hoechst stated her concerns and stated she was in favor of the idea of a committee.

Mayor Hoechst called for a break at 7:10pm

Mayor Hoechst called the meeting back to order at 7:22

Mayor Hoechst opened public comment

Josh Hemmingway, 1177 East 5th Ave, voiced his opinion on the building height petition and stated he is not in agreement with Ms. Sutphen's opinion.

Lynn Tacher, 8031 St. James Way, stated her view on moving forward by way of the charter.

Crissy Stile, 1850 Hilltop Drive, stated we are trying to use our voices and exercise our rights. We simply want to be heard.

Gerard Guenther Jr, 2055 Overlook Drive, spoke on the civil right laws and the property rights of property owners.

Frank Kirwin, 1110 East 5th Ave, stated this is not a land development issue at all and mentioned it is a height issue.

Mike Masterson, 7887 Crosswinds Way, stated his views and inquired on the difference between citizen's rights and property owner's rights.

Ed Tillett, 101 North Grandview St. Apt. 106, stated how he takes offense to some of the previous comments mentioned.

Jaimee Allen, 1303 East 5th Ave, stated the reason why this started is because of it being brought to the planning and zoning commission.

Bob Gordon, 601 East 1st Ave, mentioned he was in favor of the committee that was suggested earlier.

Mayor Hoechst closed public input

Discussion ensued on the qualifications and the steps to take to organize a committee in regards to building heights.

Ms. Sutphen advised a resolution should be considered to set forth the parameters of the committee.

Further discussion followed on letting the process move on with the insufficient petitions to the supervisor of elections office.

MOTION BY COUNCILMEMBER BRYANT TO WAIVE THE IRREGULARITIES THAT HAVE BEEN POINTED OUT THAT THE LACK OF THE DATE OF BIRTH AND/OR VOTER'S REGISTRATION NUMBER ON THE PETITION AND ALLOW THE PETITION TO MOVE FORWARD FOR THE VERIFICATION PROCESS OF SIGNATURES TO THE SUPERVISOR OF ELECTIONS OFFICE. SECONDED BY COUNCILMEMBER BURTNETT.

Mayor Hoechst opened Public Comment

Frank Kirwin, 1110 East 5th Ave, inquired about time frames in changing the charter.

Vance Jochim, 12619 Milwaukee Ave, suggested having a mediator for the committee.

Crissy Stile, 1850 Hilltop Drive, asked for clarification on how someone could not approach the city right now and enact Burt Harris.

Ms. Sutphen stated because the city went through the public hearing process when the land development code was adopted.

Mayor Hoechst closed Public Comment

The motion was restated by the City Clerk and Mayor Hoechst asked for a roll call vote.

Councilmember Bryant YES
Councilmember Burnett YES
Councilmember Rolfson NO
Councilmember Guenther NO

Councilmember Crail NO
Vice-Mayor Massey NO
Mayor Hoechst YES

MOTION FAILED 4-3 BY ROLL CALL VOTE.

3. Request approval of Task Authorization/Guaranteed Maximum Price (GMP) for CMAR Services - Library Parking Expansion Phase 1 (Faden Builders)

Charles Revell, Interim City Manager, introduced the agenda item and provided an overview of the project.

MOTION BY VICE-MAYOR MASSEY TO APPROVE TASK AUTHORIZATION/GUARANTEED MAXIMUM PRICE (GMP) FOR CMAR SERVICES LIBRARY PARKING EXPANSION PHASE 1 (FADEN BUILDERS); COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

2. Request Adoption of Resolution No. 2021-104, Acceptance of Property from the Florida Department of Transportation to be used for public purposes

Ms. Sutphen read Resolution No. 2021-104 by title only.

Resolution 2021-104

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ACCEPTANCE OF CERTAIN SURPLUS REAL PROPERTY FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ACCEPTANCE OF CONVEYANCE OF PROPERTY; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE AND INSTRUCTIONS TO THE CITY CLERK.

Mr. Revell gave an overview of the item and stated it involves the DOT selling the city property through a quick claim deed in the amount of thirty-five dollars (\$35).

MOTION BY VICE-MAYOR MASSEY TO APPROVE RESOLUTION NO. 2021-104, ACCEPTANCE OF PROPERTY FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION TO BE USED FOR PUBLIC PURPOSES; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

Vice-Mayor Massey **YES**
Councilmember Guenther **YES**
Councilmember Burtnett **YES**
Councilmember Rolfson **YES**

Councilmember Crail **YES**
Councilmember Bryant **YES**
Mayor Hoechst **YES**

3. Determination of Finalists for the City Manager Position - Slavin Management

Mr. Revell provided an overview of the item and how the ranking would be conducted.

Mayor Hoechst called for a break at 8:35pm

Mayor Hoechst called the meeting back to order at 8:46

Bob Slavin, Slavin Management Group, gave an overview of the search process and spoke of each of the nine candidates.

Council then ranked the nine candidates and agreed to move forward with bringing in the top five for the interview process.

**Councilmember Burtnett left the meeting at 9:37 p.m.*

PUBLIC HEARINGS - RESOLUTION/ORDINANCES

1. Approval of First Reading of Ordinance No. 2021-13, Annexation Scott

Ms. Sutphen read Ordinance No. 2021-13 by title only.

ORDINANCE NO. 2021-13

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED SOUTH OF NATOMA BOULEVARD AND EAST SIDE OF US HIGHWAY 441; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sandersfeld gave an overview of this item and stated the other two items that follow are in junction with this item as well.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE FIRST READING OF ORDINANCE NO. 2021-13, ANNEXATION SCOTT, CITY OF MOUNT DORA POLICE OFFICERS' PENSION FUND AMENDMENT; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

Councilmember Rolfson	YES	Vice-Mayor Massey	YES
Councilmember Guenther	YES	Mayor Hoechst	YES
Councilmember Crail	YES		
Councilmember Bryant	YES		

2. Approval of Single Reading (Final) Ordinance No. 2021-14, Small-Scale Future Land Use Map Amendment for Scott/Whitaker, et.al.

Ms. Sutphen read Ordinance No. 2021-14 by title only.

ORDINANCE NO. 2021-14

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sandersfeld stated this item is in junction with the item which was just passed and asked if there were any questions.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE APPROVAL OF SINGLE READING (FINAL) ORDINANCE NO. 2021-14, SMALL-SCALE FUTURE LAND USE MAP AMENDMENT FOR SCOTT/WHITAKER, ET.AL; VICE-MAYOR MASSEY SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

Councilmember Rolfson **YES**
Vice-Mayor Massey **YES**
Councilmember Guenther **YES**
Councilmember Crail **YES**

Councilmember Bryant **YES**
Mayor Hoechst **YES**

3. Approval of First Reading of Ordinance No. 2021-15, Change in Zoning Scott/Whitaker, et.al

Ms. Sutphen read Ordinance No. 2021-15 by title only.

ORDINANCE NO. 2021-15

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FOR THAT PROPERTY GENERALLY LOCATED SOUTH OF NATOMA BOULEVARD AND ON THE EAST SIDE OF US HIGHWAY 441; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE; PROVIDING FOR OFFICIAL ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

MOTION BY COUNCILMEMBER GUENTHER TO APPROVE THE FIRST READING OF ORDINANCE NO. 2021-15, CHANGE IN ZONING SCOTT/WHITAKER, ET.AL; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

Councilmember Guenther **YES**
Councilmember Crail **YES**
Councilmember Bryant **YES**
Councilmember Rolfson **YES**

Vice-Mayor Massey **YES**
Mayor Hoechst **YES**

4. Request Adoption of Resolution No. 2021-89, Annual Fire Services Special Assessment

Ms. Sutphen read Resolution No. 2021-89 by title only.

Resolution No. 2021-89

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF MOUNT DORA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORITY; PROVIDING FOR PURPOSE AND DEFINITIONS; PROVIDING FOR REIMPOSITION OF FIRE SERVICES ASSESSMENTS; PROVIDING FOR CONFIRMATION OF PRELIMINARY ASSESSMENT RESOLUTION; PROVIDING FOR EFFECT OF ADOPTION OF THIS RESOLUTION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

John McKinney, Finance Director, spoke on the agenda item and provided background to Council.

Andy Kuns, 340 East 3rd Avenue, inquired about the fire fees for the third fire station that is no longer being built.

MOTION BY VICE-MAYOR MASSEY TO APPROVE RESOLUTION NO. 2021-89, ANNUAL FIRE SERVICES SPECIAL ASSESSMENT; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

<i>Vice-Mayor Massey</i>	<i>YES</i>	<i>Councilmember Bryant</i>	<i>YES</i>
<i>Councilmember Rolfson</i>	<i>YES</i>	<i>Mayor Hoechst</i>	<i>YES</i>
<i>Councilmember Guenther</i>	<i>YES</i>		
<i>Councilmember Crail</i>	<i>YES</i>		

5. Request Adoption of Resolution No. 2021-91, Tentative Millage Rate for Fiscal Year 2021-2022

Ms. Sutphen read Resolution No. 2021-91 by title only.

RESOLUTION NO. 2021-91

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA PROVIDING FOR THE ADOPTION OF THE TENTATIVE MILLAGE RATE FOR FISCAL YEAR 2021-22; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR LEVY OF AD VALOREM TAXES AND PERCENTAGE INCREASE; PROVIDING FOR FINAL BUDGET HEARING; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING

FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. McKinney stated that there were two items for discussion as part of the final public hearings regarding Mount Dora's budget process and as noticed in the proposed property taxes TRIM (Truth in Millage) Notice that the Lake county Property Appraiser sent out in compliance with F.S.200.065(2).

Mr. McKinney then stated for the record the following:

- City of Mount Dora is the taxing authority
- Current year taxable value for operating purposes is \$1,389,926,734
- \$5.7799 is the rolled-back rate
- \$5.9603 is the staff recommended millage rate. This increase covers the increased cost of operations and maintenance of the General Fund and the requested Capital Outlay and Improvement Projects
- Staff recommended millage represents a 3.12% increase over the rolled-back rate.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE RESOLUTION NO. 2021-91, TENTATIVE MOUNT DORA OPERATING MILLAGE RATE OF \$5.9603 FISCAL YEAR 2021-2022; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

Councilmember Rolfson **YES**
Councilmember Guenther **YES**
Councilmember Crail **YES**
Councilmember Bryant **YES**

Vice-Mayor Massey **YES**
Mayor Hoechst **YES**

6. Request Adoption of Resolution No. 2021-92, Tentative Budget for Fiscal Year 2021-2022

Ms. Sutphen read Resolution No. 2021-92 by title only.

RESOLUTION NO. 2021-92

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE TENTATIVE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF THE TENTATIVE BUDGET FOR FISCAL YEAR 2021-22; PROVIDING FOR FINAL BUDGET PUBLIC HEARING; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR

CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. McKinney read into the record the following items in regards to the agenda item:

- The budget includes all operation and capital cost for FY 2021-2022
- City of Mount Dora is the taxing authority
- The FY 2021-2022 budget includes the General, Special Revenue, Debt Service, Capital Enterprise and Internal Service Funds
- Per the City Charter the City Manager must submit an annual budget. We have provided an annual budget at the fund level
- The City wide Fiscal Year 2021-2022 budgets for all funds is \$102,843,370

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE RESOLUTION NO. 2021-92, TENTATIVE BUDGET FOR FISCAL YEAR 2021-2022; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

Councilmember Rolfson YES
Councilmember Guenther YES
Councilmember Crail YES
Councilmember Bryant YES

Vice-Mayor Massey YES
Mayor Hoechst YES

BOARD APPOINTMENTS

1. Advisory Board Appointments

Vice-Mayor Massey nominated Robert Harris Turner to the Northeast CRA Advisory Committee.

The appointment of Robert Harris Turner to the Northeast CRA Advisory Committee was agreed upon by the consensus of City Council.

CITY MANAGER

1. Interim City Manager Report

Mr. Revell provided an updated on COVID-19 and went over the items that had been completed by City staff since the last Council meeting.

Mr. Revell asked Joe Grusauskas, Public Works and Utilities Director, to address Council on an emergency purchase that took place on September 3, 2021.

Mr. Grusauskas discussed the emergency purchase which was for repairs on State Road 46 and Sebastian and stated that it was discovered that the sewer line was leaking at Sebastian when the road welled up with water.

MOTION BY VICE-MAYOR MASSEY TO APPROVE THE EMERGENCY PURCHASE FOR REPAIRS FOR 46/SEBASTIAN WITH RCM UTILITIES; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

CITY ATTORNEY'S REPORT

*Please note the City Attorney's Report was moved to the beginning of the meeting.

COMMUNICATIONS AND REPORTS

Council Member Pamela Burtnett

No Report as Councilmember Burtnett was no longer present

Council Member Doug Bryant

No Report

Council Member Austin Guenther

No Report

Council Member Marc Crail

No Report

Council Member Cal Rolfson

Councilmember Rolfson mentioned the lake county luncheon that was happening on Friday.

Vice-Mayor Massey

No Report

Mayor Hoechst

Thanked everyone for attending the meeting.

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 10:22 p.m.

CRISSY STILE, MAYOR
CITY OF MOUNT DORA

JESSICA BURNHAM
City Clerk

Exhibit "A"

City Charter Article VI, Section 28 – Proceedings Petition Route to the Ballot

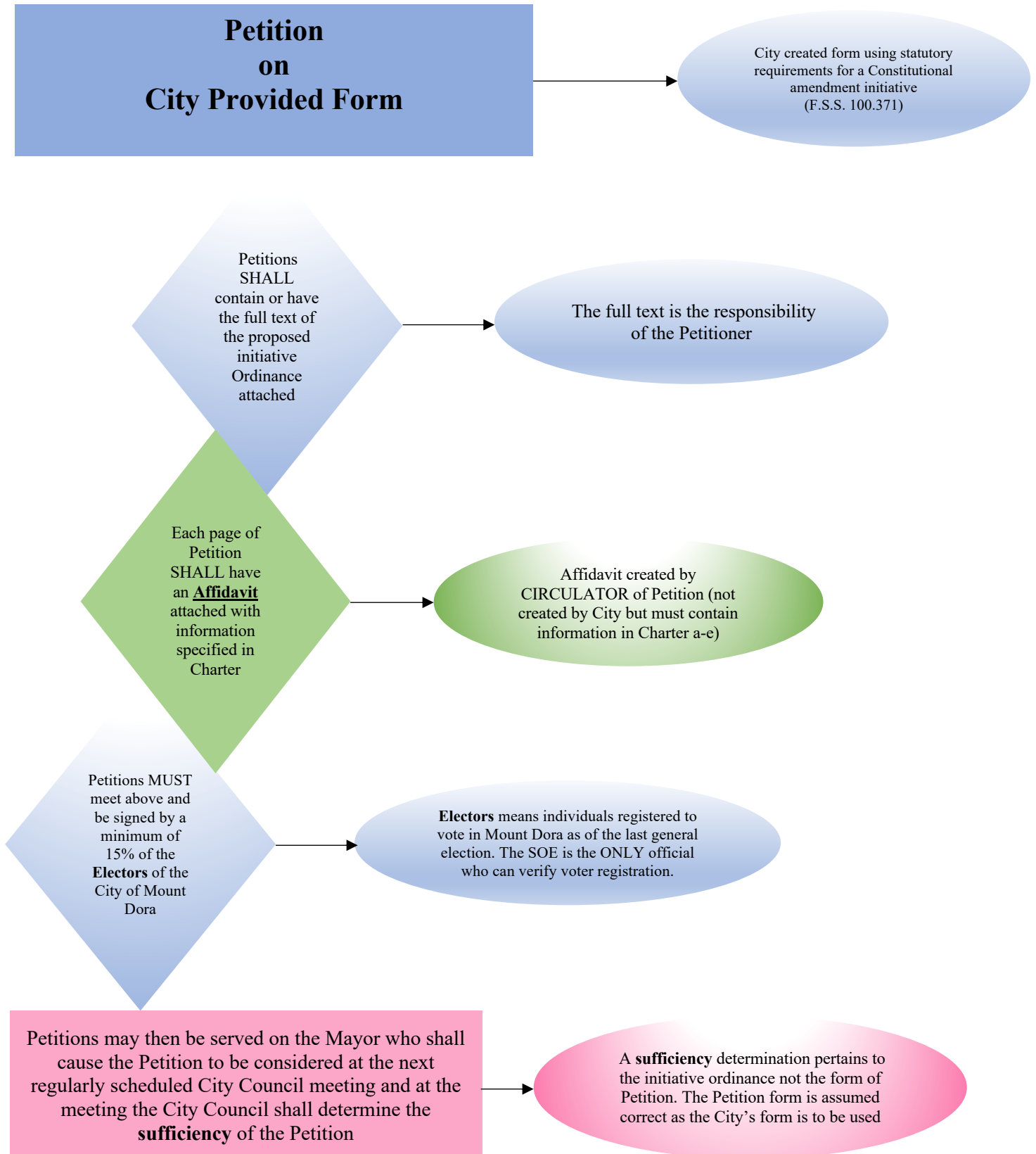


Exhibit "B"

SUFFICIENCY DETERMINATION AND PROCESS TO BALLOT

1. After receipt of the proper number of verified Petitions, **sufficiency** of the Initiative Ordinance is determined by the City Council.
2. If the Initiative Ordinance is determined **insufficient**, the City Council shall tell the Petitioner what needs to be done to revise Initiative Ordinance.
3. If the Initiative Ordinance is **never determined to be sufficient**, the City Council does nothing and does not move to the next step.
4. Once the Initiative Ordinance is determined to be **sufficient**, the City Council shall vote on the Initiative Ordinance.

⇒ If City fails to adopt the Initiative Ordinance within 60 days of <u>sufficiency</u> determination, Initiative Ordinance shall be submitted to the electors at a Special Election
--

⇒ Special Elections shall occur within 90 days after the expiration of the 60-day failure to adopt period (<u>within 150 days of sufficiency determination</u>)
--

⇒ Special Election not necessary if General Election is set to occur within 180 days after the expiration of the 60-day failure to adopt period (<u>within 240 days of sufficiency determination</u>)
--

5. Initiative Ordinance is adopted by **Majority** vote (most votes).



**CITY OF MOUNT DORA, FLORIDA
MAYOR AND CITY COUNCIL
M I N U T E S**

**SPECIAL SESSION
SEPTEMBER 14, 2021
COUNCIL CHAMBERS**

Having been duly advertised as required by law, Mayor Cathy Hoechst called the Regular Session of City Council to order at 5:30 pm in the Mount Dora City Hall Council Chambers.

Vice Mayor Massey led a Moment of Silence and Pledge of Allegiance to the Flag.

Members Present

Cathy Hoechst, Mayor
Harmon Massey, Vice-Mayor
Pam Burtnett, District 1
Cal Rolfson, District 2
Austin Guenther, District 3
Marc Crail, District 4
Doug Bryant, At Large (Via Zoom)

Also Present

Charles Revell, Interim City Manager
Jessica Burnham, City Clerk

DISCUSSION ITEMS

1. Status and discussion regarding the City Manager On-site Interviews

Mayor Hoechst started the meeting by stating the reason to why a special meeting was called.

Mayor Hoechst informed Council that the top two finalist for the City Manager position have withdrawn their applications and that she feels a discussion needed to happen.

Discussion ensued on adding Jeffery Eder to the finalist list which would bring the list back to a top four.

Motion by Vice-Mayor Massey to add Jeffery Eder to the finalist list for the search of City Manager; Councilmember Rolfson seconded the motion. Motion approved by a roll call vote.

***Vice-Mayor Massey YES
Councilmember Rolfson YES
Councilmember Guenther YES
Councilmember Bryant YES***

***Councilmember Burtnett YES
Councilmember Crail YES
Mayor Hoechst YES***

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 5:44 pm.

Crissy Stile, MAYOR
CITY OF MOUNT DORA

Jessica Burnham, City Clerk



**CITY OF MOUNT DORA, FLORIDA
MAYOR AND CITY COUNCIL
M I N U T E S**

**REGULAR SESSION
September 21, 2021
COMMUNITY BUILDING**

Having been duly advertised as required by law, Mayor Cathy Hoechst called the Regular Session of City Council to order at 5:31 p.m. in the Mount Dora Community Building.

Councilmember Burtnett led a Moment of Silence and Pledge of Allegiance to the Flag.

Members Present

Cathy Hoechst, Mayor
Harmon Massey, Vice-Mayor
Pam Burtnett, District 1
Cal Rolfson, District 2
Austin Guenther, District 3
Marc Crail, District 4
Doug Bryant, At Large

Also Present

Charles F. Revell, Interim City Manager
Sherry G. Sutphen, City Attorney
Jessica Burnham, City Clerk

PRESENTATIONS

1. Recreation Programs Update

Charles Revell, Interim City Manager, introduced Amy Jewell, Leisure Services Director and Ms. Jewell introduced Kristi Kay, Aquatics and Wellness Supervisor, who provided a presentation to council.

PUBLIC COMMENTS

Rozanne Abato, 541 East 1st Ave, spoke on the upcoming elections and campaign ethics.

Don Stewart, 1622 Normdway Drive, spoke on behalf of Visit Mount Dora and introduced Mr. Brain Young who presented a plaque to council that was from Sunshine Artist Magazine naming The Mount Dora Craft Festival as the number one event in the nation.

John Tucker, 1826 Overlook Drive, spoke on the golf tournament that is being sponsored by the Mount Dora Library Association.

Helen Cutshaw, 346 East 6th Ave, spoke on the Bra-vo event that will be held in the community building and asked if council would consider waiving the balance due.

APPROVAL OF THE AGENDA

Mayor Hoechst asked to remove consent agenda item one (1) approval of Resolution No. 2021-98 for further discussion under action items and to place the waving of the fees for the Bra-vo event which was brought up under public input be placed on action items.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA WITH THE CHANGES STATED; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

CONSENT AGENDA

1. Request adoption of Resolution No. 2021-98, Utility Billing and Accounts Receivable Accounting Adjustment

**This item was heard under action items.*

ACTION ITEMS

1. Request adoption of Resolution No. 2021-98, Utility Billing and Accounts Receivable Accounting Adjustment

Sherry Sutphen, City Attorney, read Resolution No. 2021-98 by title only.

RESOLUTION NO. 2021-98

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO UTILITY ACCOUNTING ADJUSTMENTS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING AUTHORIZATION FOR ACCOUNTING ADJUSTMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Revell introduced the agenda item and introduced John McKinney, Finance Director, who stated that this is simply an account adjustment in order to clean up the books.

Discussion ensued on a debt collection company and if the city uses those services.

Laurie Tillett, 101 North Grandview Apt 106, spoke on the agenda item and urged for planning for the future and that arrangements are made for reimbursement for the city.

Crissy Stile, 1850 Hilltop Drive, inquired about making the business and event sponsors that have to make payments to the city in regards to the monies they owe before allowing them to continue to operate.

John Tucker, 1826 Overlook Drive, commented on how this item was on the consent agenda last year.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE RESOLUTION NO. 2021-98, UTILITY BILLING AND ACCOUNTS RECEIVABLE ACCOUNTING ADJUSTMENT; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

***Councilmember Rolfson YES
Councilmember Crail YES
Councilmember Bryant YES
Councilmember Burtnett NO***

***Councilmember Guenther YES
Vice-Mayor Massey YES
Mayor Hoechst YES***

2. Approval of fee waiver for the Bra-vo event of \$320.00 for the rental of the Community Building

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FEE WAIVER FOR THE BRA-VO EVENT OF \$320.00 FOR THE RENTAL OF THE COMMUNITY BUILDING; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE

3. Request adoption of Resolution No. 2021-115, Establishing Building Height Advisory Committee

Ms. Sutphen read Resolution No. 2021-115 by title only.

RESOLUTION NO. 2021-115

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE BUILDING HEIGHT ADVISORY COMMITTEE; PROVIDING LEGISLATIVE FINDINGS; PROVIDING FOR ADVISORY COMMITTEE CREATION; PROVIDING FOR INTENT OF THE CITY; PROVIDING FOR PURPOSE AND RESPONSIBILITY; PROVIDING FOR MEMBERSHIP; PROVIDING FOR STAFF MEMBER LIAISON(S); PROVIDING A SUNSET; PROVIDING FOR THE

**IMPLEMENTATION OF ADMINISTRATIVE ACTIONS;
PROVIDING A SAVINGS CLAUSE; PROVIDING FOR
SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS;
PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE
DATE.**

Ms. Sutphen spoke on the agenda item and provided background on how the resolution was written.

Discussion ensued on the formation of the committee, the thoughts of how it would be established, and the application process.

Lynn Tacher, 8031 St James Way, inquired about the qualifications of the members on the committee and asked what the end result would be for the committee.

To which Ms. Sutphen stated it would be what the committee recommends and stated the council has the authority to change the charter.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE RESOLUTION NO. 2021-115 WITH THE FOLLOWING AMENDMENTS; THAT INCLUDES THE THIRTEEN MEMBERS, ALLOWING THE CITY MANAGER TO CHOOSE SIX PROFESSIONAL MEMBERS, AMENDING SECTION TWO TO INCLUDE SUCH OTHER PROFESSIONAL WITH EXPERIENCE THAT WOULD LEND ITSELF TO THE COMMITTEE, AND TO CHANGE SECTION SEVEN TO SIX MONTHS INSTEAD OF ONE YEAR; VICE-MAYOR MASSEY SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

***Councilmember Rolfson YES
Vice-Mayor Massey YES
Councilmember Burtnett YES
Councilmember Guenther YES***

***Councilmember Crail YES
Councilmember Bryant YES
Mayor Hoechst YES***

Mayor Hoechst called for a recess of the meeting at 7:03 p.m.

Mayor Hoechst called the meeting back to order at 7:13 p.m.

4. Request adoption of Resolution No. 2021-109, Submittal of 2021-22 Florida Job Growth Grant Fund Public Infrastructure Application/Proposal

Ms. Sutphen read Resolution No. 2021-109 by title only.

RESOLUTION NO. 2021-109

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY JOB GROWTH GRANT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING AUTHORIZAITON TO SUBMIT GRANT APPLICATION; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Tim Wilson, Economic Development Director, provided on an overview of the item to council.

MOTION BY COUNCILMEMBER CRAIL TO APPROVE RESOLUTION NO. 2021-109, SUBMITTAL OF 2021-22 FLORIDA JOB GROWTH GRANT FUND PUBLIC INFRASTRUCTURE APPLICATION/PROPOSAL; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

***Councilmember Crail YES
Councilmember Rolfson YES
Councilmember Guenther YES
Councilmember Bryant YES***

***Councilmember Burtnett YES
Vice-Mayor Massey YES
Mayor Hoechst YES***

5. Request adoption of Resolution No. 2021-110, Approval of Collective Bargaining Agreement between the City of Mount Dora and the Professional Fire Fighters of Mount Dora Local 3088

Ms. Sutphen read Resolution No. 2021-110 by title only.

RESOLUTION NO. 2021-110

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND THE PROFESSIONAL FIREFIGHTERS OF MOUNT DORA LOCAL 3088; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF THE AGREEMENT; PROVIDING FOR IMPLEMENTATION OF

ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS PROVISION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Revell introduced the agenda item and stated this is accepting the contract that has already been accepted by the Professional Firefighters of Mount Dora local 3088.

MOTION BY VICE-MAYOR MASSEY TO APPROVE RESOLUTION NO. 2021-110, APPROVAL OF COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND THE PROFESSIONAL FIRE FIGHTERS OF MOUNT DORA LOCAL 3088; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

***Vice-Mayor Massey YES
Councilmember Crail YES
Councilmember Bryant YES
Councilmember Burtnett YES***

***Councilmember Rolfson YES
Councilmember Guenther YES
Mayor Hoechst YES***

6. Request adoption of Resolution No. 2021-112, Approval of the Collective Bargaining Agreement Between the City of Mount Dora and The Florida State Lodge Fraternal Order of Police (FOP) Representing the General Employees

Ms. Sutphen read Resolution No. 2021-112 by title only.

RESOLUTION NO. 2021-112

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE GENERAL EMPLOYEES COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND THE FLORIDA STATE LODGE FRATERNAL ORDER OF POLICE, INC.; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF THE AGREEMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS PROVISION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Revell gave an overview of the agenda item and the contract.

MOTION BY COUNCILMEMBER CRAIL TO APPROVE RESOLUTION NO. 2021-112, APPROVAL OF THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND THE FLORIDA STATE LODGE FRATERNAL ORDER OF POLICE (FOP) REPRESENTING THE GENERAL EMPLOYEES; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

***Councilmember Crail YES
Councilmember Rolfson YES
Councilmember Guenther YES
Councilmember Bryant YES***

***Councilmember Burtnett YES
Vice-Mayor Massey YES
Mayor Hoechst YES***

7. Request adoption of Resolution No. 2021-113, Approval of Grant Agreement for Forest School Park Project FRDAP Grant

Ms. Sutphen read Resolution No 2021-113 by title only.

RESOLUTION NO. 2021-113

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE GRANT AGREEMENT WITH THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DEP AGREEMENT NO.: A2030, FRDAP PROJECT NO.: A22030, FOREST SCHOOL PARK PROJECT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF AGREEMENT AND AUTHORIZATION TO EXECUTE; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Revell introduced Cathy Lundy, Library Manager, who gave an overview of the steps that have been taken in regards to applying for this grant and presented council with a presentation.

Discussion ensued on the concepts of the forest school park project.

Judy Smathers, 414 Forest Road, voiced her concerns with the project being so close to a residential area.

Kate Johnson, 312 Forest Road, stated she is in favor of this project.

Mayor Hoechst stated her concerns of the process and how there was not enough time for the residents to voice their concerns.

Discussion ensued on the process of how the grant was applied for and the budget for the overall project.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE RESOLUTION NO. 2021-113, APPROVAL OF GRANT AGREEMENT FOR FOREST SCHOOL PARK PROJECT FRDAP GRANT; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

***Councilmember Rolfson YES
Councilmember Crail YES
Councilmember Guenther YES
Councilmember Bryant YES***

***Councilmember Burtnett YES
Vice-Mayor Massey YES
Mayor Hoechst YES***

8. Request adoption of Resolution No. 2021-114, Appointment of a Canvassing Board for the 2021 Municipal Election Sherry by title only

Ms. Sutphen read Resolution No 2021-114 by title only.

RESOLUTION NO. 2021-114

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, RELATING TO THE CITY OF MOUNT DORA CANVASSING BOARD; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE ESTABLISHMENT OF THE 2021 CITY CANVASSING BOARD; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Revell stated this is a requirement from the Lake County Supervisor of Election office in the off years of County wide elections.

MOTION BY COUNCILMEMBER ROLFSON TO RESOLUTION NO. 2021-114, APPOINTMENT OF A CANVASSING BOARD FOR THE 2021 MUNICIPAL ELECTION SHERRY BY TITLE ONLY; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

Councilmember Rolfson YES
Councilmember Guenther YES
Councilmember Crail YES
Councilmember Bryant YE

Councilmember Burtnett YES
Vice-Mayor Massey YES
Mayor Hoechst YES

PUBLIC HEARINGS - RESOLUTION/ORDINANCES

1. Final Reading and Adoption of Ordinance No. 2021-17, City of Mount Dora Police Officers' Pension Fund Amendment

Ms. Sutphen read Ordinance No. 2021-17 by title only.

ORDINANCE NO. 2021-17

AN ORDINANCE OF THE CITY OF MOUNT DORA, AMENDING THE CITY OF MOUNT DORA CODE OF ORDINANCES, CHAPTER 34, PERSONNEL, PART II; PROVIDING FOR AMENDMENTS TO CHAPTER 34, PERSONNEL, PART II, POLICE OFFICERS' PENSION AND RETIREMENT SYSTEM; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR THE ADJUSTMENT OF PRONOUNS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Revell provided an overview of the agenda item and stated this is to comply with IRS requirements.

Mayor Hoechst opened public input

No one spoke

Mayor Hoechst closed public input

MOTION BY COUNCILMEMBER CRAIL TO APPROVE FINAL READING AND ADOPTION OF ORDINANCE NO. 2021-17, CITY OF MOUNT DORA POLICE OFFICERS' PENSION FUND AMENDMENT; VICE-MAYOR MASSEY SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

Councilmember Crail YES
Vice-Mayor Massey YES
Councilmember Burtnett YES
Councilmember Rolfson YES

Councilmember Guenther YES
Councilmember Bryant YES
Mayor Hoechst YES

2. Approval of Final Reading and Adoption of Ordinance No. 2021-18, City of Mount Dora Firefighters' Pension Fund Amendment

Ms. Sutphen read Ordinance No. 2021-18 by title only.

ORDINANCE NO. 2021-18

AN ORDINANCE OF THE CITY OF MOUNT DORA, AMENDING THE CITY OF MOUNT DORA CODE OF ORDINANCES, CHAPTER 34, PERSONNEL, PART III; PROVIDING FOR AMENDMENTS TO CHAPTER 34, PERSONNEL, PART III, FIREFIGHTERS' PENSION FUND; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR THE ADJUSTMENT OF PRONOUNS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Revell stated this item is similar to the one that was just heard except it is for the firefighters' pension but it is to be in compliance with the IRS requirements.

Mayor Hoechst opened public input

No one spoke

Mayor Hoechst closed public input

MOTION BY COUNCILMEMBER ROLFSON TO APPROVAL OF FINAL READING AND ADOPTION OF ORDINANCE NO. 2021-18, CITY OF MOUNT DORA FIREFIGHTERS' PENSION FUND AMENDMENT; VICE-MAYOR MASSEY SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

***Councilmember Rolfson YES
Vice-Mayor Massey YES
Councilmember Burtnett YES
Councilmember Guenther YES***

***Councilmember Crail YES
Councilmember Bryant YES
Mayor Hoechst YES***

3. Approval of First Reading of Ordinance No. 2021-16, Land Development Code Amendment - Murals

Ms. Sutphen read Ordinance No. 2021-16 by title only.

ORDINANCE NO. 2021-16

**AN ORDINANCE OF THE CITY OF MOUNT DORA,
FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF
MOUNT DORA LAND DEVELOPMENT CODE;
PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT;
PROVIDING FOR AMENDMENTS TO CITY OF MOUNT
DORA LAND DEVELOPMENT CODE, CHAPTER VI,
DESIGN STANDARDS; PROVIDING FOR THE
IMPLEMENTATION OF ADMINISTRATIVE ACTIONS;
PROVIDING FOR CODIFICATION AND SCRIVENER'S
ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING
FOR CONFLICTS; PROVIDING FOR SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE.**

Vince Sandersfeld, Planning and Development Director, provided an overview of the agenda item.

Mr. Sandersfeld gave the history of how the ordinance was created and the various boards and staff that have provided comments on it.

Mayor Hoechst opened public input

No one spoke

Mayor Hoechst closed public input

Motion by Councilmember Rolfson to approve the Approval of First Reading of Ordinance No. 2021-16, Land Development Code Amendment - Murals; Councilmember Guenther seconded the motion. Motion approved by roll call vote.

<i>Councilmember Rolfson</i>	<i>YES</i>	<i>Councilmember Bryant</i>	<i>YES</i>
<i>Councilmember Guenther</i>	<i>YES</i>	<i>Vice-Mayor Massey</i>	<i>YES</i>
<i>Councilmember Crail</i>	<i>YES</i>	<i>Mayor Hoechst</i>	<i>YES</i>
<i>Councilmember Bryant</i>	<i>YES</i>		

4. Request Adoption of Resolution No. 2021-93, Approval of Final Millage

Mr. McKinney stated for the record tonight we have two items for discussion as part of the final public hearings regarding Mount Dora's budget process and as noticed in the Proposed Property

Taxes TRIM (Truth in Millage) Notice that the Lake County Property Appraiser sent out in compliance with F.S. 200.065(2).

I will now go over an overview of the items that went into setting of the final millage rate and final staff recommended budget.

- Required TRIM Advertisement was Sunday September 19th in the Daily Commercial
- No Changes to the staff recommended Millage Rate since tentative
- Staff recommended budget changes since Tentative
 - Increase in Discretionary Sales Tax allowing purchase of Body Cameras from the Discretionary Sales Tax Fund instead of General Fund \$140,000
 - Decrease P&C premiums \$367,060
 - Increase in Capital Construction Fund to accommodate Forest Preserve trail and environmental assessment \$10,000 come from Library Impact Fees
 - Encumbrance Roll of \$4,369,483
 - Project Roll of \$52,036,988

The staff recommended budget is \$158,902,781, if we remove all operating transfers, the true operating budget is \$94,297,876.

Ms. Sutphen read Resolution No. 2021-93 by title only.

Resolution No. 2021-93

**A RESOLUTION OF THE CITY OF MOUNT DORA,
FLORIDA PROVIDING FOR THE ADOPTION OF THE
FINAL MILLAGE RATE FOR FISCAL YEAR 2021-22;
PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT;
PROVIDING FOR LEVY OF AD VALOREM TAXES AND
PERCENTAGE INCREASE; PROVIDING FOR
IMPLEMENTATION OF ADMINISTRATIVE ACTIONS;
PROVIDING A SAVINGS CLAUSE; PROVIDING FOR
SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN
EFFECTIVE DATE.**

Mr. McKinney continued by stating the following:

- City of Mount Dora is the taxing authority

- Current year taxable value for operating purposes is \$1,389,926,734
- \$5.7799 is the rolled-back rate
- \$5.9603 is the staff recommended millage rate. This increase covers the increased cost of operations and maintenance of the General Fund and the requested Capital Outlay and Improvement Projects

Staff recommended millage represents a 3.12% increase over the rolled-back rate. The Staff Recommended motion is to approve Resolution No. 2021-93, the Final Mount Dora Operating Millage Rate of \$5.9603 for Fiscal Year 2021-22.

Mayor Hoechst opened public input

No one spoke

Mayor Hoechst closed public input

MOTION BY COUNCILMEMBER CRAIL TO APPROVE RESOLUTION NO. 2021-93, APPROVAL OF THE FINAL MOUNT DORA OPERATING MILLAGE RATE OF \$5.9603 FOR FISCAL YEAR 2021-22; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED BY ROLL CALL VOTE.

***Councilmember Crail YES
Councilmember Rolfson YES
Councilmember Guenther YES
Councilmember Bryant YES***

***Councilmember Burtnett YES
Vice-Mayor Massey YES
Mayor Hoechst YES***

5. Request adoption of Resolution No. 2021-94, Approval of Final Budget

Ms. Sutphen read Resolution No. 2021-94 by title only.

RESOLUTION NO. 2021-94

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA PROVIDING FOR THE ADOPTION OF THE TENTATIVE MILLAGE RATE FOR FISCAL YEAR 2021-22; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR LEVY OF AD VALOREM TAXES AND PERCENTAGE INCREASE; PROVIDING FOR FINAL BUDGET HEARING; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. McKinney stated for the record:

- This budget includes all operation and capital cost for FY 2021 – 2022
- City of Mount Dora is the taxing authority.
- The FY2021-22 budget includes the General, Special Revenue, Debt Service, Capital, Enterprise and Internal Service Funds.
- Per the City Charter the City Manager must submit an annual budget. We have provided an annual budget at the Fund Level.
- The City Wide Fiscal Year 2021-22 budgets for all funds is \$158,902,781.

The Staff Recommended motion is to Approve Resolution No. 2021-94, the Final Budget for Fiscal Year 2021-22 of \$158,902,781.

Mayor Hoechst opened public input

No one spoke

Mayor Hoechst closed public input

MOTION MADE BY COUNCILMEMBER ROLFSON TO APPROVE RESOLUTION NO. 2021-94, THE FINAL BUDGET FOR FISCAL YEAR 2021-22 IN THE AMOUNT OF \$158,902,781; VICE-MAYOR MASSEY SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

Councilmember Rolfson YES
Vice-Mayor Massey YES
Councilmember Burtnett YES
Councilmember Guenther YES

Councilmember Crail YES
Councilmember Bryant YES
Mayor Hoechst YES

BOARD APPOINTMENTS

CITY MANAGER

1. Lobbyist Update

Mr. Revell stated the lobbyist report was included in the agenda packet

2. Interim City Manager Report

Mr. Revell provided an update on the numbers in regards to COVID-19.

Mr. Revell asked Joe Grusauskas, Public Works and Utilities Director, to provide Council with an update on the emergency purchase that was approved at the last Council meeting.

Mr. Grusauskas stated that it was determined that the City's pipe was properly built and that a contractor came in behind us and severed the pipe and mentioned that the City has put in a claim for the damages to our pipe with FDOT (Florida Department of Transportation).

Next, Mr. Revell invited Steve Langley, Electric Department Director, to address Council on the reasons to why there will be an increase in utility bills.

Mr. Langley summarized the reasons to why utility bills will have an increase and stated the natural gas prices have increased.

Mr. Revell asked Chief of Police Brett Meade to come up and address Council.

Chief Meade thanked Deputy Chief Rollins for his service with the City of Mount Dora Police Department and congratulated him on his retirement.

CITY ATTORNEY'S REPORT

Ms. Sutphen touched on sunshine law in regards to social media outlets.

Ms. Sutphen also spoke on voting conflicts and the guidelines for when a voting conflict is to take place.

COMMUNICATIONS AND REPORTS

Council Member Bryant

No report

Council Member Austin Guenther

No report

Council Member Marc Crail

No report

Council Member Cal Rolfson

Councilmember Rolfson mentioned the Lake County luncheon that would be taking place Friday, September 24, 2021.

Councilmember Burtnett

Spoke on the fire assessment relief fund.

Vice-Mayor Massey

Vice-Mayor Massey asked for Council to consider creating an ordinance for making the City of Mount Dora to become a golf cart city.

Mayor Hoechst

Mayor Hoechst thanked Mr. McKinney and his team for finishing the budget.

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 9:05 p.m.

Crissy Stile, MAYOR
CITY OF MOUNT DORA

JESSICA BURNHAM
City Clerk

**CITY OF MOUNT DORA
NECRA GOVERNING BOARD
MINUTES**



**REGULAR MEETING
SEPTEMBER 21, 2021
COMMUNITY BUILDING**

Having been duly advertised as required by law, Cathy Hoechst, Chair, called the Regular Session of the Northeast CRA Governing Board to order at 9:05 p.m.

Members Present

Cathy Hoechst, Chair
Harmon Massey
Pam Burtnett
Cal Rolfson (Via Zoom)
Austin Guenther
Marc Crail
Doug Bryant

Also Present

Charles F. Revell, Interim City Manager
Sherry G. Sutphen, City Attorney
Jessica Burnham, City Clerk

DISCUSSION ITEMS

1. Update on the Habitat for Humanity Summer block Party

Adam Sumner, CRA Administer, provided a presentation to City Council and stated that Habitat for Humanity came into the City at no cost and helped clean up homes in the Northeast Community.

ADJOURNMENT

With no additional business for discussion, the Northeast CRA Governing Board meeting adjourned at approximately 9:10 p.m.

CRISSY STILE
CHAIR

JESSICA BURNHAM
City Clerk

ATTACHMENT #1

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

**STATE REVOLVING LOAN PROGRAM
for
Point Source Water Pollution Control

LOAN APPLICATION**



Florida Department of Environmental Protection
State Revolving Fund Program
Marjory Stoneman Douglas Building
3900 Commonwealth Blvd., MS 3505
Tallahassee, FL 32399-3000

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LOAN APPLICATION

- (1) SUBMITTAL. Submit the application and attachments to the Department of Environmental Protection, MS 3505, State Revolving Fund Program, 3900 Commonwealth Blvd., Tallahassee, Florida 32399-3000. The application (and backup) may be submitted electronically to the Department's Project Manager.
- (2) COMPLETING THE APPLICATION.
 - (a) This application consists of five parts: (I) ADMINISTRATIVE INFORMATION; (II) PROJECT INFORMATION; (III) FINANCIAL INFORMATION; (IV) AUTHORIZATION AND ASSURANCES; and (V) SUPPLEMENTARY INFORMATION.
 - (b) All information provided on this application must be printed. Monetary amounts may be rounded.
 - (c) Forms and attachments to be submitted are denoted with italic print.
- (3) ASSISTANCE. Completing this application may require information that can be obtained from Clean Water State Revolving Fund Program staff. Please email SRF_Reporting@dep.state.fl.us for assistance in completing this application.

PART I - ADMINISTRATIVE INFORMATION

- (1) PROJECT SPONSOR City of Mount Dora
Federal Employer Identification Number 59-6000380
DUNS Number 079187795
- (2) AUTHORIZED REPRESENTATIVE (person authorized to sign or attest loan documents).
Name Crissy Stile Title Mayor
Telephone 352-408-4693 FAX _____ Email StileC@cityofmountdora.com
Mailing Address 510 N. Baker Street/P.O. Box 176, Mount Dora, FL 32757
- (3) PRIMARY CONTACT (person to answer questions regarding this application).
Name Patrick C. Comiskey Title City Manager
Telephone 352-735-7126 FAX 352-383-4801 Email comiskeyp@cityofmountdora.com
Employer City of Mount Dora
Mailing Address 510 N. Baker Street/ P.O. Box 176, Mount Dora, FL 32757
- (4) ADDITIONAL CONTACTS. If more than one additional person is to receive copies of Department correspondence, attach the information (*Attachment #*_____).
Name Josef Grusauskas Title Utilities and Plant Operations Director
Telephone 352-735-7151 FAX _____ Email grusauskasj@cityofmountdora.com
Employer City of Mount Dora
Mailing Address 900 North Donnelly Street, Mount Dora, FL 32757
- (5) PROJECT NUMBER (listed on the Department's priority list). WW35148
- (6) INTERIM FINANCING. A local government project sponsor that has interim financing may be subject to certain conditions regarding such financing.

Is the project currently being funded with interim financing?

☐

Yes

☒

No

PART II – PROJECT INFORMATION

If you are applying for a planning, design, or SSES loan for a project that will involve construction, complete only Subpart A below. If you are applying for a loan to construct a project that is already planned and designed, complete only Subpart B below.

A. PLANNING, DESIGN OR SSES PROJECT

Information should be provided for each separate facility to be planned and designed as appropriate. For design/build projects (not eligible for design loans) or those where multiple facilities, segments, or phases are involved, please attach information for activities, schedule, and cost for each. (*Attachment #*_____)

- (1) ACTIVITIES. Attach a brief description of the scope of planning and design activities to be financed by this loan. Include a list of any specialized studies to be performed. (*Attachment #*_____) Are these activities the same as those scheduled on the *Request for Inclusion Form*? ☐ Yes ☐ No. If “No”, please explain. (*Attachment #*_____)
- (2) SCHEDULE.
- (a) Provide proposed completion dates for the items. (Please call Department staff to discuss time frames needed to complete required tasks.)
- | | |
|------------------------------------|-------|
| Planning documentation | _____ |
| Engineering work | _____ |
| Certification of site availability | _____ |
| Permit | _____ |
- (b) Do you anticipate that an interlocal agreement with another party will be necessary to implement the project? If “Yes”, please explain. (*Attachment #*_____) ☐ Yes ☐ No
- (c) Is this a design/build project? ☐ Yes ☐ No
- (3) COST. Is the cost information submitted for the planning, design or SSES loan priority list current? ☐ Yes ☐ No
If “No”, please explain and submit revised cost information using the appropriate page of the *Request for Inclusion Form*. (*Attachment #*_____) Note that the disbursable amount will be limited to the priority list amount.

PRECONSTRUCTION LOAN APPLICANTS PROCEED TO PART III.

B. CONSTRUCTION OR I/I REHABILITATION PROJECT

- (1) ACTIVITIES.
- (a) Attach a brief description of construction or I/I rehabilitation activities to be financed by this loan. Include a list of the contracts (by title) corresponding to the plans and specifications accepted by the Department (*Attachment #*_____.
Are these contracts the same as those scheduled on the *Request for Inclusion Form*? ☒ Yes ☐ No
If “No”, please explain. (*Attachment #*_____)
- (b) Have any of the contracts been bid? ☐ Yes ☒ No
If “Yes”, indicate which contracts have been bid. (*Attachment #*_____)
- (c) Was planning, design, or SSES for this project financed in another SRF loan? ☐ Yes ☒ No
If “Yes”, give the SRF loan number. _____
- (d) Does this project involve an interlocal agreement with other local governments or other entities? ☐ Yes ☒ No
If “Yes”, attach a copy of the Department letter accepting the interlocal agreement. (*Attachment #*_____)
Is the interlocal agreement, as accepted by the Department, fully executed and enforceable? ☐ Yes ☐ No
If “No”, please explain (*Attachment #*_____).

- (2) SCHEDULE. (month and year)
- (a) Anticipated notice to proceed for first construction contract. April 2022
- (b) Anticipated completion of all construction contracts. April 2024
- (3) COST. Is the cost information submitted for the priority list current? ☒ Yes ☐ No
- If "No", please explain and submit revised cost information using the appropriate page of the *Request for Inclusion Form*. (Attachment #_____) Note that the disbursement amount will be limited to the priority list amount.

PART III - FINANCIAL INFORMATION

Estimates of the capitalized interest, project useful life for financial hardship loans, financing rate, pledged revenue coverage, limitations on annual loan amounts for large projects, applicability and amount of repayment reserves, amount of the loan service fee and any other information may be obtained by contacting staff in the State Revolving Fund Management Section.

- (1) PRINCIPAL. The requested amount of the loan which does not include capitalized interest is \$12,240,000
- Note that the disbursement amount will be limited to the priority list amount and must be consistent with the project information provided under **PART II** of this application. Also note that the capitalized interest is an inexact estimate, and it is subject to adjustment by the Department to reflect actual disbursement timing. The principal amount of the loan does not include the loan service fee.
- (2) TERMS AND REPAYMENT.
- (a) Loans to local government project sponsors are amortized over the lesser of useful life of the project or 20 years unless the project is to serve a small community qualifying as having a financial hardship. Loans to financial hardship communities may be amortized over the lesser of useful life of the project or 30 years. Loans to non-governmental project sponsors are amortized over the lesser of the useful of the project or 20 years. Finance charges and principal are paid semiannually.
- What is the useful life of the project? 30 (years)
- Over how many years would you like to amortize the loan? 20 (years)
- (b) List all revenues that are to be pledged for repayment of this loan. Water, Wastewater, and Reclaimed Water Revenues.
- (c) Pledged revenue receipts or collections by the project sponsor must exceed the amount of the repayments due to the Department unless there are other collateral provisions. The excess revenue, or coverage, generally is 15% of each repayment.
- What coverage is proposed for the loan? 15% (coverage percentage)
- (d) Is any other financial assistance being applied to this project? ☒ Yes ☐ No
- If "Yes", please list. (Attachment #III-1)
- (3) ANNUAL FUNDING LIMIT. Large project funding (generally, loans in excess of \$10 million) may be provided in increments pursuant to the initial loan agreement and subsequent amendments. Each increment shall have a separate financing rate as established in the agreement or amendment providing that increment.
- (4) INFORMATION ON LIENS.
- (a) Describe, if applicable, all debt obligations having a prior or parity lien on the revenues pledged to repay this loan. (Attachment #III-2) For example: City Name, Florida, Water and Sewer System Revenue Bonds, Series 1996, issued in the amount of \$10,000,000, pursuant to Ordinance No. 93-104, as amended and supplemented by Ordinance No. 96-156.
- (b) Using the Part V, *Schedule of Prior and Parity Liens*, provide debt service information, if applicable, on each prior and parity obligation.

- (c) For the listed obligations, provide a copy of the ordinance(s), resolution(s), official statement(s), or pages thereof, setting forth the definitions, use of proceeds, debt service schedule, pledged revenues, rate covenants, provisions for issuing additional debt, provisions for bond insurance, and debt rating. (*Attachment #III-3A1 - III3A7*).
- (d) Describe any other notes and loans payable from the revenues pledged to repay this loan. (*Attachment #N/A*).
- (5) ACTUAL AND PROJECTED REVENUES.
 - (a) Complete the Part V, *Schedule of Actual Revenues and Debt Coverage* for the past two fiscal years.
 - (b) Complete the Part V, *Schedule of Projected Revenues and Debt Coverage*, demonstrating the availability of pledged revenues for loan repayment.
- (6) AVAILABILITY OF PLEDGED REVENUES. All sources must be supported by a written legal opinion. (*Attachment #III-5*) The opinion must address the following:
 - (a) Availability of the revenues to repay the loan.
 - (b) Right to increase rates at which revenues shall be collected to repay the loan.
 - (c) Subordination of the pledge if pledged revenues are subject to a prior or parity lien.
- (7) LOAN SERVICE FEE. A loan service fee is assessed on each loan. The fee is not part of the loan. The fee along with interest thereon will be deducted from the first available repayments after the final amendment to the loan agreement.

PART IV – AUTHORIZATION AND ASSURANCES

- (1) AUTHORIZATION. Provide an authorizing resolution of the Applicant's governing body or other evidence of authorization (*Attachment #_____*) for the following:
 - (a) Pledging revenues to repay the loan.
 - (b) Designation of the Authorized Representative(s) to file this application, provide assurances, execute the loan agreement, and represent the Applicant in carrying out responsibilities (including that of requesting loan disbursements) under the loan agreement.
- (2) ASSURANCES. The Applicant agrees to comply with the laws, rules, regulations, policies and conditions relating to the loan for this project. Applicants should seek further information from the Clean Water State Revolving Fund Program staff as to the applicability of the requirements if the necessity for the assurances is of concern. Specifically, the Applicant certifies that it has complied, as appropriate, and will comply with the following requirements, as appropriate, in undertaking the Project:
 - (a) Assurances for capitalization grant projects.
 - 1. Complete all facilities for which funding has been provided.
 - 2. The Archaeological and Historic Preservation Act of 1974, PL 93-291, and the National Historic Preservation Act of 1966, PL 89-665, as amended, regarding identification and protection of historic properties.
 - 3. The Clean Air Act, 42 U.S.C. 7506(c), which requires conformance with State Air Quality Implementation Plans.
 - 4. The Coastal Zone Management Act of 1972, PL 92-583, as amended, which requires assurance of project consistency with the approved State management program developed under this Act.
 - 5. The Endangered Species Act, 16 U.S.C. 1531, et seq., which requires that projects avoid disrupting threatened or endangered species and their habitats.
 - 6. Executive Order 11593, Protection and Enhancement of the Cultural Environment, regarding preservation, restoration and maintenance of the historic and cultural environment.
 - 7. Executive Order 11988, Floodplain Management, related to avoiding, to the extent possible, adverse impacts associated with floodplain occupancy, modification and development whenever there is a practicable alternative.
 - 8. Executive Order 11990, Protection of Wetlands, related to avoiding, to the extent possible, adverse impacts associated with the destruction or modification of wetlands and avoiding support of construction in wetlands.
 - 9. The Fish and Wildlife Coordination Act, PL 85-624, as amended, which requires that actions to control natural streams or other water bodies be undertaken to protect fish and wildlife resources and their habitats.

10. The Safe Drinking Water Act, Section 1424(e), PL 93-523, as amended, regarding protection of underground sources of drinking water.
 11. The Wild and Scenic Rivers Act, PL 90-542, as amended, related to protecting components or potential components of the national wild and scenic rivers system.
 12. The federal statutes relating to nondiscrimination, including: The Civil rights Act of 1964, PL 88-352, which prohibits discrimination on the basis of race, color or national origin; the Age Discrimination Act, PL 94-135, which prohibits discrimination on the basis of age; Section 13 of the Federal Water Pollution Control Act, PL 92-500, which prohibits sex discrimination; the Rehabilitation Act of 1973, PL 93-112, as amended, which prohibits discrimination on the basis of handicaps.
 13. Executive Order 11246, Equal Employment Opportunity, which provides for equal opportunity for all qualified persons.
 14. Executive Orders 11625 and 12138, Women's and Minority Business Enterprise, which require that small, minority, and women's business and labor surplus areas are used when possible as sources of supplies, equipment, construction and services.
 15. The Coastal Barrier Resources Act, 16 U.S.C. 3501 et seq., regarding protection and conservation of the coastal barrier resources.
 16. The Farmland Protection Policy Act, 7 U.S.C. 4201 et seq., regarding protection of agricultural lands from irreversible loss.
 17. The Uniform Relocation and Real Property Acquisition Policies Act of 1970, PL 91-646, which provides for fair and equitable treatment of persons displaced or whose property is acquired as a result of federal or federally assisted programs.
 18. The Demonstration Cities and Metropolitan Development Act of 1966, PL 89-754, as amended, which requires that projects be carried out in accordance with area wide planning activities.
 19. Section 306 of the Clean Air Act, Section 508 of the Clean Water Act and Executive Order 11738, which prohibit manufacturers, firms, or other enterprises on the EPA's list of Violating Facilities from participating in the Project.
 20. Executive Order 12549, Debarment and Suspension, which prohibits any award to a party which is debarred or suspended or is otherwise excluded from, or ineligible for, participation in federal assistance programs.
 21. Minority and Women's Business Enterprise participation in project work using numerical goals, established by the U.S. Environmental Protection Agency, and to be set forth in the specifications for construction and materials contracts.
- (b) Assurances for other projects.
1. Chapter 161, Part I, F.S., "Beach and Shore Preservation Act" and Part III, "Coastal Zone Protection Act of 1985" which regulate coastal zone construction and all activities likely to affect the condition of the beaches or shore.
 2. Chapter 163, Part II, F.S., the "Local Government Comprehensive Planning and Land Development Regulation Act" which requires units of local government to establish and implement comprehensive planning programs to control future development.
 3. Chapter 186, F.S., State and Regional Planning, which requires conformance of projects with Regional Plans and the State Comprehensive Plan.
 4. Chapter 253, F.S., "Emergency Archaeological Property Acquisition Act of 1988" which requires protection of archaeological properties of major statewide significance discovered during construction activities.
 5. Chapter 258, Part III, F.S., which requires protection of components or potential components of the national wild and scenic rivers system.
 6. Chapter 267, F.S., the "Florida Historical Resources Act" which requires identification, protection, and preservation of historic properties, archaeological and anthropological sites.
 7. Chapter 287, Part I, F.S., which prohibits parties convicted of public entity crimes or discrimination from participating in State-assisted projects and which requires consideration of the utilization of Minority Business Enterprises in State-assisted projects.
 8. Chapter 372, F.S., the Florida Endangered and Threatened Species Act which prohibits the killing or wounding of an endangered, threatened, or special concern species or intentionally destroying their eggs or nest.

- I, the undersigned Authorized Representative of the Applicant, hereby certify that all information contained herein and in the attached is true, correct, and complete to the best of my knowledge and belief. I further certify that I have been duly authorized to file the application and to provide these assurances.

Authorized Representative _____
 (signature) (name typed or printed)

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PART V - SUPPLEMENTARY INFORMATION

SCHEDULE OF PRIOR AND PARITY LIENS (EXCLUDING SRF LOANS)

List annual debt service beginning two years before the anticipated loan agreement date and continuing at least three additional fiscal years.

Use additional pages as necessary.

	<u>#1</u>	<u>#2</u>	<u>#3</u>
Identify Each Obligation	Water and Sewer Refunding Revenue Bonds, Series 2006	Water and Sewer Revenue Note, Series 2014	N/A
Coverage %	110%	110%	N/A
Insured (Yes/No)	Yes	Yes	N/A

Fiscal Year	<u>Annual Debt Service (Principal + Interest) - Accrual / Sinking Fund Basis [1]</u>			Total	Total Debt
	<u>#1</u>	<u>#2</u>	<u>#3</u>	Debt Service	Service Incl. Coverage
2020	\$828,135	\$344,320	\$0	\$1,172,455	\$1,289,701
2021	826,394	347,220	0	1,173,614	1,290,975
2022	828,718	344,913	0	1,173,631	1,290,994
2023	829,920	344,547	0	1,174,467	1,291,913
2024	0	1,175,063	0	1,175,063	1,292,569
2025	0	1,174,946	0	1,174,946	1,292,441
2026	0	1,174,974	0	1,174,974	1,292,471
2027	0	1,175,117	0	1,175,117	1,292,629
2028	0	1,174,346	0	1,174,346	1,291,780
2029	0	1,174,660	0	1,174,660	1,292,125
2030	0	0	0	0	0
2031	0	0	0	0	0
2032	0	0	0	0	0
2033	0	0	0	0	0
2034	0	0	0	0	0
2035	0	0	0	0	0
2036	0	0	0	0	0
2037	0	0	0	0	0
2038	0	0	0	0	0
2039	0	0	0	0	0
2040	0	0	0	0	0
2041	0	0	0	0	0
2042	0	0	0	0	0
2043	0	0	0	0	0
2044	0	0	0	0	0
2045	0	0	0	0	0
2046	0	0	0	0	0
2047	0	0	0	0	0
2048	0	0	0	0	0
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2052	0	0	0	0	0
2053	0	0	0	0	0
2054	0	0	0	0	0
2055	0	0	0	0	0
2056	0	0	0	0	0
2057	0	0	0	0	0
2058	0	0	0	0	0
2059	0	0	0	0	0
2060	0	0	0	0	0
2061	0	0	0	0	0
2062	0	0	0	0	0
2063	0	0	0	0	0

[1] Amounts shown based on Attachments III-3B1 and III-3B2 for loans #1 and #2, respectively.

PART V - SUPPLEMENTARY INFORMATION

SCHEDULE OF ACTUAL REVENUES AND DEBT COVERAGE

(Provide information for the two fiscal years preceding the anticipated date of the SRF loan agreement.)

	<u>Audited FY 2019</u>	<u>Audited FY 2020</u>	<u>Unaudited FY 2021</u>
(a) Operating Revenues (Identify)			
Charges for Services (Water, Wastewater and Reclaimed Water) [1]	\$11,024,880	\$11,600,336	\$12,303,447
Other Operating Revenue	0	\$0	\$0
(b) Interest Income	\$249,556	\$93,410	\$11,185
(c) Other Incomes or Revenue (Identify)			
Property Damage / Insurance Reimbursement	15,366	\$0	\$44,653
Other	\$0	\$0	\$0
(d) Total Revenues	\$11,289,802	\$11,693,746	\$12,359,285
(e) Operating Expenses (excluding non-operating transfers, interest on debt, depreciation and other non-cash items)	\$6,801,465	\$6,680,387	\$6,845,434
(f) Net Revenues [(f) = (d) - (e)]	\$4,488,337	\$5,013,359	\$5,513,852
Debt Service (including coverage) Excluding SRF Loans	\$1,290,568	\$1,289,701	\$1,290,975
Debt Service (including coverage) for Outstanding SRF Loans	\$229,237	\$304,937	\$450,214
(g) Debt Service (including any required coverage)	\$1,519,805	\$1,594,638	\$1,741,188
Net Revenues After Debt Service [(f) - (g)]	<u>\$2,968,532</u>	<u>\$3,418,721</u>	<u>\$3,772,663</u>
(h) Attach audited annual financial report(s), or pages thereof, or other documentation necessary to support the above information. Include any notes or comments from the audit reports regarding compliance with covenants of debt obligations having a prior or parity lien on the revenues pledged for repayment of the SRF Loan. (Attachment #s III-3D1, III-3D2, and III-3D3)			
Note - Amounts based upon the audited annual financial statements for fiscal years 2019 and 2020 and preliminary trial balances for fiscal year 2021 as provided by City staff as shown in the attachments listed above. The relevant pages from the documents are as follows:			
Attachment III-3D1 - Comprehensive Annual Financial Report for fiscal year 2019 - Pages 27 and 28			
Attachment III-3D2 - Comprehensive Annual Financial Report for fiscal year 2020 - Pages 27 and 28			
Attachment III-3D3 - 9/30/2021 Preliminary Trial Balance Report (highlighted sections)			
(i) Attach worksheets reconciling this page with the appropriate financial statements (for example, backing out depreciation and interest payments from operating expenses). (ATTACHMENT #III-4)			
(j) If the net revenues were not sufficient to satisfy the debt service and coverage requirement, please explain what corrective action was taken. (Attachment #N/A)			

PART V - SUPPLEMENTARY INFORMATION

SCHEDULE OF PROJECTED REVENUES AND DEBT COVERAGE

Begin with the fiscal year preceding first anticipated semiannual loan payment and continuing for at least three additional years. Attach a separate page for previous State Revolving Fund loans. (Attachment #N/A)

	Budgeted FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
(a) Operating Revenues					
Charges for Services (Water, Wastewater and Reclaimed Water) [1]	\$13,130,139	\$13,398,233	\$13,666,326	\$13,934,420	\$14,202,514
Connection Fees and Other Miscellaneous Revenues [2]	\$152,379	\$152,379	\$152,379	\$152,379	\$152,379
Other	\$0	\$0	\$0	\$0	\$0
(b) Interest Income [3]	\$35,086	\$35,086	\$35,086	\$35,086	\$35,086
(c) Other Income or Revenue (Identify)					
Other	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
(d) Total Revenues	\$13,317,604	\$13,585,698	\$13,853,791	\$14,121,885	\$14,389,979
(e) Operating Expenses (excluding interest on debt, depreciation, and other non-cash items) [4]	\$8,009,584	\$8,289,919	\$8,580,067	\$8,880,369	\$9,191,182
(f) Net Revenues (f = d - e)	\$5,308,020	\$5,295,778	\$5,273,725	\$5,241,516	\$5,198,797
Net Revenues Plus Water and Wastewater Impact Fees [5]	\$7,549,767	\$6,684,528	\$6,662,475	\$6,630,266	\$6,587,547
(g) Revenue (including coverage) Pledged to debt service, excluding SRF loans [6]	\$1,290,994	\$1,291,913	\$1,292,569	\$1,292,441	\$1,292,471
(h) Revenue (including coverage) pledged to outstanding SRF loans [7]	\$658,625	\$658,625	\$658,625	\$658,625	\$658,625
(i) Revenue Available for this SRF Loan [(i) = (f) - (g) - (h)]	\$3,358,401	\$3,345,240	\$3,322,531	\$3,290,450	\$3,247,700
(j) Identify the source of the above information and explain methods used to develop projections (shown in footnotes below). Include an explanation of any revenue and expense growth or other adjustments; for example, any rate increases, service growth, inflation adjustments, expense adjustments reflecting the cost of operating additional facilities or other, considerations.					

Footnotes:

[1] Charges for services shown are based on the fiscal year 2022 budgeted revenues and were adjusted in subsequent years for customer growth of 250 accounts per year and inflationary rate adjustments of 3.6%.

[2] Connection Fees and Other Miscellaneous Revenues shown based on budgeted fiscal year 2022 amounts and held constant through 2026.

[3] Interest Income based on budgeted fiscal year 2022 amounts and held constant through 2026.

[4] Operating expenses shown are based on the fiscal year 2022 budgeted expenditures and were escalated in subsequent years for inflation by a factor of 3.5% per year. The projected expenses are higher than historical trends (shown on page 8 of 10) due to budgetary conservatism and may come in lower than projected.

[5] Line item added to show Net Revenues including projected water and wastewater impact fees collected. Projected impact fees were based on account growth of 250 accounts per year which is consistent with the assumption of growth in accounts for rate revenue projection purposes.

[6] Revenue (including coverage) amounts pledged to non-SRF debt service obtained from Page 7 of 10.

[7] Revenue (including coverage) amounts pledged to currently outstanding SRF debt service obtained from Attachment III-3C.

- (k) For construction loans, are the above projections consistent with the accepted financial feasibility information? ☒ Yes ☐ No
If "No", please explain. (Attachment # N/A)

PART V - SUPPLEMENTARY INFORMATION

LIST OF ATTACHMENTS

LIST OF ATTACHMENTS. This application requires the submittal of *Attachments* to provide supplemental information. The application is not complete without the completed *List of Attachments*. Please list all attachments that you are including with this application form.

[illegible]

Attachment II - 1

City of Mount Dora – Wastewater Treatment Facility (WWTF) No. 1

Project Description

The City of Mount Dora is located in central Florida, northwest of Orlando in Lake County. The Mount Dora Wastewater Management System Service Area includes the City of Mount Dora and unincorporated portions of Lake and Orange Counties. The City owns/operates two wastewater treatment facilities to process all of the wastewater and biosolids generated in the treatment process. Mount Dora Wastewater Treatment Facility (WWTF) No. 1 serves the City's residential, commercial, light industrial and rural areas in the eastern and southern portion of the service area. See **Exhibit 1 (EX-1)** for the Wastewater Service Area Boundary and location of WWTF No. 1 and **Exhibit 2 (EX-2)** for the project area.

Mount Dora WWTF No. 1 is classified as a Secondary Treatment plus Filtration Facility (Category I, Class B). The facility is currently operating under Florida Department of Environmental (FDEP) Operations Permit No. FLA010508 and has a permitted treatment capacity of 1.5 MGD AADF. The secondary clarifiers and filter underdrains are showing sign of corrosion and age. Treatment modifications are also required to meet the AWT standards associated with the water restoration goals and TMDL established by the FDEP. The project includes upgrading the Mount Dora WWTF No.1 to meet AWT effluent criteria through the construction of a 4-Stage Bardenpho (BNR) Treatment Process and increase permitted capacity to 2.0MGD. See **Exhibit 3 (EX-3)** for the proposed Improvements Site Plan.

The project includes the following improvements:

- Existing on-site lift station converted to master lift station, and new site lift station
- New mechanical bar screen and grit removal headworks, and demo old
- New equalization basin, pumps, and associated piping and valves
- New four-Stage Bardenpho BNR Treatment (4 treatment trains of 0.50 MGD AADF each)
- Associated Blowers for aeration treatment
- Convert existing oxidation ditch to a reject holding tank
- New secondary clarifier rated at 2.0 MGD-ADF, and flow splitter box
- New Disc Filters to work and control to use existing traveling bridge filters as back-up
- Biosolids dewatering system screw press
- New electrical and SCADA
- New associated yard piping, valves, conduits, and associated items

Contracts

The City has entered into an agreement with CMAR – Wharton Smith, Inc. for pre-construction services. The City plans on entering into agreements with Wharton Smith, Inc. for construction and CPH, Inc. for technical services during construction. CPH prepared the previously provided permit, design plans and specifications. Copies of the construction agreements will be provided once completed.

MICHAEL J. ROPER
MICHAEL H. BOWLING
JOSEPH D. TESSITORE
DALE A. SCOTT
CHRISTOPHER R. FAY
CINDY A. TOWNSEND
ANNA E. ENGELMAN
SHERRY G. SUTPHEN[‡]
DAVID B. BLESSING
FRANK M. MARI
DEREK J. ANGELL^{*†}
JACK E. HOLT



Roper, P.A.
ATTORNEYS AT LAW

2707 EAST JEFFERSON STREET • ORLANDO, FL 32803

T: 407.897.5150 • F: 407.897.6947

WWW.ROPERPA.COM

JOHN M. JANOUSEK
JENNIFER C. BARRON
NICHOLAS J. MARI
APRIL H. REMBIS
BRANDON A. MONTVILLE
TERI A. BUSSEY
ERIC R. ARCKEY
THOMAS A. MOORE^{Of Counsel}

* Board Certified - Civil Trial Law

† Board Certified - Appellate Practice

‡ Board Certified - City, County &
Local Government

Email: ssutphen@roperpa.com

December 7, 2021

Ms. Angela Knecht Program Administrator
State Revolving Fund Management
3900 Commonwealth Blvd., Mail Station 3505
Tallahassee, Florida 32399-3000

**Re: WW35148 – City of Mount Dora
Wastewater Treatment Plant #1 Rehabilitation Project**

Dear Ms. Knecht:

I am the duly appointed City Attorney for the City of Mount Dora, Florida (City). The City proposes to borrow Twelve Million Dollars (\$12,000,000.00) from the State Revolving Fund for construction of the City's Wastewater Treatment Plant #1 Rehabilitation Project. The loan will be secured by the net revenues of the City's water and sewer system and the pledged revenues are legally available to pledge. The City of Mount Dora has the legal authority to increase rates to ensure repayment of the loan.

The pledge on revenues is subject to a prior lien with the following issues:

1. City of Mount Dora, Florida Water and Sewer Refunding Revenue Bond, Series 2006, authorized by City of Mount Dora Resolution 05-21
2. City of Mount Dora, Florida Water and Sewer Revenue Note, Series 2014, authorized by City of Mount Dora Resolution 2014-09

Sincerely,

Sherry G. Sutphen

SGS/kr

RESOLUTION NO. 2021-140

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, RELATED TO THE FLORIDA REVOLVING FUND LOAN PROGRAM FOR THE CITY'S WASTEWATER TREATMENT PLANT #1 REHABILITATION PROJECT, WW35148; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORITY TO APPLY FOR LOAN; PROVIDING FOR THE ESTABLISHMENT OF PLEDGED REVENUES; PROVIDING FOR AUTHORIZED REPRESENTATIVES; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Section 166.111, provides municipal governments with the authority to finance the construction of wastewater facilities; and

WHEREAS, Florida Administrative Code, Chapter 62.503, requires the governing body of an eligible local government to authorize the submission of an application for a State Revolving Fund (SRF) loan, to establish pledged revenues, to designate an authorized representative, to provide assurances of compliance with loan program requirements and to enter into a loan agreement; and

WHEREAS, the SRF loan priority list designates Project No.: WW35148, the City's Wastewater Treatment Plant #1 Rehabilitation Project, as eligible for available clean water funding; and

WHEREAS, the City of Mount Dora, Florida, intends to enter into a loan agreement with the Florida Department of Environmental Protection under the SRF for project financing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The City of Mount Dora (City) has complied with all requirements and procedures of Florida law in processing this Resolution. The above findings are hereby adopted.

SECTION 2. Authorization to Apply Loan. The City is hereby authorized to submit an application for an SRF loan to construct the Wastewater Treatment Plant #1 Rehabilitation Project.

SECTION 3. Establishment of Pledged Revenues. The revenues pledged for the repayment of the FRS loan are net water and sewer system revenues after payment of debt service on the City of Mount Dora Water and Sewer Refunding Revenue Bond, Series 2006, authorized

by City of Mount Dora Resolution 05-21, and the City of Mount Dora Water and Sewer Revenue Note, Series 2014, authorized by City of Mount Dora Resolution 2014-09.

SECTION 4. Authorized Representatives.

A. The City Manager or a designee thereof is hereby designated as the authorized representative of the City to provide the assurances and commitments required by the loan application.

B. The Mayor is hereby designated as the authorized representative of the City to execute the loan agreement which will become a binding obligation in accordance with its terms when signed by both parties. The Mayor is authorized to represent the City in carrying out the City's responsibilities under the loan agreement. The Mayor is authorized to delegate responsibility to the City Manager to ensure that the appropriate City staff carry out technical, financial, and administrative activities associated with the loan agreement. The Mayor is authorized to execute amendments to the Agreement which do not materially alter the intent of the Agreement so long as such amendments have been reviewed and approved by the City Manager. Any such amendment executed by the Mayor shall be reported as an informational item to the City Council at a regularly scheduled meeting; however, failure to so report shall not affect the validity of the amendment.

C. The City Attorney is hereby authorized to submit the required Opinion Letter to support the City's SRF loan application.

SECTION 5. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 6. Savings Clause. All prior actions of the City pertaining to the FRS loan for the Wastewater Treatment Plant #1 Rehabilitation Project, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 7. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 8. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 9. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 10. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 7th day of December, 2021.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

JESSICA BURNHAM
CITY CLERK

For the use and reliance of City of Mount Dora only
Approved as to form and legal sufficiency

Sherry G. Sutphen, City Attorney



CITY OF MOUNT DORA

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: December 7, 2021

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Approval of Final Reading of Ordinance No. 2021-07, Annexation for Route 46 Properties, LLC (33.38 acres)

Introduction:

This is a request for City Council to approve the final reading of Ordinance No. 2021-07

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Public Hearing
Discussion
Council Action

Discussion:

Further annexation descriptions and details are contained in Attachment "1" (*Annexation Summary Report*). Final legal advertisements for the adoption hearing are included in Attachment "2." The subject property is located at the southern terminus of Niles Road and on the north side of SR 46. The annexation includes two parcels consisting of 33.38 acres. The property owner is Route 46 Properties, LLC. The applicant intends to create a mixed-use development. Separate applications for a Planned Unit Development and Future Land Use Map Amendment are being processed in concert with the annexation petition. The subject property is located in the City/County Joint Planning Area (JPA). The property is contiguous to the city limits adjacent to the east and north and eligible for annexation. The annexation furthers the City's goals for new development and economic opportunities near the Wolf Branch Innovation District. The project is with the initial (WBID) study area.

The City Council's action is for annexation only under Ordinance No. 2021-07.

The sequence of events leading to the presentation to the City Council are as follows:

The City Council at their regularly scheduled meeting held on November 16, 2021, recommended approval of the First Reading of Ordinance No. 2021-07 and hold hearing for the Second Reading and Final adoption.

The Development Review Committee (DRC) on March 31, 2021 and again on September 29, 2021, reviewed and recommended approval of the annexation request and recommended it to forward to the City Council.

Budget Impact:

The City's ad valorem tax base will expand as the City Limits of the City are annexed in a logical pattern. The City Council approved the Master Fee Schedule by Resolution No. 2021-116 on October 5, 2021, waiving fees. The annexation application fee of \$2,000.00 has been waived.

Strategic Impact:

The City's annexation program is consistent with Growth Management and Economic Development Goals for continuation of annexations of areas that are logical and fill in the logical and natural boundaries of the City Limits. GOAL 1: Economic Development.

Recommendation City Council approve Final Reading and Adoption of Ordinance No. 2021-07.

Attachment(s):

1. Attachment 1 Annexation Summary Report (ADA)
2. Attachment 2 Legal Ad Publications (ADA)
3. Ordinance No 2021-07 Route 46 Annex (Final).SGS
4. Exhibit A Property Depiction Map (Annex)

Prepared by: Vince Sandersfeld, Planning and Development Director

Reviewed by: Sherry Sutphen , City Attorney
Nicole Wisniewski, Deputy City Clerk
Jessica Burnham, City Clerk
Patrick Comiskey, City Manager

Approved - 12/1/2021

Approved - 12/2/2021

Approved - 12/2/2021

Final Approval - 12/3/2021



**CITY OF
MOUNT
DORA**

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

**ANNEXATION SUMMARY REPORT
ROUTE 46 PROPERTIES, LLC**

Report Date:

November 16, 2021

Reference/Support:

Section 1.3, *LDC*

Chapter 171, *Florida Statutes*

Mount Dora and Lake County Joint Planning Agreement (JPA)

Background:

Owner: Route 46 Properties, LLC
 Applicant: LPG Urban & Regional Planners, Inc.
 Existing Use: Vacant Lands
 Alt. Key(s): Alt. Key# 1446392 and 3636163
 Proposed Use: Mixed Used (Multi-Family Residential and General Commercial)
 Future Land Use: County Residential Urban Low Density (4 du/acre)
 Proposed FLU: City Residential High (18 du/ac) and Commercial (FAR 0.35)
 Current Zoning: County Agriculture
 Proposed Zoning: City Planned Unit Development PUD (Mixed Use)
 City Council District: District 2
 Site Area: 33.38+/- acre (or 1,481,040 sq. ft.)
 JPA: Yes

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County/City	Res Low	Ag/ R-1	Nursery/ Wekiva Ridge
South	County	Res Low	R-2	SFR
East	City	Res Low	R-1	Wekiva Ridge
East	City	Office	OP	Vacant Land
West	County	Res Low	Ag	Vacant Land

Analysis:

The subject property is located at the southern terminus of Niles Road and north side of SR 46. This parcel is intended to be a mixed use development and an application for a Planned Unit Development and Future Land Use Map Amendment are being process in concert with the annexation petition. The subject property is located in the City/County Joint Planning Area (JPA). The property is contiguous to the City limits adjacent to the east and north and eligible for annexation.

Annexation Route 46 Properties, LLC Summary Report

Page 2

Notification:

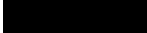
JPA Notice to Lake County: March 2, 2021 and again on July 8, 2021
Notice to Lake County BCC [Ch. 171.044(3) F.S]: November 8, 2021
Ordinance Enactment Legal Ad: November 26, 2021
Non-Legal Ad (1): November 19, 2021
Non-Legal Ad (2): November 26, 2021
Notice after adoption per 171.044(3) F.S.: Date to be scheduled

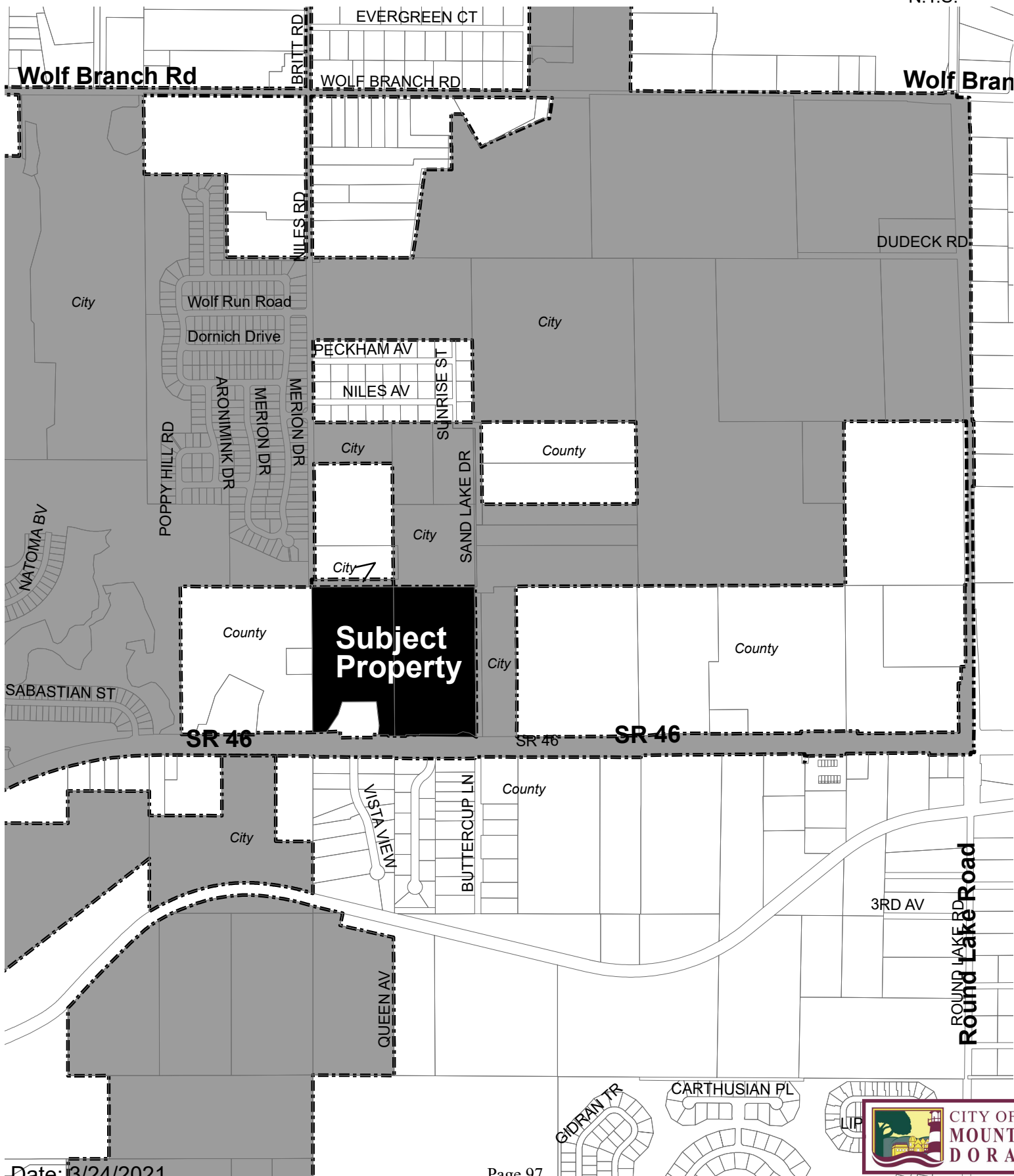
Public Hearing Schedule:

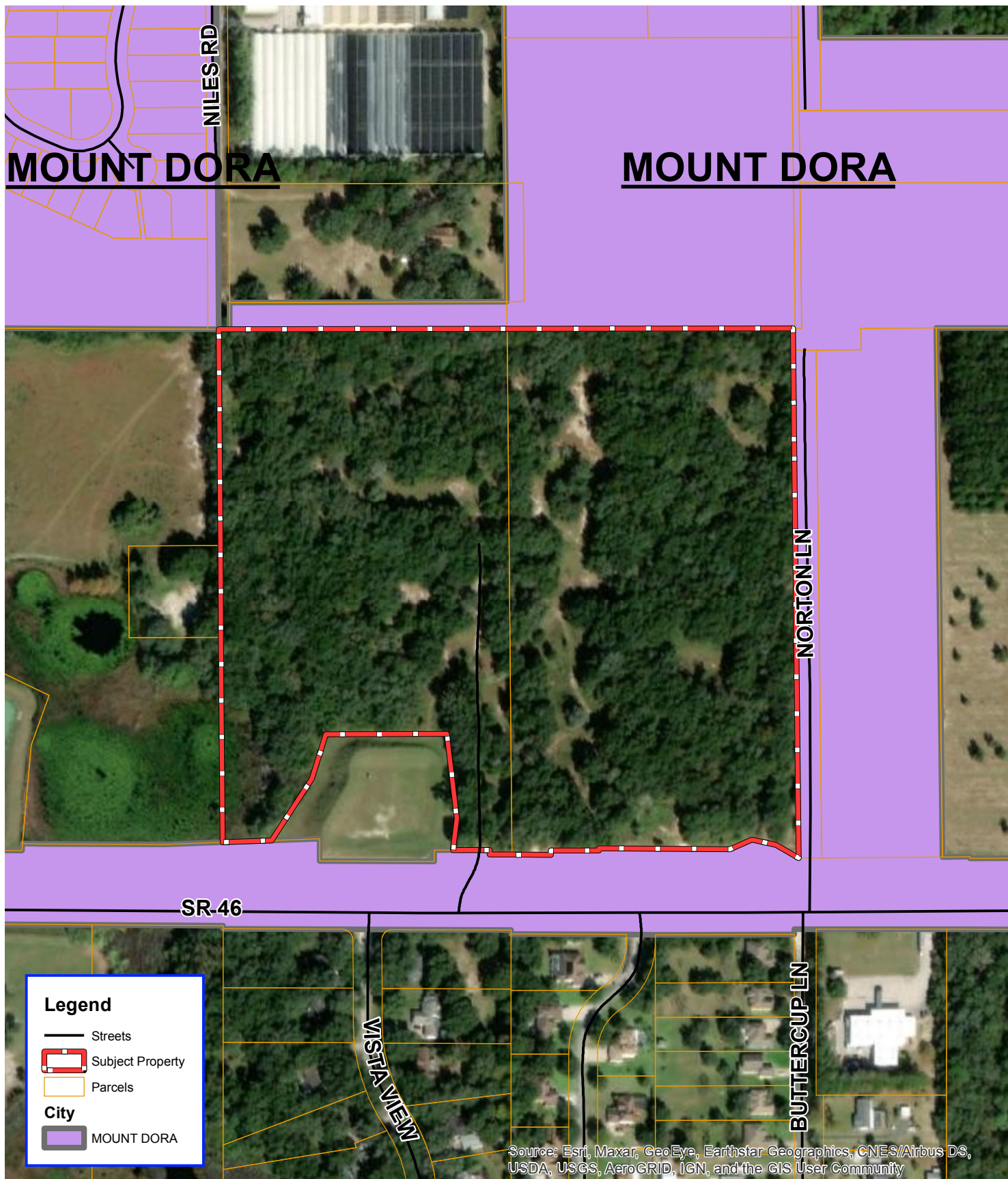
DRC: March 31, 2021
City Council 1st Reading: November 16, 2021
City Council 2nd Reading/Adoption: December 7, 2021

Route 46 Properties, LLC Proposed Annexation (33.38 Acres)

Legend

-  Subject Property
-  City Limits





0 100 200 300
Feet

1 inch = 300 feet

**City of Mount Dora
Route 46 Properties LLC**

Lake County, Florida
City Limit Map

Project No.: 1875-1
File Name: City Limit.mxd
Project Name: Route 46 Prop
Project Manager: Sherie L.
Creation Date: August 9, 2020
Created By: J.Meier





CITY OF
MOUNT
DORA

ANNX21-01

City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmountdora.com

VOLUNTARY ANNEXATION APPLICATION

Date : 12/17/2020

1. Applicant's Name: Greg Beliveau
 Company's Name: LPG Urban & Regional Planners, Inc
 Address: 1162 Camp Avenue
 City, State & Zip: Mount Dora, FL 32757
 Phone: (352) 385-1940 E-mail: gregb@lpgurp.com
2. Owner's Name: Route 46 Properties, LLC (Charles Croson, Manager)
 Company's Name: Route 46 Properties, LLC
 Address: 1321 Tappie Circle
 City, State & Zip: Lake Mary, FL 32746
 Phone: (407) 488-7945 E-mail: charles@croson.com
3. The property generally located (list adjacent streets): Bobwhite Lane, CR 46, north
of Vista View (Hacienda Hill Subdivision) across CR 46
4. The address(s) of the property: Bobwhite Lane
5. Alt Key(s): 1446392, 3636163
6. Size of property in Acres: 34 +/- acres Square Feet: 1,481,040
7. Does property have, or will it have City Water and Sewer?
Request for annexation and connection to City utilities (water and sewer)

8. Does property have, or will it have Well or Septic Tank?
No
9. Current Zoning District (County): Agriculture
10. Future Land Use Category (County): Urban Low (4 units/acre)
11. Requested Zoning District (City): Mixed Use PUD
12. Requested Future Land Use Category (City): Residential High Density (18 units/acre)
and Commercial
13. Present use and structures on the property (list number of residential dwelling units):
Undeveloped

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code and Florida Statutes. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.


Owner(s) of Record Signature(s)


Date

February 24, 2021

Route 46 Properties, LLC hereby authorizes Greg Beliveau with LPG Urban and Regional Planners, Inc. to act as our agent in the submittal and signing of a petition for approval of an annexation, large scale comprehensive plan amendment from Urban Low Density to Commercial and Residential, and rezoning to Planned Unit Development.

Signed:

David A Croson

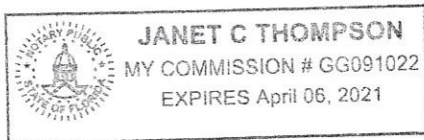
Da.vid A Croson
Managing Member

STATE OF FLORIDA
COUNTY OF ~~LAKE~~ Seminole *gc7*

The foregoing instrument was acknowledged before me the 26th day of February, 2021, by David A. Croson as Managing Member of Route 46 Properties, LLC on behalf of the corporation. He is personally known to me.

Janet C Thompson
Notary Public – State of Florida

Janet C Thompson
Print Name
My Commission Expires: April 6, 2021
Commission Number: GG091022



RECEIVED**By RagusaE at 1:43 pm, Mar 01, 2021**

CFN 2009057503
 Bk 03775 Pgs 1785 - 1786 (2pgs)
 DATE: 05/29/2009 09:31:17 AM
 NEIL KELLY, CLERK OF COURT
 LAKE COUNTY
 RECORDING FEES 18.50
 DEED DOC 5:075.00

Prepared by/Return to:
Campione & Hackney, P.A.
 David M. Campione, Esquire
 2750 Dora Avenue
 Tavares, FL 32778
 File No.: 09-00006 LH

Parcel ID #: AK#1446392 & AK#3636163

Warranty Deed

This Warranty Deed made this 19th day of May, 2009, between **ASC Properties, Inc.**, a Florida corporation ("Grantor"), whose address is 1331 Heim Road, Mount Dora, FL 32757, and **Route 46 Properties LLC**, a Florida limited liability company ("Grantee"), whose address is 26014 Estates Ridge Drive, Sorrento, Florida 32776.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Lake County, Florida, further described in **Exhibit "A"** hereto, incorporated by reference and made a part hereof.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.
 *Singular and plural are interchangeable as context requires.

Subject to taxes for the year 2009 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
 in the presence of:

Grantor: ASC Properties, Inc.

By:

Rene Soto
 As Its Vice President

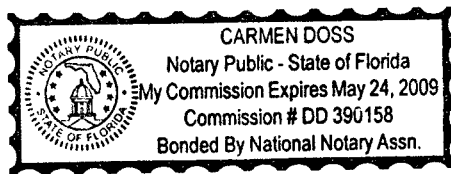
1st Witness Name:

2nd Witness Name:

Warranty Deed
Page Two

State of Florida
 County of Lake

The foregoing instrument was acknowledged before me this 19th day of May, 2009, by Rene Soto, as Vice President of ASC Properties, Inc., on behalf of the corporation, ___ who is personally known to me or X who has produced Florida Drivers License as identification and who ___ did X did not take an oath.



Carmen Doss
 Notary Public
 My Commission Expires:

Exhibit "A"
Property Description

The Southwest 1/4 of the Southwest 1/4 of Section 27, Township 19 South, Range 27 East, Lake County, Florida, less road right-of-way of State Road No. 46, which property is also described as a portion of Section 27, Township 19 South, Range 27 East, more particularly described as follows: commence at the Southwest corner of said Section 27; thence North 00°23'59" West, a distance of 33.00 feet to the point of beginning; thence continue along the West line of the Southwest 1/4 of said Section 27, North 00°23'59" West, a distance of 1296.30 feet, to a point on the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence North 89°54'34" East, along said line a distance of 1313.48 feet to the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence South 00°36'53" East, along said line a distance of 1296.28 feet to a point on the North right-of-way line of State Road No. 46 as shown on the Florida Department of Transportation maintenance map recorded in Map Book 7, Page 64 of the Public Records of Lake County, Florida; thence South 89°54'27" West, along said line a distance of 1318.15 feet to the point of beginning.

RECEIVED

By RagusaE at 1:43 pm, Mar 01, 2021

04-QCD01-08/01

June 7, 2016

This instrument prepared by

ROBIN D. DERR

Under the direction of

FREDRICK W. LOOSE, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

TAX EXEMPT
F.S. 337.27

Please Return To:

Fla Department of Transportation

719 S Woodland Blvd

R / W Records Mgmt, MS 551

DeLand, FL 32720-6834

Attn: S. Hutchison

PARCEL NO. 117.11

SECTION 11130

F.P. NO. 238275-2

STATE ROAD 46

COUNTY LAKE

QUITCLAIM DEED

THIS QUITCLAIM DEED, Made this 9th day of JUNE, 2016, by WANDA SHAFFER, a single woman, grantor(s), to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee: (wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of organizations.)

WITNESSETH: That the said grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the said grantee forever, all right, title, interest, claim and demand, which said grantor has in and to the hereinafter described parcel of land arising out of that certain Unrecorded Lease, together with all other right, title, interest, claim and demand, if any, which the said grantor has in and to said parcel situate in the County of Lake, Florida, viz:

PARCEL 117

SECTION 11130
F.P. No. 238275-2

That part of:

"The Southwest 1/4 of the Southwest 1/4 of Section 27, Township 19 South, Range 27 East, Lake County, Florida, less road right-of-way of State Road No. 46, which property is also described as a portion of Section 27, Township 19 South, Range 27 East, more particularly described as follows: commence at the Southwest corner of said Section 27; thence North 00°23'59" West, a distance of 33.00 feet to the point of beginning; thence continue along the West line of the Southwest 1/4 of said Section 27, North 00°23'56" West, a distance of 1296.30 feet, to a point on the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence North 89°54'34" East, along said line a distance of 1313.48 feet to the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence South 00°36'53" East, along said line a distance of 1296.28 feet to a point on the North right-of-way line of State Road No. 46 as shown on the Florida Department of Transportation maintenance map recorded in Map Book 7, Page 64 of the Public Records of Lake County, Florida; thence South 89°54'27" West, along said line a distance of 1318.15 feet to the point of beginning."

(Being the lands described in Official Records Book 3775, Page 1785 of the Public Records of Lake County, Florida.)

Described as follows:

COMMENCE at a 3 1/2" x 3" Concrete Monument with a drill hole in the center marking the Southwest Corner of the Southeast 1/4 of Section 28, Township 19 South, Range 27 East, Lake County, Florida, as shown on Florida Department of Transportation Right of Way Map, Section 11130, FP No 238275-2; thence South 89°40'03" East along the South line of the Southeast 1/4

PARCEL NO. 117.11
SECTION 11130
F.P. NO. 238275-2
PAGE 2

of said Section 28, a distance of 2639.92 feet to the Southeast corner of the Southeast 1/4 of said Section 28, said corner being located North 00°01'01" East along the East line of the Northeast 1/4 of Section 33, Township 19 South, Range 27 East, 3.12 feet from the Centerline of Survey of State Road 46 at Station 89+57.36 as shown on said Right of Way Map; thence North 00°24'36" West along the East line of the Southeast 1/4 of said Section 28, a distance of 26.96 feet to a point on the Existing Right of Way Line of State Road 46 as shown on said Right of Way Map and the POINT OF BEGINNING; thence departing said Existing Right of Way Line, North 00°24'36" West along said East line, 128.07 feet; thence departing said East line North 87°56'31" East, 112.08 feet; thence North 33°16'03" East 168.56 feet; thence North 17°38'35" East, 106.59 feet; thence North 89°35'46" East, 276.87 feet; thence South 06°36'12" East, 195.38 feet; thence South 06°36'48" West, 72.85 feet to a point on a line 142.00 feet left of and parallel to said Centerline; thence South 89°48'08" East along said parallel line, 83.69 feet; thence departing said parallel line South 00°11'52" West, 10.00 feet to a point on a line 132.00 feet left of and parallel to said Centerline; thence South 89°48'08" East along said parallel line, 139.99 feet; thence departing said parallel line North 00°11'52" East, 10.00 feet to a point on a line 142.00 feet left of and parallel to said Centerline; thence South 89°48'08" East along said parallel line, 110.01 feet; thence departing said parallel line North 00°11'52" East, 5.00 feet to a point on a line 147.00 feet left of and parallel to said Centerline; thence South 89°48'08" East along said parallel line, 87.19 feet to a point located North 00°00'19" West, 147.00 feet from a non-curve point of intersection on said Centerline at Station 99+04.88; thence departing said parallel line, South 89°40'11" East, 212.81 feet; thence departing said parallel line North 66°36'04" East, 54.60 feet; thence South 77°22'47" East, 56.30 feet; thence South 59°50'50" East, 59.37 feet to a point on the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence South 00°36'38" East along said East line, 84.57 feet to a point on said Existing Right of Way Line; thence departing said East line and along said Existing Right of Way line the following four (4) courses, South 89°48'32" West, 255.18 feet; thence South 00°12'29" East, 7.50 feet; thence South 89°47'31" West, 114.93 feet; thence North 89°55'07" West, 947.70 feet to the POINT OF BEGINNING.

CONTAINING 5.500 acres, more or less.

This legal description prepared under the direction of:
Joseph C. Di Benedetto, P.L.S.
Florida Professional Land Surveyor No. 5181
McKim & Creed, Inc.
115 East Indiana Ave.
DeLand, Florida, 32724

TO HAVE AND TO HOLD the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in
the presence of: Two witnesses
required by Florida Law,



SIGNATURE LINE
PRINT/TYPE NAME: JUDEE BOUARD



SIGNATURE LINE
PRINT/TYPE NAME: Leslie M. Premo



WANDA SHAFFER
aka Wanda Lawson Shaffer

ADDRESS OF GRANTOR:

32913 CR 437
Sorrento, FL 32716

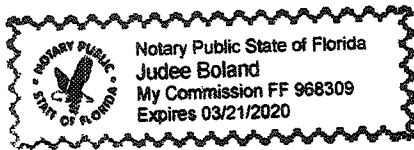
ATTACHMENT #1

PARCEL NO. 117.11
SECTION 11130
F.P. NO. 238275-2
PAGE 3

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 9th day of JUNE, 2016, by Wanda Shaffer, who is personally known to me or who has produced _____ as identification.



Judge Boland
PRINT/TYPE NAME: JUDGE BOLAND
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

ACQUISITION OF THIS LAND IS
NECESSARY FOR R/W PURPOSES
UNDER THREAT OF CONDEMNATION
PURSUANT TO SEC. 337. 27 F.S.
CF
FL D.O.T.

2020 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L09000018852

Entity Name: ROUTE 46 PROPERTIES LLC**Current Principal Place of Business:**1321 TAPPIE TOORIE CIRCLE
LAKE MARY, FL 32746**Current Mailing Address:**1321 TAPPIE TOORIE CIRCLE
LAKE MARY, FL 32746 US**FEI Number:** 26-4345881**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**CROSON, DAVID A
1321 TAPPIE TOORIE CIRCLE
LAKE MARY, FL 32746 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:**

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name CROSON, DAVID A
Address 1321 TAPPIE TOORIE CIRCLE
City-State-Zip: LAKE MARY FL 32746

Title MGR
Name CROSON, KATHERINE R
Address 1321 TAPPIE TOORIE CIRCLE
City-State-Zip: LAKE MARY FL 32746

Title MGR
Name CROSON, CHARLES
Address 1321 TAPPIE TOORIE CIRCLE
City-State-Zip: LAKE MARY FL 32746

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DAVID A. CROSON

MGR

01/18/2020

Electronic Signature of Signing Authorized Person(s) Detail

Date

RECEIVED

By RagusaE at 1:40 pm, Mar 01, 2021

PROPERTY RECORD CARD

General Information

Owner Name:	ROUTE 46 PROPERTIES LLC	Alternate Key:	1446392
Mailing Address:	1321 TAPPIE CIR LAKE MARY, FL 32746 Update Mailing Address	Parcel Number: ⓘ	27-19-27-0003-000-01000
		Millage Group and City:	0002 (UNINCORPORATED)
		2019 Total Certified Millage Rate:	15.0425
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	BOBWHITE LN MOUNT DORA FL 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	W 1/2 OF SW 1/4 OF SW 1/4--LESS SR 46 & LESS FROM SW COR OF SE 1/4 OF SEC 28-19-27 RUN S 89-40-03 E 2639.92 FT TO SE COR OF SE 1/4 OF SEC 28, N 0-01-01 E ALONG E LINE OF NE 1/4 OF SEC 33-19-27 THAT IS 3.12 FT FROM CENTERLINE OF SR 46, N 0-24-36 W ALONG E LINE OF SE 1/4 OF SEC 28 A DIST OF 26.96 FT TO A POINT ON EXISTING R/W LINE OF SR 46 FOR POB, THENCE RUN N 0-24-36 W ALONG SAID E LINE 128.07 FT, N 87-56-31 E 112.08 FT, N 33-16-03 E 168.56 FT, N 17-38-35 E 106.59 FT, N 89-35-46 E 276.87 FT, S 06-36-12 E 195.38 FT, S 06-36-48 W 72.85 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 83.69 FT, S 0-11-52 W 10 FT TO A POINT ON A LINE 132 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 139.99 FT, N 0-11-52 E 10 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 110.01 FT, N 0-11-52 E 5 FT TO A POINT ON A LINE 147 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 87.19 FT TO A POINT LOCATED N 0-0-19 W 147 FT FROM A NON-CURVE POINT OF INTERSECTION ON SAID CENTERLINE, S 89-40-11 E 212.81 FT, N 66-36-04 E 54.60 FT, S 77-22-47 E 56.30 FT, S 59-50-50 E 59.37 FT TO A POINT ON E LINE OF SW 1/4 OF SW 1/4 OF SEC 27-19-27, S 0-36-38 E ALONG SAID E LINE 84.57 FT TO A POINT ON SAID EXISTING R/W LINE, S 89-48-32 W 255.18 FT, S 0-12-29 E 7.50 FT, S 89-47-31 W 114.93 FT, N 89-55-07 W 947.50 FT TO POB-- ORB 3775 PG 1785		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		4	AC	\$0.00	\$64,010.00
2	VACANT RESIDENTIAL (0000)	0	0		10.7	AC	\$0.00	\$171,227.00

3	WETLAND (9600)	0	0	3	AC	\$0.00	\$135.00
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[Click here for Zoning Info](#)
[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3775 / 1785	5/19/2009	Warranty Deed	Multi-Parcel	Vacant	\$725,000.00
4846 / 2321	6/9/2008	Quit Claim Deed	Multi-Parcel	Vacant	\$0.00
3039 / 1460	12/12/2005	Warranty Deed	Multi-Parcel	Improved	\$880,000.00
1220 / 2193	3/29/1993	Warranty Deed	Unqualified	Improved	\$0.00
984 / 1863	10/1/1988	Quit Claim Deed	Unqualified	Vacant	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2020 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$235,372	\$235,372	\$235,372	5.07340	\$1,194.14
LAKE COUNTY MSTU AMBULANCE	\$235,372	\$235,372	\$235,372	0.46290	\$108.95
LAKE COUNTY MSTU FIRE	\$235,372	\$235,372	\$235,372	0.47040	\$110.72
SCHOOL BOARD STATE	\$235,372	\$235,372	\$235,372	3.88500	\$914.42
SCHOOL BOARD LOCAL	\$235,372	\$235,372	\$235,372	2.99800	\$705.65
LAKE COUNTY MSTU STORMWATER	\$235,372	\$235,372	\$235,372	0.49570	\$116.67
ST JOHNS RIVER FL WATER MGMT DIST	\$235,372	\$235,372	\$235,372	0.24140	\$56.82
LAKE COUNTY VOTED DEBT SERVICE	\$235,372	\$235,372	\$235,372	0.11000	\$25.89
LAKE COUNTY WATER AUTHORITY	\$235,372	\$235,372	\$235,372	0.35570	\$83.72
NORTH LAKE HOSPITAL DIST	\$235,372	\$235,372	\$235,372	0.95000	\$223.60
				Total:	Total:
				15.0425	\$3,540.58

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law

Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on June 28, 2020.

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RECEIVED

By RagusaE at 1:40 pm, Mar 01, 2021

PROPERTY RECORD CARD

General Information

Owner Name:	ROUTE 46 PROPERTIES LLC	Alternate Key:	3636163
Mailing Address:	1321 TAPPIE TOORIE CIR LAKE MARY, FL 32746 Update Mailing Address	Parcel Number: ⓘ	27-19-27-0003-000-03700
		Millage Group and City:	0002 (UNINCORPORATED)
		2019 Total Certified Millage Rate:	15.0425
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	NORTON LN MOUNT DORA FL 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	E 1/2 OF SW 1/4 OF SW 1/4--LESS SR 46 & LESS FROM SW COR OF SE 1/4 OF SEC 28-19-27 RUN S 89-40-03 E 2639.92 FT TO SE COR OF SE 1/4 OF SEC 28, N 0-01-01 E ALONG E LINE OF NE 1/4 OF SEC 33-19-27 THAT IS 3.12 FT FROM CENTERLINE OF SR 46, N 0-24-36 W ALONG E LINE OF SE 1/4 OF SEC 28 A DIST OF 26.96 FT TO A POINT ON EXISTING R/W LINE OF SR 46 FOR POB, THENCE RUN N 0-24-36 W ALONG SAID E LINE 128.07 FT, N 87-56-31 E 112.08 FT, N 33-16-03 E 168.56 FT, N 17-38-35 E 106.59 FT, N 89-35-46 E 276.87 FT, S 06-36-12 E 195.38 FT, S 06-36-48 W 72.85 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 83.69 FT, S 0-11-52 W 10 FT TO A POINT ON A LINE 132 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 139.99 FT, N 0-11-52 E 10 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 110.01 FT, N 0-11-52 E 5 FT TO A POINT ON A LINE 147 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 87.19 FT TO A POINT LOCATED N 0-0-19 W 147 FT FROM A NON-CURVE POINT OF INTERSECTION ON SAID CENTERLINE, S 89-40-11 E 212.81 FT, N 66-36-04 E 54.60 FT, S 77-22-47 E 56.30 FT, S 59-50-50 E 59.37 FT TO A POINT ON E LINE OF SW 1/4 OF SW 1/4 OF SEC 27-19-27, S 0-36-38 E ALONG SAID E LINE 84.57 FT TO A POINT ON SAID EXISTING R/W LINE, S 89-48-32 W 255.18 FT, S 0-12-29 E 7.50 FT, S 89-47-31 W 114.93 FT, N 89-55-07 W 947.50 FT TO POB-- ORB 3775 PG 1785		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		2	AC	\$0.00	\$32,005.00
2	VACANT RESIDENTIAL (0000)	0	0		13.55	AC	\$0.00	\$216,834.00

[Click here for Zoning Info](#) ⓘ[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4846 / 2321	6/9/2016	Quit Claim Deed	Multi-Parcel	Vacant	\$0.00
3775 / 1785	5/19/2009	Warranty Deed	Multi-Parcel	Vacant	\$725,000.00
3039 / 1460	12/12/2005	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1428 / 2391	3/1/1996	Warranty Deed	Unqualified	Improved	\$0.00
1339 / 640	1/1/1995	Quit Claim Deed	Unqualified	Improved	\$0.00
1220 / 2194	3/1/1993	Warranty Deed	Unqualified	Improved	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2020 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$248,839	\$248,839	\$248,839	5.07340	\$1,262.46
LAKE COUNTY MSTU AMBULANCE	\$248,839	\$248,839	\$248,839	0.46290	\$115.19
LAKE COUNTY MSTU FIRE	\$248,839	\$248,839	\$248,839	0.47040	\$117.05
SCHOOL BOARD STATE	\$248,839	\$248,839	\$248,839	3.88500	\$966.74
SCHOOL BOARD LOCAL	\$248,839	\$248,839	\$248,839	2.99800	\$746.02
LAKE COUNTY MSTU STORMWATER	\$248,839	\$248,839	\$248,839	0.49570	\$123.35
ST JOHNS RIVER FL WATER MGMT DIST	\$248,839	\$248,839	\$248,839	0.24140	\$60.07
LAKE COUNTY VOTED DEBT SERVICE	\$248,839	\$248,839	\$248,839	0.11000	\$27.37
LAKE COUNTY WATER AUTHORITY	\$248,839	\$248,839	\$248,839	0.35570	\$88.51
NORTH LAKE HOSPITAL DIST	\$248,839	\$248,839	\$248,839	0.95000	\$236.40
			Total:	15.0425	Total:
					\$3,743.16

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law

Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ⓘ

The exemptions marked with a  above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark 

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings ⓘ

The assessment reductions marked with a  above are providing a tax dollar savings of: **\$0.00**

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Property data last updated on June 28, 2020.

[Site Notice](#)

THE FOLLOWING LEGAL DESCRIPTION IS FOUND IN OFFICIAL RECORDS BOOK 5184, PAGE 1448, AS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR LAKE COUNTY, FLORIDA.

THIS DESCRIPTION IS AN UPDATED VERSION TO REFLECT A RIGHT OF WAY TAKING PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11130, FP 238275-2, FOR STATE ROAD NO. 46.

THAT PART OF:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF STATE ROAD 46, WHICH PROPERTY IS ALSO DESCRIBED AS A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N00°23'59"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, N00°23'56"W A DISTANCE OF 1296.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE N89°54'34"E ALONG SAID LINE A DISTANCE OF 1313.48 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'53"E ALONG SAID LINE A DISTANCE OF 1296.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP RECORDED IN MAP BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'27"W ALONG SAID LINE A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING.

(BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1785 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA)

LESS RIGHT OF WAY FOR STATE ROAD 46 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130-FP 238275;

DESCRIBED AS FOLLOWS:

COMMENCE AT A 3-1/2"x3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP238275-2; THENCE S89°40'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID CORNER BEING LOCATED N00°01'01"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, 3.12 FEET FROM THE CENTERLINE OF SURVEY OF STATE ROAD 46 AT STATION 89+57.36 AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE N00°24'36"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 26.96 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE N00°24'36"W ALONG SAID EAST LINE 128.07 FEET; THENCE DEPARTING SAID EAST LINE N87°56'31"E 112.08 FEET; THENCE N33°16'03"E 168.56 FEET; THENCE N17°38'35"E 106.59 FEET; THENCE N89°35'46"E 276.87 FEET; THENCE S06°36'12"E 195.38 FEET; THENCE S06°36'48"W 72.85 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 83.69 FEET; THENCE DEPARTING SAID PARALLEL LINE S00°11'52"W 10.00 FEET TO A POINT ON A LINE 132.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 139.99 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 10.00 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 110.01 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 5.00 FEET TO A POINT ON A LINE 147.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 87.19 FEET TO A POINT ON A LINE LOCATED N00°00'19"W 147.00 FEET FROM A NON CURVE POINT OF INTERSECTION ON SAID CENTERLINE AT STATION 99+04.88; THENCE DEPARTING SAID PARALLEL LINE S89°40'11"E 212.81 FEET; THENCE DEPARTING SAID PARALLEL LINE N66°36'04"E 54.60 FEET; THENCE S77°22'47"E 56.30 FEET; THENCE S59°50'50"E 59.37 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'38"E ALONG SAID EAST LINE 84.57 FEET TO A POINT ON SAID EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID EXISTING RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES, S89°48'32"W 255.18 FEET; THENCE S00°12'29"E 7.50 FEET; THENCE S89°47'31"W 114.93 FEET; THENCE N89°55'07"W 947.70 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.

SURVEY NOTES

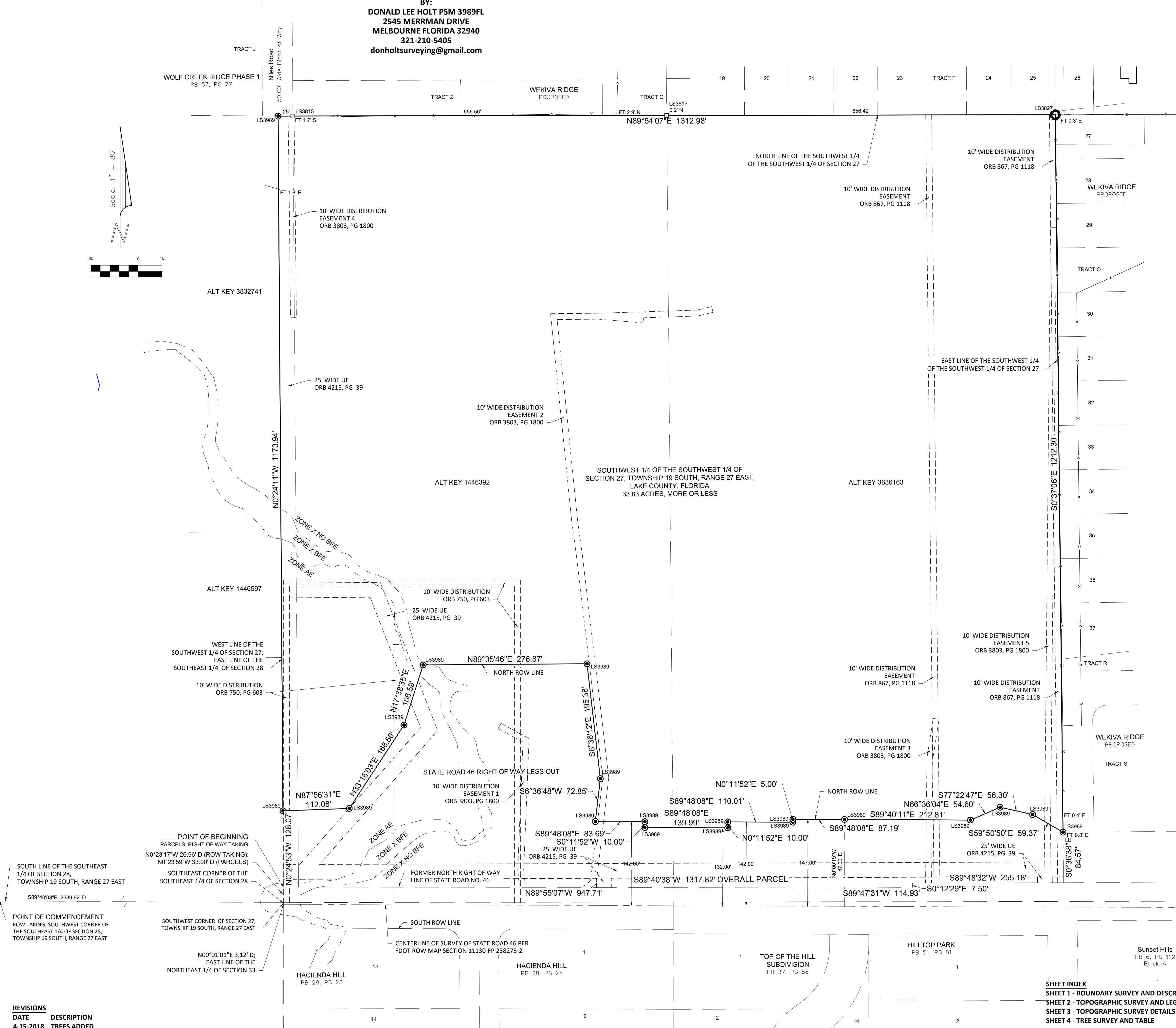
- LAKE COUNTY PROPERTY APPRAISERS AND CLERK OF COURT OFFICES PROVIDED PROPERTY ALT KEY NUMBERS; CURRENT DEED DESCRIPTION AND ADJOINING PLAT INFORMATION.
- CURRENT RIGHT OF WAY INFORMATION, BEARING BASIS, NORTH ARROW, COORDINATE STRUCTURE, FIELD SURVEY ELEVATIONS AND APPROXIMATE LOCATION OF EASEMENTS PROVIDED BY FLORIDA DEPARTMENT OF TRANSPORTATION. ELEVATIONS ARE BASED ON TIES TO CONTROL POINTS 1033 AND 1034 SITUATED ON THE SOUTH SIDE OF STATE ROAD 46 AS SHOWN, ORLANDO - ORANGE COUNTY EXPRESSWAY AUTHORITY PROJECT NETWORK CONTROL SURVEY FOR WEKIVA PARKWAY AND STATE ROAD 46 REALIGNMENT PREPARED BY WANTMAN GROUP INC IN 2011.
- THIS SURVEY WAS PREPARED WITH THE ASSISTANCE OF ATTORNEY'S TITLE INSURANCE FUND, INC TITLE COMMITMENT POLICY NUMBER C-3243141 DATED FEBRUARY 17, 2009 FOR EASEMENT AN DEED DESCRIPTION MATTERS. THIS SITE IS SUBJECT TO THREE FPC DISTRIBUTION EASEMENTS AS CITED IN SCHEDULE B-II ITEM FOUR. SUBSEQUENT TO TITLE COMMITMENT PROVIDED BY SURVEYOR AN ADDITIONAL FPC DISTRIBUTION EASEMENT WAS RECORDED IN OFFICIAL RECORDS BOOK 3803, PAGE 1800 AND A PERPETUAL UTILITY EASEMENT, 25' IN WIDTH, WAS DEDICATED TO THE CITY OF MOUNT DORA PUBLIC WORKS IN OFFICIAL RECORDS BOOK 4215, PAGE 39 ON SEPTEMBER 6, 2012; BOTH NEW EASEMENTS ARE SHOWN HEREON.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP 12069C0390 E, LAST REVISED DECEMBER 18, 2012, PORTIONS OF THIS SUBJECT SITE LIE WITHIN ZONE AE (EL 81.9), (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), BASED FLOOD ELEVATIONS DETERMINED, PORTIONS LIE WITHIN ZONE X, (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND PORTIONS LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FEMA MAP IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 AND PROVIDED BY FEMA WEBSITE.
- THIS SITE IS VACANT AND CONTAINS NO IMPROVEMENTS. THE BOUNDARY SURVEY WAS PERFORMED ON MARCH 3, 2019.
- THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING PARTY OR PARTIES.
- THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS BOUNDARY AND TOPOGRAPHIC SURVEY MAP AND REPORT WAS PREPARED UNDER THE DIRECT SUPERVISION OF

DONALD LEE HOLT, PSM 3989FL
2545 MERRMAN DRIVE, MELBOURNE, FLORIDA, 32940

REVISIONS	DATE	DESCRIPTION
4-15-2018		TREES ADDED

THIS BOUNDARY SURVEY
WAS PREPARED FOR:
CHARLES CROSON, CFA, CROSON INVESTMENT PARTNERS
AND DH DESIGN CONSULTANTS LLC
BY:
DONALD LEE HOLT PSM 3989FL
2545 MERRMAN DRIVE
MELBOURNE FLORIDA 32940
321-210-5405
donholtsurveying@gmail.com



SHEET INDEX
SHEET 1 - BOUNDARY SURVEY AND DESCRIPTION
SHEET 2 - TOPOGRAPHIC SURVEY AND LEGEND
SHEET 3 - TOPOGRAPHIC SURVEY DETAILS
SHEET 4 - TREE SURVEY AND TABLE

RECEIVED
By RagusaE at 1:42 pm, Mar 01, 2021

BOUNDARY SURVEY
ALT KEY 1446392 AND ALT KEY 3636163

SCALE: 1" = 80'
DATE: 3-6-19
DRAWN BY: DASH
CHECKED BY: DH
REVISED BY:
DRAWING: CROSON-BNT

Donald Lee Holt
2545 Merrman Drive
Palm Shores, Florida 32940
Donald Lee Holt PSM #3989

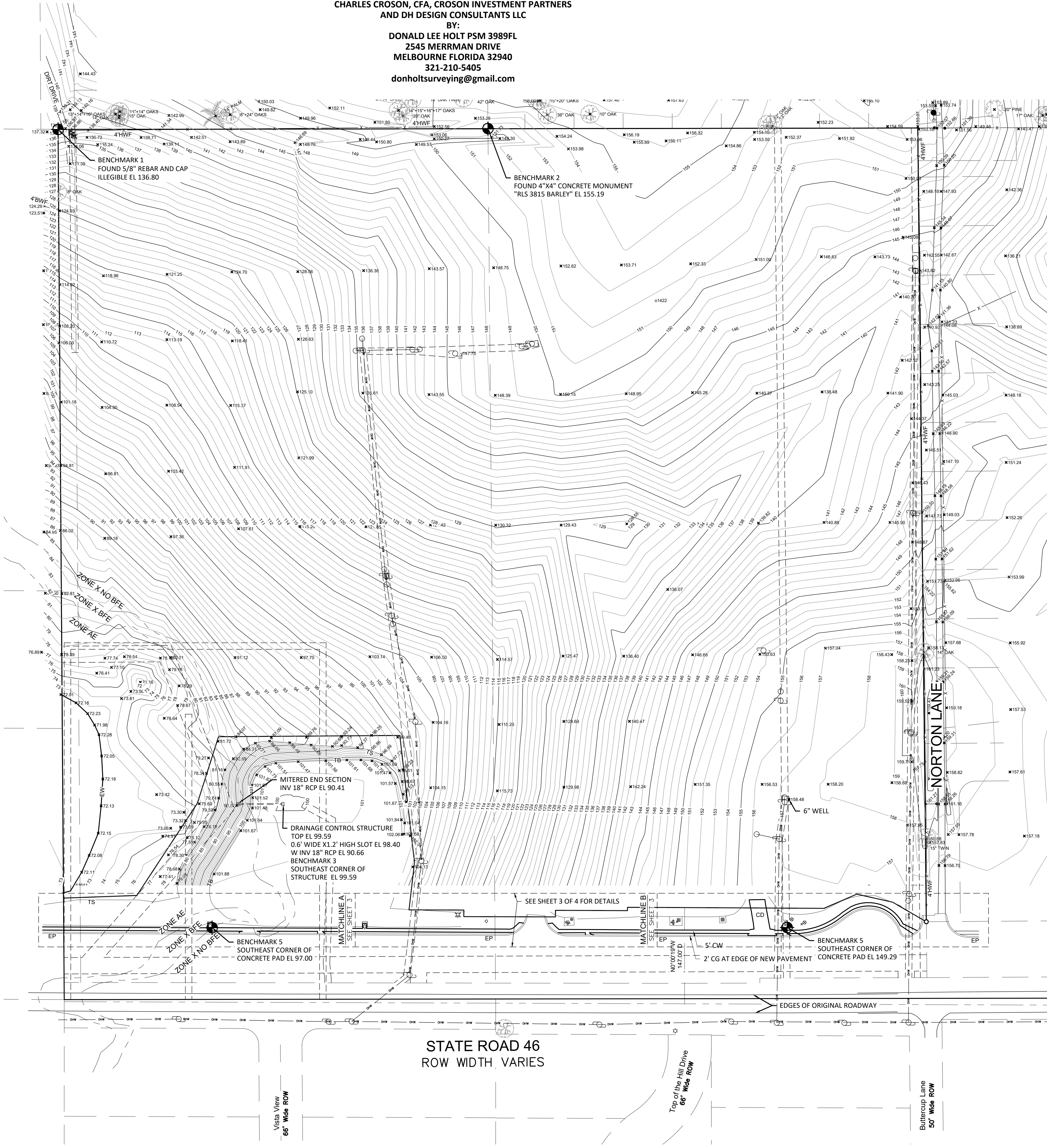
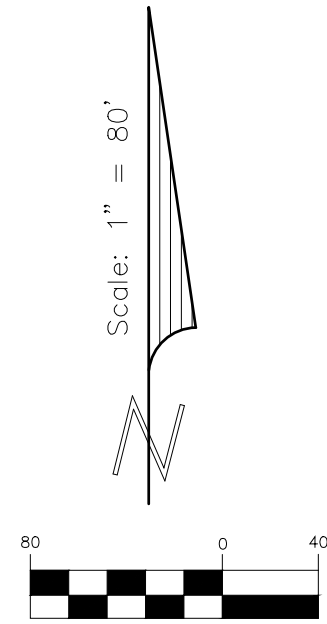
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1 of 4

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LEGEND AND ABBREVIATIONS

- ARV - AIR RELEASE VALVE
- BFE - BASE FLOOD ELEVATION DETERMINED
- ▽ - CAMPHOR TREE, ON-SITE
- ✕ - CHERRY LAUREL TREE, ON-SITE
- CG - CONCRETE CURB AND GUTTER
- CD - CONCRETE DRIVE
- CW - CONCRETE WALK
- D - DESCRIBED INFORMATION
- DMH - DRAINAGE MANHOLE
- - EDGE OF DENSE VEGETATION
- EP - EDGE OF PAVEMENT
- EL - ELEVATION
- - - FEMA FLOOD ZONE LINES
- FT - FENCE TIE
- X- - FENCE LINE
- - FENCE POST
- ⛑ - FIRE HYDRANT
- FM - FORCE MAIN
- HWF - HOG WIRE FENCE
- ID - IDENTIFICATION
- INV - INVERT
- LB - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- ☆ - LIGHT POLE
- M - MEASURED INFORMATION
- - OAK TREE, ON-SITE/OFF-SITE
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE OR PAGES
- PB - PLAT BOOK
- ◇ - PALM TREE, ON-SITE/OFF-SITE
- - PINE TREE, OFF-SITE
- RBOV - RECLAIMED BLOW OFF VALVE
- ⛑ - RECLAIMED WATER METER
- ⛑ - RECLAIMED WATER VALVE
- LB3827 ○ - RECOVERED 4" ROUND CONCRETE MONUMENT LB3827
- RCP - REINFORCED CONCRETE PIPE
- ROW - RIGHT OF WAY
- ⛑ - SANITARY METER
- ⛑ - SANITARY VALVE
- LS3989 Ⓞ - SET 1/2" REBAR AND CAP LS 3989
- △ - SWEET GUM TREE, ON-SITE
- - TELEPHONE RISER
- TS - TOE OF SLOPE
- TB - TOP OF BANK
- UE - UTILITY EASEMENT
- - UTILITY POLE AND GUY WIRE
- - WATER METER
- ⛑ - WATER VALVE
- WPB - WIRE PULL BOX
- OHW- - OVERHEAD UTILITY WIRE



SURVEY NOTES

ELEVATIONS ARE BASED ON TIES TO CONTROL POINTS 1033 AND 1034 SITUATED ON THE SOUTH SIDE OF STATE ROAD 46 AS SHOWN, ORLANDO - ORANGE COUNTY EXPRESSWAY AUTHORITY PROJECT NETWORK CONTROL SURVEY FOR WEKIVA PARKWAY AND STATE ROAD 46 REALIGNMENT PREPARED BY WANTMAN GROUP INC IN 2011.

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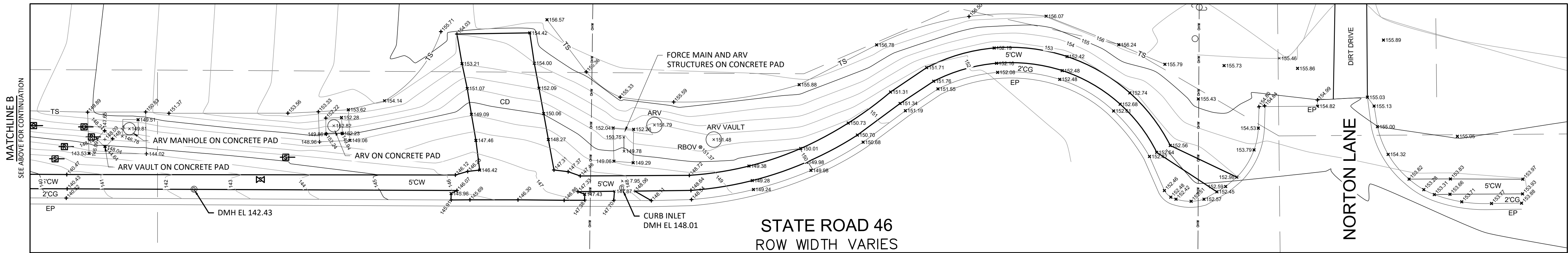
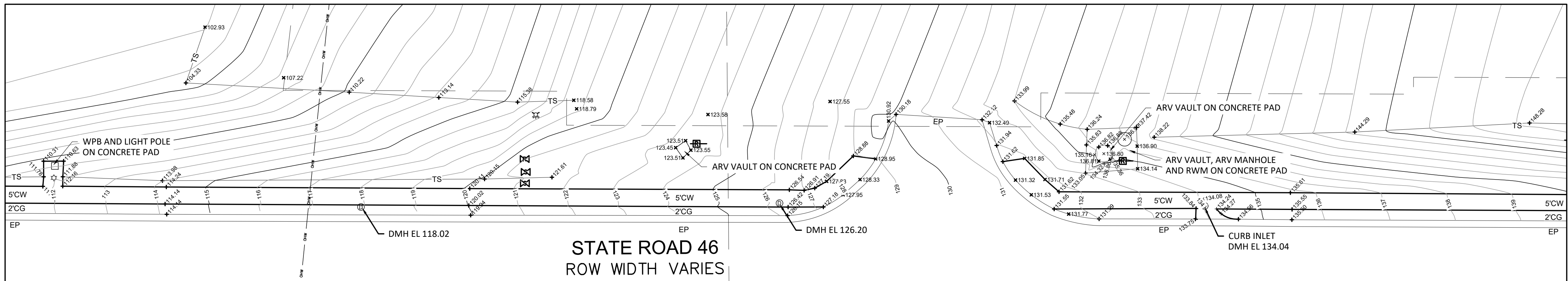
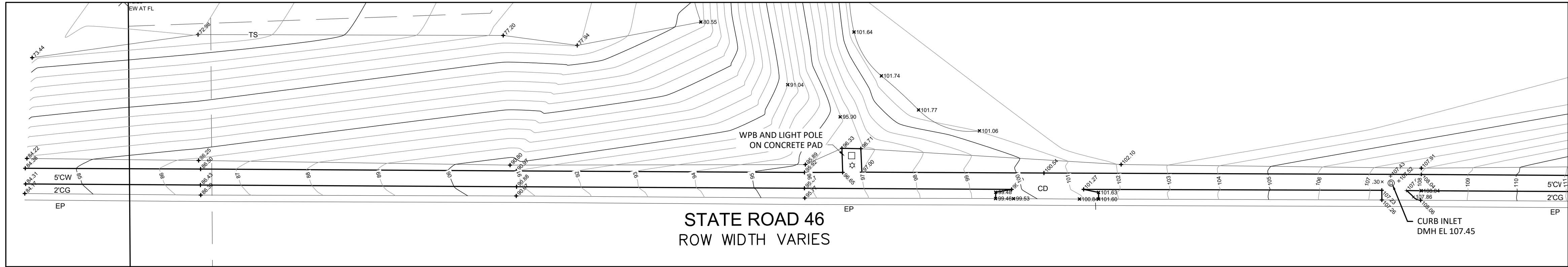
TOPOGRAPHIC SURVEY
ALT KEY 1446392 AND ALT KEY 3636163

Donald Lee Holt
2545 Merrman Drive
Palm Shores, Florida 32940
Donal Lee Holt PSM #3989

Sheet

2 of 4

THIS TOPOGRAPHIC SURVEY
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- SEE SHEET 2 OF 4 FOR CONTINUATION OF TOPOGRAPHY.

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SCALE: 3-6-19
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DRAWN BY: DASH
CHECKED BY: DASH
REVISED BY: DASH
DRAWING: CROSON-BNT

Donald Lee Holt
2545 Merrman Drive
Melbourne, Florida 32940
Palm Shores, Florida 32909
Donal Lee Holt PSM #3989

Sheet

3 of 4

ATTACHMENT #2
NOTICE OF PROPOSED ENACTMENT
ORDINANCE NO. 2021-07
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2021-07. The final public hearing on the ordinance will be held on Tuesday, December 7, 2021 at 5:30 p.m., or as soon thereafter as possible at Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance 2021-07 is as follows:

ORDINANCE NO: 2021-07

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED NORTH SIDE OF SR 46 AND WEST SIDE OF NORTON LANE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The file may be inspected by the public at the Planning and Development Department, City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

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.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Planning and Development no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

Published Legal Notice: November 26, 2021

ORDINANCE NO: 2021-07

Route 46 Properties, LLC
Proposed Annexation (33.38 Acres)

Legend

- Subject Property
- City Limits

Map Labels:

- Wolf Branch Rd
- HEATHER ST
- WOLF BRANCH RD
- WOLF RUN ROAD
- DORNICH DRIVE
- BECKHAM AV
- NILES AV
- SUNRISE ST
- SAND LAKE DR
- POPPY HILL RD
- ARONINK DR
- MERION DR
- MERION DR
- SEBASTIAN ST
- SR 46
- SR 46
- SR 46
- VISTA VIEW
- BUTTERCUP LN

Subject Property

City Limits

City

County

City of Mount Dora

Florida

DATE: 3/10/2021

Page 2 - Annexation

The proposed ordinance with complete legal description (metes and bounds) may be inspected by the public at the City Clerk's Office or the Planning and Development Department, City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

Interested parties may appear at the above meeting and be heard with respect to the proposed ordinance.

Notice: If any person decides to appeal any decision 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 records include the testimony and evidence upon which the appeal is to be based.

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Non-Legal Dates Published Twice on:

November 19, 2021

November 26, 2021

ORDINANCE NO: 2021-07

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF SR 46 AND WEST SIDE OF NORTON LANE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Route 46 Properties LLC (Property Owner) is the fee simple owner of that property generally located North side of SR 46 and West side of Norton Lane in unincorporated Lake County, Florida, as depicted and identified on that map attached as **Exhibit "A"** (Property); and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the Property Owner has filed a petition for annexation of the Property into the municipal limits of the City of Mount Dora; and

WHEREAS, the City has determined that the Property is located wholly within an unincorporated area of Lake County, Florida, that the Property is reasonably compact and contiguous to an incorporated area of the City of Mount Dora, Florida, that annexation of the Property otherwise fully complies with the requirements of Florida Statutes, Section 171.044, and annexation of the Property is in the best interest of the City of Mount Dora; and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the City furnished the Lake County Board of County Commissioners with a copy of the notice of annexation by certified mail at least ten (10) days prior to the publication of the same; and

WHEREAS, the City has determined that all procedural and notice requirements mandated by Florida Statutes, Section 171.044, the City of Mount Dora Charter, the City of Mount Dora Code of Ordinances and all other applicable or controlling laws related to the voluntary annexation of property have been followed and satisfied.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. **LEGISLATIVE FINDINGS AND INTENT.** The City of Mount

Dora has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. **VOLUNTARY ANNEXATION.** The Property generally located North side of SR 46 and West side of Norton Lane, in unincorporated Lake County, is hereby annexed into the municipal limits of the City of Mount Dora pursuant to Florida Statutes, Section 171.044. The Property annexed is more particularly described as follows:

THE FOLLOWING LEGAL DESCRIPTION IS FOUND IN OFFICIAL RECORDS BOOK 5184, PAGE 1448, AS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR LAKE COUNTY, FLORIDA.

THIS DESCRIPTION IS AN UPDATED VERSION TO REFLECT A RIGHT OF WAY TAKING PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11130, FP 238275-2, FOR STATE ROAD NO. 46.

THAT PART OF: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF STATE ROAD 46, WHICH PROPERTY IS ALSO DESCRIBED AS A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N00°23'59"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, N00°23'56"W A DISTANCE OF 1296.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE N89°54'34"E ALONG SAID LINE A DISTANCE OF 1313.48 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'53"E ALONG SAID LINE A DISTANCE OF 1296.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP RECORDED IN MAP BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'27"W ALONG SAID LINE A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING. (BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1785 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA).

LESS RIGHT OF WAY FOR STATE ROAD 46 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130-FP 238275;

DESCRIBED AS FOLLOWS: COMMENCE AT A 3-1/2"X3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28,

TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP238275-2; THENCE S89°40'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID CORNER BEING LOCATED N00°01'01"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, 3.12 FEET FROM THE CENTERLINE OF SURVEY OF STATE ROAD 46 AT STATION 89+57.36 AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE N00°24'36"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 26.96 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE N00°24'36"W ALONG SAID EAST LINE 128.07 FEET; THENCE DEPARTING SAID EAST LINE N87°56'31"E 112.08 FEET; THENCE N33°16'03"E 168.56 FEET; THENCE N17°38'35"E 106.59 FEET; THENCE N89°35'46"E 276.87 FEET; THENCE S06°36'12"E 195.38 FEET; THENCE S06°36'48"W 72.85 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 83.69 FEET; THENCE DEPARTING SAID PARALLEL LINE S00°11'52"W 10.00 FEET TO A POINT ON A LINE 132.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 139.99 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 10.00 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 110.01 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 5.00 FEET TO A POINT ON A LINE 147.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 87.19 FEET TO A POINT ON A LINE LOCATED N00°00'19"W 147.00 FEET FROM A NON CURVE POINT OF INTERSECTION ON SAID CENTERLINE AT STATION 99+04.88; THENCE DEPARTING SAID PARALLEL LINE S89°40'11"E 212.81 FEET; THENCE DEPARTING SAID PARALLEL LINE N66°36'04"E 54.60 FEET; THENCE S77°22'47"E 56.30 FEET; THENCE S59°50'50"E 59.37 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'38"E ALONG SAID EAST LINE 84.57 FEET TO A POINT ON SAID EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID EXISTING RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES, S89°48'32"W 255.18 FEET; THENCE S00°12'29"E 7.50 FEET; THENCE S89°47'31"W 114.93 FEET; THENCE N89°55'07"W 947.70 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.

SECTION 3. EFFECT OF ANNEXATION. On the Effective Date of this Ordinance, the property owner of the Property shall be entitled to all the rights, privileges and immunities as are from time to time granted to property owners in the City of Mount Dora, Florida, and shall be subject to the responsibilities of property ownership as may from time to time be authorized and/or adopted by the governing authority of the City of Mount Dora, Florida.

SECTION 4. AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES. City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, City Council District Two (2) is hereby amended to include the Property, more particularly described as follows:

THE FOLLOWING LEGAL DESCRIPTION IS FOUND IN OFFICIAL RECORDS BOOK 5184, PAGE 1448, AS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR LAKE COUNTY, FLORIDA.

THIS DESCRIPTION IS AN UPDATED VERSION TO REFLECT A RIGHT OF WAY TAKING PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11130, FP 238275-2, FOR STATE ROAD NO. 46.

THAT PART OF: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF STATE ROAD 46, WHICH PROPERTY IS ALSO DESCRIBED AS A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N00°23'59"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, N00°23'56"W A DISTANCE OF 1296.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE N89°54'34"E ALONG SAID LINE A DISTANCE OF 1313.48 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'53"E ALONG SAID LINE A DISTANCE OF 1296.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP RECORDED IN MAP BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'27"W ALONG SAID LINE A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING. (BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1785 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA).

LESS RIGHT OF WAY FOR STATE ROAD 46 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION

11130-FP 238275;

DESCRIBED AS FOLLOWS: COMMENCE AT A 3-1/2"X3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP238275-2; THENCE S89°40'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID CORNER BEING LOCATED N00°01'01"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, 3.12 FEET FROM THE CENTERLINE OF SURVEY OF STATE ROAD 46 AT STATION 89+57.36 AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE N00°24'36"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 26.96 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE N00°24'36"W ALONG SAID EAST LINE 128.07 FEET; THENCE DEPARTING SAID EAST LINE N87°56'31"E 112.08 FEET; THENCE N33°16'03"E 168.56 FEET; THENCE N17°38'35"E 106.59 FEET; THENCE N89°35'46"E 276.87 FEET; THENCE S06°36'12"E 195.38 FEET; THENCE S06°36'48"W 72.85 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 83.69 FEET; THENCE DEPARTING SAID PARALLEL LINE S00°11'52"W 10.00 FEET TO A POINT ON A LINE 132.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 139.99 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 10.00 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 110.01 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 5.00 FEET TO A POINT ON A LINE 147.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 87.19 FEET TO A POINT ON A LINE LOCATED N00°00'19"W 147.00 FEET FROM A NON CURVE POINT OF INTERSECTION ON SAID CENTERLINE AT STATION 99+04.88; THENCE DEPARTING SAID PARALLEL LINE S89°40'11"E 212.81 FEET; THENCE DEPARTING SAID PARALLEL LINE N66°36'04"E 54.60 FEET; THENCE S77°22'47"E 56.30 FEET; THENCE S59°50'50"E 59.37 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'38"E ALONG SAID EAST LINE 84.57 FEET TO A POINT ON SAID EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID EXISTING RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES, S89°48'32"W 255.18 FEET; THENCE S00°12'29"E 7.50 FEET; THENCE S89°47'31"W 114.93

FEET; THENCE N89°55'07"W 947.70 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.

SECTION 5. FILING REQUIREMENTS. In accordance with Florida Statutes, Section 171.044(3), within seven (7) days of the enactment of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the Lake County Clerk of the Circuit Court, with the County Manager of Lake County, Florida and with the Florida Department of State.

SECTION 6. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance and the rezoning on the Property. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 7. SAVINGS CLAUSE. All prior actions of the City of Mount Dora pertaining to the annexation of the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 8. LIMITED CODIFICATION AND SCRIVENER'S ERRORS. The provisions of this Ordinance which amend City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, shall be codified and the sections, divisions and provisions hereof renumbered or re-lettered as deemed appropriate by the codifier. All remaining provisions of this Ordinance shall not be codified. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney may be corrected.

SECTION 9. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 10. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 11. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: November 16, 2021

SECOND READING: December 7, 2021

PASSED AND ADOPTED this 7th day of December 2021.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

For the use and reliance of City of Mount
Dora only. Approved as to form and legality.

JESSICA BURNHAM, CITY CLERK

Sherry G. Sutphen, City Attorney

EXHIBIT "A"
Property Depiction

Exhibit "A"

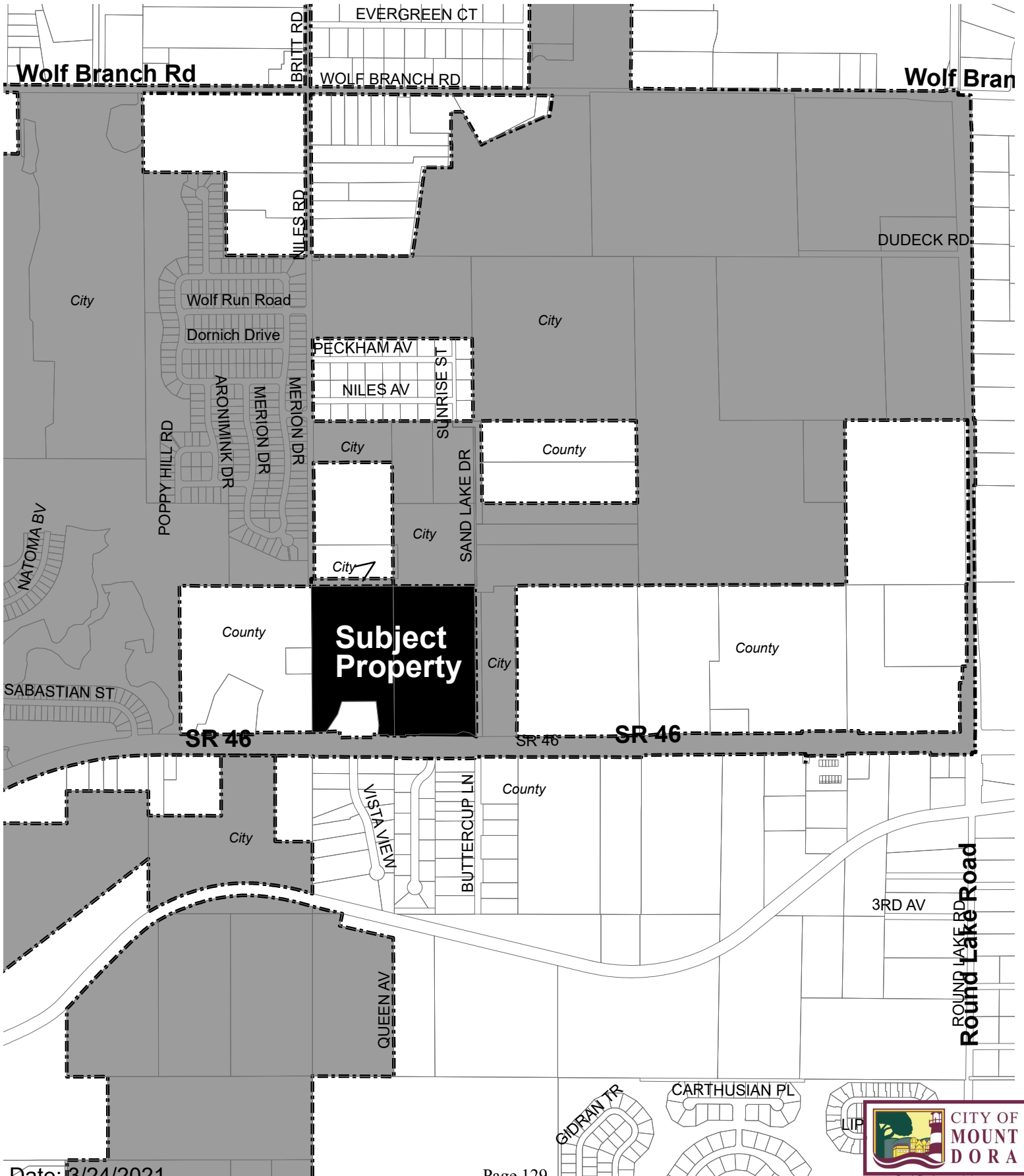
Route 46 Properties, LLC

Proposed Annexation (33.38 Acres)



Legend

- Subject Property
- City Limits





CITY OF MOUNT DORA

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: December 7, 2021

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Approval of Final Reading of Ordinance No. 2021-20, Annexation for FRB Properties, LLLP (1.77 acres)

Introduction:

This is a request for City Council to approve the final reading of Ordinance No. 2021-20

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Public Hearing
Discussion
Council Action

Discussion:

Further annexation descriptions and details are contained in Attachment "1" (*Annexation Summary Report*). Final legal advertisements for the adoption hearing are included in Attachment "2". The applicant has petitioned the City for annexation for a parcel (1.77 acres) located on the east side of US Highway 441 and south of Robie Avenue. This application is in accompaniment with a Future Land Use Map (FLUM) amendment and rezoning. The applicant's proposal is for a Commercial Future Land Use and Highway Commercial (C-3) Zoning District for a proposed retail store. The FLUM and rezoning are being processed in concert under separate requests. This action is for annexation only. The site borders the city limits on the west side of US Highway 441. The site is located in the City's Joint Planning Area (JPA) and eligible for annexation.

The sequence of events leading to the presentation to the City Council are as follows:

The City Council, held at their regularly scheduled meeting held on November 16, 2021, recommended approval of the First Reading of Ordinance No. 2021-20 and hold hearing for the Second Reading and Final adoption.

The Development Review Committee (DRC) on September 29, 2021 reviewed and recommended approval of the annexation request and recommended it to forward to the City Council.

Budget Impact:

The City's ad valorem tax base will expand as the City Limits of the City are annexed in a logical pattern. Master Fee Schedule Resolution No. 2021-116 on October 5, 2021, waiving fees as an annexation incentive program. The annexation application fee of \$2,000.00 has been waived. Estimated budget impacts will cost the City a total of \$1,400.00 to process this annexation (it does not include City legal review fees).

Strategic Impact:

The City's annexation program is consistent with Growth Management and Economic Development Goals for continuation of annexations of areas that are logical and fill in the logical and natural boundaries of the City Limits. GOAL 1: Economic Development; Objective 1.3. Attract new commercial businesses/residential development.

Recommendation City Council approve Final Reading and Adoption of Ordinance No. 2021-20.

Attachment(s):

1. Attachment 1 Annexation Summary Report (ADA)
2. Attachment 2 Legal Ad Publications (ADA)
3. Ordinance 2021-20 FRB Properties.Annex(Final).SGS
4. Exhibit A Property Depiction (Map) Annex

Prepared by: Vince Sandersfeld, Planning and Development Director

Reviewed by: Sherry Sutphen , City Attorney
Nicole Wisniewski, Deputy City Clerk
Jessica Burnham, City Clerk
Patrick Comiskey, City Manager

Approved - 12/1/2021

Approved - 12/2/2021

Approved - 12/2/2021

Final Approval - 12/3/2021



**CITY OF
MOUNT
DORA**

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

**ANNEXATION SUMMARY REPORT
FRB PROPERTIES, LLLP**

Report Date:

November 16, 2021

Reference/Support:

Section 1.3, *LDC*

Chapter 171, *Florida Statutes*

Mount Dora and Lake County Joint Planning Agreement (JPA)

Site Summary:

Owner: FRB Properties, LLLP
 Applicant: Crawford, Modica, and Holt, Chartered Attorneys at Law
 Existing Use: Vacant Land
 JPA: Yes
 Proposed Use: Retail
 Future Land Use: County Regional Office
 Proposed FLU: City Commercial
 Current Zoning: County Light Industrial (LM)
 Proposed Zoning: City C-3
 City Council District: District 2
 Site Area: 1.77 +/- acres

Surrounding Property Table:

<u>Direction</u>	<u>City/County</u>	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use(s)</u>
North	County	Urban Low	R-1/R-7	SFRs
South	County	Regional Office	LM	Auto Repair & Sales
East	County	Regional Office	LM/R-1	SFRs
West	City	Industrial	WP-1	Auto Repair & Sales/Thrift Shop

Analysis:

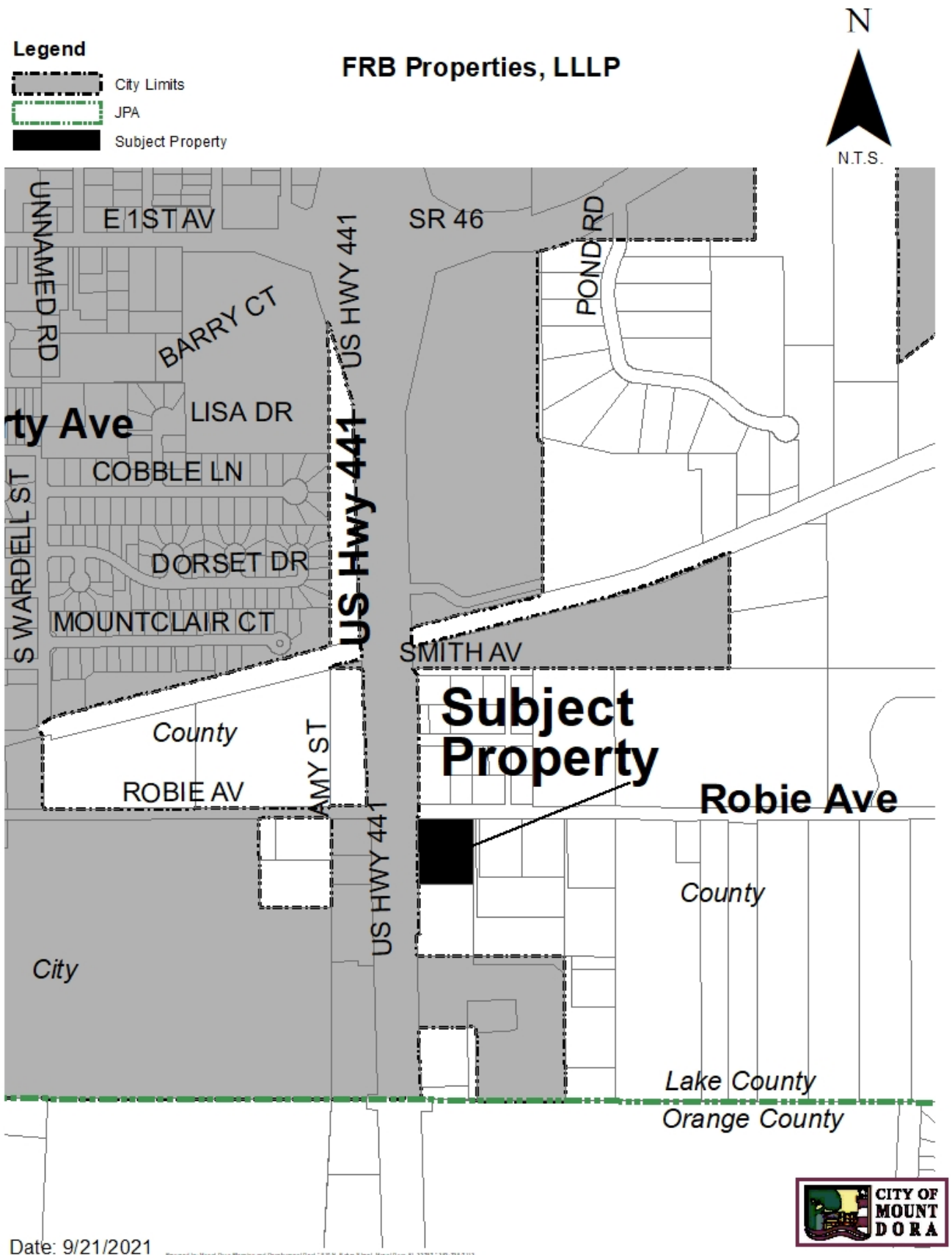
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Notification:

JPA Notice to Lake County: September 17, 2021
JPA Notice to Orange County: September 17, 2021
Notice to Lake County BCC [Ch. 171.044(3) F.S]: November 8, 2021
Ordinance Enactment Legal Ad: November 26, 2021
Non-Legal Ad (1): November 19, 2021
Non-Legal Ad (2): November 26, 2021
Notice after adoption per 171.044(3) F.S.: Date to be scheduled

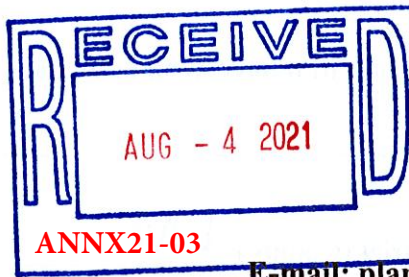
Public Hearing Schedule:

DRC: September 29, 2021
City Council 1st Reading: November 16, 2021
City Council 2nd Reading/Adoption: December 7, 2021





**CITY OF
MOUNT
DORA**



**City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmoundora.com**

VOLUNTARY ANNEXATION APPLICATION

Date : July 20, 2021

1. Applicant's Name: Jimmy D. Crawford, Esq.
 Company's Name: Crawford, Modica, & Holt, Chartered Attorneys at Law
 Address: 702 W Montrose Street
 City, State & Zip: Clermont, FL 34711
 Phone: 352-432-8644 E-mail: jcrawford@cmhlawyers.com

2. Owner's Name: Christopher J Berens, Manager
 Company's Name: FRB Properties, LLLP
 Address: 6779 Round Lake Road
 City, State & Zip: Mount Dora, FL 32757
 Phone: _____ E-mail: _____

3. The property generally located (list adjacent streets): Southeast corner of
US Hwy 441 and Robie Ave.

4. The address(s) of the property: Vacant

5. Alt Key(s): 1124794

6. Size of property in Acres: 1.77+/- Square Feet: _____

7. Does property have, or will it have City Water and Sewer?
Development will connect to public utilities.

8. Does property have, or will it have Well or Septic Tank?

No

9. Current Zoning District (County): **LM**

10. Future Land Use Category (County): **Regional Office**

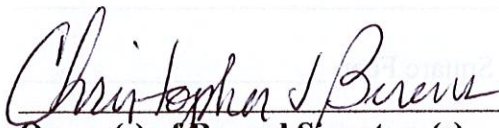
11. Requested Zoning District (City): **C-3**

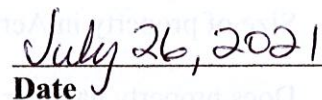
12. Requested Future Land Use Category (City): **Commercial**

13. Present use and structures on the property (list number of residential dwelling units):
Vacant land

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code and Florida Statutes. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.


Owner(s) of Record Signature(s)


Date

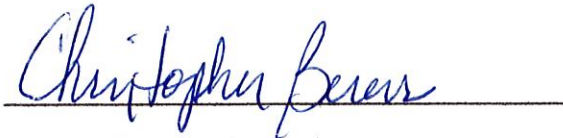
OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF

BEFORE ME, the undersigned authority personally appeared Christopher J Berens as Manager of FRB Properties, LLLP, who being by me first duly sworn on oath, deposes and says:

1. That he is the fee-simple owner or corporate officer of the ownership entity of the property legally described and attached to this application.
2. That he desires a Future Land Use Map Amendment Small Scale (10 acres or less) Application to accomplish the above desired request, as stated on Page One of this Application.
3. That he desires a Voluntary Annexation Application to accomplish the above desired request, as stated on Page Seven of this Application.
4. That he desires a Rezoning Application to accomplish the above desired request, as stated on Page of this Eleven Application.
5. That he has appointed Jimmy D. Crawford, Esq. to act as Agent in their behalf to accomplish the above.
6. Permission is granted for staff to conduct a site visit for purposes of review of this Future Land Use Map Amendment Small Scale (10 acres or less) plan, Voluntary Annexation plan, or Rezoning plan.

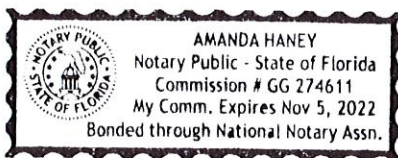


(Owner's Signature)

STATE OF FLORIDA

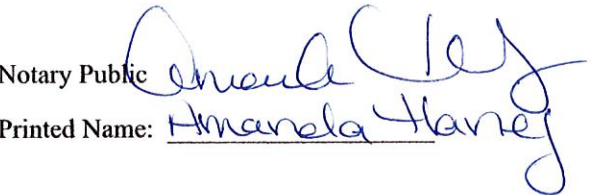
COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 20th day of July, 2021, by Christopher J Berens, as Manager of FRB Properties, LLLP, who is personally known to me or has produced FLDL as identification and who did (did not) take an oath.



Notary Public

Printed Name:



My Commission Expires:

NOV 5, 2022

[NOTARY SEAL]



**STATEMENT IN SUPPORT
FRB PROPERTIES, LLLP
ANNEXATION, LAND USE PLAN AMENDMENT, AND REZONING**

Jimmy Crawford, Esq. (“Applicant”) on behalf of FRB Properties, LLLP (“Owner”) is requesting to annex approximately ± 1.77 acres located on the southeast corner of US Highway 441 and Robie Avenue (“Property”). The Applicant has submitted concurrent applications for a land use plan amendment from County Regional Office to City Commercial and rezoning from County Light Manufacturing (LM) to City Highway Commercial (C-3).

The Property is currently vacant, with a proposed use of a $\pm 10,000$ sq. ft. retail, convenience store (“Proposed Use”), which is a permitted use in the County’s designated Regional Office land use and Light Manufacturing (LM) zoning categories. The Property is adjacent to city limits on its west boundary and within the City’s Joint Planning Area with Lake County (“JPA”). The Applicant believes annexation into the City will allow for a more predictable and streamlined development process for the proposed uses and would be economically beneficial to the Owner. Further, water and sewer are being provided by the City.

The Applicant is requesting a Future Land Use amendment to the City’s Commercial category. The request is in accordance with the City’s Comprehensive Plan Policy 4.g.(6) that reserves the Commercial land use category for retail business; Policy 4.g.(6) that limits commercial uses to limited areas, including along US Hwy 441; Policy 11.a. that states the City shall allow high intensity uses along US Highway 441; and Policy 12.g. that states the City should encourage expansion of commercial uses to the US Highway corridor. The Property is in proximity to land designated with the City’s Commercial and Industrial land use categories. The Property will also be required to meet all City design and architectural standards, which the County does not have.

All applicable levels of service are within acceptable levels and will not be adversely impacted. Furthermore, the requested amendment will not fiscally burden city services, in fact, the Applicant believes the taxes and impact fees to be paid will offset or exceed any fiscal burden.

The Property does not contain any wetlands or protected upland communities. Prior to site plan issuance, the applicant will supply an Environmental Assessment of the property to ensure there are no negative impacts on natural resources. The Applicant has no reason to believe there are any historical or cultural resources on the site. If any are discovered through the development process, all local, state and federal laws and regulations regarding such shall be complied with.

PROPERTY RECORD CARD

General Information

Name:	FRB PROPERTIES LLLP	Alternate Key:	1124794
Mailing Address:	6779 ROUND LAKE RD MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003-000-02600
		Millage Group and City:	0002 (UNINCORPORATED)
		2020 Total Certified Millage Rate:	14.7312
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	ROBIE AVE MOUNT DORA FL 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	N 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 E OF HWY ORB 3610 PG 2257		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		73750	SF	\$0.00	\$137,913.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3610 / 2257	4/4/2008	Warranty Deed	Multi-Parcel	Vacant	\$100.00
2531 / 2119	2/16/2004	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1084 / 2139	11/1/1990	Quit Claim Deed	Unqualified	Vacant	\$0.00
812 / 1397	6/1/1984	Warranty Deed	Qualified	Vacant	\$40,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2021 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification).

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$137,913	\$137,913	\$137,913	5.03270	\$694.07

LAKE COUNTY MSTU AMBULANCE	\$137,913	\$137,913	\$137,913	0.46290	\$63.84
LAKE COUNTY MSTU FIRE	\$137,913	\$137,913	\$137,913	0.47040	\$64.87
SCHOOL BOARD STATE	\$137,913	\$137,913	\$137,913	3.70100	\$510.42
SCHOOL BOARD LOCAL	\$137,913	\$137,913	\$137,913	2.99800	\$413.46
LAKE COUNTY MSTU STORMWATER	\$137,913	\$137,913	\$137,913	0.49570	\$68.36
ST JOHNS RIVER FL WATER MGMT DIST	\$137,913	\$137,913	\$137,913	0.22870	\$31.54
LAKE COUNTY VOTED DEBT SERVICE	\$137,913	\$137,913	\$137,913	0.11000	\$15.17
LAKE COUNTY WATER AUTHORITY	\$137,913	\$137,913	\$137,913	0.33680	\$46.45
NORTH LAKE HOSPITAL DIST	\$137,913	\$137,913	\$137,913	0.89500	\$123.43
				Total:	Total:
				14.7312	\$2,031.61

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 🇺🇸	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a

checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law
NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.	

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on July 18, 2021.

Site Notice



PREPARED BY and RETURN TO:
WILLIAM H. CAUTHEN, ESQ.
CAUTHEN & FELDMAN, P.A.
215 North Joanna Avenue
Tavares, FL 32778-3200

CFN 2008044334
Bk 03610 Pgs 2257 - 2258; (2pgs)
DATE: 04/11/2008 03:51:57 PM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 0.70

Parcel ID No. 3319270003-000-02600 et al.

This document was prepared on information furnished by Grantor. No examination of title was requested by Grantee and no title examination has been made on the subject property.

WARRANTY DEED

THIS WARRANTY DEED is made the 4th day of April, 2008,

BY: PATRICIA L. BERENS, TRUSTEE OF THE PATRICIA L. BERENS FAMILY TRUST DATED APRIL 18, 1990, as amended and restated on JUNE 24, 2004, whose address is 6779 Round Lake Road, Mount Dora, FL 32757, ("Grantor"),

TO: FRB PROPERTIES, LLLP, whose address is 6779 Round Lake Road, Mount Dora, FL 32757, ("Grantee");

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Lake County, Florida, viz:

See attached Schedule "A" incorporated herein.

Subject to easements, restrictions, reservations and mortgages of record, if any, but not to reimpose any void or lapsed restrictions or easements.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

Neither the Grantor nor anyone dependent upon said Grantor resides on the above described property, and the same does not constitute the Grantor's homestead as defined by the constitution or the laws of the State of Florida.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed in the Presence of

Print or Type Name Marylee A. Bitner

Print or Type Name William H. Cauthen

Patricia L. Berens
PATRICIA L. BERENS, TRUSTEE OF THE PATRICIA L. BERENS FAMILY TRUST DATED APRIL 18, 1990, as amended and restated on JUNE 24, 2004

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 4th day of April, 2008, by PATRICIA L. BERENS, TRUSTEE OF THE PATRICIA L. BERENS FAMILY TRUST DATED APRIL 18, 1990, as amended and restated on JUNE 24, 2004, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC-STATE OF FLORIDA
William H. Cauthen
Commission # DD718354
Expires: DEC. 01, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

William H. Cauthen
Print or Type Name William H. Cauthen
Notary Public
My Commission Expires:

SCHEDULE "A"

PARCEL NO. 1:

The Northwest ¼ of the Northwest ¼ of the Southwest ¼ of the Southwest ¼ of Section 33, Township 19 South, Range 27 East, in Lake County, Florida, less and except that part thereof lying within the right of way of State Road 500 as conveyed to the State of Florida, by deed recorded in Official Record Book 100, page 233, Public Records of Lake County, Florida, and less and except the following described tract: Begin at the Southwest corner of the Northwest ¼ of the Northwest ¼ of the Southwest ¼ of the Southwest ¼ of said Section 33 and run North 132 feet; thence East to the Westerly line of said right of way; thence South along the Westerly line of said right of way to the South line of the Northwest ¼ of the Northwest ¼ of the Southwest ¼ of the Southwest ¼ of said Section 33; thence West along said South line to the point of beginning.

PARCEL NO. 2:

The Northeast ¼ of the Northwest ¼ of the Southwest ¼ of the Southwest ¼ of Section 33, Township 19 South, Range 27 East, in Lake County, Florida, less and except that part thereof lying within the right of way of State Road 500 as conveyed to the State of Florida, by deed recorded in Official Record Book 112, page 142, Public Records of Lake County, Florida.
Parcel Nos. 3319270003-000-02600 and 3319270003-000-02601

PARCEL NO. 3:

Lot 21 in Southridge Industrial Centre, a subdivision in the City of Tavares, Florida according to the plat thereof recorded in Plat Book 29, Page 59 Public records of Lake County. Parcel No. 08-20-26050500002100

PARCEL NO. 4:

That part of Lots 4, 19 and 20 in Lake Saunders Subdivision, according to the plat thereof recorded in Plat Book 4, page 30, Public Records of Lake County, Florida; that part of Lots 19 and 36 in Hallen's Subdivision, according to the plat thereof recorded in Plat Book 6, page 20, Public Records of Lake County, Florida; and that part of Lantana Street, also known as Latania Street, now vacated, as shown upon said plat; all in Lake County, Florida – bounded and described as follows: Begin at the intersection of the Southerly line of the right of way of State Road No. 19 (500) with a line that is 156.58 feet West of and parallel with (when measured at right angles thereto) the East line of the Northeast ¼ of Section 22, Township 19 South, Range 26 East, Lake County, Florida; from said point of beginning run South parallel with the East line of the Northeast ¼ of said Section 22 a distance of 368.59 feet to the Northerly line of the right of way of Old State Road S-19-A (Old Tavares-Eustis Road); thence South 68° 55' West along the Northerly line of said right of way 51.94 feet to the Westerly line of Lot 19 in said Lake Saunders Subdivision; thence North 23° 30' 54" West along said Westerly line 201.21 feet to the most Westerly corner of Lot 19 in said Lake Saunders Subdivision; thence south 68° 55' West along the Southerly line of Lot 19 in said Hallen's Subdivision 17.7 feet to the most Southerly corner of said Lot 19; thence North 09° 39' 26" West along the Westerly line of Lot 19 in said Hallen's Subdivision 28.27 feet to a line that is 306.58 feet West of and parallel with (when measured at right angles thereto) the East line of the Northeast ¼ of said Section 22; thence North parallel with the East line of the Northeast ¼ of said Section 22 a distance of 150.8 feet to the Southerly line of the right of way of State Road No. 19 (500); thence Northeasterly along the Southerly line of said right of way 153.08 feet to the point of beginning.
Parcel Nos. 22-19-26-030000001900 and 22-19-26-040000000403

PARCEL NO. 5:

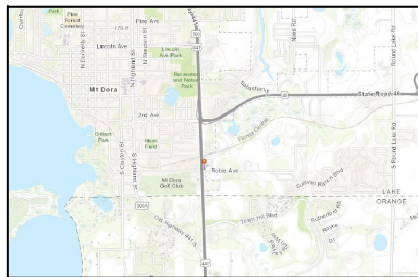
Tract 1 of Replat of Pasadena Park in Section 22, Township 19S., Range 26E., as recorded in Plat Book 11, Page 69, Public Records of Lake County, Florida, less the East 408.0 ft., also less the West 825.0 ft.
Parcel No. 22-19-26-0700-001-00008

ALTA / As-built
Survey

= BENCHMARK

= TOPOGRAPHIC ELEVATIONS

-Site Benchmark Information-

Iron Rod in Right-of-Way
Elevation: 78.04'Iron Rod in Right-of-Way
Elevation=78.70'-Benchmark Information-
GPS L-NET DATUMBased on GPS Observations
(Elevations are based upon NAVD 88 Datum)1" = 60'
GRAPHIC SCALE
0 30 60VICINITY MAP
NOT TO SCALEUS HIGHWAY 441
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT ROADWAY

SURVEY LINE OR 112 PG 142

ROBIE AVENUE

VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT ROADWAYUNPLATTED
PARCEL ID # 33-19-27-0003-000-04100

UTILITY LEGEND

WATER LINE	---
BURIED CABLE	---
SEWER LINE	---

TITLE INFORMATION

ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
AGENT: GRS TITLE SERVICES, LLC
ISSUING OFFICE:
FILE NO.: 586805-F-FL-CP-GRS
EFFECTIVE DATE: JULY 27, 2021 @ 12:00AM

SCHEDULE B - SECTION II

EXCEPTIONS:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
NOT APPLICABLE TO THE SURVEY.
- Any rights or claims of parties in possession not shown by the public records.
NOT APPLICABLE TO THE SURVEY.
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the land.
NOT APPLICABLE TO THE SURVEY.
- Any lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records
NOT APPLICABLE TO THE SURVEY.
- Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
NOT APPLICABLE TO THE SURVEY.
- Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
NOT APPLICABLE TO THE SURVEY.
- Any minerals or mineral rights leased, granted or retained by current or prior owners.
NOT APPLICABLE TO THE SURVEY.
- Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
- Rights of others in and to the use of that portion of the land located within any roadway.
NOT APPLICABLE TO THE SURVEY.

ADDRESS

ROBIE AVENUE
MOUNT DORA, FLORIDA 32757

LEGAL DESCRIPTION: (AS FURNISHED)

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT THAT PART THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 500 AS CONVEYED TO THE STATE OF FLORIDA, BY DEED RECORDED IN OFFICIAL RECORD BOOK 112, PAGE 142, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON W. LINE OF NE 1/4 OF SW 1/4 OF SW 1/4 OF SW 1/4 SEC 33 T 19S, R27E, BEING N 00°00'00" E, ASSUMED

SURVEYOR'S NOTE: FOUND MONUMENTED R/W LINES SHOWN AS PROPERTY BOUNDARY LINES; EAST BOUNDARY LINE SHOWN PER SURVEY MARKER FOUND ON SOUTH SIDE OF ROBIE AVENUE. ACTUAL ROAD RIGHT OF WAY LINES, SECTION CORNER LINES OR ADJACENT PROPERTY BOUNDARIES NOT SURVEYED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD WORK: 09/12/21
DATE SIGNED: 09/20/21

SURVEYOR'S NAME: BILL H. HYATT LS4636

DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE
AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

CERTIFIED TO: (AS FURNISHED)

DOLLAR TREE STORES, INC.
CDA HOLDINGS, LLC
GRS TITLE SERVICES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
CRENSHAW, WARE & MARTIN, PLC

LIST OF POSSIBLE ENCROACHMENTS:
NONE VISIBLE

FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
804 S French Avenue
Sanford, FL 32771
407-878-3796
INFO@deallandsurveying.com

NOTES

- Abutting properties have not been researched for gaps, overlaps, and/or hiatus
- In compliance with F.A.C. 61G17-6.0031-4-E, if location of easements or rights-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper
- Fence ownership is not determined
- No underground improvements or structures were located by this survey, unless otherwise noted
- This survey should not be used for construction purposes
- Any septic tank or drainfield locations (if found) are approximate
- Property lines and/or improvements shown were physically located by field survey
- Monuments found or set are shown
- Calculated lines and information are noted by (C)
- Computations of lines and/or data not found are shown as (C)
- Accuracies obtained in this survey are greater than (rural) 1" in 5000', (suburban) 1" in 7500', (commercial) 1" in 10,000'
- Prior to survey, information obtained was legal description provided by client or from publicly published county tax collector site, recorded plats and/or section corner records, if applicable
- If only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

DLS #: 21-08-0088

CLIENT #:

FIELD DATE: 09/12/21

DRAFTER: DDM

APPROVED: BHH

SCALE: 1" = 60'

FLOOD ZONE INFORMATION
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12069C 0390E
LAST REVISION DATE 12/18/12

LEGEND

A/C	- Air Conditioner	P	- Plat
C	- Calculated	PB	- Plat Book
CB	- Concrete Block	PC	- Point of Curvature
CM	- Concrete Monument	PI	- Point of Intersection
CONC	- Concrete	POB	- Point of Beginning
COV	- Covered	POC	- Point of Commencement
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRC	- Point of Reverse Curvature
DUE	- Drainage & Utility Esmt	PRM	- Permanent Reference Monument
D/W	- Driveway	R	- Radius
ESMT	- Easement	RAD	- Radial
FFE	- Finished Floor Elevation	R&C	- Rebar & Cap
FND	- Found	RFD	- Roofed
IP	- Iron Pipe	UE	- Utility Easement
L	- Length (Arc)	WM	- Water Meter
M	- Measured	Δ	- Delta (Central Angle)
N&D	- Nail & Disk	-	- Wood/PVC Fence
NR	- Non-Radial	-	- Chain Link Fence
OHU	- Overhead Utility Line	-	- Wood Power Pole
ORB	- Official Records Book	PP	- Well

COUNTY ROAD (4-3880)

N. LINE OF S.W. 1/4 OF S.W. 1/4

Scale: 1" = 50'

U.S. HIGHWAY 441

W. LINE N.E. 1/4 OF N.W. 1/4 OF S.W. 1/4

N 0°49'29"E 10.00'

40'

SET I.P. 30'

30'

S 89°10'31"E

179.73'

SET I.P.

SET I.P.

S 89°10'31"E

78.80'

120'

N 01°03'50"W

292.15'

1.75 ac.

302.90'

S 0°42'53"W

E. LINE OF N.W. 1/4 OF S.W. 1/4 OF S.W. 1/4

249.48'

N 88°58'00"W

S. LINE OF N.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF S.W. 1/4

FND. C.M.

FND. C.M.

120'

120'

ATTACHMENT #1

Notes: Reproductions of this sketch are not valid unless embossed with the surveyor's seal and certification is limited to person or persons named hereon.

There are no easements or encroachments visible on the ground other than shown hereon. Bearings based on North line of Southwest 1/4 of Southwest 1/4 S.89°10'31"E.

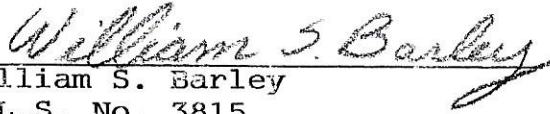
BOUNDARY SURVEY

The Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 19S., Range 27 E., in Lake County, Florida, less and except that part thereof lying within the right-of-way of State Road 500 as conveyed to the State of Florida by deed recorded in Official Record Book 112, Page 142, Public Records of Lake County, Florida; also less right-of-way for County Road.

Subject to all easements, rights-of-way and restrictions of record.

"I HEREBY CERTIFY THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF THE FLORIDA ADMINISTRATIVE CODE RULE 21HH-6."
HALL-FARNER & ASSOC., INC.
2007 Butler St., Leesburg, FL

FOR: Francis Berens
J.O.: 4247
DATE: August 13, 1986


William S. Barley
R.L.S. No. 3815
State of Florida

Drawn J.W.M.

32-19-27

ATTACHMENT #2
NOTICE OF PROPOSED ENACTMENT
ORDINANCE NO. 2021-20
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2021-20. The final public hearing on the ordinance will be held on Tuesday, December 7, 2021 at 5:30 p.m., or as soon thereafter as possible at Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance 2021-20 is as follows:

ORDINANCE NO: 2021-20

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 441 AND ROBIE AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The file may be inspected by the public at the Planning and Development Department, City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

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.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Planning and Development no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

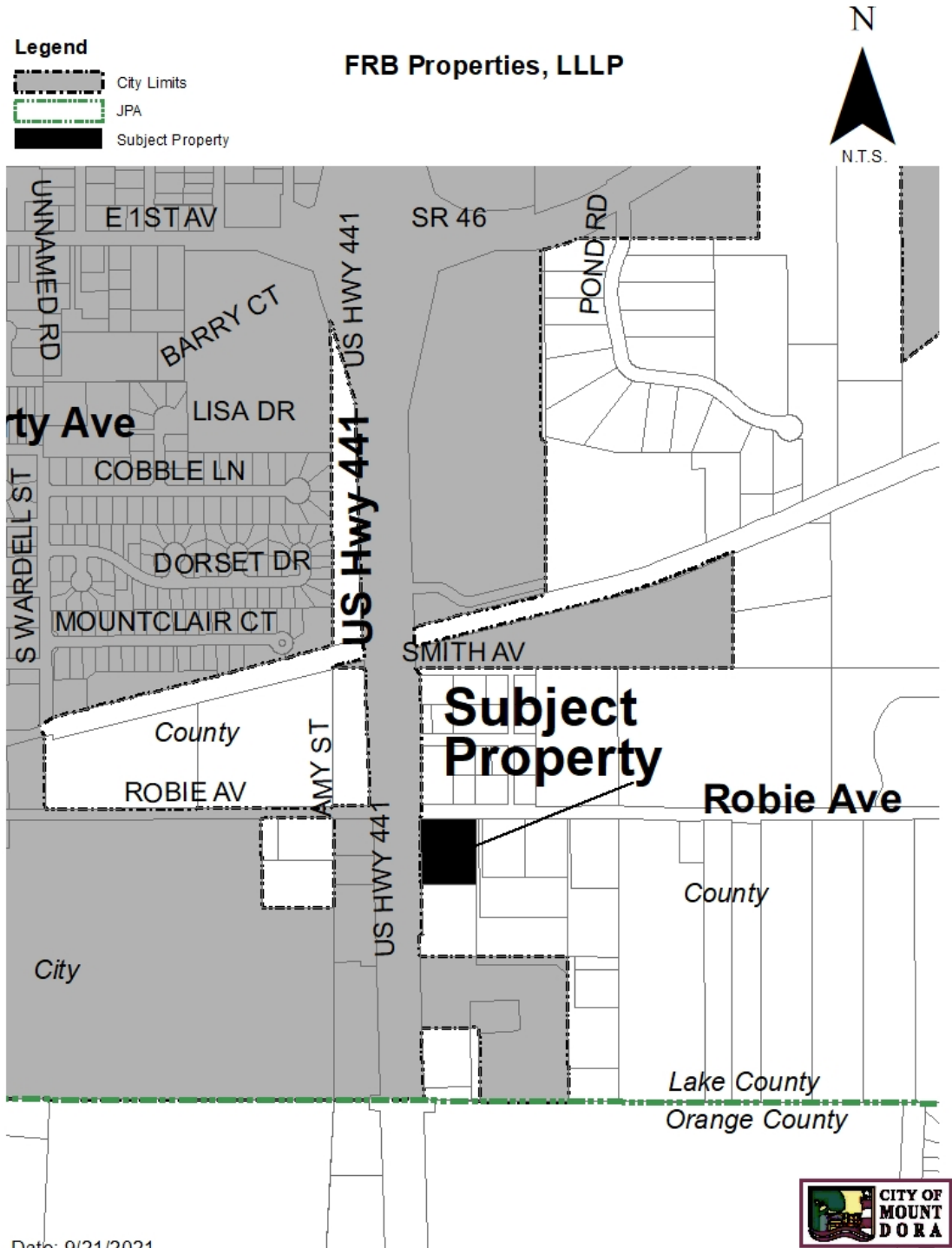
Published Legal Notice: November 26, 2021

NOTICE OF ANNEXATION
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to annex land within the area shown on the map in this advertisement. Final hearing on the voluntary annexation, Ordinance No. 2021-20, will be held on Tuesday, December 7, 2021 at 5:30 p.m., or as soon thereafter as possible at Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida.

ORDINANCE NO: 2021-20

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 441 AND ROBIE AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER’S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Page 2 - Annexation

The proposed ordinance with complete legal description (metes and bounds) may be inspected by the public at the City Clerk's Office or the Planning and Development Department, City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

Interested parties may appear at the above meeting and be heard with respect to the proposed ordinance.

Notice: If any person decides to appeal any decision 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 records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay service numbers (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

Non-Legal Dates Published Twice on:

November 19, 2021

November 26, 2021

ORDINANCE NO: 2021-20

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 441 AND ROBIE AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, FRB Properties LLLP (Property Owner) are the fee simple owners of that property generally located at the Southeast corner of US Highway 441 and Robie Avenue in unincorporated Lake County, Florida, as depicted and identified on that map attached as **Exhibit "A"** (Property); and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the Property Owner has filed a petition for annexation of the Property into the municipal limits of the City of Mount Dora; and

WHEREAS, the City has determined that the Property is located wholly within an unincorporated area of Lake County, Florida, that the Property is reasonably compact and contiguous to an incorporated area of the City of Mount Dora, Florida, that annexation of the Property otherwise fully complies with the requirements of Florida Statutes, Section 171.044, and annexation of the Property is in the best interest of the City of Mount Dora; and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the City furnished the Lake County Board of County Commissioners with a copy of the notice of annexation by certified mail at least ten (10) days prior to the publication of the same; and

WHEREAS, the City has determined that all procedural and notice requirements mandated by Florida Statutes, Section 171.044, the City of Mount Dora Charter, the City of Mount Dora Code of Ordinances and all other applicable or controlling laws, related to the voluntary annexation of property, have been followed and satisfied.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. **LEGISLATIVE FINDINGS AND INTENT.** The City of Mount

Dora has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. VOLUNTARY ANNEXATION. The Property generally located at the Southeast corner of US Highway 441 and Robie Avenue, in unincorporated Lake County, is hereby annexed into the municipal limits of the City of Mount Dora pursuant to Florida Statutes, Section 171.044. The Property annexed is more particularly described as follows:

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 19S., Range 27 E., in Lake County, Florida, less and except that part thereof lying within the right-of-way of State Road 500 as conveyed to the State of Florida by deed recorded in Official Record Book 112, Page 142, Public Records of Lake County, Florida; also less right-of-way for County Road.

All the Above Containing 1.77 Acres, More or Less.

SECTION 3. EFFECT OF ANNEXATION. On the Effective Date of this Ordinance, the property owner of the Property shall be entitled to all the rights, privileges and immunities as are from time to time granted to property owners in the City of Mount Dora, Florida, and shall be subject to the responsibilities of property ownership as may from time to time be authorized and/or adopted by the governing authority of the City of Mount Dora, Florida.

SECTION 4. AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES. City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, City Council District Two (2) is hereby amended to include the Property, more particularly described as follows:

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 19S., Range 27 E., in Lake County, Florida, less and except that part thereof lying within the right-of-way of State Road 500 as conveyed to the State of Florida by deed recorded in Official Record Book 112, Page 142, Public Records of Lake County, Florida; also less right-of-way for County Road.

All the Above Containing 1.77 Acres, More or Less.

SECTION 5. FILING REQUIREMENTS. In accordance with Florida Statutes, Section 171.044(3), within seven (7) days of the enactment of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the Lake County Clerk of the Circuit Court, with the County Manager of Lake County, Florida and with the Florida Department of State.

SECTION 6. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance and the rezoning on the Property. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and

prudent.

SECTION 7. **SAVINGS CLAUSE.** All prior actions of the City of Mount Dora pertaining to the annexation of the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 8. **LIMITED CODIFICATION AND SCRIVENER'S ERRORS.**
The provisions of this Ordinance which amend City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, shall be codified and the sections, divisions and provisions hereof renumbered or re-lettered as deemed appropriate by the codifier. All remaining provisions of this Ordinance shall not be codified. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney may be corrected.

SECTION 9. **CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 10. **SEVERABILITY.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 11. **EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: **November 16, 2021**

SECOND READING: **December 7, 2021**

PASSED AND ADOPTED this 7th day of December 2021.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

JESSICA BURNHAM
CITY CLERK

For the use and reliance of City of Mount Dora only.

Approved as to form and legality.

Sherry G. Sutphen, City Attorney

EXHIBIT “A”
Property Depiction

Ordinance No. 2021-20
Page 4 of 4

N

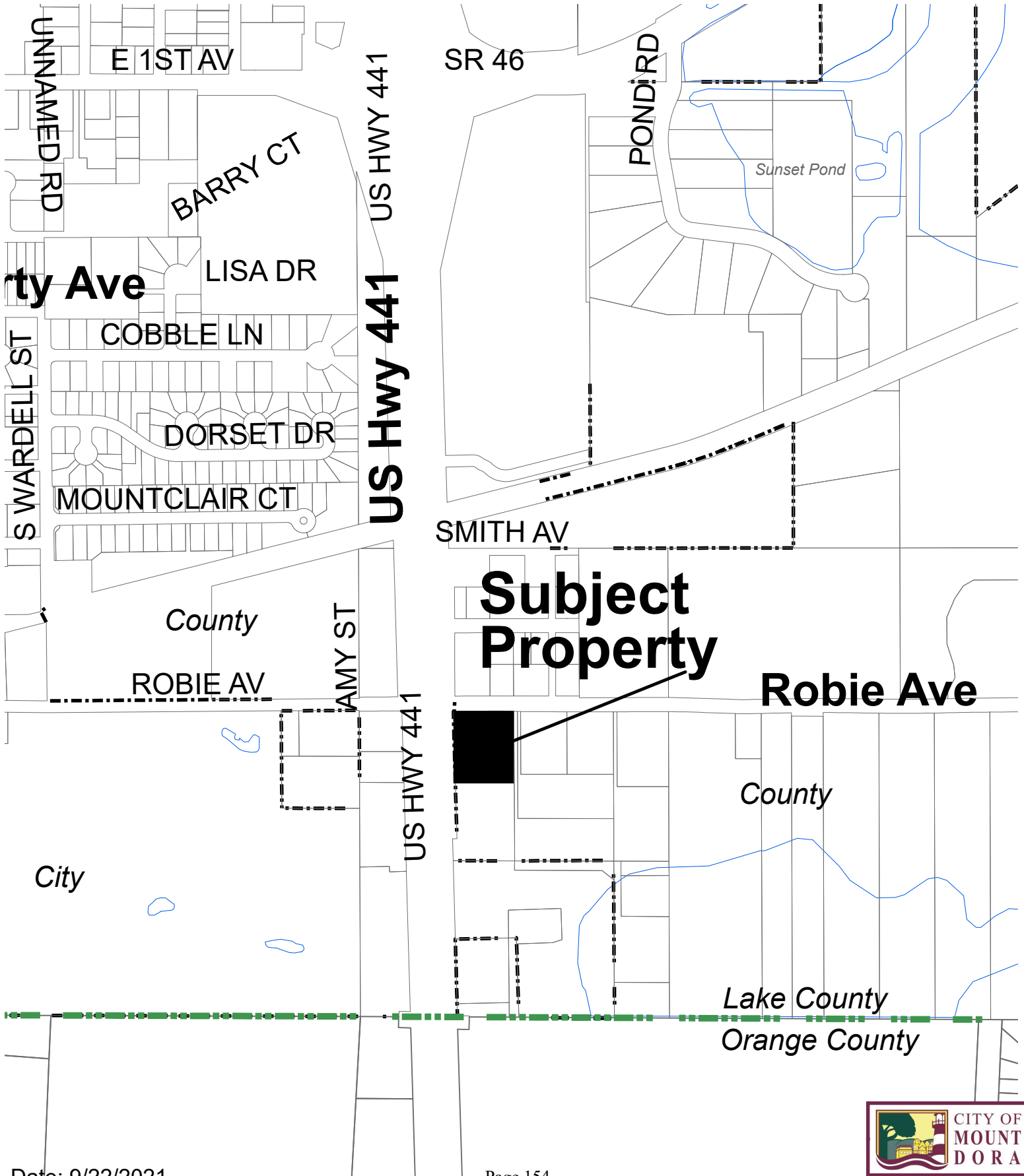
Legend

-  City Limits
-  JPA
-  Subject Property

**VICINITY MAP
FRB Properties, LLLP
Annexation**



N.T.S.





CITY OF MOUNT DORA

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: December 7, 2021

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Approval of Final Reading of Ordinance No. 2021-22, Change in Zoning FRB Properties, LLLP

Introduction:

This is a request for City Council to approve the final reading of Ordinance No. 2021-22.

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Public Hearing
Discussion
Council Action

Discussion:

Further rezoning descriptions and details are contained in Attachment #1 (*Rezoning Summary Report*). Legal advertisements for the adoption hearing are included in Attachment #2. The applicant is requesting a change of the zoning district from County Light Manufacturing to City C-3 for approximately 1.77 acres located on the southeast corner of US Highway 441 and Robie Avenue. The applicant has submitted annexation and future land use amendment applications to run concurrently with the rezoning application. The applicant has indicated the intended use to develop the site for a retail store.

The sequence of events leading to the presentation to the City Council are as follows:

The City Council at their regularly scheduled meeting held on November 16, 2021, recommended approval of the First Reading of Ordinance No. 2020-22 and hold hearing for the Second Reading and Final adoption.

The Planning and Zoning Commission (PZC) at their regularly scheduled meeting held on October 20, 2021, recommended approval (vote 7-0) of the rezoning to City C-3.

The Development Review Committee (DRC) on September 29, 2021 recommended approval of the change in zoning to C-3 and forwarded the same to the PZC.

Budget Impact:

There are no budgetary impacts on the City relative to the processing of the rezoning action.

Strategic Impact:

Rezoning requests which address density and intensity changes are consistent with Growth Management and Economic Development Goals to foster development and growth opportunities. GOAL 1: Economic Development; Objective 1.3. Attract new commercial businesses/residential development.

Recommendation City Council to approve Final Reading and Adoption of Ordinance No. 2021-22.

Attachment(s):

1. Attachment 1 PZC Memo10-20-2021 (ADA)
2. Attachment 2 Legal Ad Publications (Final) (ADA)
3. Ordinance 2021-22 FRB Properties Rezoning(Final).SGS
4. Exhibit A Property Depiction (Map)

Prepared by: Vince Sandersfeld, Planning and Development Director

Reviewed by: Sherry Sutphen , City Attorney
Nicole Wisniewski, Deputy City Clerk
Jessica Burnham, City Clerk
Patrick Comiskey, City Manager

Approved - 12/1/2021

Approved - 12/2/2021

Approved - 12/2/2021

Final Approval - 12/3/2021



**CITY OF
MOUNT
DORA**

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

DATE: October 20, 2021

TO: Planning and Zoning Commission

FROM: Development Review Committee
 Vince Sandersfeld, Planning Director

RE: Request for Change in Zoning from LM (County) to C-3 (City) for 1.77 Acres; located on the southeast corner of US Highway 441 and Robie Avenue (Location); 21761 US HWY 441 (Site Address); FRB Properties, LLLP (Owners); Crawford, Modica, and Holt, Chartered Attorneys at Law (Applicant); Project No.: Z21-02.

Recommendation:

Staff recommends approval of the above-referenced request for change in zoning from County LM to City C-3 and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation and Future Land Use Map Amendment. Approval subject to Traffic Impact Analysis prior to filing of the Site Plan.

Reference/Support:

Section 3.3. LDC

Background:

Owners: FRB Properties, LLLP – Christopher J. Berens
 Applicants: Crawford, Modica, and Holt, Chartered Attorneys at Law
 Jimmy D. Crawford, Esq.
 Existing Use: Vacant Land
 Proposed Use: Retail
 Proposed Zoning: City C-3
 Current Zoning: County LM (Light Industrial)
 Future Land Use: County Regional Office
 Proposed FLU: City Commercial
 Overlay Zones/Areas: None
 FAR Maximum: 0.35
 Site Area: 1.77+/- acres
 JPA: Yes

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Urban Low	R-1/R-7	SFRs
South	County	Regional Office	LM	Auto Repair & Sales
East	County	Regional Office	LM/R-1	SFRs
West	City	Industrial	WP-1	Auto Repair & Sales/Thrift Shop

The applicant is requesting a change of the zoning district for approximately 1.77 acres located on the southeast corner of US Highway 441 and Robie Avenue. The applicant has submitted annexation and future land use amendment applications to run concurrently with the rezoning application. The applicant has indicated the intended use to develop the site for retail store.

This parcel is located adjacent to US Highway 441, identified as a *Principal Arterial (Urban)* roadway (Map III-1 of the Roadway Functional Classification Map – City’s Comprehensive Plan 2045). The requested change has less impacts from the existing County Light Manufacturing zoning district and is compatible with surrounding land use patterns along US Highway 441. Existing uses within this area ranges from City waste water plant, mini self-storage, fuel and oil facility, retail, used vehicle sales, church, land fill, truck storage, etc. Uses along Robie adjacent to the east consistent of residential and vacant lands. Robie Avenue is under Lake County jurisdiction.

The C-3 zoning district provides concentrated commercial type developments. This district is appropriate in areas designated as "commercial" or "industrial" on the future land use map of the comprehensive plan. Permitted uses include retail, motels, theaters, car washes, offices, etc (Section 3.4.8 LDC).

A review of the criteria in Section 3.3.4 of the Land Development Code reveals the following:

1. The need and justification for the change: The proposed change in zoning is associated with an annexation. Annexation of lands required assignment of both City Future Land Use and zoning designations. The applicant would like the ability to develop the site as a new retail store. The proposed use is allowed under the C-3 (Highway Commercial) Zoning District. The proposed change in zoning is less intense and will have less impacts on City services.
2. The effect of the change, if any, on the particular property and on surrounding property: The proposed City C-3 should not have a negative effect on this property nor on the surrounding property. The proposed zoning is consistent with the land use pattern and character of the area. Again, as stated in previous criteria, the proposed change in zoning is less intense and will have less impacts on City services.
3. The relationship of the proposed amendment to the purpose of the City’s Comprehensive Plan, with appropriate consideration as to whether the proposed change will further the purpose of this Code and the Plan: Again, the proposed change in zoning is associated with an annexation. The proposed C-3 zoning will require a small scale Future Land Use Map Amendment from County Regional Office to City Commercial. The proposed change to C-3 and City Commercial is consistent with the City’s Comprehensive Plan.
4. The availability and provision of adequate services and facilities: Services and facilities are currently available to this property.
5. The impact on the natural environment: There are no adverse impacts on the natural environment as a result of this rezoning. Development of the site will require a tree removal and replacement mitigation plan.

Planning and Zoning Commission Meeting October 20, 2021
Change in Zoning – FRB Properties, LLLP
Page 3

Notifications:

JPA Notice to Lake County: September 17, 2021
JPA Notice to Orange County: September 17, 2021
Legal Notice PZC/CC: October 8, 2021
Notice to Surrounding Owners: October 8, 2021
Non-Legal with Map Ad City Council 1st Reading: November 5, 2021
Ordinance Enactment Legal Ad: November 26, 2021
Non-Legal with Map Ad City Council Adoption: November 19, 2021

Public Hearing Schedule:

DRC: September 29, 2021
PZC: October 20, 2021 (10:00 am)
City Council 1st Reading: November 16, 2021 (5:30 pm)
City Council 2nd Reading/Adoption: December 7, 2021 (5:30 pm)

Attachments:

Vicinity Map
Aerial Map
Zoning Area Map
Application

ATTACHMENT #1

21761 US Highway 441

Vicinity Map

Legend

 21761 US Hwy 441

DORSET DR



ROBIE AV



SMITH AV

NORTH ROBIE AV



Jammy P Snell Drive

CENTER ST



0 170 340 680 Feet

Legend

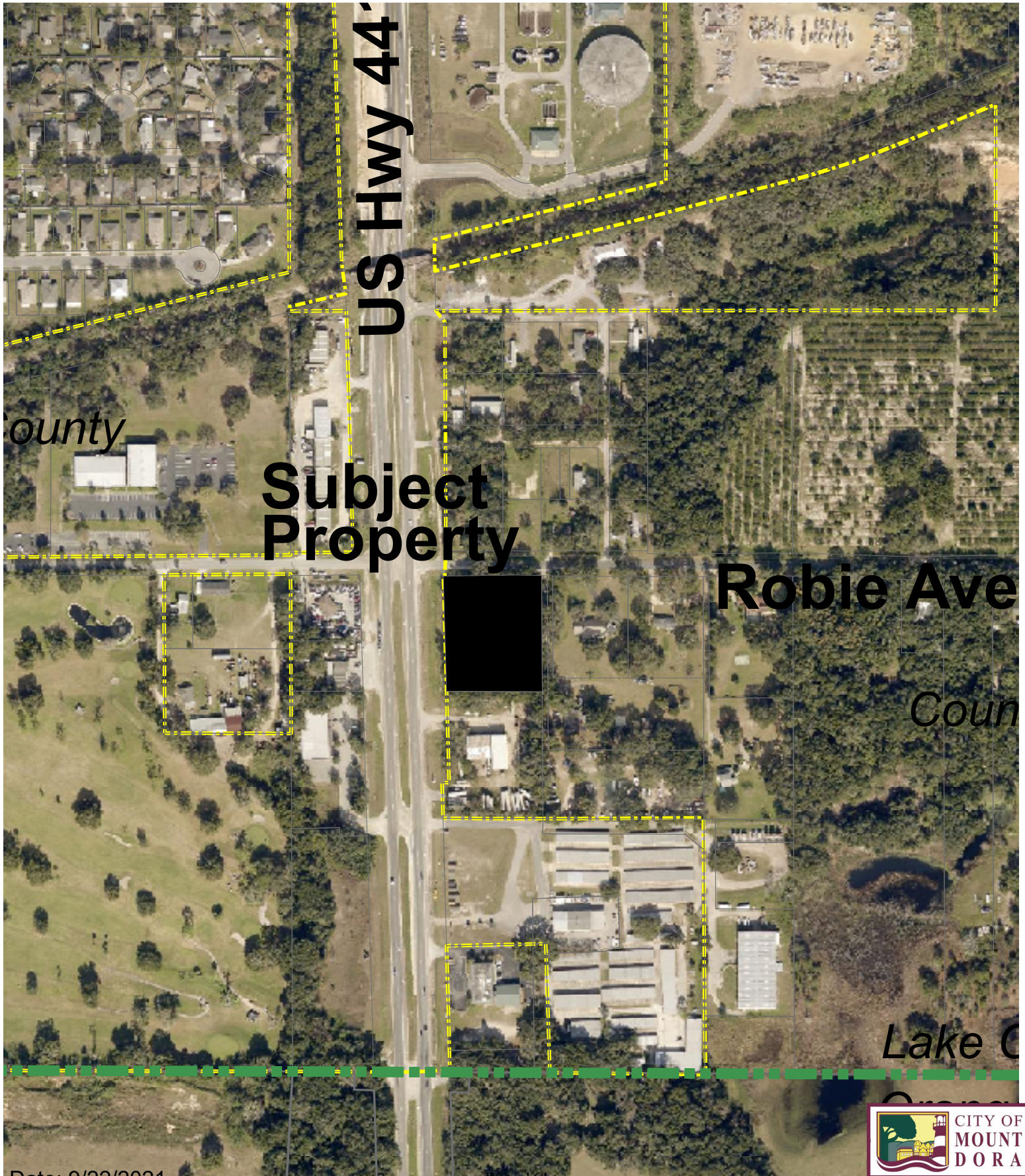
-  City Limits
-  JPA
-  Subject Property

**FRB Properties, LLLP
Aerial Map**

N



N.T.S.



FRB Properties, LLLP Zoning Area Map

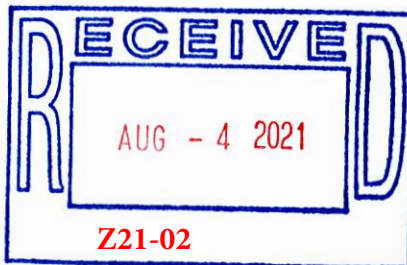


N.T.S.





**CITY OF
MOUNT
DORA**



**City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmountdora.com**

REZONING APPLICATION

Date: July 20, 2021

1. Applicant's Name: Jimmy D. Crawford, Esq.
 Company's Name: Crawford, Modica, & Holt, Chartered Attorneys at Law
 Address: 702 W Montrose Street
 City, State & Zip: Clermont, FL 34711
 Phone: 352 E-mail: jcrawford@cmhlawyers.com

2. Owner's Name: Christopher J Berens, Manager
 Company's Name: FRB Properties, LLLP
 Address: 6779 Round Lake Road
 City, State & Zip: Mount Dora, FL 32757
 Phone: _____ E-mail: _____

3. The property generally located and list adjacent streets: Southeast corner of
US Hwy 441 and Robie Ave.

4. The address(s) of the property: vacant

5. Size of property in Acres: 1.77+/- Square Feet: _____

6. Current Zoning District: County LM

7. Requested Zoning District: C-3

8. Future Land Use Category: County Regional Office

9. Present use and structures on the property (list number of residential dwelling units):
Vacant

10. Building Size (Existing): N/A
11. Proposed use of property: General Retail
12. State the reason for this request, per Section 3.3 of the City's land Development Code (attached additional sheets and support data):
Please find the attached support of justification.
13. Is the proposed use permissible in the requested district? _____
Please find the attached support of justification.
14. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Urban Low	R-7	SFH
South	County	Reg. off.	Lm	Auto Repair & Sales
East	County	Reg. off.	Lm/R-1	SFH
West	City			Hwy 441

(districts/categories may be abbreviated)

CERTIFICATION AND SIGNATURE**AFFIDAVIT**

I, CHRISTOPHER BERENS, being first duly sworn, depose and say that I apply for the request contained herein, and that all answers, information, sketches, data and other supplementary matter attached to or included herewith as part of this application, are accurate and true to the best on my knowledge and belief.

Christopher Berens
Signature of Applicant

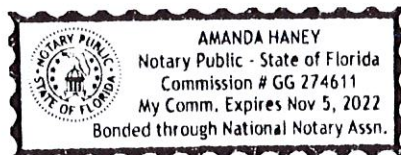
CHRISTOPHER BERENS
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 26th day of July 2021 by Christopher Berens who is personally known to me or who has produced FLDL as identification and who did _____ or did not X take an oath.

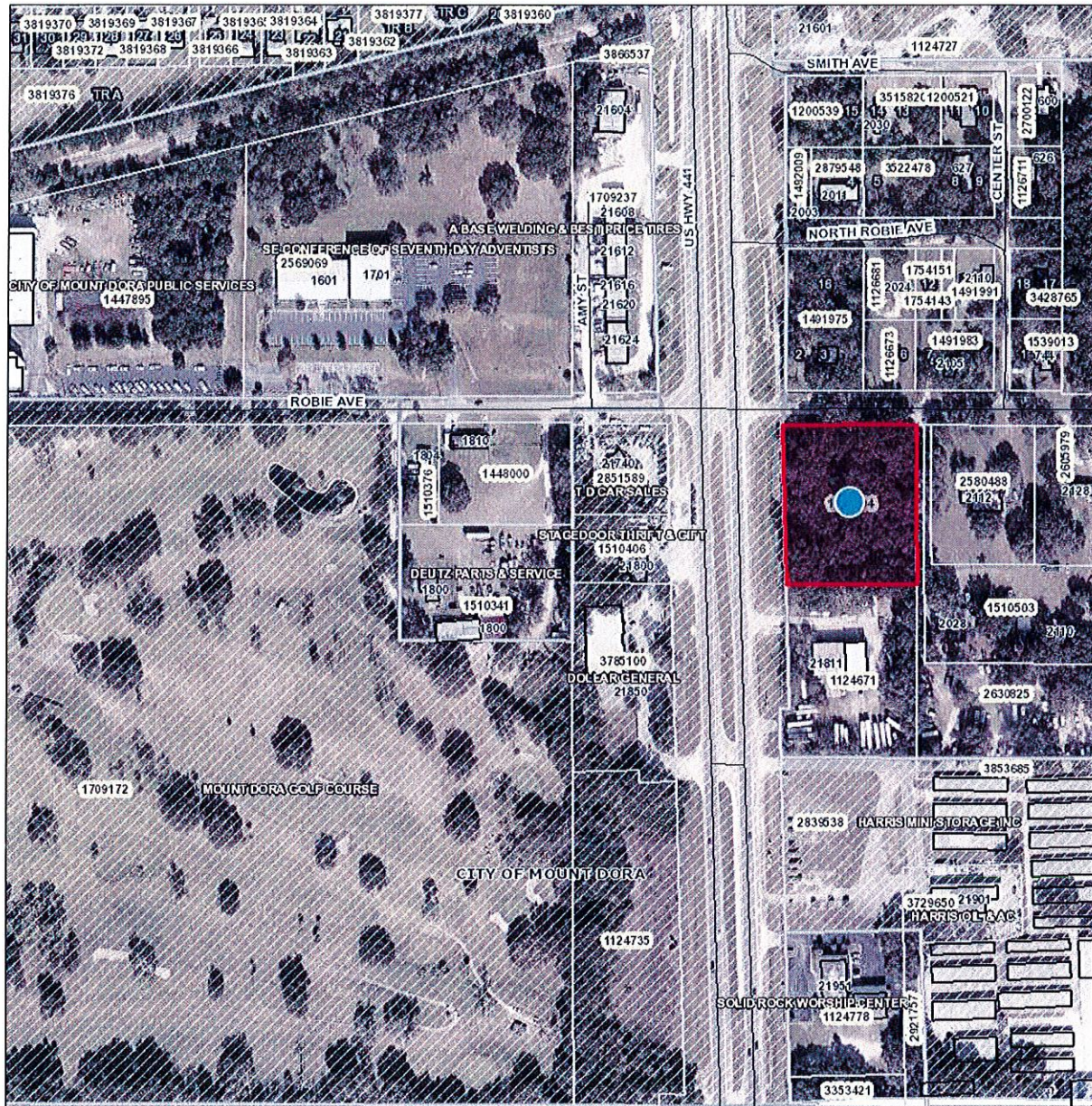
SEAL:

Amanda Haney
Notary Public



Amanda Haney
Print or Type Name

City Limits



Orange

August 3, 2021

pointLayer



Override 1

County Boundary

Surrounding Counties

polygonLayer



Override 1

Street Names

Local Streets

Subdivision Lot Numbers

Building Footprints

Address Locations

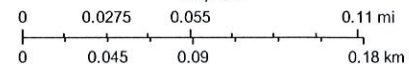
Property Name

Tax Parcels Alternate Key

Tax Parcels

City Limits In

1:2,500

Lake County Property Appraiser
Lake BCC

Lake County Board of County Commissioners

County Zoning_LM



August 3, 2021

pointLayer

Override 1

polygonLayer

Override 1

Surrounding Counties

Zoning

A

AR

RA

R-1

R.2

B-3

84

R-6

R-7

RP

RMRP

RM

RV

C1

— 02

— C-2

U-3

$$= CP$$

LM

HM

MP

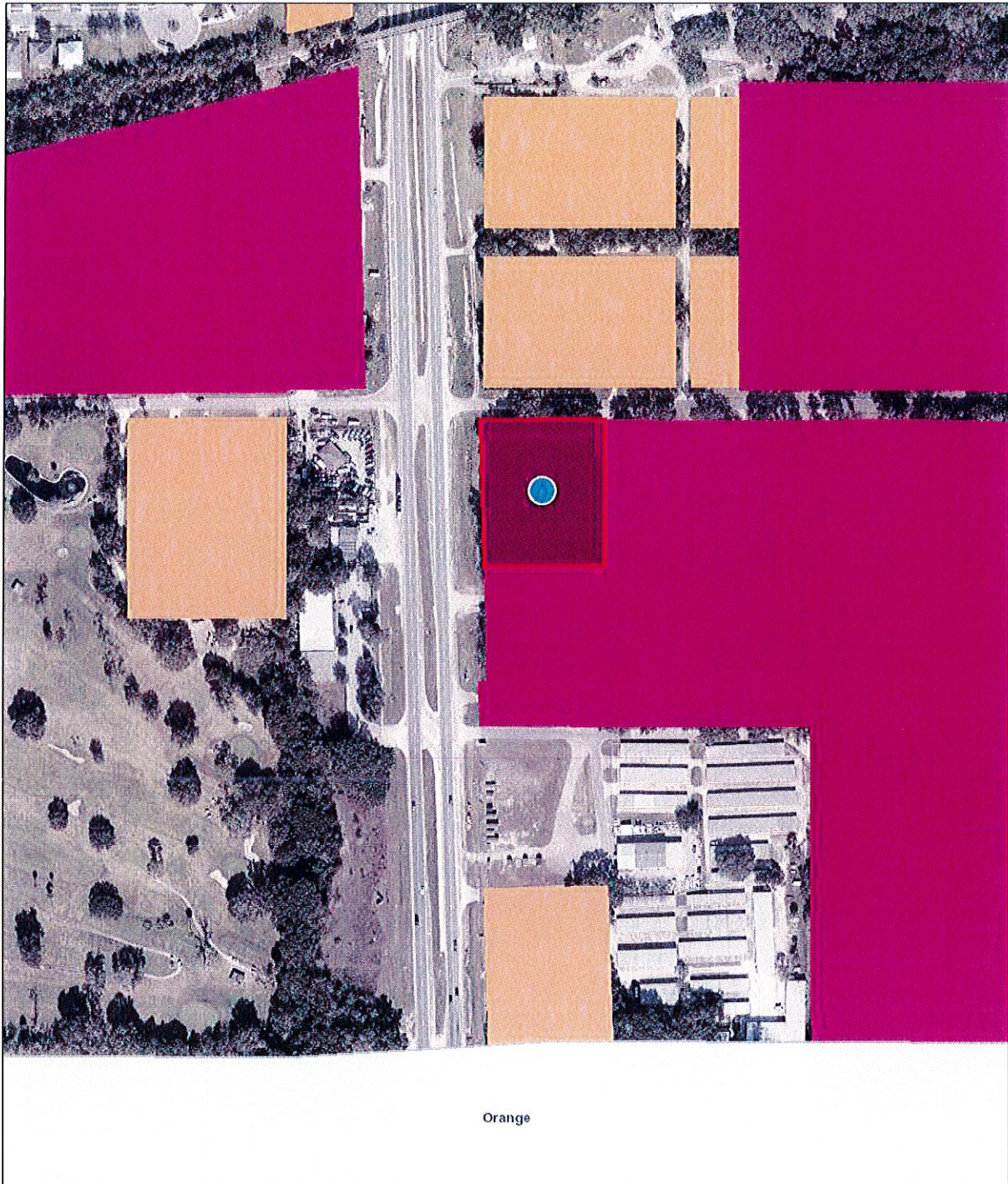
PUD

Lake County Property Appraiser
Lake BCC

Lake County Board of County Commissioners

ATTACHMENT #1

County FLUM_Reg Office



August 3, 2021

pointLayer

Override 1

polygonLayer

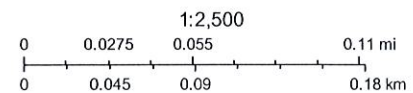
Override 1

Surrounding Counties

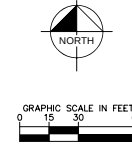
Future Land Use 2030

- Bella Collina
- Cagans Crossing
- Conservation
- Green Swamp Core Conservation
- Green Swamp Ridge
- Green Swamp Rural
- Green Swamp Rural Conservation
- Heavy Industrial
- Mt Plymouth - Sorrento Main Street District

- Mt Plymouth - Sorrento Proper
- Mt Plymouth - Sorrento Receiving Area
- Office
- Public Service Facility and Infrastructure
- Receiving Area A-1-20
- Recreation
- Regional Commercial
- Rural
- Rural Transition
- Sending Area A-1-20
- Sending Area A-1-40
- Urban High Density
- Urban Low Density
- Urban Medium Density



Lake County Property Appraiser
Lake BCC



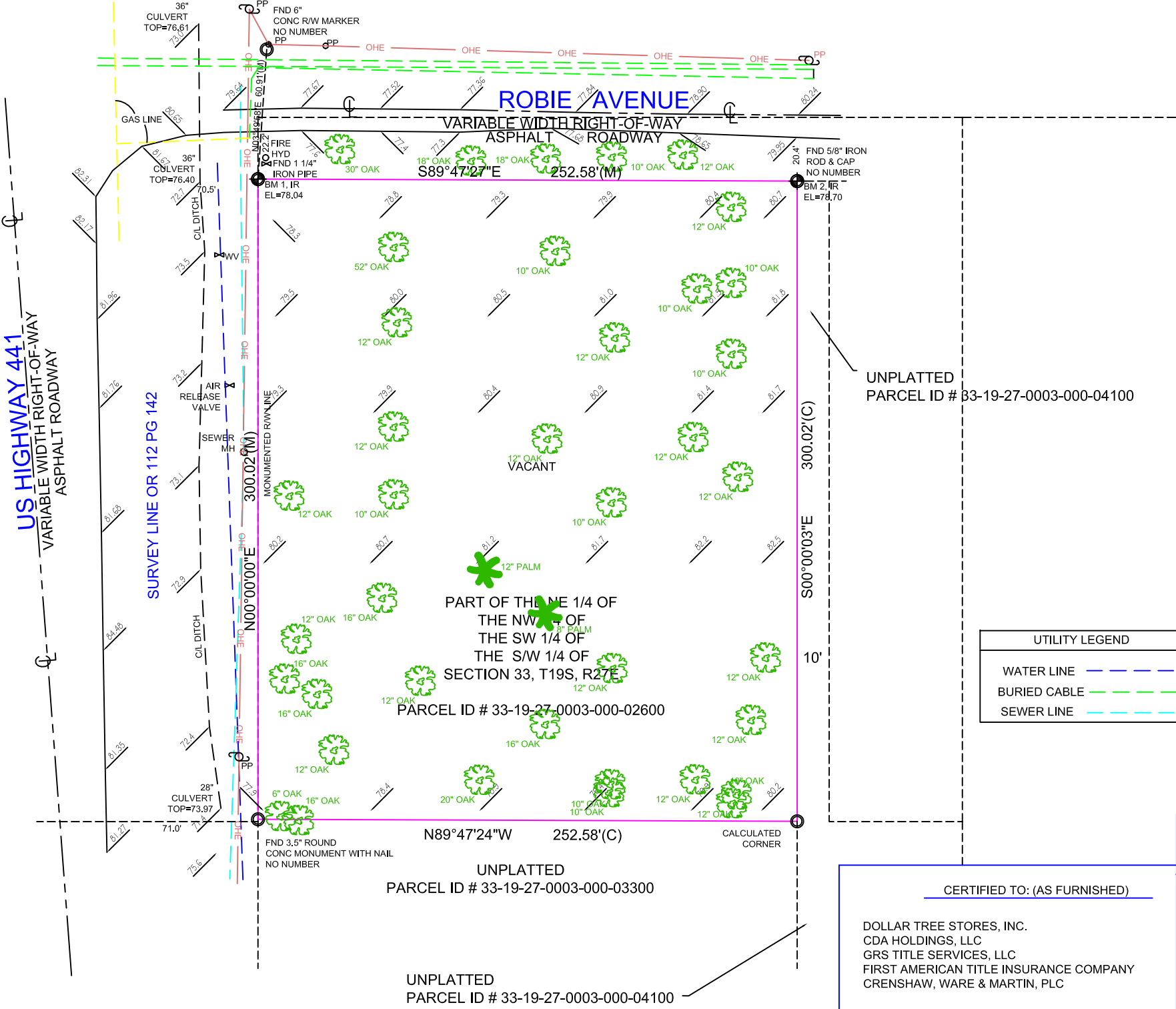
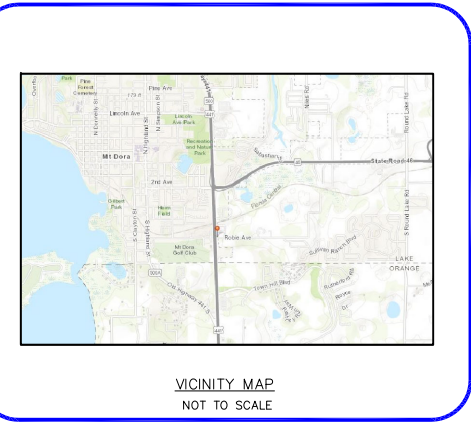
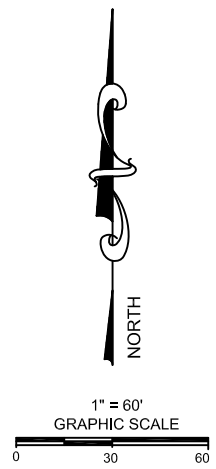
SITE DATA	
LOCATION:	SECTION 33 TOWNSHIP 19S RANGE 27E
ADDRESS:	SW CORNER OF US 441 AND ROBBIE AVENUE MOUNT DORA, FL
ZONING:	LM (LIGHT INDUSTRIAL DISTRICT)
SITE AREA:	165,216 SF ±1.49 AC
BUILDING AREA:	9,984 SF
PARKING SUMMARY	
REQUIRED PARKING RATIO 1 SPACE PER 200 SF	
	REQUIRED PROVIDED
STANDARD	43 43
ACCESSIBLE PER ADA	1 2
TOTAL PARKING	50 50

NOTE: THIS CONCEPTUAL SITE PLAN IS BASED ON LIMITED AVAILABLE INFORMATION WHICH MAY INCLUDE AERIAL PHOTOGRAPHY, GIS DATA, AND TAX MAP INFORMATION. IT IS INTENDED AS PRELIMINARY, FOR THE PURPOSE OF UNDERSTANDING A POTENTIAL SITE CONFIGURATION, LOCAL LAND DEVELOPMENT CODE COMPLIANCE, ACCESS POINTS, SPECIFIC TENANT REQUIREMENTS, ETC. HAVE NOT BEEN REVIEWED OR CONFIRMED WITH LOCAL JURISDICTIONAL AGENCIES DURING THE PREPARATION OF THIS CONCEPTUAL SITE PLAN. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A RECENT TITLE COMMITMENT OR SURVEY.

DOLLAR TREE MOUNT DORA, FL		FLORIDA		CONCEPT PLAN		SCALE		DESIGN ENGINEER		Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 4401 KIMLEY-HORN DRIVE, SUITE 100, ALBUQUERQUE, NM 87105 PHONE: 772-794-1400 FAX: 772-794-4330 WWW.KIMLEY-HORN.COM CA 00000808		No.		DATE		BY	
DATE 2021-02-15		PROJECT NO.		SHEET NUMBER CSP-1		DRAWN BY		CHECKED BY		DATE		REVISIONS					

ALTA / As-built
Survey

- ⊕ = BENCHMARK
XX = TOPOGRAPHIC ELEVATIONS
- Site Benchmark Information-
- ⊕ #1
Iron Rod in Right-of-Way
Elevation: 78.04'
- ⊕ #2
Iron Rod in Right-of-Way
Elevation=78.70'
- Benchmark Information-
GPS L-NET DATUM
Based on GPS Observations
(Elevations are based upon NAVD 88 Datum)



TITLE INFORMATION
ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
AGENT: GRS TITLE SERVICES, LLC
ISSUING OFFICE:
FILE NO.: 586805-F-FL-CP-GRS
EFFECTIVE DATE: JULY 27, 2021 @ 12:00AM

SCHEDULE B - SECTION II
EXCEPTIONS:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
NOT APPLICABLE TO THE SURVEY.
- Any rights or claims of parties in possession not shown by the public records.
NOT APPLICABLE TO THE SURVEY.
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the land.
NOT APPLICABLE TO THE SURVEY.
- Any lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records
NOT APPLICABLE TO THE SURVEY.
- Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
NOT APPLICABLE TO THE SURVEY.
- Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
NOT APPLICABLE TO THE SURVEY.
- Any minerals or mineral rights leased, granted or retained by current or prior owners.
NOT APPLICABLE TO THE SURVEY.
- Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
- Rights of others in and to the use of that portion of the land located within any roadway.
NOT APPLICABLE TO THE SURVEY.

UTILITY LEGEND	
WATER LINE	---
BURIED CABLE	---
SEWER LINE	---

CERTIFIED TO: (AS FURNISHED)

DOLLAR TREE STORES, INC.
CDA HOLDINGS, LLC
GRS TITLE SERVICES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
CRENSHAW, WARE & MARTIN, PLC

LIST OF POSSIBLE ENCROACHMENTS:
NONE VISIBLE



FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
804 S French Avenue
Sanford, FL 32771
407-878-3796
INFO@deallandsurveying.com

ADDRESS
ROBIE AVENUE
MOUNT DORA, FLORIDA 32757

LEGAL DESCRIPTION: (AS FURNISHED)

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT THAT PART THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 500 AS CONVEYED TO THE STATE OF FLORIDA, BY DEED RECORDED IN OFFICIAL RECORD BOOK 112, PAGE 142, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON W. LINE OF NE 1/4 OF SW 1/4 OF SW 1/4 OF SW 1/4 SEC 33 T 19S, R27E, BEING N 00°00'00" E, ASSUMED

SURVEYOR'S NOTE: FOUND MONUMENTED R/W LINES SHOWN AS PROPERTY BOUNDARY LINES; EAST BOUNDARY LINE SHOWN PER SURVEY MARKER FOUND ON SOUTH SIDE OF ROBIE AVENUE. ACTUAL ROAD RIGHT OF WAY LINES, SECTION CORNER LINES OR ADJACENT PROPERTY BOUNDARIES NOT SURVEYED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD WORK: 09/12/21
DATE SIGNED: 09/20/21
SURVEYOR'S NAME: BILL H. HYATT LS4636



DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE
AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

LEGEND

- | | | | |
|------|----------------------------|-----|--------------------------------|
| A/C | - Air Conditioner | P | - Plat |
| C | - Calculated | PB | - Plat Book |
| CB | - Centerline | PC | - Point of Curvature |
| CM | - Concrete Block | PI | - Point of Intersection |
| CONC | - Concrete | POB | - Point of Beginning |
| COV | - Covered | POC | - Point of Commencement |
| D | - Description | PP | - Power Pole |
| DE | - Drainage Easement | PRC | - Point of Reverse Curvature |
| DUE | - Drainage & Utility Esmt | PRM | - Permanent Reference Monument |
| D/W | - Driveway | R | - Radius |
| ESMT | - Easement | RAD | - Radial |
| FFE | - Finished Floor Elevation | R&C | - Rebar & Cap |
| FND | - Found | RFD | - Roofed |
| IP | - Iron Pipe | UE | - Utility Easement |
| L | - Length (Arc) | WM | - Water Meter |
| M | - Measured | Δ | - Delta (Central Angle) |
| N&D | - Nail & Disk | - | - Wood (Central Angle) |
| NR | - Non-Radial | - | - Wood (PVC Fence) |
| OHU | - Overhead Utility Line | - | - Chain Link Fence |
| ORB | - Official Records Book | - | - Wood Power Pole |
| | | PP | - Wood Power Pole |
| | | W | - Well |

DLS #: 21-08-0088

CLIENT #:

FIELD DATE: 09/12/21

DRAFTER: DDM

APPROVED: BHH

SCALE: 1" = 60'

FLOOD ZONE INFORMATION
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12069C 0390E LAST REVISION DATE 12/18/12

NOTES

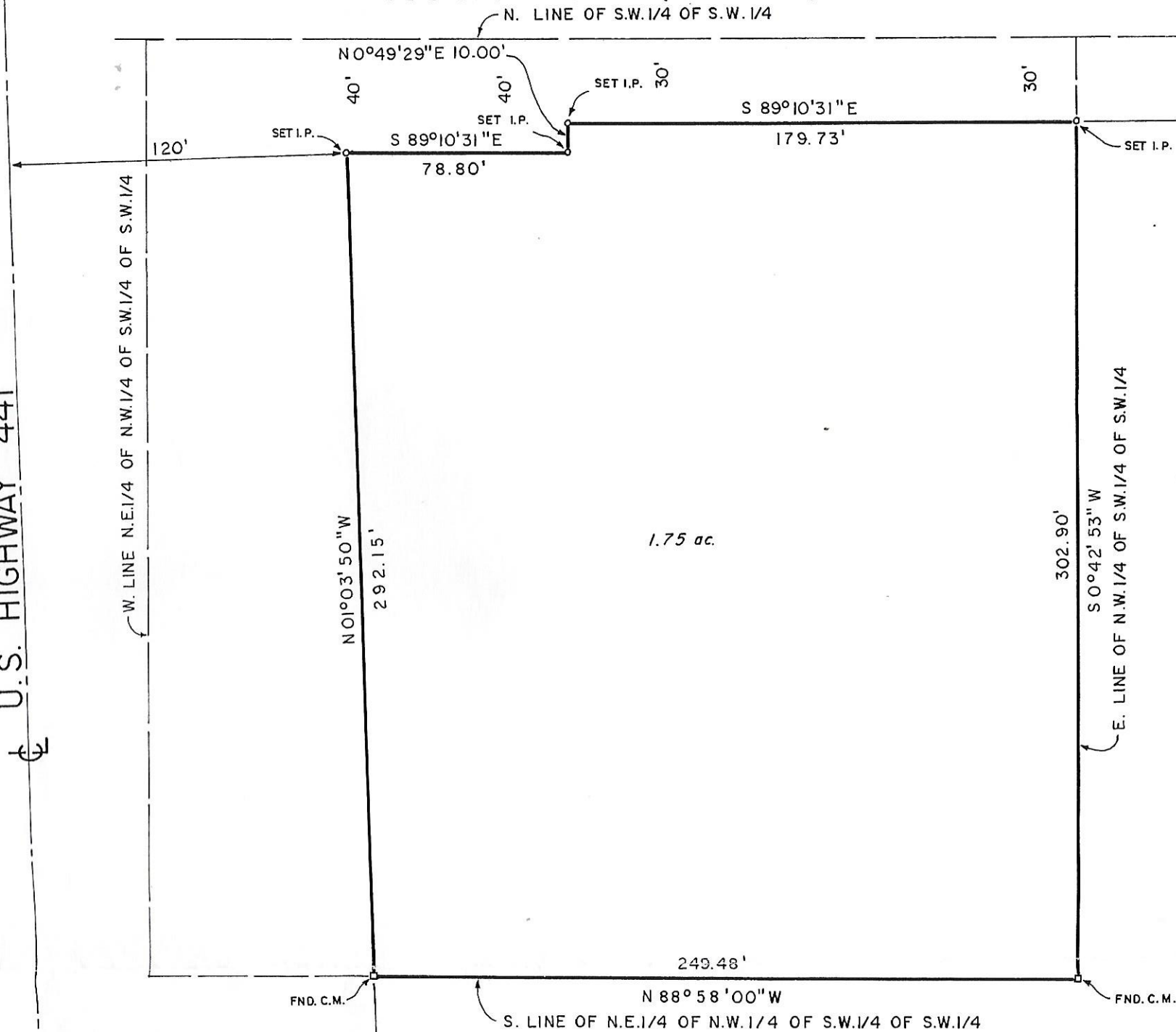
- Abutting properties have not been researched for gaps, overlaps, and/or hiatus
- In compliance with F.A.C. 61G17-6.0031-4-E, if location of easements or rights-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper
- Fence ownership is not determined
- No underground improvements or structures were located by this survey, unless otherwise noted
- This survey should not be used for construction purposes
- Any septic tank or drainfield locations (if found) are approximate
- Property lines and/or improvements shown were physically located by field survey
- Monuments found or set are shown
- Calculated lines and information are noted by (C)
- Computations of lines and/or data not found are shown as (C)
- Accuracies obtained in this survey are greater than (rural) 1" in 5000', (suburban) 1" in 7500', (commercial) 1" in 10,000'
- Prior to survey, information obtained was legal description provided by client or from publicly published county tax collector site, recorded plats and/or section corner records, if applicable
- If only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

Scale: 1" = 50'

U.S. HIGHWAY 441

COUNTY ROAD (4-3880)



120'

Notes: Reproductions of this sketch are not valid unless embossed with the surveyor's seal and certification is limited to person or persons named hereon.

There are no easements or encroachments visible on the ground other than shown hereon. Bearings based on North line of Southwest 1/4 of Southwest 1/4 S.89°10'31"E.

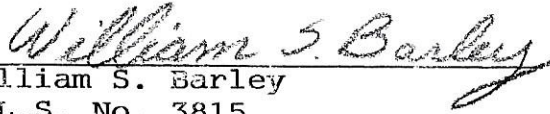
BOUNDARY SURVEY

The Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 19S., Range 27 E., in Lake County, Florida, less and except that part thereof lying within the right-of-way of State Road 500 as conveyed to the State of Florida by deed recorded in Official Record Book 112, Page 142, Public Records of Lake County, Florida; also less right-of-way for County Road.

Subject to all easements, rights-of-way and restrictions of record.

"I HEREBY CERTIFY THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF THE FLORIDA ADMINISTRATIVE CODE RULE 21HH-6."
HALL-FARNER & ASSOC., INC.
2007 Butler St., Leesburg, FL

FOR: Francis Berens
J.O.: 4247
DATE: August 13, 1986


William S. Barley
R.L.S. No. 3815
State of Florida

Drawn J.W.M.

32-19-27

ATTACHMENT #2
NOTICE OF PROPOSED ENACTMENT
ORDINANCE NO. 2021-22
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to enact Ordinance 2021-22. The final public hearing on the ordinance will be held on Tuesday, December 7, 2021 at 5:30 p.m., or as soon thereafter as possible at Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of Ordinance 2021-22 is as follows:

ORDINANCE NO: 2021-22

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FOR THAT PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 441 AND ROBIE AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE; PROVIDING FOR OFFICIAL ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The file may be inspected by the public at the Planning and Development Department, City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

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.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Planning and Development no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

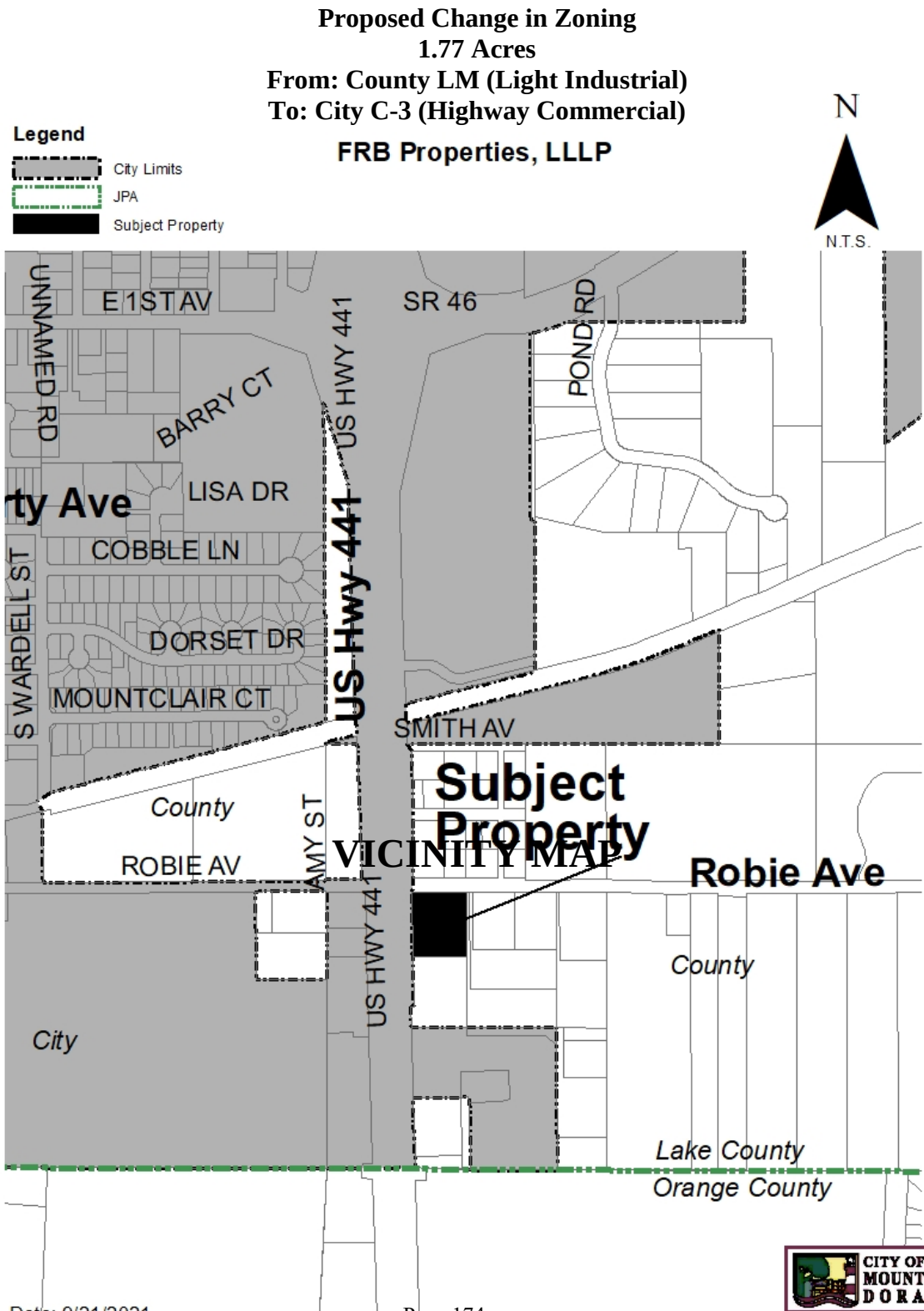
Published Legal Notice: November 26, 2021

NOTICE OF ZONING CHANGE
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida proposes to adopt the following Ordinance No. 2021-22 for the lands within the area shown in the map in this advertisement.

ORDINANCE NO: 2021-22

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FOR THAT PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 441 AND ROBIE AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE; PROVIDING FOR OFFICIAL ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



A final public hearing on the change in zoning will be held on **Tuesday, December 7, 2021, at 5:30 p.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

Interested parties may appear at the above meeting and be heard with respect to the proposed rezoning.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The proposed ordinance may be inspected by the public at the Planning and Development Department, City Hall, 510 North Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

Notice: If any person decides to appeal any decision 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 records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay service numbers (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

Title in 18 point

2 column, 10.5 inch; Non-legal

Publish Date: November 26, 2021

ORDINANCE NO: 2021-22

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FOR THAT PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 441 AND ROBIE AVENUE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE; PROVIDING FOR OFFICIAL ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, FRB Properties LLLP (Property Owner) submitted an application to the City of Mount Dora requesting a zoning district classification change and a Zoning Map amendment for that property located at the Southeast corner of US Highway 441 and Robie Avenue, as depicted in **Exhibit “A”** (Property); and

WHEREAS, the requested zoning district classification change and Zoning Map amendment are consistent with the City of Mount Dora Comprehensive Plan 2045 and meet the criteria established by Florida Statutes, Chapter 166; and

WHEREAS, pursuant to applicable law, notice has been given to Lake County and to the public by publication in a newspaper of general circulation in the City; and

WHEREAS, on October 20, 2021, the City of Mount Dora Planning and Zoning Commission approved the proposed zoning district classification change and Zoning Map amendment Ordinance; and

WHEREAS, the City of Mount Dora held a duly noticed public hearing on the proposed zoning district classification change for the Property to C-3 (Highway Commercial), considered the findings and advice of staff and considered the written information, oral comments and supporting data and analysis provided by members of the public and all interested parties; and

WHEREAS, the City of Mount Dora hereby finds that the requested zoning district classification change and Zoning Map amendment serves a legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City of Mount Dora has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. ZONING DISTRICT CLASSIFICATION CHANGE. Pursuant to City of Mount Dora Land Development Code, Chapter III, the Property as more particularly described below is hereby rezoned and assigned the C-3 (Highway Commercial) zoning classification:

The Northeast ¼ of the Northwest ¼ of the Southwest ¼ of the Southwest ¼ of Section 33, Township 19S., Range 27 E., in Lake County, Florida, less and except that part thereof lying within the right-of-way of State Road 500 as conveyed to the State of Florida by deed recorded in Official Record Book 112, Page 142, Public Records of Lake County, Florida; also less right-of-way for County Road.

All the Above Containing 1.77 Acres, More or Less

SECTION 3. OFFICIAL ZONING MAP AMENDMENT. The Official Zoning Map of the City of Mount Dora shall be amended to conform to the zoning assignment approved in Section 2 of this Ordinance.

SECTION 4. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 5. SAVINGS CLAUSE. All prior actions of the City of Mount Dora pertaining to the zoning district classification change for the Property and Zoning Map amendment, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. NON-CODIFICATION AND SCRIVENER'S ERRORS. The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 7. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 8. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption; however, shall become effective only after City of Mount Dora Ordinance 2021-21, adopting a small-scale comprehensive plan amendment to change the land use designation on the Property to Highway Commercial, becomes effective

FIRST READING: November 16, 2021

SECOND READING: December 7, 2021

PASSED AND ADOPTED this 7th day of December 2021.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

JESSICA BURNHAM
CITY CLERK

For the use and reliance of City of Mount Dora only.
Approved as to form and legality.

Sherry G. Sutphen, City Attorney

EXHIBIT “A”
Property Depiction

Legend

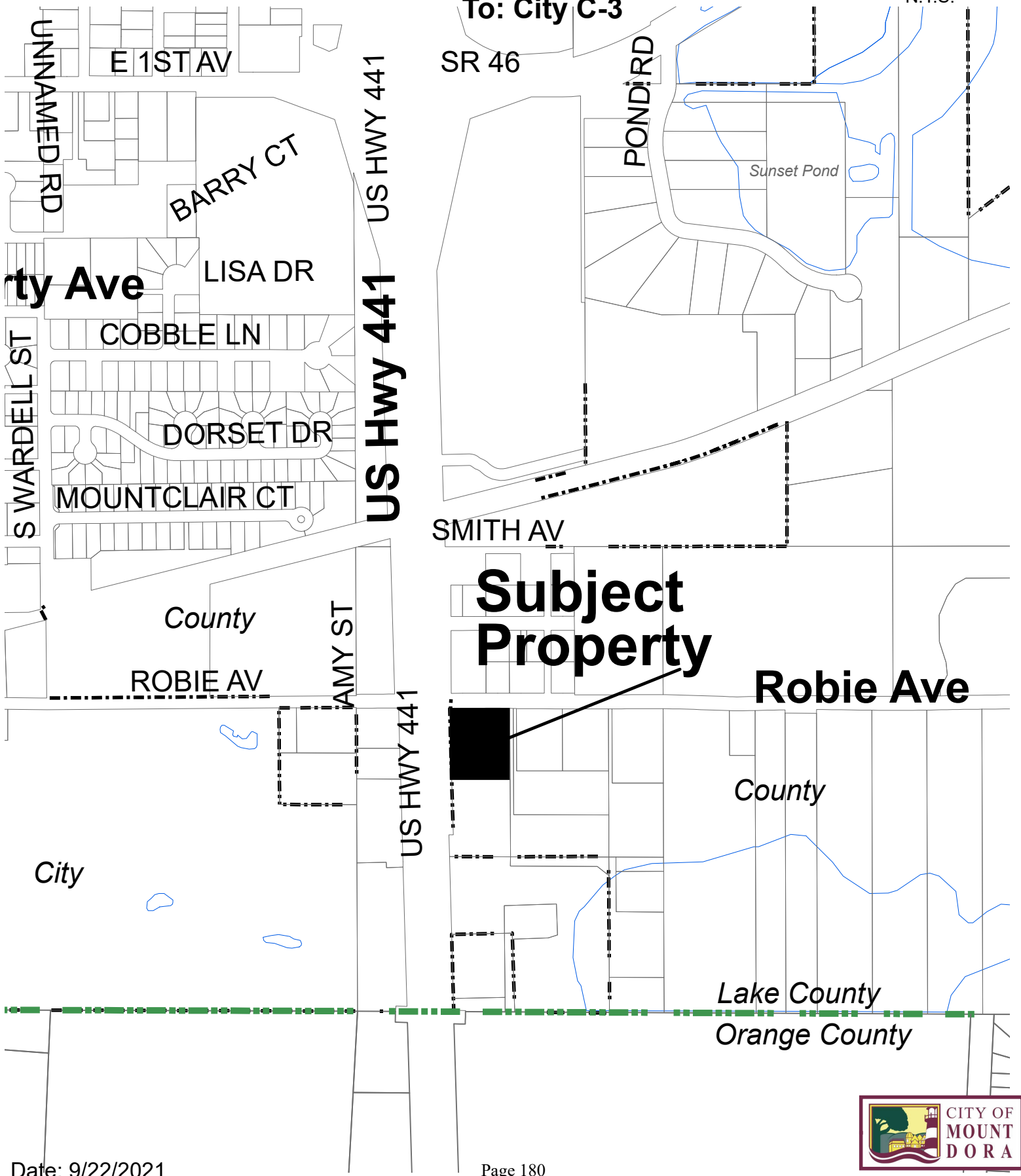
-  City Limits
-  JPA
-  Subject Property

VICINITY MAP
FRB Properties, LLLP
Change in Zoning
From: County LM
To: City C-3

N



N.T.S.





CITY OF MOUNT DORA

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: December 7, 2021

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Approval of First Reading of Ordinance No. 2021-23, Annexation for Mount Dora Groves (224.56 Acres)

Introduction:

This is a request for City Council to approve the first reading of Ordinance No. 2021-23 and hold the second reading and adoption.

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Public Hearing
Discussion
Council Action

Discussion:

Further annexation descriptions and details are contained in Attachment #1 (*Annexation Summary Report*). The applicant has petitioned the City for annexation for a collection of parcels totaling over 224 acres located on the north and south sides of US Highway 441. This application is in accompaniment with a Future Land Use Map (FLUM) amendment and a rezoning application for a Planned Unit Development. The FLUM and planned unit development applications are being processed in concert under separate requests. This action is for annexation only.

The site directly borders the city limits on the north, south, east, and west. The annexation will complete the existing jurisdiction enclave. The site is located in the City's Joint Planning Area (JPA) and eligible for annexation.

Budget Impact:

The City's ad valorem tax base will expand as the City Limits of the City are annexed in a logical pattern. The City Council approved the Master Fee Schedule by Resolution No. 2021-116 on October 5, 2021, waiving fees. The annexation application fee of \$2,000.00 has been waived.

Strategic Impact:

The City's annexation program is consistent with Growth Management and Economic Development Goals for continuation of annexations of areas that are logical and fill in the logical and natural boundaries of the City Limits. GOAL 1: Economic Development.

Recommendation City Council approve First Reading of Ordinance No. 2021-23 and hold hearing for the second reading and adoption.

Attachment(s):

1. Attachment 1 Annexation Summary Report (ADA)
2. Ordinance 2021-23 Annex (MD Groves).SGS
3. Exhibit A Property Depiction (Map)
4. Exhibit B City Council Districts Map

Prepared by: Vince Sandersfeld, Planning and Development Director

Reviewed by: Sherry Sutphen, City Attorney
John McKinney, Finance Director
Nicole Wisniewski, Deputy City Clerk
Jessica Burnham, City Clerk
Patrick Comiskey, City Manager

Approved - 12/1/2021

Approved - 12/2/2021

Approved - 12/3/2021

Approved - 12/3/2021

Final Approval - 12/3/2021



**CITY OF
MOUNT
DORA**

**Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191**

E-mail: plandev@cityofmoundora.com

**ANNEXATION SUMMARY REPORT
SIMPSON FAMILY PARTNERSHIP LTD AND MOUNT DORA GROVES CO. INC.
PROJECT NAME: MOUNT DORA GROVES**

Report Date:

December 7, 2021

Reference/Support:

Section 1.3, *LDC*

Chapter 171, *Florida Statutes*

Mount Dora and Lake County Joint Planning Agreement (JPA)

Background:

Owner: Simpson Family Partnership LTD and Mount Dora Groves Co. Inc.

Applicant: Green Consulting Group, Inc

Existing Use: Vacant Land and Orange Grove Operation

Proposed Use: Mixed Use - Commercial, Single Family and Multiple-Family Residential

Future Land Use: County Urban Low (4 d/u per acre); Urban Medium (6 d/u per acre);
Commercial; and Regional Office

Proposed FLUM: Residential High (18 du/ac); Residential Medium (6 du/ac)
Residential Low (2.5 du/ac), and Commercial

Current Zoning: County C-1, County R-6, and County Agriculture

Proposed Zoning: PUD

JPA: Yes

Overlay Zones/Areas: Yes, Section 6.14 LDC Residential Design Standards Overlay Zoning
District. Staff Note: This overlay district applies only to single-family or
duplex housing.

City Council District: North Side US Hwy 441 District 4
South Side US Hwy 441 District 5

Site Area: 224.56 acres (*per survey*)

Surrounding Property Table:

PARCELS NORTH SIDE OF US HIGHWAY 441

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Med Density	R-1A	Loch Leven (Lake)/SFR
South	County*	Regional Office	A/R-6	US 441/Orange Groves
East	City	Res. Low	PUD	MD Country Club/FDOT Pond
West	County	Res. Low	Ag	SFR
West	City	Commercial/ Office/Res Med	PUD PUD	Retail (Publix Center) Retail/SFR

ATTACHMENT #1

ATTACHMENT #1

Annexation Mount Dora Groves Summary Report

Page 2

PARCELS SOUTH SIDE OF US HIGHWAY 441

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County*	RL/RM/Comm.	Ag/R-6/C-1	Orange Groves
South	City	Res. Med	PUD/R-2	SFR/Vacant Land
East	City	Res. High	R-3	Apartments/Vacant Land
West	City	Comm./RH/ PLI	C-3/PUD/ PLI	Retail (Sandy Ridge Plaza)/ Lakeside at Water Village/ Future City FS 35/EOC

* *Proposed annexation*

Analysis:

The applicant has petitioned the City for annexation for a collection of parcels located on the north and south of US Highway 441. This application is in accompaniment with a Future Land Use Map (FLUM) amendment and rezoning application for a Planned Unit Development. The FLUM and planned unit development applications are being processed in concert under separate requests. This action is for annexation only.

The site directly borders the City limits on the north, south, east, and west. The annexation will complete the existing jurisdiction enclave. The site is located in the City's Joint Planning Area (JPA) and eligible for annexation.

Notification:

JPA Notice to Lake County: October 5, 2021

Notice to Lake County School Board: October 5, 2021

Public Hearing Schedule:

DRC: October 27, 2021

City Council 1st Reading: December 7, 2021

City Council 2nd Reading/Adoption: TBD

Simpson Family Partnership, LTD Mount Dora Groves, Co., Inc Vicinity Map

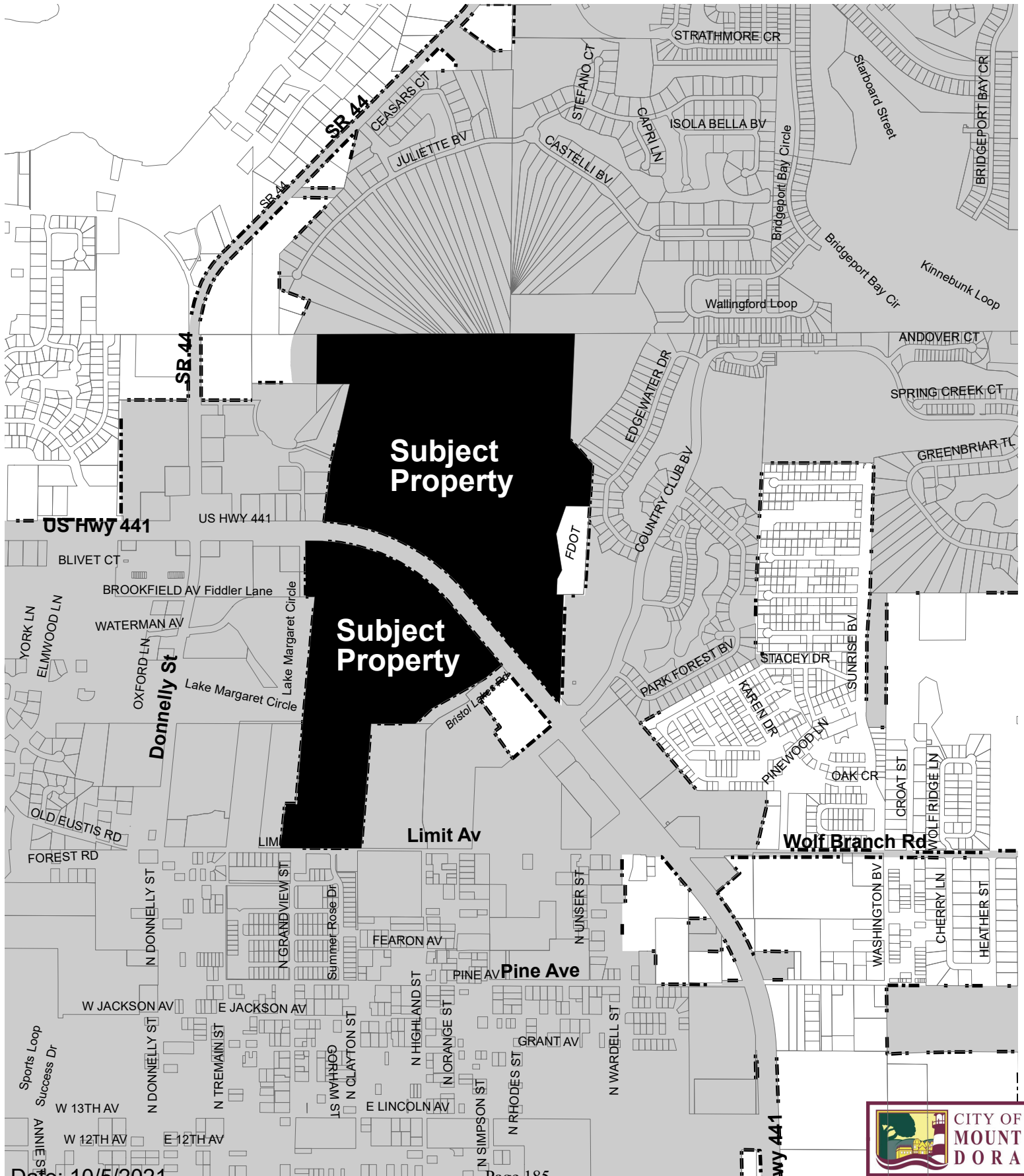
Legend

-  Subject Property
-  City Limits

N



N.T.S.





**CITY OF
MOUNT
DORA**

RECEIVED

By RagusaE at 9:51 am, Oct 05, 2021

ANNX21-04

City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmounddora.com

VOLUNTARY ANNEXATION APPLICATION

Date : 10/4/2021

1. Applicant's Name: Timothy W. Green
 Company's Name: Green Consulting Group, Inc.
 Address: 4070 United Ave.
 City, State & Zip: Mount Dora, FL 32757
 Phone: (352) 357-9241 E-mail: tgreen@greenconsultinggroup.com

2. Owner's Name: Simpson Family Partnership LTD / Mount Dora Groves Co. Inc.
 Company's Name: Simpson Family Partnership LTD / Mount Dora Groves Co. Inc.
 Address: 445 Limit Ave.
 City, State & Zip: Mount Dora, FL 32757
 Phone: c/o (352) 357-9241 E-mail: c/o tgreen@greenconsultinggroup.com

3. The property generally located (list adjacent streets): North and South of US 441, North of Limit Ave., West of Donnelly St.

4. The address(s) of the property: N/A

5. Alt Key(s): 1445671, 3884341, 3884340, 3816281, 1445698, 1445647

6. Size of property in Acres: 142.64 Square Feet: 6,213,398

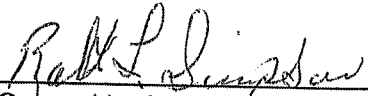
7. Does property have, or will it have City Water and Sewer?
Yes

ATTACHMENT #1

8. Does property have, or will it have Well or Septic Tank?
No
9. Current Zoning District (County): A, R-6, C-1
10. Future Land Use Category (County): Regional Office / Commercial / Low Density Residential / Medium Density Residential
11. Requested Zoning District (City): PUD
12. Requested Future Land Use Category (City): Commercial / Low/Medium / High Density Residential
13. Present use and structures on the property (list number of residential dwelling units):
Citrus Grove / No Dwellings

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code and Florida Statutes. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.


Owner(s) of Record Signature(s)

10/11/2021
Date

ATTACHMENT #1

8. Does property have, or will it have Well or Septic Tank?
No
9. Current Zoning District (County): A, R-6, C-1
10. Future Land Use Category (County): Regional Office / Commercial / Low Density Residential
/ Medium Density Residential
11. Requested Zoning District (City): PUD
12. Requested Future Land Use Category (City): Commercial / Low/Medium / High Density
Residential
13. Present use and structures on the property (list number of residential dwelling units):
Citrus Grove / No Dwellings

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code and Florida Statutes. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.



Owner(s) of Record Signature(s)

10-2-21

Date

AGENT LETTER

TO: City of Mount Dora Planning & Development Department

This will serve as written authorization for Timothy W. Green, ASLA, AICP, LEED AP, President of Green Consulting Group, Inc. to act as agent for the purpose of submitting and processing of an Annexation Application for Alternate Keys 1445671, 3884341, 1445710, 3884340 and 1445698 located in Lake County, Florida.

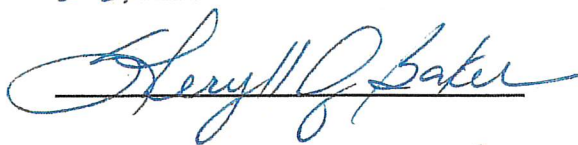
Signed:


Mark R Simpson

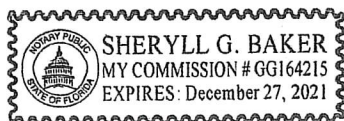
Date: 10-2-21

NOTARY PUBLIC
STATE OF FLA

Before me, the undersigned authority, personally appeared Mark R Simpson who acknowledges that he is appointing Timothy W. Green to act as his agent for the purpose of submitting for an Annexation Application for the above referenced property and that he did ☒ or did not ☐ take an oath. Mark R Simpson is known to me ☒ or produced identification (type) _____ on this 2nd day of Oct., 2021.



Notary Public – State of FLA



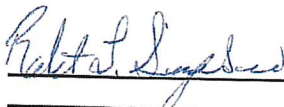
ATTACHMENT #1

AGENT LETTER

TO: City of Mount Dora Planning & Development Department

This will serve as written authorization for Timothy W. Green, ASLA, AICP, LEED AP, President of Green Consulting Group, Inc. to act as agent for the purpose of submitting and processing of an Annexation Application for Alternate Keys 3816281 and 1445647 located in Lake County, Florida.

Signed:

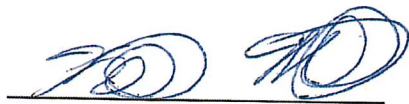


Robert L Simpson

Date: 10/1/2021

NOTARY PUBLIC
STATE OF North Carolina

Before me, the undersigned authority, personally appeared Robert L Simpson who acknowledges that he is appointing Timothy W. Green to act as his agent for the purpose of submitting for an Annexation Application for the above referenced property and that he did not or did not take an oath. Robert L Simpson is known to me or produced identification (type) Drivers License on this 01 day of October, 2021.



KEVIN MITCHELL
Notary Public
Haywood Co., North Carolina
My Commission Expires April 22, 2024

Notary Public – State of North Carolina

AGENT LETTER

TO: City of Mount Dora Planning & Development Department

This will serve as written authorization for Timothy W. Green, ASLA, AICP, LEED AP, President of Green Consulting Group, Inc. to act as agent for the purpose of submitting and processing of an Annexation Application for Alternate Keys 1445671, 3884341, 1445710, 3884340 and 1445698 located in Lake County, Florida.

Signed:

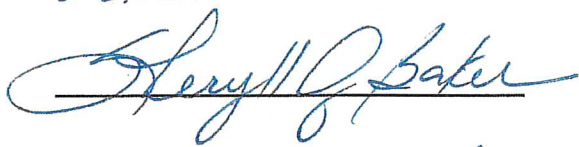


Mark R Simpson

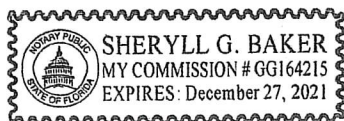
Date: 10-2-21

NOTARY PUBLIC
STATE OF FLA

Before me, the undersigned authority, personally appeared Mark R Simpson who acknowledges that he is appointing Timothy W. Green to act as his agent for the purpose of submitting for an Annexation Application for the above referenced property and that he did ✓ or did not take an oath. Mark R Simpson is known to me ✓ or produced identification (type) on this 2nd day of Oct., 2021.



Notary Public – State of FLA



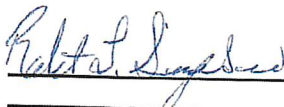
ATTACHMENT #1

AGENT LETTER

TO: City of Mount Dora Planning & Development Department

This will serve as written authorization for Timothy W. Green, ASLA, AICP, LEED AP, President of Green Consulting Group, Inc. to act as agent for the purpose of submitting and processing of an Annexation Application for Alternate Keys 3816281 and 1445647 located in Lake County, Florida.

Signed:

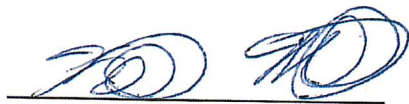


Robert L Simpson

Date: 10/1/2021

NOTARY PUBLIC
STATE OF North Carolina

Before me, the undersigned authority, personally appeared Robert L Simpson who acknowledges that he is appointing Timothy W. Green to act as his agent for the purpose of submitting for an Annexation Application for the above referenced property and that he did not or did not take an oath. Robert L Simpson is known to me or produced identification (type) Drivers License on this 01 day of October, 2021.



KEVIN MITCHELL
Notary Public
Haywood Co., North Carolina
My Commission Expires April 22, 2024

Notary Public – State of North Carolina

PROPERTY RECORD CARD

General Information

Name:	MOUNT DORA GROVES CO INC	Alternate Key:	1445647
Mailing Address:	445 LIMIT AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	20-19-27-0003-000-01200
		Millage Group and City:	0002 (UNINCORPORATED)
		2020 Total Certified Millage Rate:	14.7312
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	LIMIT AVE MOUNT DORA FL 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 RUN NORTH 25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06-00-00 EAST 1295 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, CONTINUE EAST 35 FEET, SOUTH TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, WEST ALONG SAID NORTH LINE OF LIMIT ST TO THE POINT OF BEGINNING--FROM THE SOUTHWEST CORNER OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 06-13-21 EAST ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 25.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE, SAID NORTHERLY RIGHT OF WAY LINE LYING 25 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89-43-31 EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET TO THE SOUTHEAST CORNER OF THAT LAND IN ORB 1283 PG 2053 AND THE POINT OF BEGINNING, RUN NORTH 06-12-45 EAST 1261.96 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 313.09 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 05-14-23 WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 810.16 FEET TO A POINT THAT IS 475 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF		

ATTACHMENT #1

SAID
SECTION 20, THENCE NORTH 89-43-36 WEST PARALLEL WITH AND
475
FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE
SAID
SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A
DISTANCE OF 110.55 FEET TO A POINT THAT IS 215 FEET EASTERLY
OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF
SAID
LAND IN ORB 1283 PG 2053, SOUTH 06-12-45 WEST PARALLEL WITH
AND 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR
TO,
THE SAID EAST LINE OF LAND IN ORB 1283 PG 2053 A DISTANCE OF
452.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE
OF
SAID LIMIT AVENUE, THENCE NORTH 89-43-46 WEST ALONG SAID
NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE A DISTANCE OF
216.16 FEET TO THE POINT OF BEGINNING--
DB 145 PGS 139 141

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	ORANGE GROVE (6602)	0	0	CITRUS	15.36	AC	\$21,504.00	\$138,240.00
2	ORANGE GROVE (6603)	0	0	CITRUS	5	AC	\$6,000.00	\$45,000.00
3	AGRICULTURAL HOMESITE (5000)	0	0		2	AC	\$22,000.00	\$22,000.00

[Click here for Zoning Info](#)  [FEMA Flood Map](#)

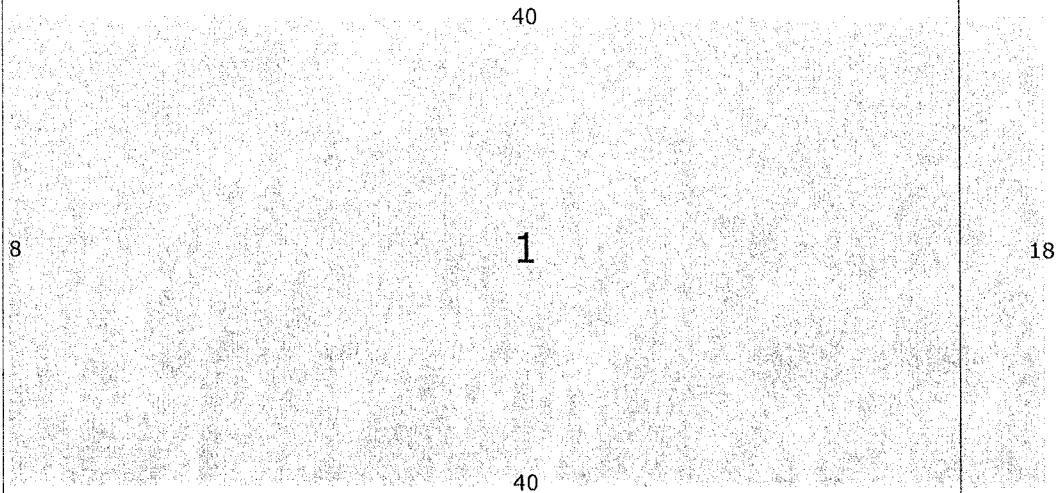
Commercial Building(s)

Building 1

Commercial	Building Value: \$25,652.00							
Summary	Section(s)							
Year Built: 1972	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
Total Square Footage: 720	1	FINISHED LIVING AREA (FLA)	13	1	720	0%	0%	
Full Bathrooms: 0		Interior Finish (17C)		Percent		Sprinkler		A/C
Half Bathrooms: 0				100.00 %		No		Yes
Elevators: 0								
Elevator Landings: 0								
Escalators: 0								
Residential Units: 0								
Kitchens: 0								
Fireplaces: 0								
Structure Type:								

ATTACHMENT #1

Concrete Block
or Masonry Walls
Exterior Walls:
07 : 100.00 %



[View Larger](#)

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	448	SF	1930	\$2,330.00
0002	GARAGE DETACHED (DGF)	280	SF	1952	\$1,457.00
0003	PAVING (PAV)	2052	SF	1969	\$2,873.00
0004	BARN (BRN)	4400	SF	1979	\$33,000.00
0005	BARN (BRN)	2160	SF	1950	\$16,200.00
0006	BARN (BRN)	2176	SF	1969	\$16,320.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

There is no sales history information to display.

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2021 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification).

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$303,072	\$147,336	\$147,336	5.05290	\$744.47
LAKE COUNTY MSTU AMBULANCE	\$303,072	\$147,336	\$147,336	0.46290	\$68.20
LAKE COUNTY MSTU FIRE	\$303,072	\$147,336	\$147,336	0.51380	\$75.70
SCHOOL BOARD STATE	\$303,072	\$147,336	\$147,336	3.59400	\$529.53
SCHOOL BOARD LOCAL	\$303,072	\$147,336	\$147,336	2.99800	\$441.71
LAKE COUNTY MSTU STORMWATER	\$303,072	\$147,336	\$147,336	0.49570	\$73.03
ST JOHNS RIVER FL WATER MGMT DIST	\$303,072	\$147,336	\$147,336	0.22870	\$33.70

ATTACHMENT #1

LAKE COUNTY VOTED DEBT SERVICE	\$303,072	\$147,336	\$147,336	0.09180	\$13.53
LAKE COUNTY WATER AUTHORITY	\$303,072	\$147,336	\$147,336	0.32290	\$47.57
NORTH LAKE HOSPITAL DIST	\$303,072	\$147,336	\$147,336	1.00000	\$147.34
				Total:	Total:
				14.7607	\$2,174.78

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	☒ Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
✓ Agricultural Classification	Learn More View the Law

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Site Notice

PROPERTY RECORD CARD

General Information

Name:	SIMPSON FAMILY PARTNERSHIP LTD	Alternate Key:	1445671
Mailing Address:	445 LIMIT AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	20-19-27-0001-000-00500
		Millage Group and City:	0002 (UNINCORPORATED)
		2020 Total Certified Millage Rate:	14.7312
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	US HWY 441 MOUNT DORA FL 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST AND THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441, RUN EASTERLY ALONG THE NORTHERLY RIGHT OF WAY 87 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06-29-00 EAST 568.50 FEET, NORTH 12-19-00 EAST 860 FEET, WEST PARALLEL WITH THE NORTH LINE OF SECTION 20 TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, RUN NORTH ALONG SAID WEST LINE 495 FEET TO THE NORTH LINE OF SAID SECTION 20, EASTERLY ALONG THE NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE RUN SOUTHERLY ALONG SAID EAST LINE OF WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TO THE POINT WHERE SAID EAST LINE INTERSECTS WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT II PB 32 PG 42, THENCE SOUTH 42-36-45 EAST ALONG THE WESTERLY EXTENSION OF AND THE SOUTHERLY LINE OF SAID LOT 93 A DISTANCE OF 336.37 FEET, THENCE SOUTH 03-21-00 WEST 1319.06 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, THENCE RUN WESTERLY ALONG SAID SOUTH LINE 202 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, RUN SOUTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 441, RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING--LESS FROM THE SOUTHEAST CORNER OF SECTION 20		

ATTACHMENT #1

TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 89-43-49 WEST
ALONG THE SOUTH LINE OF SECTION 20 A DISTANCE OF 826 FEET
TO
THE INTERSECTION WITH THE CENTERLINE OF STATE ROAD 500,
NORTH 40-01-41 WEST ALONG THE CENTERLINE 1750.67 FEET TO A
POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST
1/4
OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 01-52-24 EAST
ALONG SAID WEST LINE 149.73 FEET TO A POINT ON THE EXISTING
NORTHEASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 500,
CONTINUE NORTH 01-52-24 EAST ALONG SAID WEST LINE OF EAST
1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE
OF
1111.92 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF
THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR THE POINT OF
BEGINNING, RUN SOUTH 89-32-16 WEST ALONG THE SOUTH LINE
OF
THE NORTHEAST 1/4 A DISTANCE OF 70.06 FEET, NORTH 01-52-24
EAST 156.80 FEET, NORTH 28-04-40 EAST 102.02 FEET, NORTH
09-02-50 WEST 371.53 FEET, NORTH 19-09-37 EAST 298.28 FEET,
SOUTH 89-31-13 EAST 240.63 FEET TO A POINT ON THE WEST LINE
OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 PB 32 PG 42,
THENCE
SOUTH 03-54-31 WEST ALONG SAID WEST LINE OF THE COUNTRY
CLUB
OF MOUNT DORA UNIT 2 A DISTANCE OF 145.67 FEET, SOUTH
03-54-31 WEST 747.59 FEET TO A POINT ON THE SOUTH LINE OF
THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE SOUTH 89-32-16
WEST ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 A
DISTANCE
OF 202.31 FEET TO THE POINT OF BEGINNING--
ORB 1205 PG 646 651

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	ORANGE GROVE (6602)	0	0	CITRUS	36.4	AC	\$50,960.00	\$655,200.00
2	PASTURE IMPROVED HAY AVERAGE (6300)	0	0	CATTLE	10.72	AC	\$3,752.00	\$192,960.00
3	WETLAND (9600)	0	0		8.12	AC	\$365.00	\$365.00
4	SUBMERGED LAND (9500)	0	0		76.48	AC	\$765.00	\$765.00

[Click here for Zoning Info](#) [FEMA Flood Map](#)

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	UTILITY BUILDING - UNFINISHED (UBU)	112	SF	1950	\$179.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1205 / 646	12/1/1992	Warranty Deed	Multi-Parcel	Vacant	\$1.00

ATTACHMENT #1

1205 / 651 12/1/1992 Warranty Deed Multi-Parcel Vacant \$1.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2021 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification).

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$849,469	\$54,821	\$54,821	5.05290	\$277.01
LAKE COUNTY MSTU AMBULANCE	\$849,469	\$54,821	\$54,821	0.46290	\$25.38
LAKE COUNTY MSTU FIRE	\$849,469	\$54,821	\$54,821	0.51380	\$28.17
SCHOOL BOARD STATE	\$849,469	\$56,021	\$56,021	3.59400	\$201.34
SCHOOL BOARD LOCAL	\$849,469	\$56,021	\$56,021	2.99800	\$167.95
LAKE COUNTY MSTU STORMWATER	\$849,469	\$54,821	\$54,821	0.49570	\$27.17
ST JOHNS RIVER FL WATER MGMT DIST	\$849,469	\$54,821	\$54,821	0.22870	\$12.54
LAKE COUNTY VOTED DEBT SERVICE	\$849,469	\$54,821	\$54,821	0.09180	\$5.03
LAKE COUNTY WATER AUTHORITY	\$849,469	\$54,821	\$54,821	0.32290	\$17.70
NORTH LAKE HOSPITAL DIST	\$849,469	\$54,821	\$54,821	1.00000	\$54.82
			Total:	14.7607	Total: \$817.11

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior Exemption 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

ATTACHMENT #1

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
✓ Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
✓ Agricultural Classification	Learn More View the Law

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$11,721.52**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on September 6, 2021.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	SIMPSON FAMILY PARTNERSHIP LTD	Alternate Key:	1445698
Mailing Address:	445 LIMIT AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ①	20-19-27-0003-000-01400
		Millage Group and City:	0002 (UNINCORPORATED)
		2020 Total Certified Millage Rate:	14.7312
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	BRISTOL LAKES RD MOUNT DORA FL 32757 Update Property Location ①	Property Name:	-- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	FROM SW COR OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN N 89-43-35 W 178.61 FT, N 02-18-40 E 850 FT, S 89-43-35 E 268.59 FT, N 49-59-25 E 142.41 FT, N 35-45-51 W 328.42 FT, N 54-14-09 E 78.70 FT, N 35-45-51 W 352.84 FT, N 49-59-25 E 387.11 FT TO SW'LY R/W LINE OF US HWY 441, N 40-01-05 W ALONG SAID HWY 125 FT FOR POB, RUN S 49-59-25 W 466.05 FT, S 35-45-51 E 70.33 FT, S 49-59-25 W 37.12 FT, S 60-48-54 W 328.61 FT, S 46-20-30 W 72.53 FT TO N LINE OF SE 1/4 OF SW 1/4, S 89-55-0 W TO SW COR OF NE 1/4 OF SW 1/4, N ALONG SAID W LINE TO NW COR OF NE 1/4 OF SW 1/4, E ALONG SAID N LINE TO A POINT SW'LY R/W LINE OF US HWY 441, SE'LY ALONG SAID SW'LY R/W LINE OF US HWY 441 TO POB--LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 89-43-39 WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1294.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 35 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 04-15-18 EAST ALONG SAID PARALLEL LINE 1289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 448.95 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 46-20-30 EAST 219.78 FEET, NORTH 60-48-54 EAST 624.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN ORB 1808 PG 1609, THENCE RUN SOUTH 49-59-27 WEST 256.45 FEET, SOUTH 35-45-51 EAST 70.33 FEET, SOUTH 49-59-25 WEST 37.12 FEET, SOUTH 60-48-54 WEST 328.61 FEET, SOUTH 46-20-30 WEST 72.56 FEET, SOUTH 89-55-00 WEST 181.34 FEET TO THE POINT OF BEGINNING--ORB 1205 PGS 646 651		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	ORANGE GROVE (6600)	0	0	CITRUS	32.12	AC	\$32,120.00	\$289,080.00
Click here for Zoning Info ①					FEMA Flood Map			

ATTACHMENT #1

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1205 / 646	12/1/1992	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1205 / 651	12/1/1992	Warranty Deed	Multi-Parcel	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2021 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification).
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$289,080	\$32,120	\$32,120	5.05290	\$162.30
LAKE COUNTY MSTU AMBULANCE	\$289,080	\$32,120	\$32,120	0.46290	\$14.87
LAKE COUNTY MSTU FIRE	\$289,080	\$32,120	\$32,120	0.51380	\$16.50
SCHOOL BOARD STATE	\$289,080	\$32,120	\$32,120	3.59400	\$115.44
SCHOOL BOARD LOCAL	\$289,080	\$32,120	\$32,120	2.99800	\$96.30
LAKE COUNTY MSTU STORMWATER	\$289,080	\$32,120	\$32,120	0.49570	\$15.92
ST JOHNS RIVER FL WATER MGMT DIST	\$289,080	\$32,120	\$32,120	0.22870	\$7.35
LAKE COUNTY VOTED DEBT SERVICE	\$289,080	\$32,120	\$32,120	0.09180	\$2.95
LAKE COUNTY WATER AUTHORITY	\$289,080	\$32,120	\$32,120	0.32290	\$10.37
NORTH LAKE HOSPITAL DIST	\$289,080	\$32,120	\$32,120	1.00000	\$32.12
				Total:	Total:
				14.7607	\$474.12

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law

ATTACHMENT #1

Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
✓ Agricultural Classification	Learn More View the Law

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$3,792.91**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on September 6, 2021.
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PROPERTY RECORD CARD

General Information

Name:	SIMPSON FAMILY - PARTNERSHIP LTD	Alternate Key:	1445710
Mailing Address:	445 LIMIT AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ①	20-19-27-0002-000-01000
		Millage Group and City:	0002 (UNINCORPORATED)
		2020 Total Certified Millage Rate:	14.7312
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	US HWY 441 MOUNT DORA FL 32757 Update Property Location ①	Property Name:	-- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	W 1/2 OF NW 1/4 LYING S OF HWY 441--LESS BEG AT W 1/4 COR RUN N 02-55-30 W ALONG W LINE OF NW 1/4 567.89 FT TO S R/W OF US HWY 441, RUN N 87-22-0 E ALONG SAID S R/W LINE 530 FT, THENCE DEPARTING SAID S R/W LINE RUN S 02-55-30 E 312.84 FT, S 87-22-0 W 60 FT, S 02-55-30 E 255.8 FT, S 87-27-30 W 470 FT TO POB		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	ORANGE GROVE (6603)	0	0	CITRUS	10.44	AC	\$12,528.00	\$187,920.00

[Click here for Zoning Info](#) ①
 [FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1205 / 646	12/1/1992	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1205 / 651	12/1/1992	Warranty Deed	Multi-Parcel	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) ①

Values and Estimated Ad Valorem Taxes ①

Values shown below are 2021 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification). The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$187,920	\$12,528	\$12,528	5.05290	\$63.30

ATTACHMENT #1

LAKE COUNTY MSTU AMBULANCE	\$187,920	\$12,528	\$12,528	0.46290	\$5.80
LAKE COUNTY MSTU FIRE	\$187,920	\$12,528	\$12,528	0.51380	\$6.44
SCHOOL BOARD STATE	\$187,920	\$12,528	\$12,528	3.59400	\$45.03
SCHOOL BOARD LOCAL	\$187,920	\$12,528	\$12,528	2.99800	\$37.56
LAKE COUNTY MSTU STORMWATER	\$187,920	\$12,528	\$12,528	0.49570	\$6.21
ST JOHNS RIVER FL WATER MGMT DIST	\$187,920	\$12,528	\$12,528	0.22870	\$2.87
LAKE COUNTY VOTED DEBT SERVICE	\$187,920	\$12,528	\$12,528	0.09180	\$1.15
LAKE COUNTY WATER AUTHORITY	\$187,920	\$12,528	\$12,528	0.32290	\$4.05
NORTH LAKE HOSPITAL DIST	\$187,920	\$12,528	\$12,528	1.00000	\$12.53
				Total:	Total:
				14.7607	\$184.94

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ☒	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ☒

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

ATTACHMENT #1

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
✓ Agricultural Classification	Learn More View the Law

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings 🌐

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$2,588.91**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on September 6, 2021.

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PROPERTY RECORD CARD

General Information

Name:	MOUNT DORA GROVES CO INC	Alternate Key:	3816281
Mailing Address:	445 LIMIT AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ①	19-19-27-0600-00L-00000
		Millage Group and City:	0002 (UNINCORPORATED)
		2020 Total Certified Millage Rate:	14.7312
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	US HWY 441 MOUNT DORA FL 32757 Update Property Location ①	Property Name:	-- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	SUNSET HEIGHTS TRACTS L & N PB 3 PG 34		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	ABANDONED GROVE (6619)	0	0	ABANDONED	20	AC	\$1,000.00	\$180,000.00

[Click here for Zoning Info](#) ①
 [FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

There is no sales history information to display.

[Click here to search for mortgages, liens, and other legal documents.](#) ①

Values and Estimated Ad Valorem Taxes ①

Values shown below are 2021 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification). The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$180,000	\$1,000	\$1,000	5.05290	\$5.05
LAKE COUNTY MSTU AMBULANCE	\$180,000	\$1,000	\$1,000	0.46290	\$0.46
LAKE COUNTY MSTU FIRE	\$180,000	\$1,000	\$1,000	0.51380	\$0.51
SCHOOL BOARD STATE	\$180,000	\$1,000	\$1,000	3.59400	\$3.59
SCHOOL BOARD LOCAL	\$180,000	\$1,000	\$1,000	2.99800	\$3.00
LAKE COUNTY MSTU	\$180,000	\$1,000	\$1,000	0.49570	\$0.50

ATTACHMENT #1

STORMWATER

ST JOHNS RIVER FL WATER MGMT DIST	\$180,000	\$1,000	\$1,000	0.22870	\$0.23
LAKE COUNTY VOTED DEBT SERVICE	\$180,000	\$1,000	\$1,000	0.09180	\$0.09
LAKE COUNTY WATER AUTHORITY	\$180,000	\$1,000	\$1,000	0.32290	\$0.32
NORTH LAKE HOSPITAL DIST	\$180,000	\$1,000	\$1,000	1.00000	\$1.00
				Total: 14.7607	Total: \$14.75

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ①	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ①

The exemptions marked with a ✓ above are providing a tax dollar savings of: \$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law

ATTACHMENT #1

✓ Agricultural Classification

[Learn More](#) [View the Law](#)

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$2,642.17**

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Property data last updated on September 6, 2021.

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PROPERTY RECORD CARD

General Information

Name:	SIMPSON FAMILY PARTNERSHIP LTD	Alternate Key:	3884340
Mailing Address:	445 LIMIT AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ①	20-19-27-0002-000-05800
		Millage Group and City:	0002 (UNINCORPORATED)
		2020 Total Certified Millage Rate:	14.7312
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	US HWY 441 MOUNT DORA FL 32757 Update Property Location ①	Property Name:	-- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	SE 1/4 OF NW 1/4 LYING SW'LY OF US HWY 441 ORB 1205 PGS 646 651		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	ABANDONED GROVE (6619)	0	0	ABANDONED	4	AC	\$200.00	\$72,000.00

[Click here for Zoning Info](#) ①
 [FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

There is no sales history information to display.
Click here to search for mortgages, liens, and other legal documents. ①

Values and Estimated Ad Valorem Taxes ①

Values shown below are 2021 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification).

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$72,000	\$200	\$200	5.05290	\$1.01
LAKE COUNTY MSTU AMBULANCE	\$72,000	\$200	\$200	0.46290	\$0.09
LAKE COUNTY MSTU FIRE	\$72,000	\$200	\$200	0.51380	\$0.10
SCHOOL BOARD STATE	\$72,000	\$200	\$200	3.59400	\$0.72
SCHOOL BOARD LOCAL	\$72,000	\$200	\$200	2.99800	\$0.60
LAKE COUNTY MSTU	\$72,000	\$200	\$200	0.49570	\$0.10

ATTACHMENT #1

STORMWATER

ST JOHNS RIVER FL WATER MGMT DIST	\$72,000	\$200	\$200	0.22870	\$0.05
LAKE COUNTY VOTED DEBT SERVICE	\$72,000	\$200	\$200	0.09180	\$0.02
LAKE COUNTY WATER AUTHORITY	\$72,000	\$200	\$200	0.32290	\$0.06
NORTH LAKE HOSPITAL DIST	\$72,000	\$200	\$200	1.00000	\$0.20
				Total: 14.7607	Total: \$2.95

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ①	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ①

The exemptions marked with a ✓ above are providing a tax dollar savings of: \$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law

ATTACHMENT #1

✓ Agricultural Classification

[Learn More](#) [View the Law](#)

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$1,059.82**

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Property data last updated on September 6, 2021.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	SIMPSON FAMILY PARTNERSHIP LTD	Alternate Key:	3884341
Mailing Address:	445 LIMIT AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ①	20-19-27-0003-000-05900
		Millage Group and City:	0002 (UNINCORPORATED)
		2020 Total Certified Millage Rate:	14.7312
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	US HWY 441 MOUNT DORA FL 32757 Update Property Location ①	Property Name:	--- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	NE 1/4 OF SW 1/4 & W 1/2 OF NW 1/4 OF SE 1/4 LYING NE'LY OF US HWY 441 ORB 1205 PGS 646 651		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	ORANGE GROVE (6600)	0	0	CITRUS	12.17	AC	\$12,170.00	\$164,295.00
2	BILLBOARD SITE (1020)	0	0		1	LT	\$20,000.00	\$20,000.00

[Click here for Zoning Info](#) ① [FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

There is no sales history information to display.

[Click here to search for mortgages, liens, and other legal documents.](#) ①

Values and Estimated Ad Valorem Taxes ①

Values shown below are 2021 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification).

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$184,295	\$32,170	\$32,170	5.05290	\$162.55
LAKE COUNTY MSTU AMBULANCE	\$184,295	\$32,170	\$32,170	0.46290	\$14.89
LAKE COUNTY MSTU FIRE	\$184,295	\$32,170	\$32,170	0.51380	\$16.53
SCHOOL BOARD STATE	\$184,295	\$32,170	\$32,170	3.59400	\$115.62

ATTACHMENT #1

SCHOOL BOARD LOCAL	\$184,295	\$32,170	\$32,170	2.99800	\$96.45
LAKE COUNTY MSTU STORMWATER	\$184,295	\$32,170	\$32,170	0.49570	\$15.95
ST JOHNS RIVER FL WATER MGMT DIST	\$184,295	\$32,170	\$32,170	0.22870	\$7.36
LAKE COUNTY VOTED DEBT SERVICE	\$184,295	\$32,170	\$32,170	0.09180	\$2.95
LAKE COUNTY WATER AUTHORITY	\$184,295	\$32,170	\$32,170	0.32290	\$10.39
NORTH LAKE HOSPITAL DIST	\$184,295	\$32,170	\$32,170	1.00000	\$32.17
				Total:	Total:
				14.7607	\$474.86

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ☒	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ☒

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law

ATTACHMENT #1

Non-Homestead Assessment Limitation (10% assessed value cap)

[Learn More](#) [View the Law](#)

Conservation Classification Assessment Limitation

[Learn More](#) [View the Law](#)

✓ Agricultural Classification

[Learn More](#) [View the Law](#)

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$2,245.47**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on September 6, 2021.

Site Notice

ATTACHMENT #1

This Instrument Prepared By:
 STANLEY A. GRAVENMIER, ESQ.
 DEAN, MEAD, EGERTON, BLOODWORTH,
 CAPOUANO & BOZARTH, P.A.
 Post Office Box 2346
 Orlando, Florida 32802-2346
 (407) 841-1200

REC-2100 RECEIVED FOR
 TF-399 EXCISE TAXES
 DOC-70 JAMES C. WATKINS
 INT-6 CLERK LAKE CO FL
 BY-33K D.C.

93 1703

TAX PARCEL IDENTIFICATION NOS.:

BOOK 1205 PAGE 0646

20-19-27-0002-000-007	20-19-27-0002-000-010
20-19-27-0002-000-006	20-19-27-0004-000-016
20-19-27-0001-000-005	19-19-27-0600-00J-000
20-19-27-0001-000-004	19-19-27-0600-00I-000
20-19-27-0001-000-003	29-19-27-0002-000-084
20-19-27-0003-000-014	29-19-27-0002-000-078
20-19-27-0004-000-015	29-17-27-0002-000-080

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 30th day of December, 1992, by HOWARD JAMES SIMPSON, SR., whose post office address is 445 Limit Avenue, Mount Dora, Florida 32757 (hereinafter referred to as the "Grantor"), to ROBERT L. SIMPSON, whose post office address is 445 Limit Avenue, Mount Dora, Florida 32757 and whose social security number is [REDACTED] as to an undivided .45% interest, and to HOWARD J. SIMPSON, JR., whose post office address is 445 Limit Avenue, Mount Dora, Florida 32757 and whose social security number is [REDACTED] as to an undivided .45% interest (hereinafter collectively referred to as the "Grantees").

(wherever used herein the terms "Grantor" and "Grantees" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships and corporations)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto each of the Grantees, an undivided .45% interest in and to that certain real property situate, lying and being in Lake County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

TOGETHER with an equal undivided percentage interest in and to all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantees that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the above described undivided percentage interests in and to the Property, and hereby warrants the title to such undivided percentage interests in and to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against no others. This conveyance is subject to taxes accruing subsequent to December 31, 1992, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantor certifies that on the date of execution, delivery and recordation of this instrument, neither Grantor nor any member of Grantor's family resided upon any portion of the Property, or any property contiguous thereto. The Property is not the constitutional homestead of the Grantor.

JUN 12 12 53 PM '93

ATTACHMENT #1

The scrivener of this instrument has not examined title to the Property, has utilized legal descriptions provided by Grantor, and has relied upon the representations of the Grantor that he is the holder of title to the Property. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of the Grantor to hold such title in the manner represented.

IN WITNESS WHEREOF, the person named herein as "Grantor" has executed and delivered this instrument and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

BOOK 1205 PAGE 0647

Print Name: Charles H. Egerton

Howard James Simpson Sr.
HOWARD JAMES SIMPSON, SR.

Print Name: Barbara L. Hutchins

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30 day of December, 1992, by HOWARD JAMES SIMPSON, SR., who (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____, and did not take an oath.

Barbara L. Hutchins
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

BARBARA L. HUTCHINS
Notary Public, State of Florida
My Comm. expires June 2, 1993
Comm. No. AA672524

F:\RE\SAG\SIMPSON.10A

EXHIBIT A

BOOK 1205 PAGE 0648

PARCEL #1

Parcel #1 is that portion of Section 20, Township 19 South, Range 27 East described as follows:
 From the intersection of the West line of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 20, Township 19 South, Range 27 East, and the Northerly right of way line of Highway 441, run Easterly along the Northerly right of way of said Highway 87 feet to the Point of Beginning (P.O.B.); thence run North 6°29' East 568.5 feet; thence run North 12°19' East 860 feet; thence run West parallel with the North line of Section 20 to a point on the West line of the East ½ of the Northwest ¼ of the Northwest ¼ of Section 20; thence run North along said West line 495 feet, more or less, to the North line of Section 20; thence run Easterly along the North line of Section 20 to a point on the East line of the West ½ of the Northwest ¼ of the Northeast ¼ of Section 20; thence run Southerly along said East line of the West ½ of the Northwest ¼ of the Northeast ¼ of Section 20 to the point where said East line intersects with the Westerly extension of the Southerly line of Lot 93 of The Country Club of Mount Dora Unit II recorded in Lake County in Plat Book 32, pages 42 to 44; thence South 42° 36'45" East along the Westerly extension of and the Southerly line of said Lot 93, 336.37 feet; thence South 3°21' West 1319.06 feet to the South line of the Northeast ¼ of Section 20; thence run Westerly along said South line 202 feet, more or less, to the Southwest corner of the East ½ of the Southwest ¼ of the Northeast ¼ of Section 20; thence run Southerly along the West line of the East ½ of the Northwest ¼ of the Southeast ¼ of Section 20 to the Northeasterly right of way line of Highway 441; thence run Northwesterly along said Northeasterly right of way to the P.O.B.

PARCEL #2

"Begin at the intersection of the West line of the Northwest ¼ of Section 20, Township 19 South, Range 27 East and the Southerly right of way line of Highway 441, thence run Southerly along said West line of the Northwest ¼ of Section 20 to the Southwest corner of the Northwest ¼ of Section 20, thence run Easterly along the South line of the Northwest ¼ of Section 20 to the Southeast corner of the West ½ of the Northwest ¼ of Section 20; thence run Southerly along the West line of the Northeast ¼ of the Southwest ¼ to the Southwest corner of the Northeast ¼ of the Southwest ¼ of Section 20; thence run Easterly along the South line of the Northeast ¼ of the Southwest ¼ of Section 20 to a point on said South line that is 178.61 feet West of the East line of the Southwest ¼ of Section 20; thence run Southerly parallel with said East line of the Southwest ¼ of Section 20 to a point that is 850 feet North of the South line of Section 20 and 178.61 feet West of the East line of the Southwest ¼ of Section 20; thence run North 89°54' East a distance of 268.59 feet; thence run North 49°37' East 658.44 feet, more or less, to the Southwesterly right of way line of Highway 441; thence run Northwesterly and Westerly along said Southerly right of way to the Point of Beginning (P.O.B.).

Subject to cross easement for ingress and egress, utilities and drainage purposes recorded in ORB 1183 page 1550, Public Records of Lake County, Florida, described as follows:

"Commence at the Southeast corner of the Northeast ¼ of Section 19, Township 19 South, Range 27 East, run North 02°55'30" West along the East line of the Northeast ¼ of Section 19 a distance of 492.89 feet to the P.O.B.; thence run North 02°55'30" West along said East line 75 feet to a point on the Southerly right of way of Highway 441; thence run North 87°22'00" East along said Southerly right of way a distance of 389.87 feet; thence departing said Southerly right of way for Highway 441, run South 02°38'00" East 75 feet; thence run South 87°22'00" West 389.49 feet to the P.O.B."

MEMO: Legibility of writing,
 typing or printing unsatisfactory in
 this document when microfilmed.

BOOK 1205 PAGE 0649

PARCEL #3

"Commence at the Southwest corner of the Southeast $\frac{1}{4}$ of Section 20, Township 19 South, Range 27 East, thence run South $89^{\circ}55'15''$ West along the South line of said Southwest $\frac{1}{4}$ of Section 20 a distance of 178.61 feet; thence run North $01^{\circ}56'15''$ East along the West line of the East $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 850 feet; thence run North $89^{\circ}54'$ East a distance of 268.59 feet; thence run North $49^{\circ}37'$ East 658.44 feet to the Southerly right of way of Highway 441; thence run South $40^{\circ}23'$ East a distance of 150 feet to the Point of Beginning (P.O.B.). From the P.O.B., run South $49^{\circ}37'$ West a distance of 300 feet; thence run South $40^{\circ}23'$ East a distance of 821.24 feet; thence run South $0^{\circ}6'$ East 340.36 feet to the South line of the Southeast $\frac{1}{4}$ of Section 20, a point herein being designated as Point "A". Return to the P.O.B., thence run Southerly along the Southwesterly right of way line of Highway 441 to the South line of the Southeast $\frac{1}{4}$ of Section 20; thence run Westerly along the South line of the Southeast $\frac{1}{4}$ of Section 20 to Point "A". Less portion in right of way for Limit Street.

PARCEL #4

Known as Tract J of Sunset Heights Subdivision, Mount Dora, Florida recorded in Plat Book 3, page 34 in the Public Records of Lake County, Florida and further described as follows:

"From the East $\frac{1}{4}$ corner of Section 19, Township 19 South, Range 27 East, thence run South $06^{\circ}08'45''$ West along the East line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, a distance of 642.33 feet to the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 19 to the Point of Beginning (P.O.B.) of this description; thence run North $89^{\circ}52'46''$ West 640.86 feet to a point on the Easterly right of way line of Donnelly Street; thence run Southerly along said Easterly right of way to the North line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19; thence run Easterly along said North line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19 to the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19; thence run Northerly along the East line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19 to the P.O.B.; subject to all legal highways or platted rights of way not previously vacated."

PARCEL #5

"Being a parcel of land lying in the Southeast $\frac{1}{4}$ of Section 19, Township 19 South, Range 27 East, Lake County, Florida and being further bounded and described as follows:

"Commence at the Northeast corner of the Southeast $\frac{1}{4}$ of Section 19; thence run North $89^{\circ}51'15''$ West along the North line of said Southeast $\frac{1}{4}$, a distance of 688.31 feet to a concrete monument lying on the Westerly right of way line of Donnelly Street; thence South $11^{\circ}40'13''$ West along said Westerly right of way line, a distance of 453.03 feet to a Point of Curvature, said curve being concave to the East, having a radius of 1960.08 feet, a central angle of $5^{\circ}47'00''$, a chord of 197.76 and a chord bearing of South $8^{\circ}46'43''$ West; thence along said curve an arc distance of 197.85 feet to the Point of Beginning (P.O.B.); thence continuing along said curve, said curve having a central angle of $00^{\circ}21'00''$, a chord of 11.97 feet, a chord bearing of South $05^{\circ}41'16''$ West, thence along said curve an arc distance of 11.97 feet to the Point of Tangency; thence continuing along said right of way line South $05^{\circ}30'46''$ West a distance of 630.08 feet; thence North $89^{\circ}59'50''$ West along the Southerly boundary line of the Southwest $\frac{1}{4}$, Northeast $\frac{1}{4}$, Southeast $\frac{1}{4}$ of said Section 19 a distance of 620.09 feet. Thence run North $04^{\circ}21'56''$ East a distance of 642.22 feet to a Point on the North line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence run South $89^{\circ}53'01''$ East 632.92 feet to the P.O.B."

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this document when microfilmed.

BOOK 1205 PAGE 0650

PARCEL #6

Commence at the Northwest corner of Section 29, Township 19 South, Range 27 East, run Southerly along the West line of Section 29 a distance of 330 feet to the Point of Beginning (P.O.B.); thence continue Southerly along the West section line of Section 29 a distance of 965 feet, more or less, to the Northerly right of way line of Pine Avenue; thence run Easterly along the Northerly right of way line a distance of 635 feet, more or less, to the Westerly right of way of Grandview Street; thence run Northerly along the said Westerly right of way 965 feet, more or less, to a point that is 330 feet South of the North line of Section 29; thence run Easterly parallel with the North line of Section 29, 635 feet, more or less, to the P.O.B.

PARCEL #7

A parcel being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 19 South, Range 27 East described as follows:

Begin at the intersection of the Northerly right of way of Pine Street and the Easterly right of way of Grandview Street, a Point being 25 feet North of and 25 feet East of the Southwest corner of the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 19 South, Range 27 East; thence run Westerly along the Northerly right of way of Pine Street 635 feet, more or less, to a point on the East line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and 25 feet North of the Southeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29; thence run North along the East line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, a distance of 1085 feet, more or less, to a point that is 210 feet South of the North line of Section 29; thence run Westerly parallel with said North line of Section 29 a distance of 210 feet; thence run Northerly parallel with the Easterly right of way of Grandview Street a distance of 185 feet, more or less, to the Southerly right of way of Limit Street; thence Westerly along said Southerly right of way a distance of 168.94 feet; thence run Southerly parallel to the Easterly right of way line of Grandview Street a distance of 195 feet; thence run Westerly parallel with the North line of Section 29, a distance of 135 feet, more or less, to a point being 121.06 feet East of the Westerly right of way of Grandview Street; thence run Southerly parallel to said Westerly right of way a distance of 12 feet; thence run Easterly parallel with the North Section line 153.94 feet; thence run Southerly parallel with the right of way for Grandview Street a distance of 294 feet; thence run Westerly parallel to the North line of Section, a distance of 275 feet, more or less, to the Easterly right of way of Grandview Street; thence Southerly along said Easterly right of way a distance of 769 feet, more or less, to the P.O.B.

MEMO: Legibility of writing,
typing or printing unsatisfactory in
this document when microfilmed.

ATTACHMENT #1

Re: This Instrument Prepared By:
 STANLEY A. GRAVENMIER, ESQ.
 DEAN, MEAD, EGERTON, BLOODWORTH,
 CAPOUANO & BOZARTH, P.A.
 Post Office Box 2346
 Orlando, Florida 32802-2346
 (407) 841-1200

93 1704

TAX PARCEL IDENTIFICATION NO.

20-19-27-0002-000-007	20-19-27-0002-000-010
20-19-27-0002-000-006	20-19-27-0004-000-016
20-19-27-0001-000-005	19-19-27-0600-00J-000
20-19-27-0001-000-004	19-19-27-0600-00I-000
20-19-27-0001-000-003	29-19-27-0002-000-084
20-19-27-0003-000-014	29-19-27-0002-000-078
20-19-27-0004-000-015	29-19-27-0002-000-080

SPECIAL WARRANTY DEED

BOOK 1205 PAGE 0651

THIS SPECIAL WARRANTY DEED is made the 30th day of December, 1992, by HOWARD JAMES SIMPSON, SR., ROBERT L. SIMPSON, and HOWARD J. SIMPSON, JR. whose collective post office address is 445 Limit Avenue, Mount Dora, Florida 32757 (hereinafter collectively referred to as the "Grantors"), to SIMPSON FAMILY PARTNERSHIP LTD., a Florida limited partnership, whose post office address is 445 Limit Avenue, Mount Dora, Florida 32757 (hereinafter referred to as the "Grantee").

(wherever used herein the terms "Grantors" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships and corporations)

WITNESSETH:

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all of Grantors' right, title and interest in and to that certain real property situate, lying and being in Lake County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that the Grantors have good right and lawful authority to sell and convey the Property, and hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantors, but against no others. This conveyance is subject to taxes accruing subsequent to December 31, 1992, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantors certify that on the date of execution, delivery and recordation of this instrument, neither Grantors nor any member of Grantors' families resided upon any portion of the Property, or any property contiguous thereto. The Property is not the constitutional homestead of the Grantors.

REC-2500 RECEIVED FOR
 TF 379 EXCISE TAXES
 DOC-389.75 JAMES C. WATKINS
 INT- CLERK LAKE CO FL
 BY DL DC.

JAN 12 12 53 PM '93

REC'D
LA
FILED

The scrivener of this instrument has not examined title to the Property, has utilized legal descriptions provided by Grantors, and has relied upon the representations of the Grantors that they are the holders of title to the Property. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of the Grantors to hold such title in the manner represented.

IN WITNESS WHEREOF, the persons named herein as "Grantors" have executed and delivered this instrument and have intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

BOOK 1205 PAGE 0652

Print Name: Charles H. Egeyten

Howard James Simpson, Sr.
HOWARD JAMES SIMPSON, SR.

Print Name: Barbara L. Hutchins

Robert L. Simpson
ROBERT L. SIMPSON

Print Name: Barbara L. Hutchins

Print Name: Charles H. Egeyten

Howard J. Simpson, Jr.
HOWARD J. SIMPSON, JR.

Print Name: Barbara L. Hutchins

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30 day of December, 1992, by HOWARD JAMES SIMPSON, SR., who (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____, and did not take an oath.

Barbara L. Hutchins
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

BARBARA L. HUTCHINS
Notary Public, State of Florida
My Comm. expires June 2, 1993
Comm. No. AA672524

ATTACHMENT #1

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30 day of December, 1992, by ROBERT L. SIMPSON, who (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____, and did not take an oath.

Barbara L. Hutchins
 Print Name: _____
 Notary Public, State of Florida
 Commission No.: _____
 My Commission Expires: _____

BARBARA L. HUTCHINS
 Notary Public, State of Florida
 My Comm. expires June 2, 1993
 Comm. No. AA672524

BOOK 1205 PAGE 0653

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30 day of December, 1992, by HOWARD J. SIMPSON, JR., who (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____, and did not take an oath.

Barbara L. Hutchins
 Print Name: _____
 Notary Public, State of Florida
 Commission No.: _____
 My Commission Expires: _____

BARBARA L. HUTCHINS
 Notary Public, State of Florida
 My Comm. expires June 2, 1993
 Comm. No. AA672524

F:\RE\SAG\SIMPSON.10B

EXHIBIT A

BOOK 1205 PAGE 0654

PARCEL #1

Parcel #1 is that portion of Section 20, Township 19 South, Range 27 East described as follows:

From the intersection of the West line of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 20, Township 19 South, Range 27 East, and the Northerly right of way line of Highway 441, run Easterly along the Northerly right of way of said Highway 87 feet to the Point of Beginning (P.O.B.); thence run North 6°29' East 568.5 feet; thence run North 12°19' East 860 feet; thence run West parallel with the North line of Section 20 to a point on the West line of the East ½ of the Northwest ¼ of the Northwest ¼ of Section 20; thence run North along said West line 495 feet, more or less, to the North line of Section 20; thence run Easterly along the North line of Section 20 to a point on the East line of the West ½ of the Northwest ¼ of the Northeast ¼ of Section 20; thence run Southerly along said East line of the West ½ of the Northwest ¼ of the Northeast ¼ of Section 20 to the point where said East line intersects with the Westerly extension of the Southerly line of Lot 93 of The Country Club of Mount Dora Unit II recorded in Lake County in Plat Book 32, pages 42 to 44; thence South 42° 36'45" East along the Westerly extension of and the Southerly line of said Lot 93, 336.37 feet; thence South 3°21' West 1319.06 feet to the South line of the Northeast ¼ of Section 20, thence run Westerly along said South line 202 feet, more or less, to the Southwest corner of the East ½ of the Southwest ¼ of the Northeast ¼ of Section 20, thence run Southerly along the West line of the East ½ of the Northwest ¼ of the Southeast ¼ of Section 20 to the Northeasterly right of way line of Highway 441; thence run Northwesterly along said Northeasterly right of way to the P.O.B.

PARCEL #2

"Begin at the intersection of the West line of the Northwest ¼ of Section 20, Township 19 South, Range 27 East and the Southerly right of way line of Highway 441, thence run Southerly along said West line of the Northwest ¼ of Section 20 to the Southwest corner of the Northwest ¼ of Section 20, thence run Easterly along the South line of the Northwest ¼ of Section 20 to the Southeast corner of the West ½ of the Northwest ¼ of Section 20; thence run Southerly along the West line of the Northeast ¼ of the Southwest ¼ to the Southwest corner of the Northeast ¼ of the Southwest ¼ of Section 20; thence run Easterly along the South line of the Northeast ¼ of the Southwest ¼ of Section 20 to a point on said South line that is 178.61 feet West of the East line of the Southwest ¼ of Section 20; thence run Southerly parallel with said East line of the Southwest ¼ of Section 20 to a point that is 850 feet North of the South line of Section 20 and 178.61 feet West of the East line of the Southwest ¼ of Section 20; thence run North 89°54' East a distance of 268.59 feet; thence run North 49°37' East 658.44 feet, more or less, to the Southwesterly right of way line of Highway 441; thence run Northwesterly and Westerly along said Southerly right of way to the Point of Beginning (P.O.B.).

Subject to cross easement for ingress and egress, utilities and drainage purposes recorded in ORB 1183 page 1550, Public Records of Lake County, Florida, described as follows:

"Commence at the Southeast corner of the Northeast ¼ of Section 19, Township 19 South, Range 27 East, run North 02°55'30" West along the East line of the Northeast ¼ of Section 19 a distance of 492.89 feet to the P.O.B.; thence run North 02°55'30" West along said East line 75 feet to a point on the Southerly right of way of Highway 441; thence run North 87°22'00" East along said Southerly right of way a distance of 389.87 feet; thence departing said Southerly right of way for Highway 441, run South 02°38'00" East 75 feet; thence run South 87°22'00" West 389.49 feet to the P.O.B."

MEMO: Legibility of writing,
typing or printing unsatisfactory in
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PARCEL #3

"Commence at the Southwest corner of the Southeast $\frac{1}{4}$ of Section 20, Township 19 South, Range 27 East, thence run South $89^{\circ}55'15''$ West along the South line of said Southwest $\frac{1}{4}$ of Section 20 a distance of 178.61 feet; thence run North $01^{\circ}56'15''$ East along the West line of the East $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 850 feet; thence run North $89^{\circ}54'$ East a distance of 268.59 feet; thence run North $49^{\circ}37'$ East 658.44 feet to the Southerly right of way of Highway 441; thence run South $40^{\circ}23'$ East a distance of 150 feet to the Point of Beginning (P.O.B.). From the P.O.B., run South $49^{\circ}37'$ West a distance of 300 feet; thence run South $40^{\circ}23'$ East a distance of 821.24 feet; thence run South $0^{\circ}6'$ East 340.36 feet to the South line of the Southeast $\frac{1}{4}$ of Section 20, a point herein being designated as Point "A". Return to the P.O.B., thence run Southerly along the Southwesterly right of way line of Highway 441 to the South line of the Southeast $\frac{1}{4}$ of Section 20; thence run Westerly along the South line of the Southeast $\frac{1}{4}$ of Section 20 to Point "A". Less portion in right of way for Limit Street.

PARCEL #4

Known as Tract J of Sunset Heights Subdivision, Mount Dora, Florida recorded in Plat Book 3, page 34 in the Public Records of Lake County, Florida and further described as follows:

"From the East $\frac{1}{4}$ corner of Section 19, Township 19 South, Range 27 East, thence run South $06^{\circ}08'45''$ West along the East line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, a distance of 642.33 feet to the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 19 to the Point of Beginning (P.O.B.) of this description; thence run North $89^{\circ}52'46''$ West 640.86 feet to a point on the Easterly right of way line of Donnelly Street; thence run Southerly along said Easterly right of way to the North line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19; thence run Easterly along said North line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19 to the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19; thence run Northerly along the East line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19 to the P.O.B.; subject to all legal highways or platted rights of way not previously vacated."

PARCEL #5

"Being a parcel of land lying in the Southeast $\frac{1}{4}$ of Section 19, Township 19 South, Range 27 East, Lake County, Florida and being further bounded and described as follows:

"Commence at the Northeast corner of the Southeast $\frac{1}{4}$ of Section 19; thence run North $89^{\circ}51'15''$ West along the North line of said Southeast $\frac{1}{4}$, a distance of 688.31 feet to a concrete monument lying on the Westerly right of way line of Donnelly Street; thence South $11^{\circ}40'13''$ West along said Westerly right of way line, a distance of 453.03 feet to a Point of Curvature, said curve being concave to the East, having a radius of 1960.08 feet, a central angle of $5^{\circ}47'00''$, a chord of 197.76 and a chord bearing of South $8^{\circ}46'43''$ West; thence along said curve an arc distance of 197.85 feet to the Point of Beginning (P.O.B.); thence continuing along said curve, said curve having a central angle of $00^{\circ}21'00''$, a chord of 11.97 feet, a chord bearing of South $05^{\circ}41'16''$ West, thence along said curve an arc distance of 11.97 feet to the Point of Tangency; thence continuing along said right of way line South $05^{\circ}30'46''$ West a distance of 630.08 feet; thence North $89^{\circ}59'50''$ West along the Southerly boundary line of the Southwest $\frac{1}{4}$, Northeast $\frac{1}{4}$, Southeast $\frac{1}{4}$ of said Section 19 a distance of 620.09 feet. Thence run North $04^{\circ}21'56''$ East a distance of 642.22 feet to a Point on the North line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence run South $89^{\circ}53'01''$ East 632.92 feet to the P.O.B."

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BOOK 1205 PAGE 0656

PARCEL #6

Commence at the Northwest corner of Section 29, Township 19 South, Range 27 East, run Southerly along the West line of Section 29 a distance of 330 feet to the Point of Beginning (P.O.B.); thence continue Southerly along the West section line of Section 29 a distance of 965 feet, more or less, to the Northerly right of way line of Pine Avenue; thence run Easterly along the Northerly right of way line a distance of 635 feet, more or less, to the Westerly right of way of Grandview Street; thence run Northerly along the said Westerly right of way 965 feet, more or less, to a point that is 330 feet South of the North line of Section 29; thence run Easterly parallel with the North line of Section 29, 635 feet, more or less, to the P.O.B.

PARCEL #7

A parcel being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 19 South, Range 27 East described as follows:

Begin at the intersection of the Northerly right of way of Pine Street and the Easterly right of way of Grandview Street, a Point being 25 feet North of and 25 feet East of the Southwest corner of the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 19 South, Range 27 East; thence run Westerly along the Northerly right of way of Pine Street 635 feet, more or less, to a point on the East line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and 25 feet North of the Southeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29; thence run North along the East line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, a distance of 1085 feet, more or less, to a point that is 210 feet South of the North line of Section 29; thence run Westerly parallel with said North line of Section 29 a distance of 210 feet; thence run Northerly parallel with the Easterly right of way of Grandview Street a distance of 185 feet, more or less, to the Southerly right of way of Limit Street; thence Westerly along said Southerly right of way a distance of 168.94 feet; thence run Southerly parallel to the Easterly right of way line of Grandview Street a distance of 195 feet; thence run Westerly parallel with the North line of Section 29, a distance of 135 feet, more or less, to a point being 121.06 feet East of the Westerly right of way of Grandview Street; thence run Southerly parallel to said Westerly right of way a distance of 12 feet; thence run Easterly parallel with the North Section line 153.94 feet; thence run Southerly parallel with the right of way for Grandview Street a distance of 294 feet; thence run Westerly parallel to the North line of Section, a distance of 275 feet, more or less, to the Easterly right of way of Grandview Street; thence Southerly along said Easterly right of way a distance of 769 feet, more or less, to the P.O.B.

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SHEET 1 OF 5



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356

ALTA/NSPS ALTA LAND TITLE
BOUNDARY, TOPOGRAPHIC AND
TREE SURVEY
OF
SIMPSON FAMILY PARCELS
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

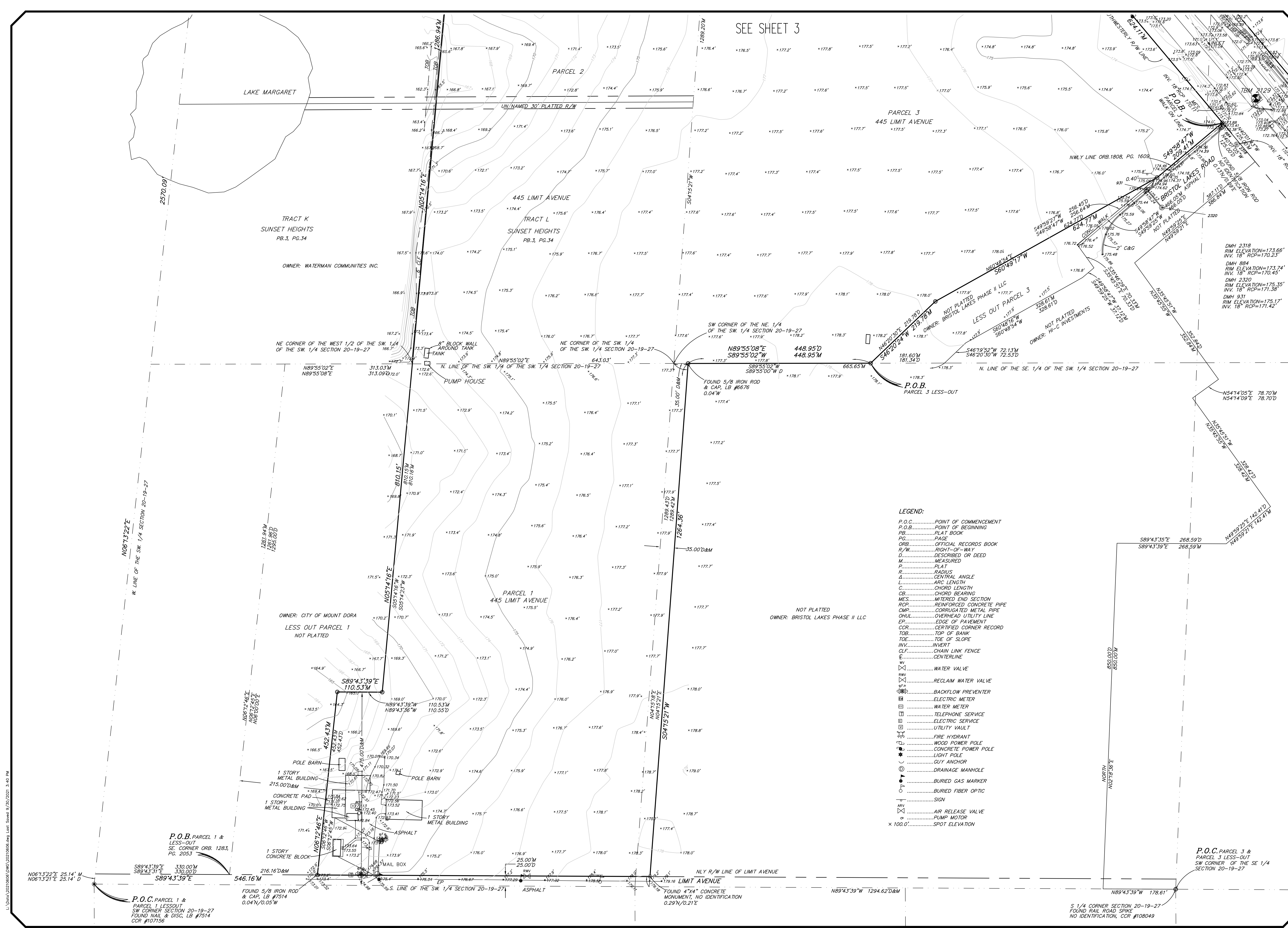
FOR: BERING 1, LLC

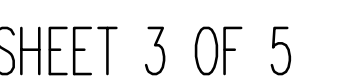
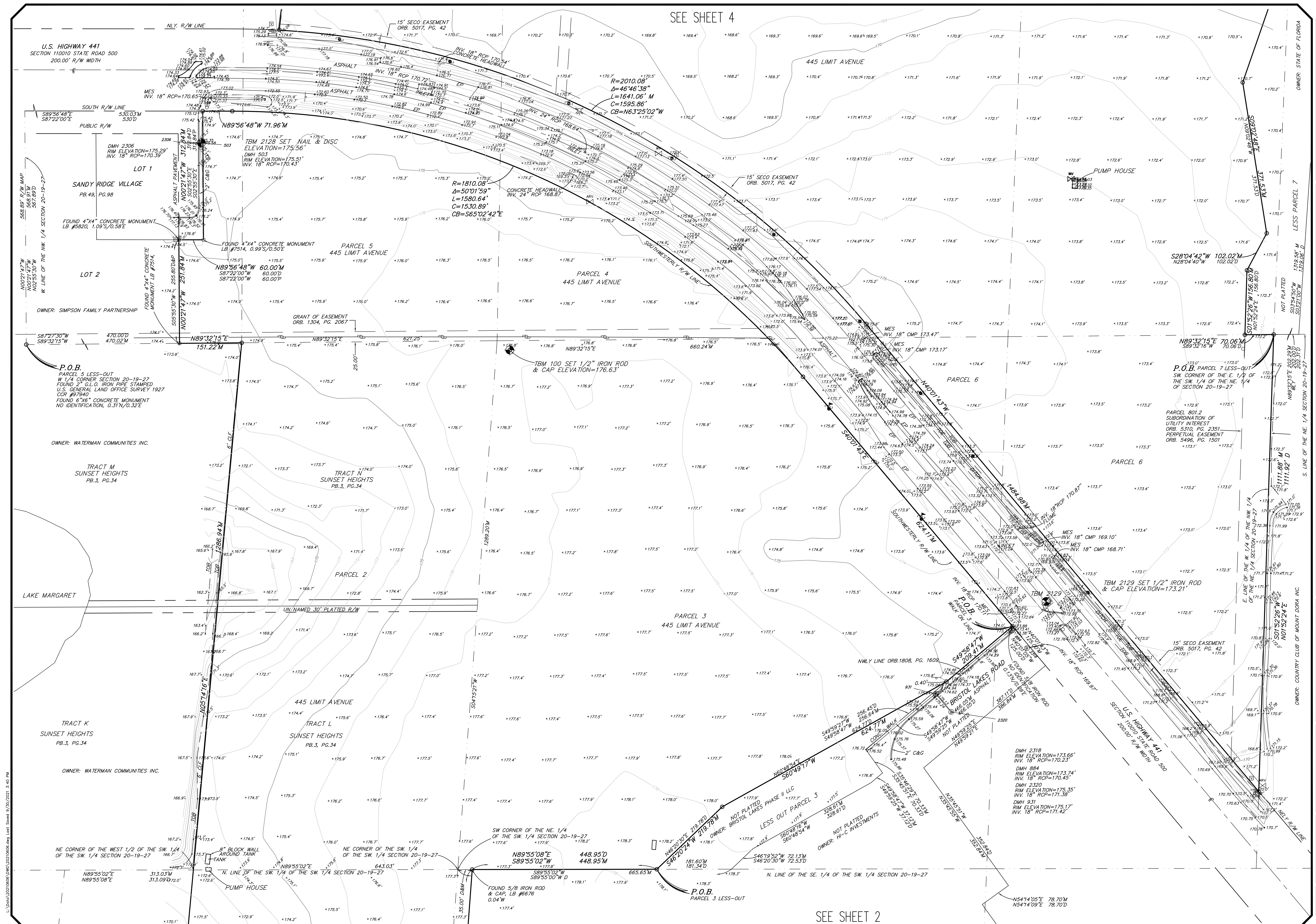
1

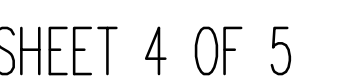
[illegible]

JOB # _____ 20210606
 DATE: _____ SEPTEMBER 22, 2021
 SCALE: _____ 1"=100'
 CALC BY: _____ SEJ
 FIELD BY: _____ DH/TS
 DRAWN BY: _____ SEJ
 CHECKED BY: _____ JLR

SHEET 2 OF 5







SHEET 4 OF 5



TREE LOCATIONS AND TABLE
 SEE SHEETS 2-4 FOR
 GEOMETRY AND LOCATIONS

TREE TABLE	
POINT NUMBER	TREE
2158	12" PALM
2169	13" PALM
2170	12" PALM
2171	13" PALM
2172	13" PALM
2173	14" PALM
2174	40" CAMPHOR
2175	8-7" OAK
2176	23" OAK
2177	24" OAK
2178	43" OAK
2179	28" OAK
2180	7" OAK
2184	25" CAMPHOR
2185	16" PALM
2186	27" OAK
2187	15" OAK
2188	8" PALM
2189	19" PALM
2190	9" OAK
2191	19" PALM
2193	CE 21
2194	16" PALM
2195	38" OAK
2203	24" CAMPHOR
2204	12-10-9" OAK
2205	9" CAMPHOR
2206	2" OAK
2207	9" CAMPHOR
2208	20" OAK
2209	12" PALM
2210	18" OAK
2211	20" OAK
2212	8-11" CAMPHOR
2213	1" OAK
2214	11" CAMPHOR
2215	10" OAK
2216	23" OAK
2217	26" OAK
2218	38" OAK
2219	12" OAK
2220	50" OAK
2221	16" OAK
2222	11" CAMPHOR
2223	10" OAK
2224	24" OAK
2225	14" OAK
2226	13" PALM
2227	2" OAK
2228	11" CAMPHOR
2229	12" CAMPHOR
2230	16" OAK
2231	9" OAK
2232	9" OAK
2233	20-28" OAK
2234	16" OAK
2235	10" OAK
2236	13" OAK
2237	14" PALM
2238	17" PALM
2239	9" OAK
2240	18" OAK
2241	28" OAK
2242	10" OAK
2243	17" PALM
2244	10-2" CAMPHOR
2245	11" CAMPHOR
2246	17" PALM
2247	19" PALM
2248	12" CAMPHOR
2249	17" PALM
2250	13" PALM
2251	14" CAMPHOR
2253	8" OAK
2254	14" OAK
2255	13" OAK
2256	18" PALM
2257	11" OAK
2258	15" OAK
2259	17" PALM
2260	10" OAK
2261	7" OAK
2262	18" PALM
2264	13" PALM
2265	11" OAK
2266	14" PALM
2267	24-30" OAK
2268	MI MOSA TREE 36
2269	13" OAK
2270	15" PALM
2271	10-8" OAK
2272	7" OAK
2273	6" OAK
2274	12" PALM
2275	13" PALM
2276	14" PALM
2277	14" PALM
2278	16" PALM
2279	12" PALM
2283	10" CAMPHOR
2284	15" PALM
2285	11" CAMPHOR
2286	14" CAMPHOR
2287	18-30" CAMPHOR
2288	7" CAMPHOR
2289	8" CAMPHOR
2292	9" CAMPHOR
2293	7" OAK
2294	7" OAK
2295	8" OAK
2296	10-10" OAK
2297	8" OAK
2298	10" OAK
2299	16" OAK
2300	7" OAK
2301	8" OAK
2302	10" OAK
2303	12" PALM
2304	8" CAMPHOR
2325	9" CAMPHOR
2326	7" CAMPHOR
2327	8" CAMPHOR
2328	7" CAMPHOR
2329	24" OAK
2330	8" OAK
2331	12" PALM
2332	12" CAMPHOR
2333	8" PALM
2334	14" PALM
2335	11" PALM
2336	6" PALM
2337	12" CAMPHOR
2338	13" CAMPHOR
2339	12" PALM
2340	11" PALM

TREE TABLE	
POINT NUMBER	TREE
2341	7" CAMPHOR
2342	7" OAK
2343	13" OAK
2344	6" CAMPHOR
2345	7" CAMPHOR
2346	7" OAK
2347	9" CAMPHOR
2348	10" PALM
2349	13" PALM
2350	8" PALM
2351	12" CAMPHOR
2352	13" PALM
2353	12" PALM
2354	6" OAK
2355	6" OAK
2356	9" CAMPHOR
2357	6" CAMPHOR
2358	6" PALM
2359	11" PALM
2360	12" PALM
2361	8" PALM
2362	20" CAMPHOR
2363	9" CAMPHOR
2364	14" PALM
2365	6" CAMPHOR
2366	9" CAMPHOR
2367	9" PALM
2368	8" PALM
2369	10" OAK
2370	19" OAK
2371	6" OAK
2372	9" CAMPHOR
2373	6" CAMPHOR
2374	13" OAK
2375	6" OAK
2376	7" OAK
2377	7" OAK
2378	7" OAK
2379	24" OAK
2380	15" PALM
2381	8" OAK
2382	13" OAK
2383	8" PALM
2384	7" OAK
2385	7" OAK
2386	8" OAK
2387	7" OAK
2388	7" OAK
2389	22" OAK
2390	7" PALM
2391	10" OAK
2392	14" OAK
2393	6" OAK
2394	8" OAK
2395	12" OAK
2396	8" OAK
2397	10" OAK
2398	13" PALM
2399	10" CAMPHOR
2400	13" PALM
2401	10" OAK
2402	11" OAK
2403	12" OAK
2404	13" PALM
2405	13" PALM
2406	13" PALM
2407	14" PALM
2408	13" PALM
2409	13" PALM
2410	11" PALM
2411	8" OAK
2412	14" PALM
2413	6" PALM
2414	8" PALM
2415	30" OAK
2416	15" OAK
2417	16" PALM
2418	13" PALM
2419	18" PALM
2420	13" PALM
2421	25" OAK
2422	14" OAK
2423	19" PALM
2424	24" OAK
2425	21" OAK
2426	9" PALM
2427	17" OAK
2428	6" OAK
2429	8" OAK
2430	7" OAK
2431	12" PALM
2432	12" OAK
2433	30" OAK
2434	10" PALM
2435	10" PALM
2436	15" OAK
2437	9" PALM
2438	10" PALM
2439	26" OAK
2440	13" PALM
2441	13" PALM
2442	11" PALM
2443	13" PALM
2444	15" PALM
2445	12" PALM
2446	24" OAK
2447	10" PALM
2448	8" OAK
2449	26" OAK
2450	11" CAMPHOR
2451	7" OAK
2452	12" OAK
2453	14" OAK
2454	13" OAK
2455	12" OAK
2456	11" OAK
2457	9" CAMPHOR
2458	8" CAMPHOR
2459	24" OAK
2460	14" CAMPHOR
2461	9" OAK
2462	12" OAK
2463	10" PALM
2464	8" OAK
2465	6" OAK
2466	6" OAK
2467	13" CAMPHOR
2468	13" PALM
2469	12" OAK
2470	8" OAK
2471	7" OAK
2472	28" OAK
2473	23" OAK
2474	12" PALM
2475	6" OAK
2476	18" OAK
2477	28" OAK
2478	14" PALM



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356

ALTA/NSPS ALTA LAND TITLE
BOUNDARY, TOPOGRAPHIC AND
TREE SURVEY
OF
SIMPSON FAMILY PARCELS
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

FOR:
BERING 1, LLC

[illegible]

JOB # _____ 20210606
DATE: _____ SEPTEMBER 22, 2021
SCALE: _____ 1"=200'
CALC BY: _____ SEJ
FIELD BY: _____ DH/TS
DRAWN BY: _____ SEJ
CHECKED BY: _____ JLR

SHEET 5 OF 5

ORDINANCE NO: 2021-23

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE VOLUNTARY ANNEXATION OF PROPERTY GENERALLY LOCATED ON THE NORTH AND SOUTH SIDES OF US HIGHWAY 441, NORTH OF LIMIT AVENUE, AND EAST OF DONNELLY STREET; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR VOLUNTARY ANNEXATION; PROVIDING FOR EFFECT OF ANNEXATION; PROVIDING AN AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES; PROVIDING FOR FILING REQUIREMENTS; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR LIMITED CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Simpson Family Partnership LTD and Mount Dora Groves Co. Inc., (Property Owners) are the fee simple owners of that property generally located on the north and south sides of US Highway 441, north of Limit Avenue, and east of Donnelly Street in unincorporated Lake County, Florida, as depicted and identified on that map attached as **Exhibit "A"** (Property); and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the Property Owners have filed a petition for annexation of the Property into the municipal limits of the City of Mount Dora; and

WHEREAS, the City has determined that the Property is located wholly within an unincorporated area of Lake County, Florida, that the Property is reasonably compact and contiguous to an incorporated area of the City of Mount Dora, Florida, that annexation of the Property otherwise fully complies with the requirements of Florida Statutes, Section 171.044, and annexation of the Property is in the best interest of the City of Mount Dora; and

WHEREAS, pursuant to Florida Statutes, Section 171.044, the City furnished the Lake County Board of County Commissioners with a copy of the notice of annexation by certified mail at least ten (10) days prior to the publication of the same; and

WHEREAS, the City has determined that all procedural and notice requirements mandated by Florida Statutes, Section 171.044, the City of Mount Dora Charter, the City of Mount Dora Code of Ordinances and all other applicable or controlling laws, related to the voluntary annexation of property, have been followed and satisfied.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA,

FLORIDA, AS FOLLOWS:

SECTION 1. **LEGISLATIVE FINDINGS AND INTENT.** The City of Mount Dora has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. **VOLUNTARY ANNEXATION.** The Property located on the north and south sides of US Highway 441, north of Limit Avenue, and east of Donnelly Street, in unincorporated Lake County, is hereby annexed into the municipal limits of the City of Mount Dora pursuant to Florida Statutes, Section 171.044. The Property annexed is more particularly described as follows:

PARCEL 1:

FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°00'00" EAST 1295 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, CONTINUE EAST 35 FEET, SOUTH TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, WEST ALONG SAID NORTH LINE OF LIMIT STREET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 06°13'21" EAST ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 25.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE, SAID NORTHERLY RIGHT OF WAY LINE LYING 25 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89°43'31" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET TO THE SOUTHEAST CORNER OF THAT LAND IN ORB 1283 PG 2053 AND THE POINT OF BEGINNING, RUN NORTH 06°12'45" EAST 1261.96 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 89°55'08" EAST ALONG SAID NORTH LINE 313.09 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 05°14'23" WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 810.16 FEET TO A POINT THAT IS 475 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE NORTH 89°43'36" WEST PARALLEL WITH AND 475 FEET

NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 110.55 FEET TO A POINT THAT IS 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF SAID LAND IN ORB 1283 PG 2053, SOUTH 06°12'45" WEST PARALLEL WITH AND 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE SAID EAST LINE OF LAND IN ORB 1283 PG 2053 A DISTANCE OF 452.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LIMIT AVENUE, THENCE NORTH 89°43'46" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE A DISTANCE OF 216.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TRACTS L AND N, SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3:

FROM SW CORNER OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN NORTH 89°43'35" WEST 178.61 FEET, NORTH 02°18'40" EAST 850 FEET, SOUTH 89°43'35" EAST 268.59 FEET, NORTH 49°59'25" EAST 142.41 FEET, NORTH 35°45'51" WEST 328.42 FEET, NORTH 54°14'09" EAST 78.70 FEET, NORTH 35°45'51" WEST 352.84 FEET, NORTH 49°59'25" EAST 387.11 FEET TO SOUTHWESTERLY R/W LINE OF US HWY 441, NORTH 40°01'05" WEST ALONG SAID HWY 125 FEET FOR POINT OF BEGINNING, RUN SOUTH 49°59'25" WEST 466.05 FEET, SOUTH 35°45'51" EAST 70.33 FEET, SOUTH 49°59'25" WEST 37.12 FEET, SOUTH 60°48'54" WEST 328.61 FEET, SOUTH 46°20'30" WEST 72.53 FEET TO NORTH LINE OF SE 1/4 OF SW 1/4, SOUTH 89°55'0" WEST TO SW CORNER OF NE 1/4 OF SW 1/4, NORTH ALONG SAID WEST LINE TO NW CORNER OF NE 1/4 OF SW 1/4, EAST ALONG SAID NORTH LINE TO A POINT SOUTHWESTERLY R/W LINE OF US HWY 441, SOUTHEASTERLY ALONG SAID SOUTHWESTERLY R/W LINE OF US HWY 441 TO POINT OF BEGINNING.

LESS AND EXCEPT:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 89°43'39" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1294.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 35 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 04°15'18" EAST ALONG SAID PARALLEL LINE 1289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89°55'08" EAST ALONG SAID NORTH LINE 448.95 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 46°20'30" EAST 219.78 FEET, NORTH 60°48'54" EAST 624.77 FEET TO A POINT ON THE

NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN ORB 1808 PG 1609, THENCE RUN SOUTH 49°59'27" WEST 256.45 FEET, SOUTH 35°45'51" EAST 70.33 FEET, SOUTH 49°59'25" WEST 37.12 FEET, SOUTH 60°48'54" WEST 328.61 FEET, SOUTH 46°20'30" WEST 72.56 FEET, SOUTH 89°55'00" WEST 181.34 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

SE 1/4 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTHWESTERLY OF US HWY 441.

PARCEL 5:

W 1/2 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTH OF HWY 441; LESS BEG AT W 1/4 CORNER RUN NORTH 02°55'30" WEST ALONG WEST LINE OF NW 1/4 567.89 FEET TO SOUTH R/W OF US HWY 441, RUN NORTH 87°22'0" EAST ALONG SAID SOUTH R/W LINE 530 FT, THENCE DEPARTING SAID SOUTH R/W LINE RUN SOUTH 02°55'30" EAST 312.84 FEET, SOUTH 87°22'0" WEST 60 FEET, SOUTH 02°55'30" EAST 255.8 FEET, SOUTH 87°27'30" WEST 470 FEET TO POINT OF BEGINNING.

PARCEL 6:

NE 1/4 OF SW 1/4 AND W 1/2 OF NW 1/4 OF SE 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING NORTHEASTERLY OF US HWY 441.

PARCEL 7:

FROM THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441, RUN EASTERLY ALONG THE NORTHERLY RIGHT OF WAY 87 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°29'00" EAST 568.50 FEET, NORTH 12°19'00" EAST 860 FEET, WEST PARALLEL WITH THE NORTH LINE OF SECTION 20 TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, RUN NORTH ALONG SAID WEST LINE 495 FEET TO THE NORTH LINE OF SAID SECTION 20, EASTERLY ALONG THE NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE RUN SOUTHERLY ALONG SAID EAST LINE OF WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TO THE POINT WHERE SAID EAST LINE INTERSECTS WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT II PB 32 PG 42, THENCE SOUTH 42°36'45" EAST ALONG THE WESTERLY EXTENSION OF AND THE SOUTHERLY LINE OF SAID LOT 93 A DISTANCE OF 336.37 FEET, THENCE SOUTH 03°21'00" WEST 1319.06 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, THENCE RUN

WESTERLY ALONG SAID SOUTH LINE 202 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, RUN SOUTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 441, RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 89°43'49" WEST ALONG THE SOUTH LINE OF SECTION 20 A DISTANCE OF 826 FEET TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROAD 500, NORTH 40°01'41" WEST ALONG THE CENTERLINE 1750.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 01°52'24" EAST ALONG SAID WEST LINE 149.73 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 500, CONTINUE NORTH 01°52'24" EAST ALONG SAID WEST LINE OF EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1111.92 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR THE POINT OF BEGINNING, RUN SOUTH 89°32'16" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 70.06 FEET, NORTH 01°52'24" EAST 156.80 FEET, NORTH 28°04'40" EAST 102.02 FEET, NORTH 09°02'50" WEST 371.53 FEET, NORTH 19°09'37" EAST 298.28 FEET, SOUTH 89°31'13" EAST 240.63 FEET TO A POINT ON THE WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 PB 32 PG 42, THENCE SOUTH 03°54'31" WEST ALONG SAID WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 A DISTANCE OF 145.67 FEET, SOUTH 03°54'31" WEST 747.59 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 20, THENCE SOUTH 89°32'16" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 202.31 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE CONTAINING 224.56 ACRES, MORE OR LESS.

SECTION 3. EFFECT OF ANNEXATION. On the Effective Date of this Ordinance, the property owner of the Property shall be entitled to all the rights, privileges and immunities as are from time to time granted to property owners in the City of Mount Dora, Florida, and shall be subject to the responsibilities of property ownership as may from time to time be authorized and/or adopted by the governing authority of the City of Mount Dora, Florida.

SECTION 4. AMENDMENT TO CHAPTER 2, CODE OF ORDINANCES. City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, City Council Districts Four (4) and Five (5) are hereby amended to include the Property as depicted

and identified on that map attached as **Exhibit “B”**, and more particularly described as follows:

CITY COUNCIL DISTRICT 4

Legal Description Parcels 6 and 7 as listed on the property survey

PARCEL 6:

NE 1/4 OF SW 1/4 AND W 1/2 OF NW 1/4 OF SE 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING NORTHEASTERLY OF US HWY 441.

PARCEL 7:

FROM THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441, RUN EASTERLY ALONG THE NORTHERLY RIGHT OF WAY 87 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°29'00" EAST 568.50 FEET, NORTH 12°19'00" EAST 860 FEET, WEST PARALLEL WITH THE NORTH LINE OF SECTION 20 TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, RUN NORTH ALONG SAID WEST LINE 495 FEET TO THE NORTH LINE OF SAID SECTION 20, EASTERLY ALONG THE NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE RUN SOUTHERLY ALONG SAID EAST LINE OF WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TO THE POINT WHERE SAID EAST LINE INTERSECTS WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 93 OF THE COUNTRY CLUB OF MOUNT DORA UNIT II PB 32 PG 42, THENCE SOUTH 42°36'45" EAST ALONG THE WESTERLY EXTENSION OF AND THE SOUTHERLY LINE OF SAID LOT 93 A DISTANCE OF 336.37 FEET, THENCE SOUTH 03°21'00" WEST 1319.06 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, THENCE RUN WESTERLY ALONG SAID SOUTH LINE 202 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, RUN SOUTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 441, RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 89°43'49" WEST ALONG THE SOUTH LINE OF SECTION 20 A DISTANCE OF 826 FEET TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROAD 500, NORTH 40°01'41" WEST ALONG THE CENTERLINE 1750.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 01°52'24" EAST ALONG SAID WEST LINE 149.73 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 500, CONTINUE NORTH 01°52'24" EAST ALONG SAID WEST LINE OF EAST 1/2 OF THE NORTHWEST 1/4 OF THE

SOUTHEAST 1/4 A DISTANCE OF 1111.92 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR THE POINT OF BEGINNING, RUN SOUTH 89°32'16" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 70.06 FEET, NORTH 01°52'24" EAST 156.80 FEET, NORTH 28°04'40" EAST 102.02 FEET, NORTH 09°02'50" WEST 371.53 FEET, NORTH 19°09'37" EAST 298.28 FEET, SOUTH 89°31'13" EAST 240.63 FEET TO A POINT ON THE WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 PB 32 PG 42, THENCE SOUTH 03°54'31" WEST ALONG SAID WEST LINE OF THE COUNTRY CLUB OF MOUNT DORA UNIT 2 A DISTANCE OF 145.67 FEET, SOUTH 03°54'31" WEST 747.59 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, THENCE SOUTH 89°32'16" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 202.31 FEET TO THE POINT OF BEGINNING.

CITY COUNCIL DISTRICT 5

Legal Description Parcels 1 thru 5 as listed on the property survey

PARCEL 1:

FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°00'00" EAST 1295 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, CONTINUE EAST 35 FEET, SOUTH TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, WEST ALONG SAID NORTH LINE OF LIMIT STREET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 06°13'21" EAST ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 25.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE, SAID NORTHERLY RIGHT OF WAY LINE LYING 25 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89°43'31" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET TO THE SOUTHEAST CORNER OF THAT LAND IN ORB 1283 PG 2053 AND THE POINT OF BEGINNING, RUN NORTH 06°12'45" EAST 1261.96 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 89°55'08" EAST ALONG SAID NORTH LINE 313.09 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 05°14'23" WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 810.16 FEET TO A POINT THAT IS 475 FEET NORTHERLY OF, WHEN

MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE NORTH 89°43'36" WEST PARALLEL WITH AND 475 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 110.55 FEET TO A POINT THAT IS 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF SAID LAND IN ORB 1283 PG 2053, SOUTH 06°12'45" WEST PARALLEL WITH AND 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE SAID EAST LINE OF LAND IN ORB 1283 PG 2053 A DISTANCE OF 452.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LIMIT AVENUE, THENCE NORTH 89°43'46" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE A DISTANCE OF 216.16 FEET TO THE POINT OF BEGINNING.

PARCEL2:

TRACTS L AND N, SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3:

FROM SW CORNER OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN NORTH 89°43'35" WEST 178.61 FEET, NORTH 02°18'40" EAST 850 FEET, SOUTH 89°43'35" EAST 268.59 FEET, NORTH 49°59'25" EAST 142.41 FEET, NORTH 35°45'51" WEST 328.42 FEET, NORTH 54°14'09" EAST 78.70 FEET, NORTH 35°45'51" WEST 352.84 FEET, NORTH 49°59'25" EAST 387.11 FEET TO SOUTHWESTERLY R/W LINE OF US HWY 441, NORTH 40°01'05" WEST ALONG SAID HWY 125 FEET FOR POINT OF BEGINNING, RUN SOUTH 49°59'25" WEST 466.05 FEET, SOUTH 35°45'51" EAST 70.33 FEET, SOUTH 49°59'25" WEST 37.12 FEET, SOUTH 60°48'54" WEST 328.61 FEET, SOUTH 46°20'30" WEST 72.53 FEET TO NORTH LINE OF SE 1/4 OF SW 1/4, SOUTH 89°55'0" WEST TO SW CORNER OF NE 1/4 OF SW 1/4, NORTH ALONG SAID WEST LINE TO NW CORNER OF NE 1/4 OF SW 1/4, EAST ALONG SAID NORTH LINE TO A POINT SOUTHWESTERLY R/W LINE OF US HWY 441, SOUTHEASTERLY ALONG SAID SOUTHWESTERLY R/W LINE OF US HWY 441 TO POINT OF BEGINNING.

LESS AND EXCEPT:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 89°43'39" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1294.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 35 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 04°15'18" EAST ALONG SAID PARALLEL LINE 1289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89°55'08" EAST ALONG SAID NORTH LINE 448.95 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 46°20'30" EAST 219.78 FEET, NORTH 60°48'54" EAST 624.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN ORB 1808 PG 1609, THENCE RUN SOUTH 49°59'27" WEST

256.45 FEET, SOUTH 35°45'51" EAST 70.33 FEET, SOUTH 49°59'25" WEST 37.12 FEET, SOUTH 60°48'54" WEST 328.61 FEET, SOUTH 46°20'30" WEST 72.56 FEET, SOUTH 89°55'00" WEST 181.34 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

SE 1/4 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTHWESTERLY OF US HWY 441.

PARCEL 5:

W 1/2 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTH OF HWY 441; LESS BEG AT W 1/4 CORNER RUN NORTH 02°55'30" WEST ALONG WEST LINE OF NW 1/4 567.89 FEET TO SOUTH R/W OF US HWY 441, RUN NORTH 87°22'0" EAST ALONG SAID SOUTH R/W LINE 530 FT, THENCE DEPARTING SAID SOUTH R/W LINE RUN SOUTH 02°55'30" EAST 312.84 FEET, SOUTH 87°22'0" WEST 60 FEET, SOUTH 02°55'30" EAST 255.8 FEET, SOUTH 87°27'30" WEST 470 FEET TO POINT OF BEGINNING.

SECTION 5. **FILING REQUIREMENTS.** In accordance with Florida Statutes, Section 171.044(3), within seven (7) days of the enactment of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the Lake County Clerk of the Circuit Court, with the County Manager of Lake County, Florida and with the Florida Department of State.

SECTION 6. **IMPLEMENTING ADMINISTRATIVE ACTIONS.** The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance and the rezoning on the Property. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 7. **SAVINGS CLAUSE.** All prior actions of the City of Mount Dora pertaining to the annexation of the Property, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 8. **LIMITED CODIFICATION AND SCRIVENER'S ERRORS.** The provisions of this Ordinance which amend City of Mount Dora Code of Ordinances, Chapter 2, Administration, Article II, City Council, Division 2, Election of Members, Section 2.48, Creation of districts; boundaries described, shall be codified and the sections, divisions and provisions hereof renumbered or re-lettered as deemed appropriate by the codifier. All remaining provisions of this Ordinance shall not be codified. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney may be corrected.

SECTION 9. **CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 10. **SEVERABILITY.** If any Section or portion of a Section of this

Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 11. **EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: _____

SECOND READING: _____

PASSED AND ADOPTED this ___ day of ___ 2022.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

JESSICA BURNHAM
CITY CLERK

For the use and reliance of City of Mount
Dora only. Approved as to form and legality.

Sherry G. Sutphen, City Attorney

EXHIBIT “A”
Property Depiction

EXHIBIT “B”
City Council District Map

**Simpson Family Partnership, LTD
Mount Dora Groves, Co., Inc
Vicinity Map**

Legend



Subject Property

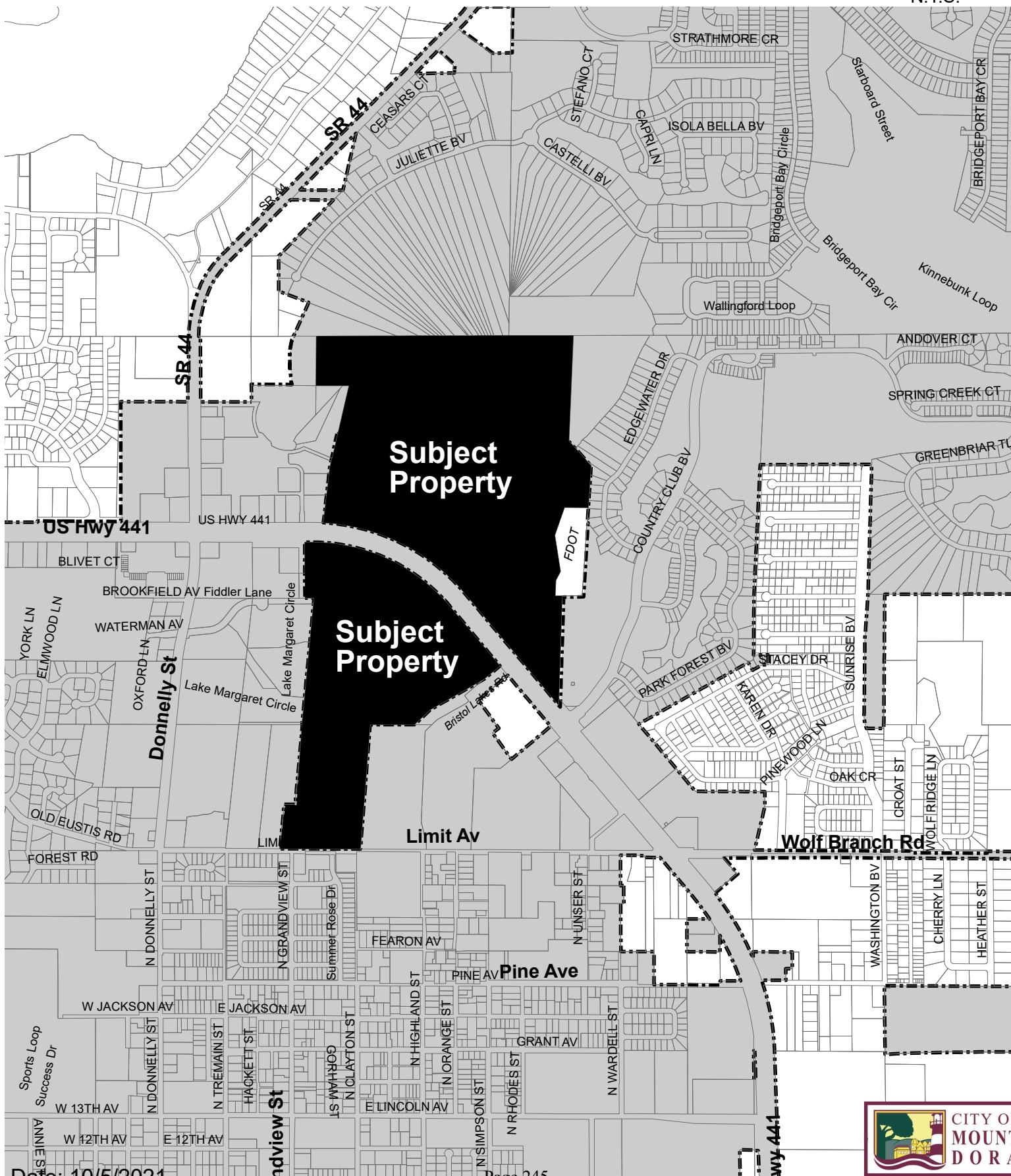


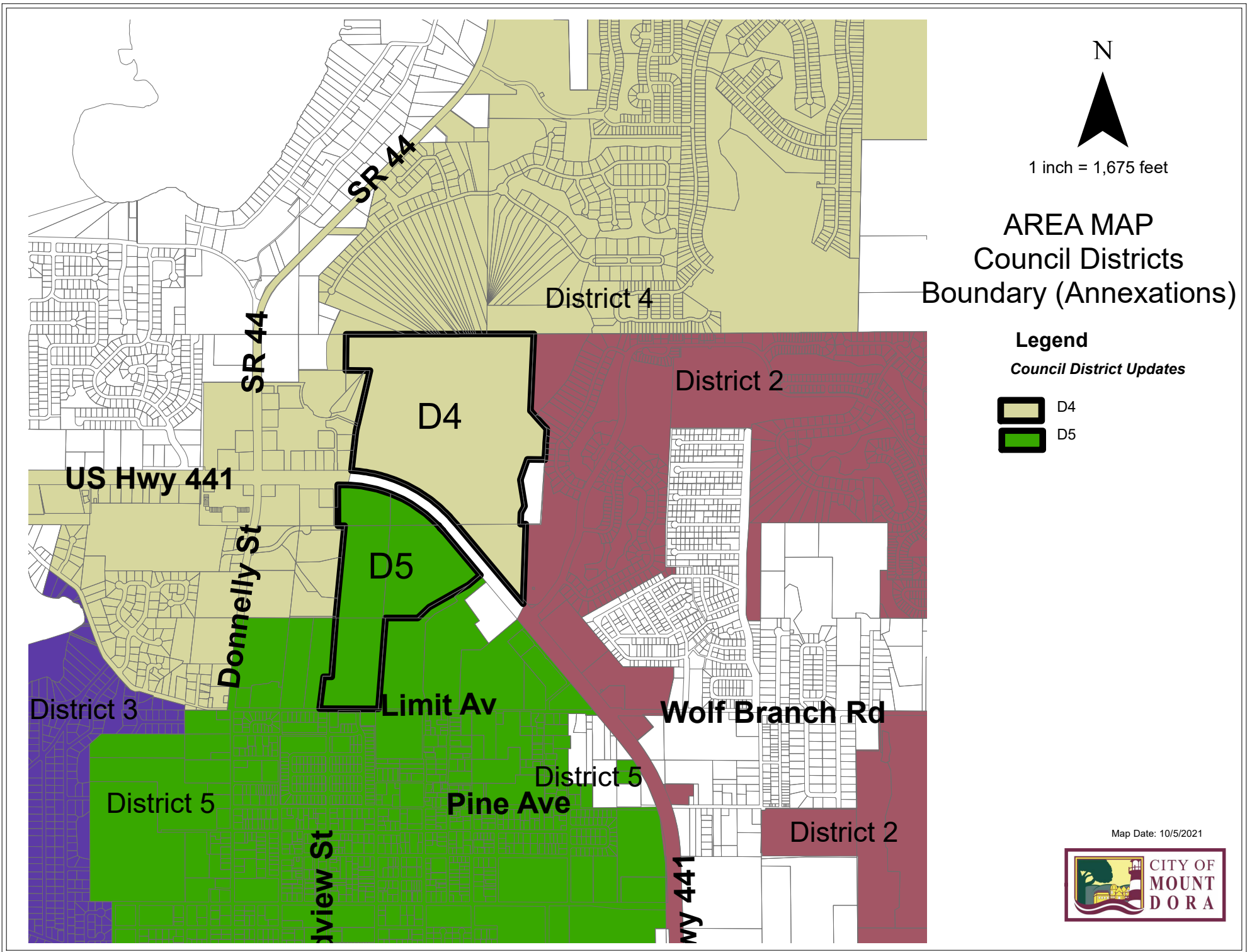
City Limits

N



N.T.S.







CITY OF MOUNT DORA

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: December 7, 2021

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Approval of First Reading Transmittal Hearing Ordinance No. 2021-24,
Large-Scale Future Land Use Map Amendment for Mount Dora Groves

Introduction:

This is a request for City Council to approve the first reading of Ordinance No. 2021-24 for Transmittal to the State Department of Economic Opportunity and hold a hearing for the second reading and adoption.

Call Up Item
Mayor Asks Attorney to Read Ordinance by Title Only
City Manager Background
Public Hearing
Discussion
Council Action

Discussion:

Further descriptions and the land use report are contained in Attachment "1" (*PZC/LPA Staff Report*). The advertisements for the transmittal hearing are provided in Attachment "2". The applicant is requesting an amendment to the City's Future Land Use Map for a mixture of Future Land Use designations. The property is located on both sides of US Highway 441 and contains over 224 acres. A portion of the property fronts Loch Leven. The developable acres, less the lake, total 142.60 acres.

The land use change is associated with annexation. At the time of annexation, the City processes land use amendments, changing the Future Land Use classifications from County to City. The request is to change the designations as follows:

From County: Regional Office, Commercial, Urban Low, and Urban Medium.
To City: Commercial, High Density, Medium Density, and Low Density.

Development Density and Intensity (maximum) Comparison:

From: County 362 residential units

To City: 1,354 residential units

From: County 10.5+ million square feet

To: City 285,100 square feet

Future Land Use definitions relate only to intensity and density. The type of used and development design standards are enumerated for each zoning district. As part of the annexation, the applicant has proposed a Preliminary Planned Unit Development (PUD) Master Plan, which is being processed in concert as Resolution No. 2021-119.

The sequence of events leading to the presentation to the City Council are as follows:

The Planning and Zoning Commission (PZC), acting as the Local Planning Agency, at their regularly scheduled meeting held on November 17, 2021, recommended approval (vote 7-0) of the Large-Scale Future Land Use Map Amendment.

The Development Review Committee (DRC) on October 27, 2021, reviewed and recommended tabling of the Large-Scale Future Land Use Map amendment. The applicant subsequently provided a revised application on November 5, 2021. The DRC recommended approval of the revised FLUM amendment with conditions.

Budget Impact:

There are no budgetary impacts on the City relative to the processing of the Future Land Use Map amendment action.

Strategic Impact:

Future Land Use Map amendments which address density and/or intensity changes are consistent with Growth Management and Economic Development Goals to foster development and growth opportunities. GOAL 1: Economic Development; Objective 1.3. Attract new commercial businesses/residential development.

Recommendation City Council approve the First Reading of Ordinance No. 2021-24 for Transmittal to State Department of Economic Opportunity and hold hearing for second reading and adoption.

Attachment(s):

1. Attachment 1 PZC Memo MD Groves FLUM11-17-2021 (ADA)
2. Attachment 2 Legal Ad Publications (ADA)
3. Ordinance 2021-24 FLUM (MD Groves).SGS
4. Exhibit A Property Depiction (Map)
5. Exhibit B Future Land Use Area Map
6. Exhibit C Future Land Use Map II-2a

Prepared by: Vince Sandersfeld, Planning and Development Director

Reviewed by: Sherry Sutphen , City Attorney
Nicole Wisniewski, Deputy City Clerk
Jessica Burnham, City Clerk
Patrick Comiskey, City Manager

Approved - 12/1/2021

Approved - 12/2/2021

Approved - 12/2/2021

Final Approval - 12/3/2021



**CITY OF
MOUNT
DORA**

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

REVISED

DATE: November 17, 2021

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

RE: Request for Large-Scale Future Land Use Change; Mount Dora Groves (Project Name); 224.56 Acres (Size); 19400 US Hwy 441 (Site Address); Located North and South sides of US Hwy 441, North side of Limit Avenue, and West of Donnelly Street. (Location); Simpson Family Partnership LTD and Mount Dora Groves Co. Inc. (Owners); Green Consulting Group, Inc. (Applicant).
Project No. FLUM21-04LG

Recommendation:

Staff recommends approval of the above-referenced request for Large-Scale Future Land Use Map Amendment.

References/Support:

City of Mount Dora Comprehensive Plan 2045
City of Mount Dora Land Development Code
Chapter 163 Florida Statutes

Background/Information:

The applicant is requesting an amendment to the City's Future Land Use Map. The proposed map amendment will change approximately 224.56 acres with a mixture of land use designations as follows:

From County: _____
Regional Office
Regional Commercial
Urban Medium (7 du/ac)
Urban Low (4 du/ac)

To City: _____
Commercial
High Density Residential (18 du/ac)
Medium Density Residential (6 du/ac)
Low Density Residential (2.5 du/ac)

The proposal is for a mixed-use development located on both sides of US Highway 441. The Future Land Use (FLU) is associated with annexation and include a proposed Preliminary PUD Master Plan. At time of annexation, owners are required to process a Future Land Use Map change from County designations to City. The south side of US 441 has a County Regional Office FLU, which maximum development calculation of over 10.5 million square feet (based on 80 acres at 3.00 Floor Area Ratio). This figure is used for planning purposes, and not an actual developable build-out scenario. The FLU change to city designations will be far less intensity/density. The northern side of US 441 lands are being slated for FLU of residential low and medium type densities.

Land Use Report:

Owners: Simpson Family Partnership, LTD. – Robert L. Simpson
 Mount Dora Groves Company, Inc. – Mark R. Simpson
 Applicant: Green Consulting Group, Inc. – Timothy W. Green, ASLA, AICP, LEED AP
 Developers: Brochman, LLC – Chad R. O’Brien and Ronald J. Rakunas
 Request Type: Large-Scale Future Land Use Map Amendment
 Existing Use: Vacant Land and Orange Grove Operation
 Proposed Use: Mixed Use: Single Family, Multifamily, and Commercial
 Current County
 Future Land Use:

80.77 Acres	Regional Office
12.15 Acres	Regional Commercial
46.32 Acres	Urban Medium (7 du/ac)
9.61 Acres	Urban Low (4 du/ac)
<u>75.71 Acres</u>	<u>Water Body (Loch Leven) – Based on GIS Data</u>
224.56 Acres	TOTAL

 Proposed City
 Future Land Use:

18.70 Acres	Commercial (0.35 FAR)
55.50 Acres	High Density Residential (Maximum 18 du/ac)
53.20 Acres	Medium Density Residential (6 du/ac)
<u>15.20 Acres</u>	<u>Low Density Residential (2.5 du/ac)</u>
142.60 ACRES	DEVELOPABLE ACRES

 Current County
 Zoning:

12.15 Acres	C-1
76.50 Acres	Ag
60.20 Acres	R-6

 Proposed City
 Zoning: City Planned Unit Development (PUD)
 JPA: Yes, City of Mount Dora and Lake County Joint Planning Agreement
 Overlay Zones/Areas: Yes, Section 6.14 LDC Residential Design Standards Overlay Zoning District. *Staff Note: This overlay district applies only to single-family or duplex housing.*
 Critical State Concern: No
 Site Area: 224.56 +/- acres

Surrounding Property Tables:

PARCELS NORTH SIDE OF US HIGHWAY 441

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Med Density	R-1A	Loch Leven (Lake)/SFR
South	County*	Regional Office	A/R-6	US 441/Orange Groves
East	City	Res. Low	PUD	MD Country Club/FDOT Pond
West	County	Res. Low	Ag	SFR
West	City	Commercial/ Office/Res Med	PUD PUD	Retail (Publix Center) Retail/SFR

PARCELS SOUTH SIDE OF US HIGHWAY 441

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County*	RL/RM/Comm.	Ag/R-6/C-1	Orange Groves
South	City	Res. Med	PUD/R-2	SFR/Vacant Land
East	City	Res. High	R-3	Apartments/Vacant Land
West	City	Comm./RH/ PLI	C-3/PUD/ PLI	Retail (Sandy Ridge Plaza)/ Lakeside at Water Village/ Future City FS 35/EOC

* *Proposed annexation*

Housing:

The proposed Future Land Use change to High Density Residential, Medium Density Residential, and Low Density Residential along with the the proposed zoning change to Planned Unit Development will allow 18 dwelling units per acre, 6 dwelling units per acre, and 2.5 dwelling units per acre. The City uses the countywide average of 2.37 persons per dwelling unit (*Table IV-12, Page IV-13, Housing Element Data and Analysis of the City's Comprehensive Plan 2045*). According to this calculation using the 123.90 proposed acres for residential:
Formula: Acres (dwelling units x people per dwelling unit)
Calculations:

Proposed:

$$55.50 (18 \times 2.37) + 53.20 (6 \times 2.37) + 15.2 (2.5 \times 2.37) = 3,213 \text{ persons}$$

Existing:

$$46.32 (7 \times 2.37) + 9.61 (4 \times 2.37) = 860 \text{ persons}$$

$$3,213 - 860 = 2,353 \text{ increase in persons}$$

The change in future land use will increase the City's population by 2,353 persons.

Impacts to projected housing population of City's Comprehensive Plan are under review.

2021 BEBR Population Data: 16,688

2025 Comp. Plan Population Projections: 16,084

Traffic:	TIA (Based on Preliminary PUD Density/Intensity): The proposed mixed use development will result in 16,420 daily trips and 1,613 P.M. peak hour trips of traffic on the surrounding transportation network. With the existing future land use categories the potential daily trips are 112,674 with 11,036 being peak hour. Traffic Impact Analysis is required.
Wastewater:	<i>Infrastructure Element Policy 1.d:</i> Average Daily Flow: 300 gallons per day (GPD) per equivalent residential unit (ERU). The proposed density and intensity increase will require $2,343 \times 300 = 705,900$ GPD. The proposed unit increase will not negatively impact current capacity. Flow requirements from commercial, industrial, institutional, or other special development areas shall be established from existing records or by estimated projections using the best available data; however, in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise.
Potable Water:	Average daily flow minimum rate of 350 gallons per day (GPD) per equivalent residential unit (ERU); The proposed increase by 2,353 units will require 823,550 GPD. The minimum design for water distribution systems for commercial shall provide for at least 100 percent of the combined maximum day-demand rate and required fire flow for said rate, with special provisions for peak flows in excess thereof. The allowable minimum service pressure under said design condition shall not be less than 20 pounds per square inch. Normal flow demands for design shall be calculated on the basis of full ultimate development as known, or projected. Fire flows in commercial, institutional, industrial areas and apartment or multiunit complexes, shall provide a minimum of 1,500 gpm at a 20 psi residual pressure. The proposed change and will not negatively impact capacity.
Reclaim Water:	Conversation Element requires participation in the City reuse for irrigation purposes. Goal 2, Policy 1.c(1) of the Infrastructure Element requires water conservation practices by utilizing the City reclaimed system when there is available capacity.
Solid Waste:	City's standard is 7.1 pounds per capita per day (LOS disposal).
Stormwater:	Protect water resources in Mount Dora. Control of erosion, sedimentation and flooding are mandatory. Limit post-improvement stormwater discharge to pre-improvement rates based on the 25-year, 24-hour storm. Building first floor elevations must be flood-free for the 100-year, 96-hour storm. Comply with Land Development Code Chapter 6.2 drainage standards.

Habitat: The property is an existing orange grove with wetland areas along Loch Leven. The City shall require that a site assessment produced by an environmental professional verify the existence or lack thereof of natural communities on all sites over 30 acres in size (*Policy 5.e FLUE*).

Wetlands/
Environmental: There is a wetland area along Loch Leven. Any proposed structures would have to keep a 50 foot setback from the wetland areas. As such, the wetland communities will not be impacted.

Policy 4.a(2) Conservation Element: All development will be required to be clustered away from all wetland areas on the site and an upland buffer will be provided adjacent to the wetlands. The buffer width will be a minimum of 25 feet and shall consist of preserved or planted canopy and ground cover. An additional 25 feet will be required on previously undeveloped and unplatted parcels in order to provide sufficient habitat for wildlife.

FLUM Process: Large-Scale Amendments are requested changes to the Future Land Use Map (FLUM) that involve land area greater than 50 acres. Processing an Expedited State Review Amendment takes approximately 4 to 6 months to complete the process of review by the State Land Planning Agency (163.3184 F.S.). An Expedited State Review Amendment requires a public hearing before the Local Planning Agency (Planning and Zoning Commission) and two public hearings before the City Council. Upon adoption, the City submits a copy of the amendment to the Department of Economic Opportunity. Review agencies send comments directly to the City and the State Land Planning Agency. The City must receive comments from review agencies within 30 days of receipt of the proposed plan amendment package. The City must hold the second public hearing within 180 days after receipt of agency comments. Amendments become effective 31 days after the Department of Economic Opportunity determines the adopted amendment package is complete (subject to no Petition being filed by an affected party).

Notices:

JPA Notice: October 5, 2021

Lake County Schools Notice: October 5, 2021

Attachments:

Vicinity Map

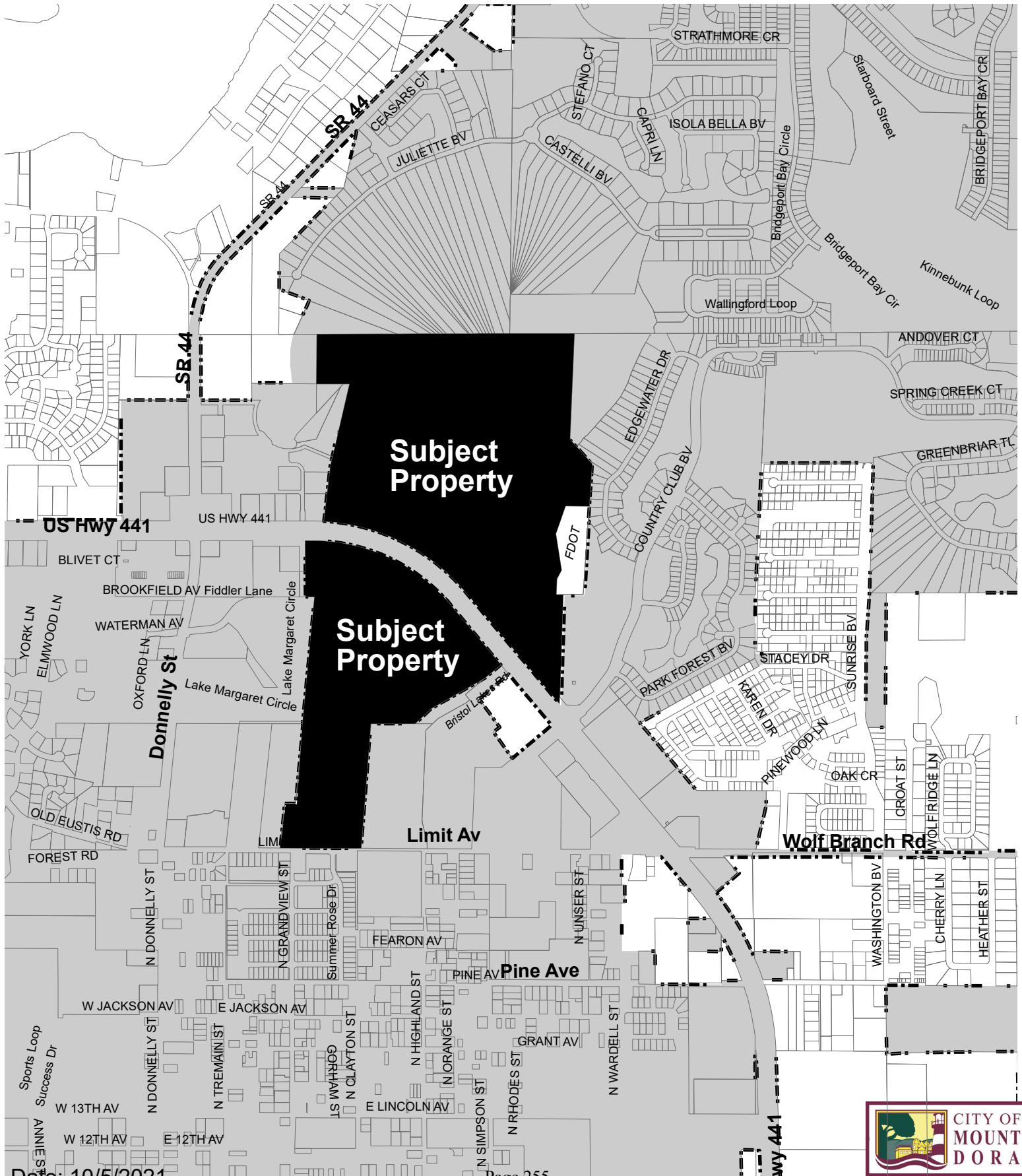
FLUM Area Map

Revised Proposed FLU 11-5-2021

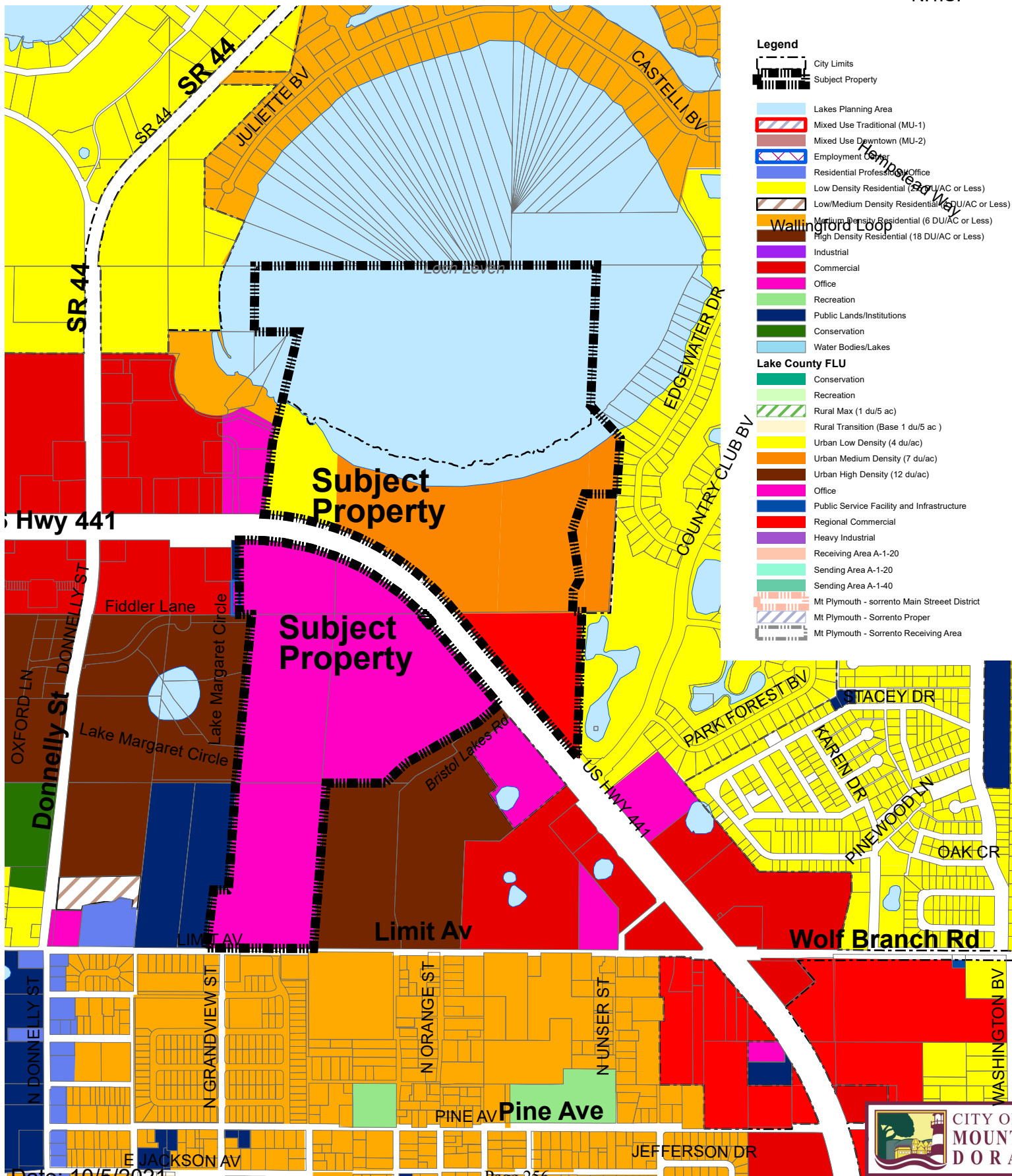
Application

N.T.S.

City Limits



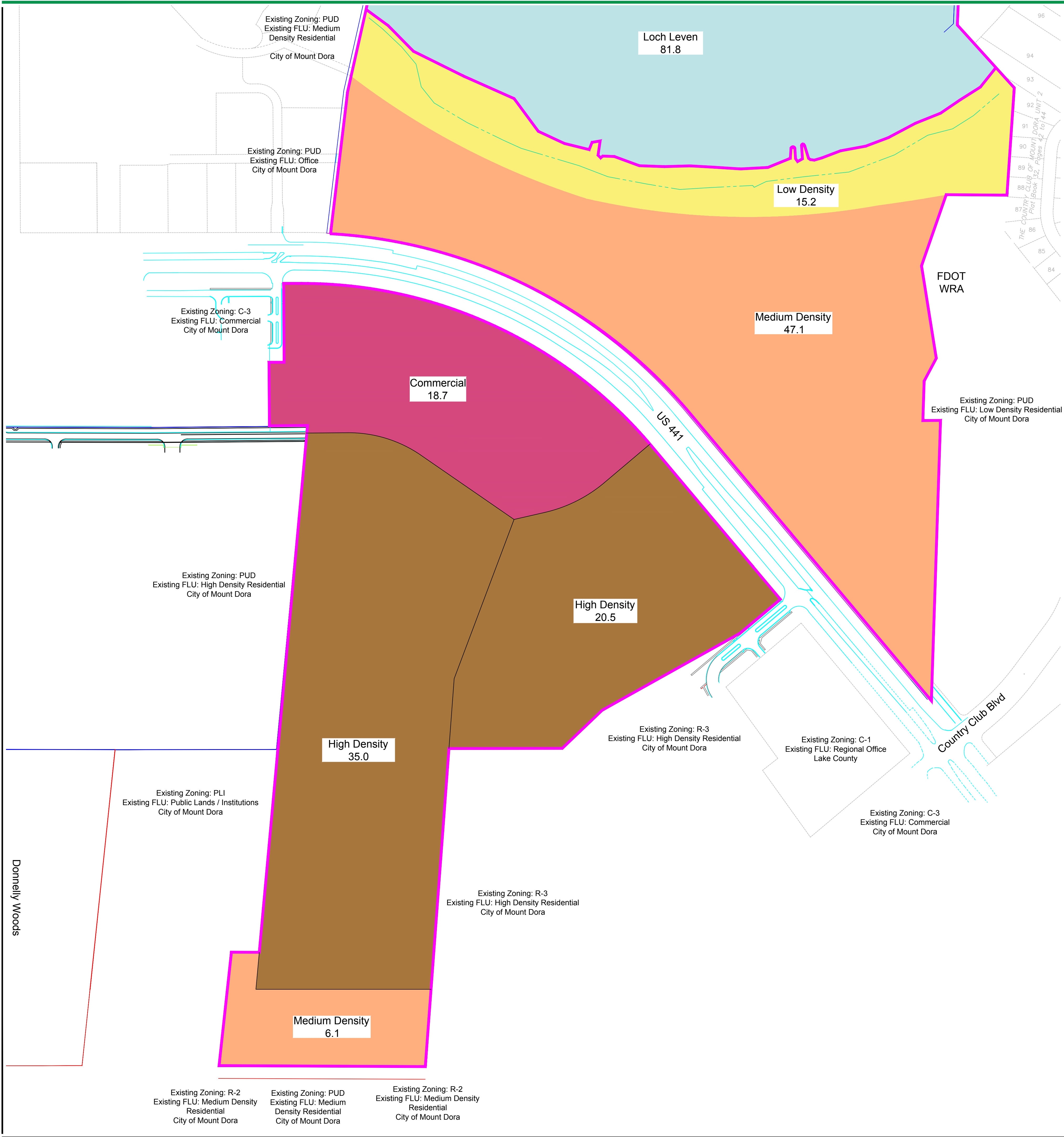
Future Land Use Area Map



Legend

- City Limits
- Subject Property
- Lakes Planning Area
- Mixed Use Traditional (MU-1)
- Mixed Use Downtown (MU-2)
- Employment Center
- Residential Professional Office
- Low Density Residential (SR) (4 U/AC or Less)
- Low/Medium Density Residential (SR) (6 U/AC or Less)
- High Density Residential (SR) (18 DU/AC or Less)
- Industrial
- Commercial
- Office
- Recreation
- Public Lands/Institutions
- Conservation
- Water Bodies/Lakes
- Lake County FLU**
- Conservation
- Recreation
- Rural Max (1 du/5 ac)
- Rural Transition (Base 1 du/5 ac)
- Urban Low Density (4 du/ac)
- Urban Medium Density (7 du/ac)
- Urban High Density (12 du/ac)
- Office
- Public Service Facility and Infrastructure
- Regional Commercial
- Heavy Industrial
- Receiving Area A-1-20
- Sending Area A-1-20
- Sending Area A-1-40
- Mt Plymouth - sorrento Main Street District
- Mt Plymouth - Sorrento Proper
- Mt Plymouth - Sorrento Receiving Area





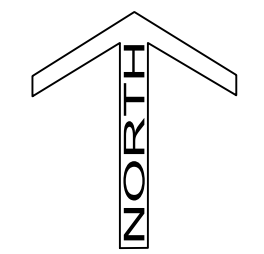
REVISED 11/5/2021

FLU SCHEDULE

SYMBOL	NOTES	ACRES	DENSITY	TOTAL
	Low Density 0 to 2.5 Du / Ac	15.15	2.5/Acre	38
	Medium Density Up to 6 Du /Ac	53.16	6/Acre	319
	Commercial	18.72	35% FAR	285,441 sf
	High Density Up to 18 Du / Ac	55.51	18/Acre	999
	Water Body / Lakes	81.83		

Proposed Future Land Use Plan

Mount Dora Groves
Mount Dora, Florida



Drawing Number: 1564-09
Originated From: 1564-08
Date: November 5, 2021
Scale: 1" = 200'
Drawn By: PAH
Layout: 24"x36"

Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 ■ Fax 352-357-9278 ■ LC26000288

RECEIVED

By RagusaE at 9:58 am, Oct 05, 2021

ATTACHMENT #1

FLUM21-04LG



**CITY OF
MOUNT
DORA**

**City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112**

E-mail: plandev@cityofmounddora.com

**FUTURE LAND USE MAP AMENDMENT
LARGE-SCALE
APPLICATION**

Date : October 4, 2021 Project Name: Mount Dora Groves

1. Applicant's Name: Timothy W. Green
Company's Name: Green Consulting Group, Inc.
Address: 4070 United Ave.
City, State & Zip: Mount Dora, FL 32757
Phone: (352) 357-9241 E-mail: tgreen@greenconsultinggroup.com
2. Owner's Name: Simpson Family Partnership LTD / Mount Dora Groves Co. Inc.
Company's Name: Simpson Family Partnership LTD / Mount Dora Groves Co. Inc.
Address: 445 Limit Ave.
City, State & Zip: Mount Dora, FL 32757
Phone: c/o (352) 357-9241 E-mail: c/o tgreen@greenconsultinggroup.com
3. The property generally located and list adjacent streets: North and South of US 441, North of Limit Ave., West of Donnelly St.
4. The address(s) of the property: N/A
5. Size of property in Acres: 142.64 Square Feet: 6,213,398
6. Current Zoning District: A, R-6, C-1
7. Requested Zoning District: PUD
(Separate application required for change in zoning district)
8. Future Land Use Category : Regional Office / Commercial / Low/Medium Density Residential

9. Requested Future Land Use Category: Commercial / Low/Medium/High Density Residential

10. Present use and structures on the property (list number of residential dwelling units):
Citrus Grove / No Dwellings

11. Building Size Existing: 0 Proposed: TBD up to 259,850 sq ft

12. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	MDR	R1-A	Lake
South	City	MDR	R-2,PUD	SF Residential
East	City	HDR	PUD,C-3,R-3	SF/MF Residential / Vacant
West	City	HDR / Commercial / Public	PUD,C-3,PLI	MF Residential / Commercial / Vacant

(districts/categories may be abbreviated)

13. Present use and structures on the property (list number of residential dwelling units):
Office / Barn for citrus operation

14. Proposed use of property: Mixed use development

15. List the specific Comprehensive Plan Policy that allows proposed use: _____
See Attached

16. State the reason for this request: To align the newly annexed parcels
with the City Future Land Use Plan.

17. Describe changed condition justifying the amendment: Annexation into Mount Dora

18. Describe whether and how the proposed amendment is consistent with the City of Mount Dora's Comprehensive Plan: _____
See Attached

19. Describe the extent to which the proposed amendment is compatible with existing land uses: _____
See Attached

ATTACHMENT #1

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: This area is surrounded by the city and has been planned for and will be served by the services in place.
21. Describe the extent of environmental impacts on the resources of proposed amendment: The site is an active citrus grove and any lakefront impacts will be permitted with appropriate agencies.
22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: This site is surrounded by the city of Mount Dora and could be considered an infill site.

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, Timothy W Green, being first duly sworn, depose and say that I apply for the request contained herein, and that all answers, information, sketches, data and other supplementary matter attached to or included herewith as part of this application, are accurate and true to the best of my knowledge and belief.

[Signature]
Signature of Applicant

Timothy W Green
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

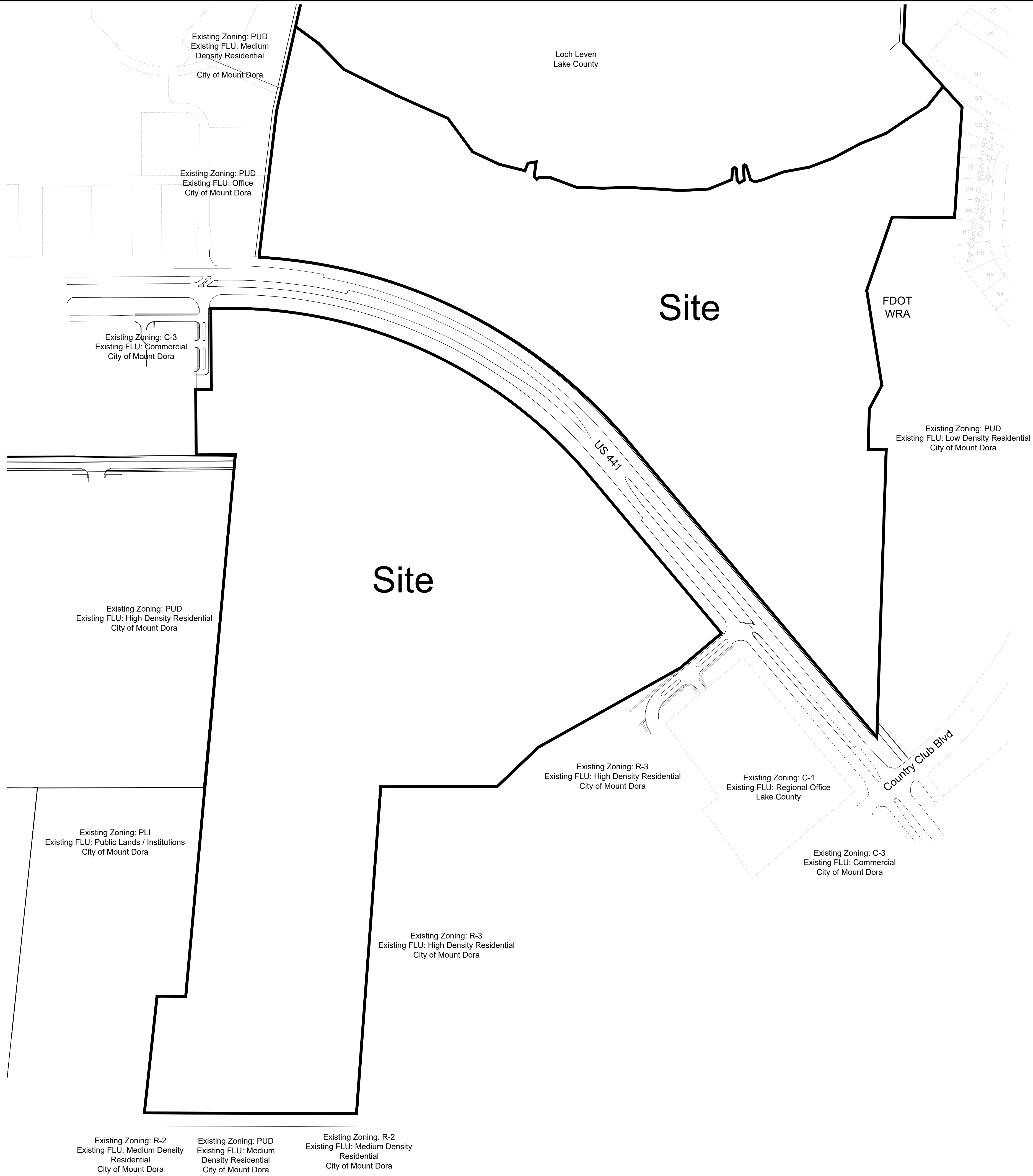
The foregoing instrument was acknowledged before me this 4 day of October 2021 by Timothy W. Green who is personally known to me or who has produced ✓ as identification and who did ✓ or did not ✓ take an oath.

SEAL:



[Signature]
Notary Public

MIRIAM RODRIGUEZ
Print or Type Name



Location/Surrounding Land Use/Zoning map

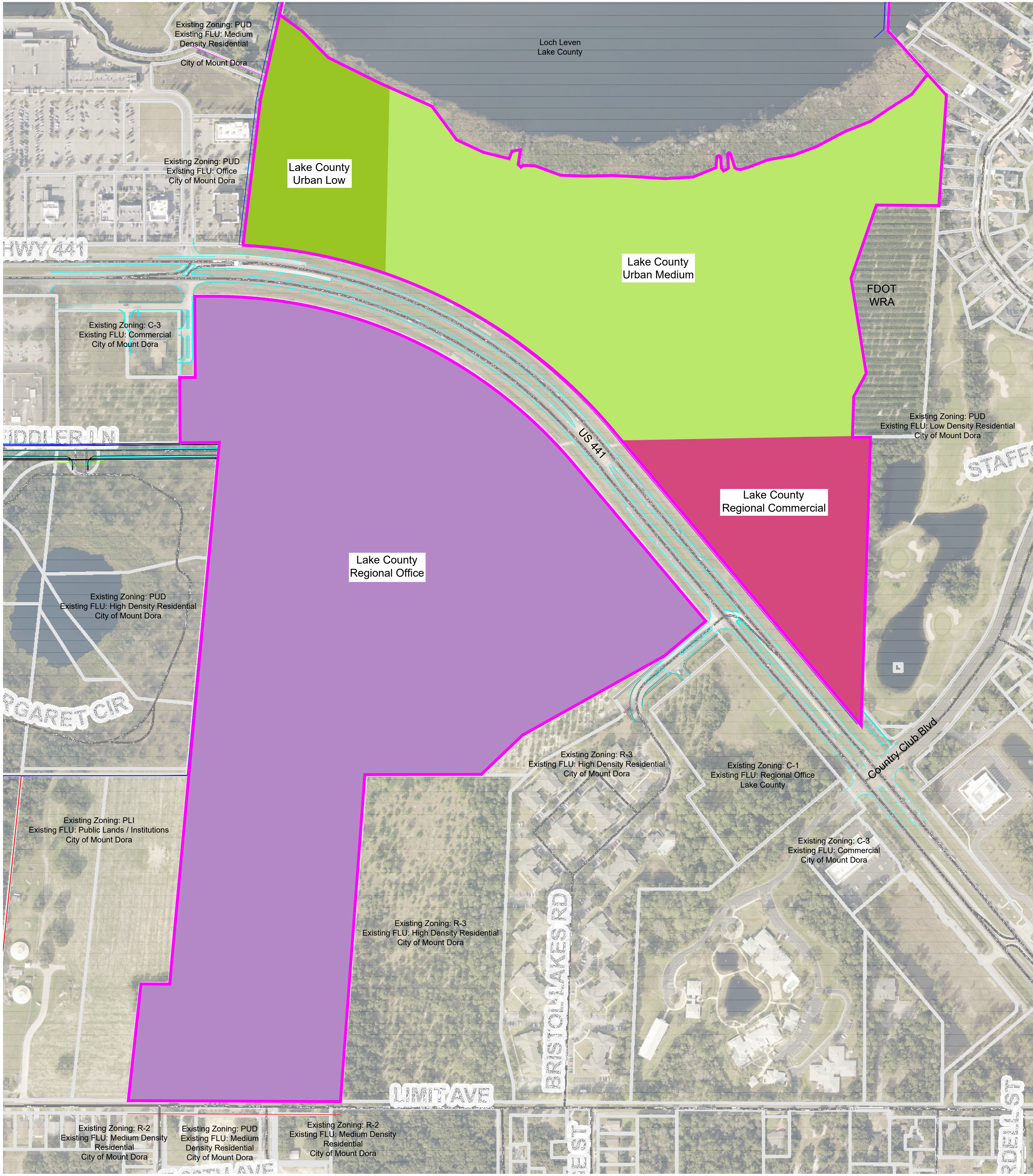
Mount Dora Groves
Mount Dora, Florida



Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 ■ Fax 352-357-9278 ■ LC26000288

Drawing Number: 1564-06
Originated From: 1564-05
Date: October 4, 2021
Scale: 1" = 200'
Drawn By: PAH
Layout: 24"x36"

NORTH



FLU SCHEDULE

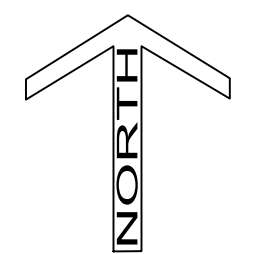
SYMBOL	NOTES	ACRES	DENSITY	TOTAL
	Urban Medium 7 Du/Ac	40.84	7/Acre	286
	Urban Low 4 Du/Ac	9.2	4/Acre	37
	Regional Commercial 100% FAR	12.27	100% FAR	534,636 sf
	Regional office 300% FAR	80.32	300% FAR	10,496,275 sf

Maximums per Land Use Category

- Residential - 323
- Regional Commercial - 534,636 Sq Ft
- Regional Office - 10,496,276

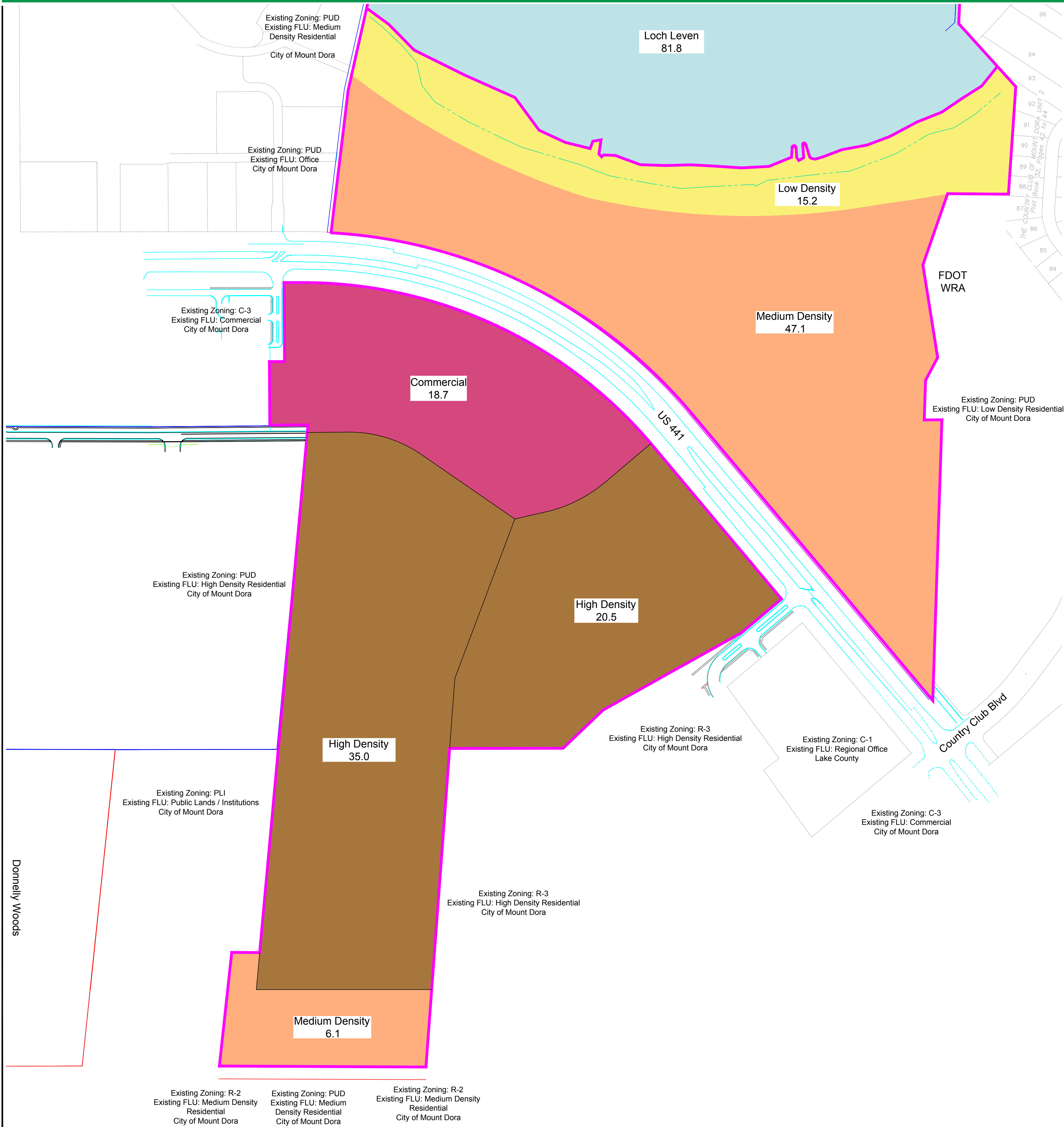
Existing Future Land Use

Mount Dora Groves
Mount Dora, Florida



Drawing Number: 1564-06
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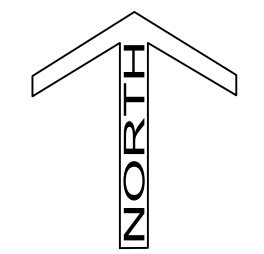


FLU SCHEDULE

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	Medium Density Up to 6 Du /Ac	53.16	6/Acre	319
	Commercial	18.72	35% FAR	285,441 sf
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Proposed Future Land Use Plan

Mount Dora Groves
Mount Dora, Florida



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FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 25° 00' 00" TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06° 00' 00" EAST 1295 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, CONTINUE EAST 35 FEET, SOUTH TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, WEST ALONG SAID NORTH LINE OF LIMIT STREET TO THE POINT OF BEGINNING.

[illegible]

TRACTS L AND N, SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FROM SW CORNER OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN NORTH 89°43'35" WEST 176.61 FEET, NORTH 02°18'40" EAST 850 FEET, NORTH 48°43'35" EAST 268.59 FEET, NORTH 49°59'25" EAST 142.41 FEET, NORTH 19° 35'45"1" WEST 328.42 FEET, NORTH 54°14'00" EAST 78.70 FEET, NORTH 35°45'51" WEST 352.84 FEET, NORTH 49°59'25" WEST 367.01 FEET TO SOUTHWESTERLY R/W LINE OF US HWY 441; NORTH 40°07'05" WEST ALONG SAID HWY 125 FEET FOR POINT OF BEGINNING, RUN NORTH 49°59'25" WEST 166.05 FEET, SOUTH 35°45'51" EAST 10.33 FEET, SOUTH 49°59'25" WEST 37.12 FEET, SOUTH 60°48'54" WEST 326.61 FEET, SOUTH 46°20'30" WEST 352.84 FEET, SOUTH 49°59'25" WEST 166.05 FEET TO SW CORNER OF NE 1/4 OF SW 1/4, NORTHERLY ALONG SAID WEST LINE TO NW CORNER OF NE 1/4 OF SW 1/4, EAST ALONG SAID LINE SOUTHWESTERLY R/W LINE OF US HWY 441; SOUTHEASTERLY ALONG SAID SOUTHWESTERLY R/W LINE OF US HWY 441 TO POINT OF BEGINNING.

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 27 EAST, RUN NORTH 89°43'39" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1294.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 35 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 04°15'18" EAST ALONG SAID PARALLEL LINE 1289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 27 EAST, 1289.43 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 16°20'30" EAST 119.78 FEET, NORTH 60°48'54" EAST 624.16 FEET, NORTH 04°15'18" EAST 1289.43 FEET, NORTH 89°43'39" WEST 328.61 FEET, SOUTH 46°20'30" WEST 72.58 FEET, SOUTH 89°55'01" WEST 181.34 FEET TO THE POINT OF BEGINNING.

SE 1/4 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTHWESTERLY OF US HWY 441.

W 1/2 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTH OF HWY 441; LESS BEG AT W 1/4 CORNER NW NORTH 02°55'30" WEST ALONG WEST LINE OF NW 1/4 567.89 FEET TO SOUTH R/W OF W HWY 441, RUN NORTH 87°22'0" EAST ALONG SAID SOUTH R/W LINE 530 FT, THENCE DEPARTING SAID SOUTH R/W LINE NORTH 02°55'30" EAST 312.84 FEET, SOUTH 87°22'0" WEST 60 FEET, SOUTH 02°55'30" EAST 255.8 FEET, SOUTH 87°22'30" WEST 470 FEET TO POINT OF BEGINNING.

NE 1/4 OF SW 1/4 AND W 1/2 OF NW 1/4 OF SE 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING NORTHEASTERLY OF US HWY 441.

FROM THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AND THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441, RUN EASTERLY ALONG THE NORTHERLY RIGHT OF WAY 87 FEET FOR THE POINT OF BEGINNING, RUN NORTH 10° 00' 00" WEST 195.00 FEET TO THE POINT OF BEGINNING OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, RUN NORTH ALONG SAID WEST LINE 495 FEET TO THE NORTH LINE OF SAID SECTION 20, EASTERLY ALONG THE NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, THENCE RUN SOUTHERLY ALONG SAID EAST LINE OF WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 TO THE POINT WHERE SAID EAST LINE INTERSECTS WITH THE WEST LINE OF SAID SECTION 20, THENCE WESTERLY ALONG SAID WEST LINE 100 FEET TO THE WEST LINE OF SAID SECTION 20, THENCE WESTERLY ALONG SAID WEST LINE 100 FEET TO THE WESTERLY EXTENSION OF AND THE SOUTHERLY LINE OF SAID LOT 93 A DISTANCE OF 336.37 FEET, THENCE SOUTH 032°10'00" WEST 1319.06 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 20, THENCE RUN WESTERLY ALONG SAID SOUTH LINE 202 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, THENCE WESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441, RUN NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 89°43'49" WEST ALONG THE SOUTH LINE OF SECTION 20 A DISTANCE OF 826 FEET TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROAD 500, NORTH 40°14'41" WEST ALONG THE CENTERLINE 1750.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 01°52'24" EAST ALONG SAID WEST LINE 149.73 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 500, NORTH 40°14'41" WEST ALONG SAID CENTERLINE 1750.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 111.92 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR THE POINT OF BEGINNING, RUN SOUTH 89°32'16" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 70.06 FEET, NORTH 01°52'24" EAST 156.80 FEET, NORTH 28°04'40" EAST 102.02 FEET, SOUTH 89°02'50" WEST 371.53 FEET, NORTH 19°09'37" EAST 298.28 FEET, SOUTH 89°31'31" EAST 240.63 FEET TO A POINT ON THE WEST LINE OF THE COUNTRY CLUB OF MOUNTA DORA, A DISTANCE OF 37.42 FEET, SOUTH 89°54'28" WEST ALONG SAID WEST LINE OF THE COUNTRY CLUB OF MOUNTA DORA 201.2 A DISTANCE OF 201.2 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89°32'16" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 203.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACTS OF LAND LIE IN LAKE COUNTY, FLORIDA AND CONTAIN 224.56 ACRES MORE OR LESS.

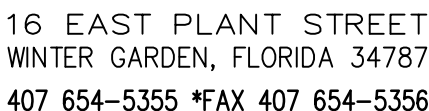


EXCEPTIONS AS THEY APPEAR IN THE SUPPLIED COMMITMENT

4. PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS AND RESERVATION OF ROAD RIGHTS OF WAY IN FAVOR OF THE STATE OF FLORIDA, THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, AS SET FORTH IN THAT CERTAIN DEED RECORDED IN DEED BOOK 225, PAGE 442. (NOTE: AS TO SAID RESERVATION, THE RESERVATION FOR MINING AND EXPLORATION HAVE BEEN MODIFIED BY THE RELEASE OF THE RIGHT OF ENTRY INTO THE INSURED PREMISES, AS CONTAINED IN SECTION 270.11 OF THE FLORIDA STATUTES), AFFECTS THE SUBJECT PROPERTY AS TO PARCEL 6. CANNOT BE SHOWN, BLANKET IN NATURE.
5. DRAINAGE EASEMENT IN FAVOR OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 118, PAGE 36. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN AS CLOSE AS CAN BE DETERMINED FROM THE SUPPLIED DOCUMENT. DOCUMENT IS NOT LEGIBLE. (AS TO PARCEL 7)
6. EASEMENT FOR STORM SEWER IN FAVOR OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 120, PAGE 428. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN AS CLOSE AS CAN BE DETERMINED FROM THE SUPPLIED DOCUMENT. DOCUMENT IS NOT LEGIBLE. (AS TO PARCEL 7)
7. RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 445. AFFECTS THE SUBJECT PROPERTY. CANNOT BE SHOWN, BLANKET IN NATURE.
8. TERMS AND CONDITIONS CONTAINED IN MEMBERS PRODUCTION AND MARKETING AGREEMENT BETWEEN MOUNT DORA GROWERS COOPERATIVE AND MOUNT DORA GROVES CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 339, PAGE 36. AFFECTS THE SUBJECT PROPERTY. CANNOT BE SHOWN, BLANKET IN NATURE. (AS TO PARCEL 2)
9. RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 444, PAGE 5. DOES NOT AFFECT THE SUBJECT PROPERTY.
10. RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 446, PAGE 893. APPEARS TO AFFECT PARCEL 7. THE EXTENT OF THE AFFECT CANNOT BE DETERMINED, THE SUPPLIED DOCUMENT IS NOT LEGIBLE.
11. TERMS AND CONDITIONS CONTAINED IN INTERLOCAL AGREEMENT BETWEEN THE CITY OF EUSTIS AND THE CITY OF MOUNT DORA RECORDED IN OFFICIAL RECORDS BOOK 1115, PAGE 2012. AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.
12. GRANT OF EASEMENT IN FAVOR OF THE CITY OF MOUNT DORA RECORDED IN OFFICIAL RECORDS BOOK 1304, PAGE 2067. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON. (AS TO PARCELS 4 AND 5).
13. COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS AS SET FORTH IN DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 4843, PAGE 548. AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE. (AS TO PARCEL 6)
14. EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN OFFICIAL RECORDS BOOK 5017, PAGE 42; AS AFFECTED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 5310, PAGE 2351. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON. (AS TO PARCEL 7)
15. PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 5496, PAGE 1501.

TO: BROCHMAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MOUNT DORA GROVES COMPANY, A FLORIDA CORPORATION, SIMPSON FAMILY PARTNERSHIP, LTD, A FLORIDA LIMITED PARTNERSHIP AND FIDELIT NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8,11,13, 16, 17, OF TABLE THEREOF.



ALTA/NSPS ALTA LAND TITLE
BOUNDARY, TOPOGRAPHIC AND
TREE SURVEY
OF
SIMPSON PARCELS
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

FOR: BERING 1, LLC

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

[illegible]

JOB # _____ 20210606 _____
DATE: _____ SEPTEMBER 22, 2021 _____
SCALE: _____ 1"=100' _____
CALC BY: _____ SEJ _____
FIELD BY: _____ DH/TS _____
DRAWN BY: _____ SEJ _____
CHECKED BY: _____ JLR _____

SHEET 1 OF 5



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356

ALTA/NSPS ALTA LAND TITLE
BOUNDARY, TOPOGRAPHIC AND
TREE SURVEY
OF
SIMPSON FAMILY PARCELS
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

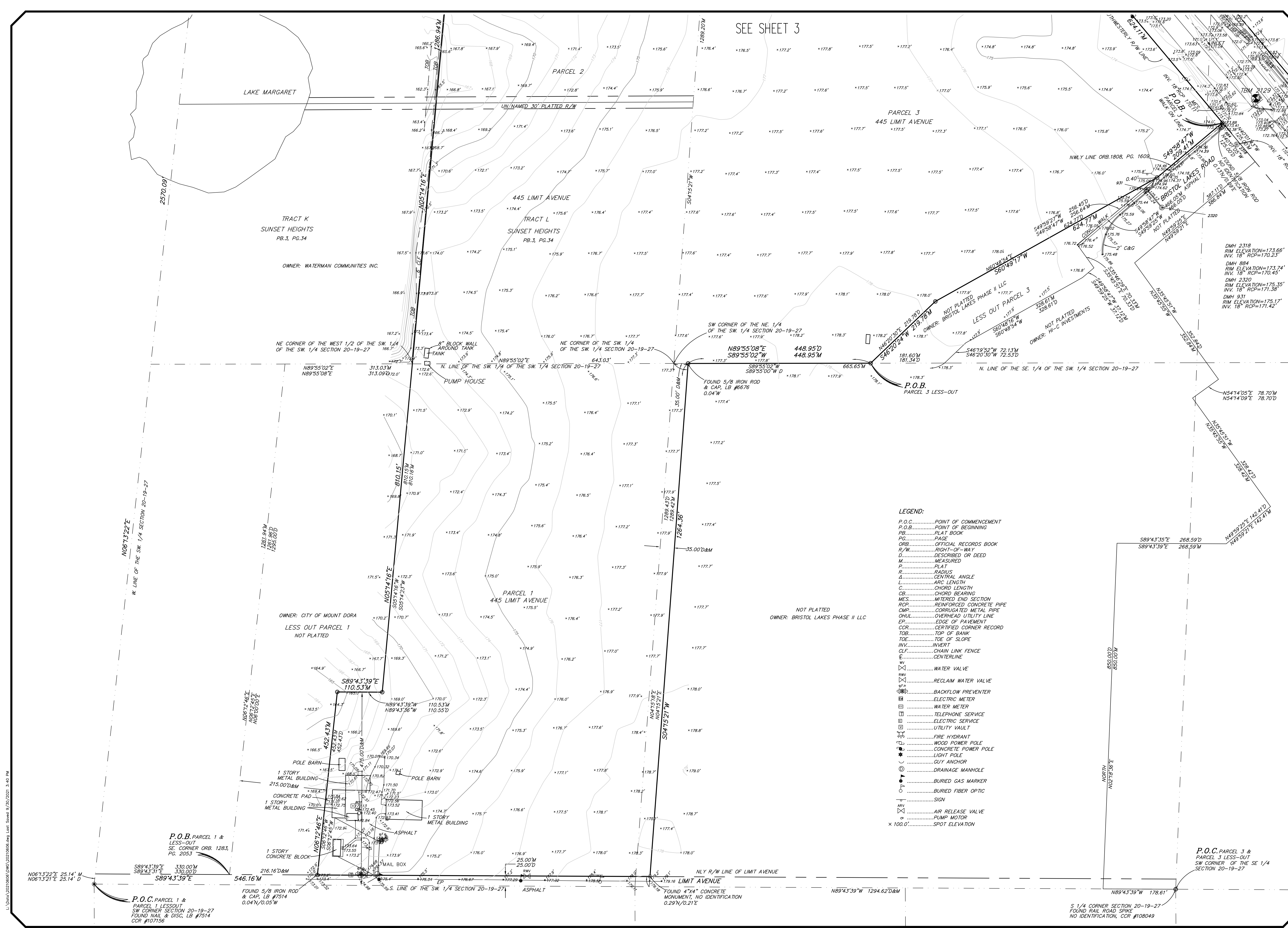
FOR: BERING 1, LLC

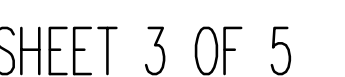
11

[illegible]

JOB # _____ 20210606
 DATE: _____ SEPTEMBER 22, 2021
 SCALE: _____ 1"=100'
 CALC BY: _____ SEJ
 FIELD BY: _____ DH/TS
 DRAWN BY: _____ SEJ
 CHECKED BY: _____ JLR

SHEET 2 OF 5





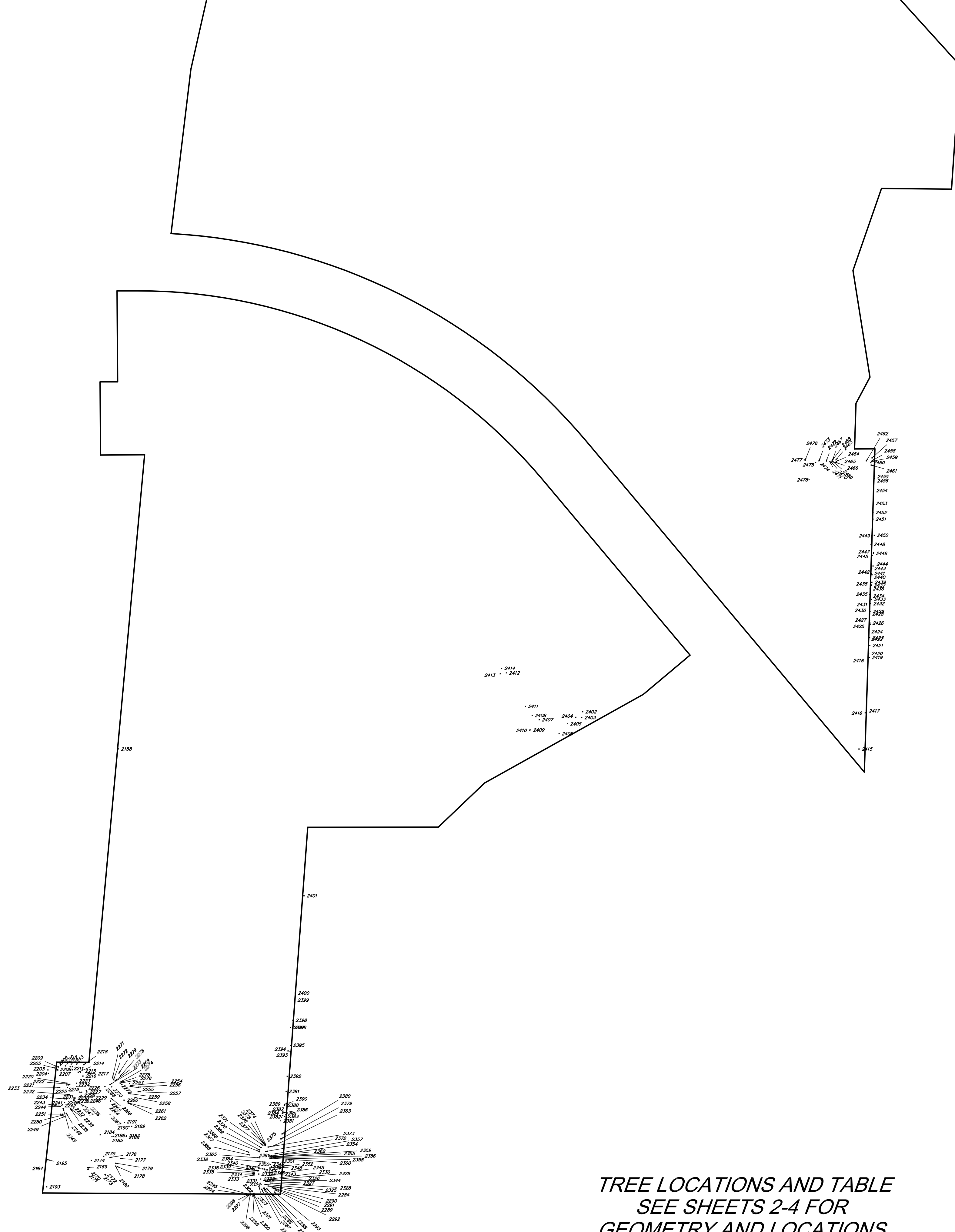


ALTA/NSPS ALTA LAND TITLE
BOUNDARY, TOPOGRAPHIC AND
TREE SURVEY
OF
SIMPSON FAMILY PARCELS
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

FOR:
BERING 1, LLC

[illegible]

JOB # _____ 20210606 _____
DATE: _____ SEPTEMBER 22, 2021 _____
SCALE: _____ 1"=100' _____
CALC BY: _____ SEJ _____
FIELD BY: _____ DH/TS _____
DRAWN BY: _____ SEJ _____
CHECKED BY: _____ JLR _____



TREE LOCATIONS AND TABLE
 SEE SHEETS 2-4 FOR
 GEOMETRY AND LOCATIONS

TREE TABLE	
POINT NUMBER	TREE
2158	12" PALM
2169	13" PALM
2170	12" PALM
2171	13" PALM
2172	13" PALM
2173	10" CAMPHOR
2174	40" CAMPHOR
2175	8-2" OAK
2176	23" OAK
2177	24" OAK
2178	43" OAK
2179	28" OAK
2180	7" OAK
2184	25" CAMPHOR
2185	16" PALM
2186	27" OAK
2187	15" OAK
2188	8" PALM
2189	19" PALM
2190	9" OAK
2191	9" OAK
2193	CE 21
2194	16" PALM
2195	38" OAK
2203	24" CAMPHOR
2204	12-10-9" OAK
2205	10" PALM
2206	9" CAMPHOR
2207	20" OAK
2209	12" PALM
2210	18" OAK
2211	20" OAK
2212	8-11" CAMPHOR
2213	12" PALM
2214	11" CAMPHOR
2215	10" OAK
2216	23" OAK
2217	26" OAK
2218	38" OAK
2219	12" OAK
2220	50" OAK
2221	18" OAK
2222	11" CAMPHOR
2223	10" OAK
2224	24" OAK
2225	14" OAK
2226	13" PALM
2227	10" PALM
2228	11" CAMPHOR
2229	12" CAMPHOR
2230	16" OAK
2231	9" OAK
2232	20-28" OAK
2234	16" OAK
2235	10" OAK
2236	13" OAK
2237	14" PALM
2238	17" PALM
2239	9" OAK
2240	18" OAK
2241	28" OAK
2242	17" PALM
2243	17" PALM
2244	10-2" CAMPHOR
2245	11" CAMPHOR
2246	17" PALM
2247	19" PALM
2248	12" CAMPHOR
2249	12" PALM
2250	13" PALM
2251	14" CAMPHOR
2253	8" OAK
2254	14" OAK
2255	13" OAK
2256	18" PALM
2257	20" PALM
2258	15" OAK
2259	17" PALM
2260	10" OAK
2261	7" OAK
2262	18" PALM
2264	13" PALM
2265	11" PALM
2266	14" PALM
2267	24-30" OAK
2268	MI MOSA TREE 36
2269	13" OAK
2270	15" PALM
2271	10-8" OAK
2272	7" OAK
2274	12" PALM
2275	13" PALM
2276	14" PALM
2277	14" PALM
2278	16" PALM
2279	12" PALM
2283	10" CAMPHOR
2284	15" PALM
2285	11" CAMPHOR
2286	14" CAMPHOR
2287	8" CAMPHOR
2288	18-30" CAMPHOR
2289	7" CAMPHOR
2290	8" CAMPHOR
2291	14" OAK
2292	9" CAMPHOR
2293	7" OAK
2294	7" OAK
2295	8" OAK
2296	10-10" OAK
2297	8" OAK
2298	10" OAK
2299	16" OAK
2300	7" OAK
2301	8" OAK
2302	10" OAK
2303	12" PALM
2304	8" CAMPHOR
2305	9" CAMPHOR
2326	7" CAMPHOR
2327	8" CAMPHOR
2328	7" CAMPHOR
2329	24" OAK
2330	OAK
2331	6" CAMPHOR
2332	12" CAMPHOR
2333	8" PALM
2334	14" PALM
2335	11" PALM
2336	6" PALM
2337	12" CAMPHOR
2338	13" CAMPHOR
2339	12" PALM
2340	11" PALM

TREE TABLE	
POINT NUMBER	TREE
2341	7" CAMPHOR
2342	7" OAK
2343	13" OAK
2344	6" CAMPHOR
2345	7" CAMPHOR
2346	7" CAMPHOR
2347	9" CAMPHOR
2348	10" PALM
2349	13" PALM
2350	8" PALM
2351	12" CAMPHOR
2352	13" PALM
2353	12" PALM
2354	12" PALM
2355	6" CAMPHOR
2356	9" CAMPHOR
2357	6" CAMPHOR
2358	6" PALM
2359	11" PALM
2360	12" PALM
2361	14" PALM
2362	20" CAMPHOR
2363	9" CAMPHOR
2364	14" PALM
2365	6" CAMPHOR
2366	9" CAMPHOR
2367	9" PALM
2368	8" PALM
2369	10" PALM
2370	19" OAK
2371	6" OAK
2372	9" CAMPHOR
2373	6" CAMPHOR
2374	13" OAK
2375	6" OAK
2376	7" OAK
2377	7" OAK
2378	7" OAK
2379	24" OAK
2380	15" PALM
2381	8" OAK
2382	13" OAK
2383	6" OAK
2384	7" OAK
2385	7" OAK
2386	8" OAK
2387	7" OAK
2388	7" OAK
2389	22" OAK
2390	7" OAK
2391	10" OAK
2392	14" OAK
2393	6" OAK
2394	8" OAK
2395	12" OAK
2396	8" OAK
2397	11" PALM
2398	14" PALM
2399	10" CAMPHOR
2400	13" PALM
2401	10" OAK
2402	11" OAK
2403	12" OAK
2404	13" PALM
2405	13" PALM
2406	13" PALM
2407	14" PALM
2408	13" PALM
2409	13" PALM
2410	11" PALM
2411	8" OAK
2412	14" PALM
2413	6" PALM
2414	8" PALM
2415	30" OAK
2416	15" OAK
2417	16" PALM
2418	13" PALM
2419	18" PALM
2420	13" PALM
2421	25" OAK
2422	14" OAK
2423	19" PALM
2424	24" OAK
2425	21" OAK
2426	9" OAK
2427	17" OAK
2428	6" OAK
2429	8" OAK
2430	7" OAK
2431	12" PALM
2432	12" OAK
2433	30" OAK
2434	8" PALM
2435	10" PALM
2436	15" OAK
2437	9" PALM
2438	10" PALM
2439	26" OAK
2440	13" PALM
2441	13" PALM
2442	11" PALM
2443	13" PALM
2444	15" PALM
2445	12" PALM
2446	24" OAK
2447	10" PALM
2448	6" PALM
2449	26" OAK
2450	11" CAMPHOR
2451	7" OAK
2452	12" OAK
2453	14" OAK
2454	13" OAK
2455	12" OAK
2456	11" OAK
2457	9" CAMPHOR
2458	8" CAMPHOR
2459	24" OAK
2460	14" CAMPHOR
2461	9" OAK
2462	13" PALM
2463	10" PALM
2464	8" OAK
2465	6" OAK
2466	6" OAK
2467	13" CAMPHOR
2468	13" PALM
2469	12" OAK
2470	28" OAK
2471	7" OAK
2472	28" OAK
2473	23" OAK
2474	12" PALM
2475	6" OAK
2476	14" PALM
2477	28" OAK
2478	14" PALM



ALTA/NSPS ALTA LAND TITLE
BOUNDARY, TOPOGRAPHIC AND
TREE SURVEY
OF
SIMPSON FAMILY PARCELS
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
RANGE 27 EAST, TOWNSHIP 19 SOUTH, RANGE 27 EAST

FOR:
BERING 1, LLC

[illegible]

JOB # _____ 20210606
DATE: _____ SEPTEMBER 22, 2021
SCALE: _____ 1"=200'
CALC BY: _____ SEJ
FIELD BY: _____ DH/TS
DRAWN BY: _____ SEJ
CHECKED BY: _____ JLR

SHEET 5 OF 5

ATTACHMENT #2

NOTICE OF COMPREHENSIVE PLAN CHANGE FUTURE LAND USE MAP AMENDMENT CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City of Mount Dora Local Planning Agency will conduct a public hearing to consider a change to the City of Mount Dora Comprehensive Plan to amend the Future Land Use Map. This hearing will be held on **Wednesday, November 17, 2021 at 10:00 a.m.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida. The substance of proposed Comprehensive Plan Amendment is as follows:

REQUEST FOR LARGE-SCALE FUTURE LAND USE CHANGE; MOUNT DORA GROVES (PROJECT NAME); 224.56 ACRES (SIZE); 19400 US HWY 441 (SITE ADDRESS); LOCATED ON THE NORTH AND SOUTH SIDES OF US 441, NORTH OF LIMIT AVE., AND WEST OF DONNELLY STREET (LOCATION); SIMPSON FAMILY PARTNERSHIP LTD AND MOUNT DORA GROVES CO. INC. (OWNERS); GREEN CONSULTING GROUP, INC. (APPLICANT).

PROPOSED FUTURE LAND USE MAP AMENDMENT:

FROM: COUNTY REGIONAL OFFICE, COMMERCIAL, URBAN MEDIUM DENSITY, AND URBAN LOW DENSITY.

TO: CITY COMMERCIAL, OFFICE, HIGH DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, AND LOW DENSITY RESIDENTIAL.

FURTHER, notice is hereby given City Council of the City of Mount Dora, Florida will conduct a public hearing of the proposed Large-Scale Future Land Use Map Amendment, Ordinance No. 2021-24, on **Tuesday, December 7, 2021, at 5:30 P.M.**, or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida pertaining to the above Future Land Use Map Amendment request.

Interested parties may appear at the meeting and be heard with respect to the proposed Comprehensive Plan Amendment.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The file may be inspected by the public at the Planning and Development Department, City Hall, 510 North Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Notice: If any person decides to appeal any decision 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 records include the testimony and evidence upon which the appeal is to be based.

ATTACHMENT #2

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay service numbers (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

Legal Ad Dated/Notification: November 5, 2021

Page -2-

Interested parties may appear at the meeting and be heard with respect to the proposed comprehensive plan amendment.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The file may be inspected by the public at the Planning and Development Department, City Hall, 510 North Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

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Title in 18 point
2 column, 10.5 inch; Non-legal
Publish: November 26, 2021

ORDINANCE NO: 2021-24

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mount Dora is committed to planning and managing for future growth and redevelopment of property located within the City limits; and

WHEREAS, the Florida Statutes, Section 163.3167 empowers the City of Mount Dora to adopt and amend the City of Mount Dora Comprehensive Plan 2045; and

WHEREAS, pursuant to Florida Statutes, Section 163.3187, Simpson Family Partnership LTD and Mount Dora Groves Co. Inc., (Property Owners) submitted an application to the City requesting a change in Future Land Use designation and amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to that property located on the north and south sides of US Highway 441, north of Limit Avenue, and east of Donnelly Street, as depicted in **Exhibit "A"** attached hereto (Property); and

WHEREAS, the proposed Comprehensive Plan Amendment qualifies as large-scale development amendment because the Property is more than fifty acres in size, the proposed amendment does not involve a text change to the goals, policies and objectives of the City and only proposes a land use change to the City's Future Land Use Map; and

WHEREAS, the Property is not located within an area of critical state concern; and

WHEREAS, in accordance with applicable law, notice of the proposed Comprehensive Plan amendment was provided to Lake County and to the public by way of publication in a newspaper of general circulation in the City; and

WHEREAS, on October 20, 2021, the City of Mount Dora Planning and Zoning Commission approved the proposed amendment to the Future Land Use Map of the Future Land

Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to the Property;
and

WHEREAS, after conducting a public hearing, the City of Mount Dora finds that the proposed amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to the Property serves a legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City of Mount Dora has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATIONS AND AMENDMENT TO FUTURE LAND USE MAP. The Future Land Use designations, as depicted and graphically illustrated in **Exhibit “B”** (Future Land Use Area Map) and **Exhibit “C”** (Future Land Use Map II-2a) are hereby assigned to the Properties located on the north and south sides of US Highway 441, north of Limit Avenue, and east of Donnelly Street Tax Parcel Identification Numbers 20-19-27-0001-000-00500 (Alt. Key 1445671), 20-19-27-0003-000-05900, (Alt. Key 3884341), 20-19-27-0002-000-05800, (Alt. Key 3884340), 19-19-27-0600-00L-00000, (Alt. Key 3816281), 20-19-27-0003-000-01400, (Alt. Key 1445698), 20-19-27-0003-000-01200, (Alt. Key 1445647), as set forth hereafter:

- A. The Future Land Use on that portion of the Property designated as High Density Residential is described in **Exhibit “D”** attached hereto; that portion of the Property designated as Medium Density Residential is described in **Exhibit “E”** attached hereto; that portion of the Property designated as Low Density Residential is described in **Exhibit “F”** attached hereto and that portion of the Property designated as Commercial is described in **Exhibit “G”** attached hereto.
- B. High Density Residential (maximum 18.00 dwelling units per acre), Medium Density Residential (maximum 6.00 dwelling units per acre), Low Density Residential (maximum 2.50 dwelling units per acre), and Commercial.
- C. The Future Land Use Map II-2a, adopted under City of Mount Dora Ordinance No. 2020-04, enacted on June 16, 2020, and as amended under City of Mount Dora Ordinance No. 2021-07, enacted on December 7, 2021, is hereby further amended to conform to the Future Land Use assignments approved by this Ordinance.

SECTION 3. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. SAVINGS CLAUSE. All prior actions of the City of Mount Dora pertaining to the requested Future Land Use change and amendment to Future Land Use Map II-2a of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 5. NON-CODIFICATION AND SCRIVENER'S ERRORS. The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 7. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 8. EFFECTIVE DATE. This Ordinance shall be effective immediately upon adoption following the adoption of City of Mount Dora Ordinance 2021-23 annexing the Property into the City of Mount Dora; however, pursuant to Florida Statutes, Section 163.3184, the subject large-scale Future Land Use Map amendment, expedited state review, shall become effective 31 days after adoption of this Ordinance by the City, unless otherwise challenged within 30 days after said adoption. In the event of a timely challenge, the subject small-scale Future Land Use Map amendment shall become effective once the Florida Department of Economic Opportunity or the Administration Commission issues a final order determining that the adopted large-scale Future Land Use Map amendment is in compliance with the Plan.

Signatures on Following Page

FIRST READING: _____

SECOND READING: _____

PASSED AND ADOPTED this ____ day of _____ **2022.**

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

JESSICA BURNHAM
CITY CLERK

For the use and reliance of City of Mount
Dora only. Approved as to form and
legality.

Sherry G. Sutphen
City Attorney

EXHIBIT “A”
Property Depiction

EXHIBIT “B”
Future Land Use Area Map

EXHIBIT “C”
Future Land Use Map II-2a

EXHIBIT “D”

Future Land Use Legal Description
High Density Residential (maximum 18.00 dwelling units per acre)

[Legal Description to be included with the final ordinance version]

EXHIBIT “E”

Future Land Use Legal Description
Medium Density Residential (maximum 6.00 dwelling units per acre)

[Legal Description to be included with the final ordinance version]

EXHIBIT “F”

Future Land Use Legal Description
Low Density Residential (maximum 2.50 dwelling units per acre)

[Legal Description to be included with the final ordinance version]

EXHIBIT “G”

Future Land Use Legal Description
(Commercial)

[Legal Description to be included with the final ordinance version]

**Simpson Family Partnership, LTD
Mount Dora Groves, Co., Inc
Vicinity Map**

Legend



Subject Property

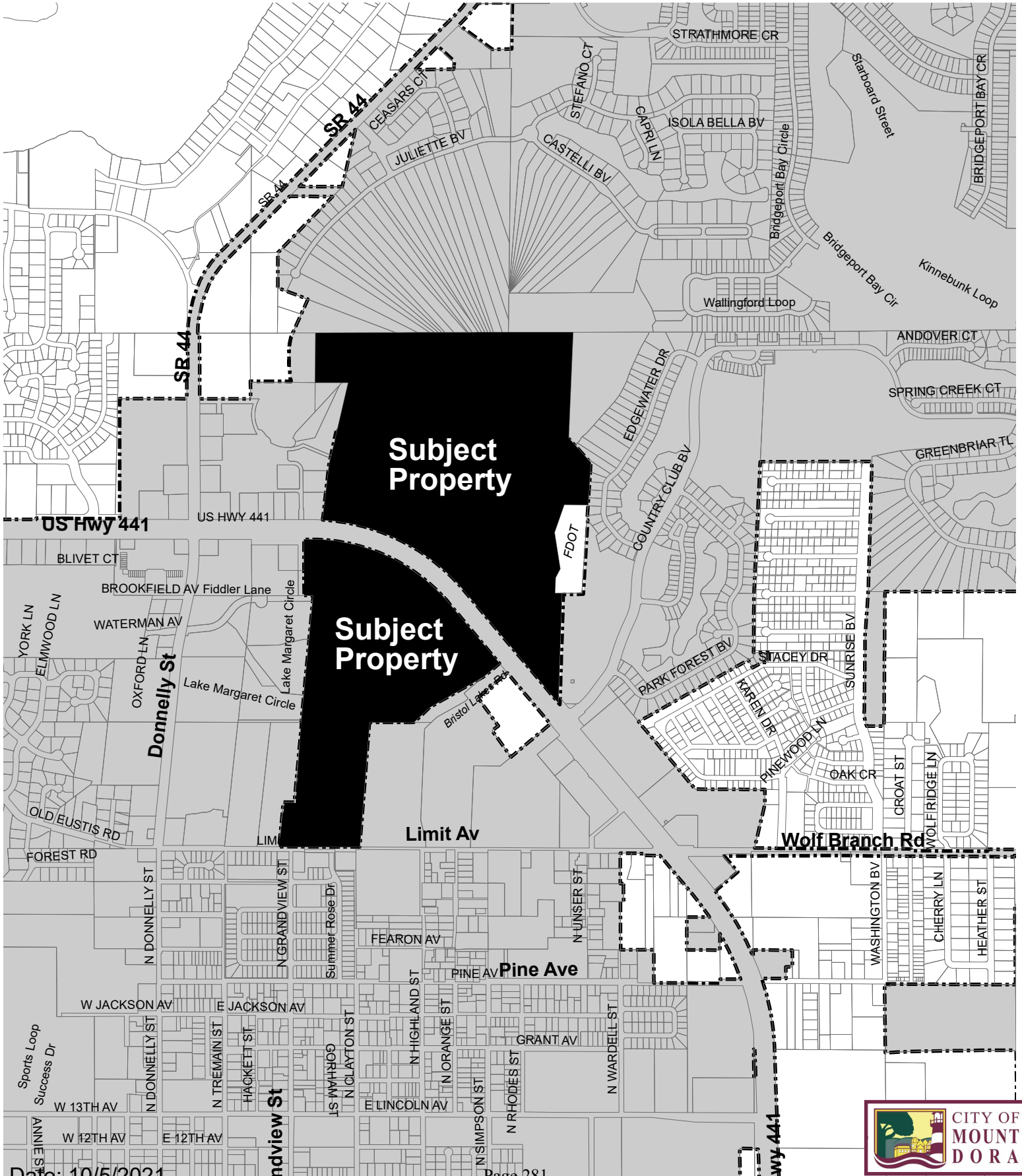


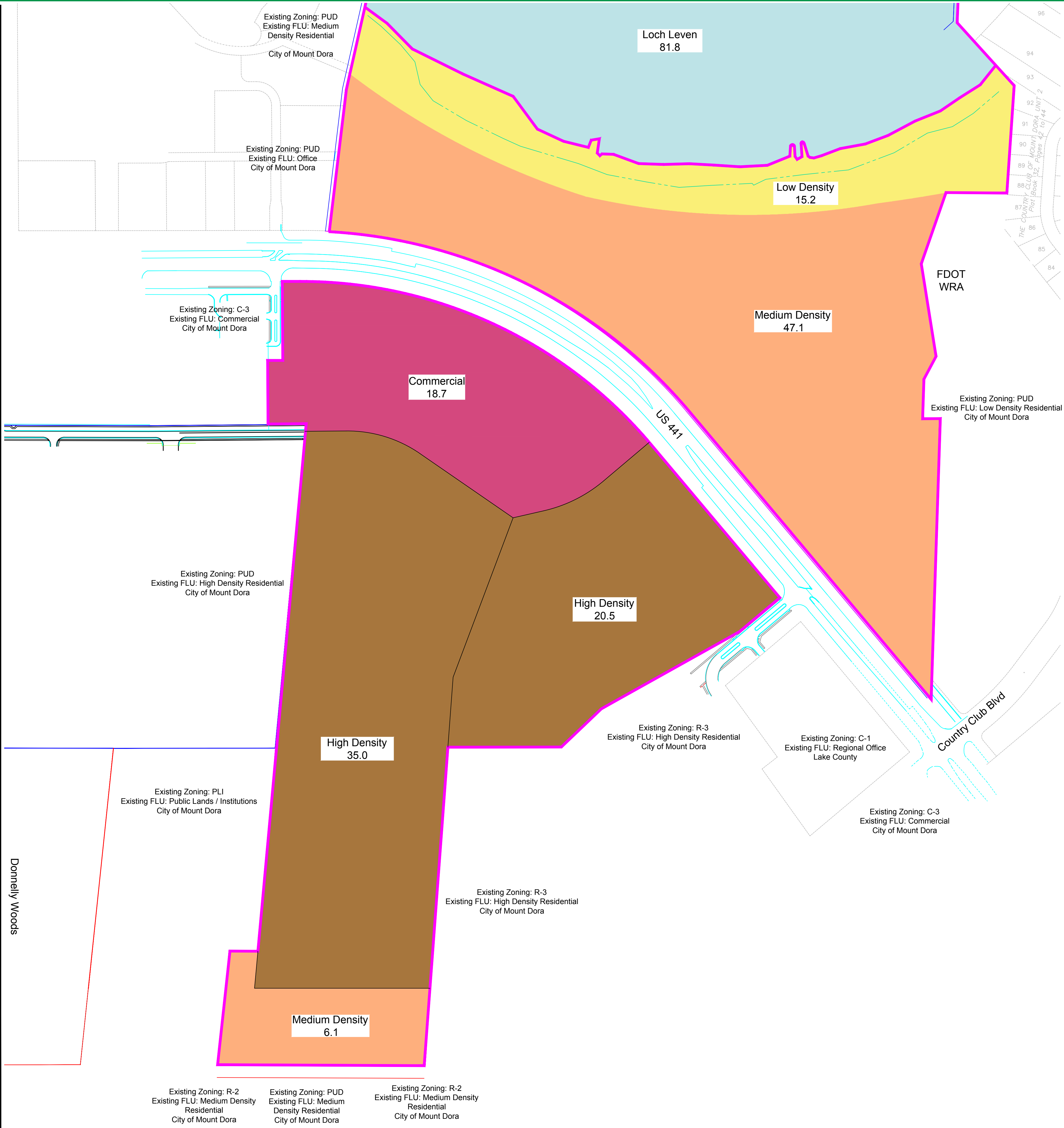
City Limits

N



N.T.S.





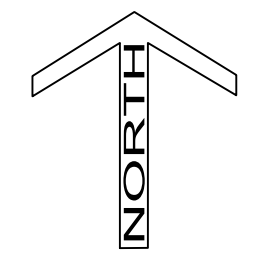
REVISED 11/5/2021

FLU SCHEDULE

SYMBOL	NOTES	ACRES	DENSITY	TOTAL
[Yellow Box]	Low Density 0 to 2.5 Du / Ac	15.15	2.5/Acre	38
[Orange Box]	Medium Density Up to 6 Du /Ac	53.16	6/Acre	319
[Pink Box]	Commercial	18.72	35% FAR	285,441 sf
[Brown Box]	High Density Up to 18 Du / Ac	55.51	18/Acre	999
[Blue Box]	Water Body / Lakes	81.83		

Proposed Future Land Use Plan

Mount Dora Groves
Mount Dora, Florida



Drawing Number: 1564-09
Originated From: 1564-08
Date: November 5, 2021
Scale: 1" = 200'
Drawn By: PAH
Layout: 24"x36"

Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 ■ Fax 352-357-9278 ■ LC26000288

City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

FLUM Amendment Project Name: Mount Dora Groves
Simpson Fa,ily Partnership Ltd
Mount Dora Groves Co., Inc.

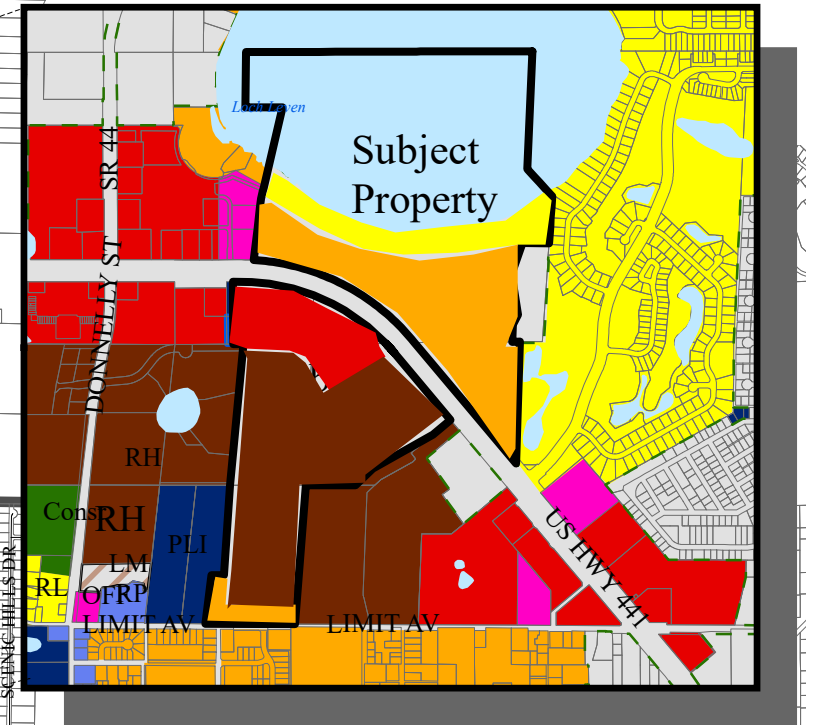
Exhibit "C"
Ordinance No. 2021-24



0 1,400 2,800 Feet

Map II-2a

Large-Scale FLUM Amendment

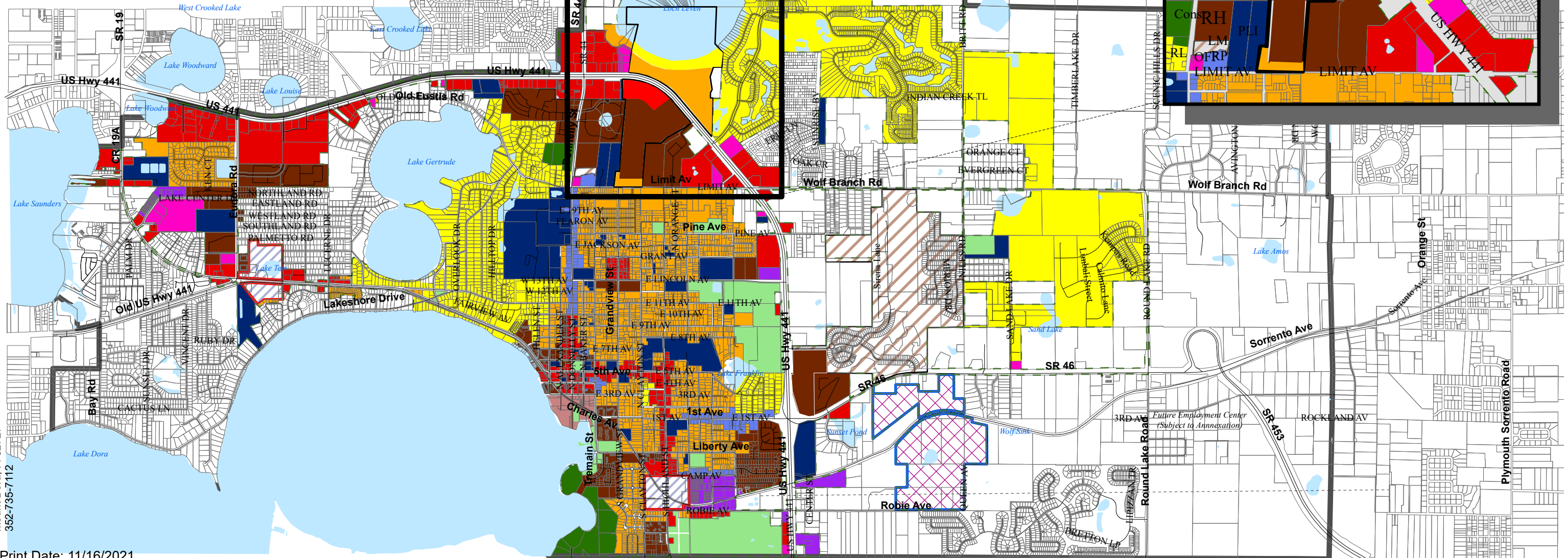


LEGEND:

- Mount Dora Groves-Simpson
- Mount Dora Groves- Simpson
- Mixed Use Traditional (MU-1)
- Mixed Use Downtown (MU-2)
- Employment Center
- Residential Professional/Office
- Low Density Residential (2.5 DU/AC or Less)
- Low/Medium Density Residential (4 DU/AC or Less)
- Medium Density Residential (6 DU/AC or Less)
- High Density Residential (18 DU/AC or Less)
- Industrial
- Commercial
- Office
- Recreation
- Public Lands/Institutions
- Conservation
- Water Bodies/Lakes

Features

- City Limits
- JPA
- Rail Road





CITY OF MOUNT DORA

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: December 7, 2021

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Lobbyist Update

Introduction:

Peebles, Smith & Matthews represents the City of Mount Dora during the 2022 Legislative process in Tallahassee, Florida. Their work includes identification of legislative priorities, formulation of strategy, research, communication with elected officials, and reporting the status on current work in progress.

Discussion:

Peebles, Smith & Matthews supports the City of Mount Dora in respect to Legislative items and appropriations. Attached is the newsletter for Special Session/Interim Committee Weeks 5 and 6.

Budget Impact:

Lobbyist Activities are funded in account 421-5360-531-00-00 in the amount of \$42,000.00.

Strategic Impact:

The contract with Peebles, Smith & Matthews allows for cooperation from State, County, and surrounding communities toward the Innovation District and future infrastructure through grants and legislative processes.

Recommendation Data provided is informational.

Attachment(s):

1. PSM Newsletter Special Session Interim Committee Week 5
2. PSM Newsletter Interim Committee Week 6

Prepared by: Merry Lovern, Executive Assistant

Reviewed by: Jessica Burnham, City Clerk
Patrick Comiskey, City Manager

Approved - 12/2/2021
Final Approval - 12/3/2021



Federal Infrastructure Update

The \$1.2 Trillion *Infrastructure Investment and Jobs Act* was signed into law by President Biden on Monday, November 15th. The legislation includes \$550 Billion in new funding to rebuild roads and bridges, water infrastructure, airports, resiliency projects, broadband and more. According to a fact sheet from the White House, Florida is in line to receive just over \$19 billion, with the potential to be eligible for an additional \$30 billion depending on future executive agency actions. The bill will allow states to compete for additional money tied to highways, bridges and electric vehicle charging stations. Florida should also draw some of the \$3.5 billion designated for a national weatherization program intended to reduce energy costs for families.

Florida specific funding:

- \$13.1 billion for highway programs and \$245 million for bridge replacements and repairs.
- \$2.6 billion to improve public transportation across the state.
- \$1.6 billion for water improvements.
- \$1.2 billion for airport development.
- \$198 million to expand an electric-vehicle charging network.

Important Dates

Interim Committee Week

Nov 29th-December 3rd

Final Member Bill Request Submission Deadline (House)

December 1st

Final Member Bill Request Submission Deadline, including requests for companion bills (Senate)

December 3rd

Regular Session Convenes

January 11th, 2022

12:00 noon, deadline for filing bills for introduction

50th Day Rule (Senate)- Last day for regularly scheduled committee meetings

March 1st, 2022

60th Day- Last Day of Regular Session

March 11th, 2022

--- A minimum of \$100 million to expand broadband coverage, with a projection that it will provide access to at least 707,000 Floridians.

--- \$29 million for cybersecurity.

--- \$26 million to protect against wildfires.

Special Session 2021B –

The Florida Legislature convened in Tallahassee this week called into a special session by the Governor as a reaction to federal Department of Labor, and more specifically the Occupational Safety and Health Administration (OSHA) emergency temporary standards relating to COVID for large employers. Those standards have since been stayed by the 5th Circuit Court of Appeals in New Orleans. Notwithstanding the 5th Circuit's stay, the legislature passed four bills during the three day special session. Each of the bills below were signed by the Governor on Thursday, November 18th.

- [**SB 2B**](#) / [**HB 1B**](#) **COVID-19 Mandates:** Requires employers to add more opt-out options than the federal government rule and creates stiff fines for companies who violates them
- [**SB 4B**](#) / [**HB 3B**](#) **Public Records/Employer COVID-19 Vaccination Policies:** Shields from public view records of employee complaints about vaccine exemptions
- [**SB 6B**](#) / [**HB 5B**](#) **Florida Occupational Safety and Health State Plan:** Asks the Governor's Office to create a plan for a state-level version of the federal OSHA and provides funds
- [**SB 8B**](#) / [**HB 7B**](#) **Vaccinations During Public Health Emergencies:** Removes the State Health Officer's ability to order the vaccination of individuals upon declaration of a public health emergency

Looking Ahead

The sixth, and final, committee week will be held in Tallahassee November 29th-December 3rd. As more bills are filed and released from bill drafting, we will alert you for review prior to the beginning of the 2022 Legislative Session on January 11th.

Peebles, Smith & Matthews, Inc.

PO Box 10930, Tallahassee, Florida 32301 | Phone: (850) 681- 7383 | Fax: (850) 681- 7271

Florida Economic Overview

On Tuesday, November 30th, the Legislature's Office of Economic & Demographic Research (EDR) released a new report which said the state brought in \$435.5 million more in general revenue in October than had been projected in an August forecast. The report indicated Florida consumers continued spending after saving heavily earlier in the pandemic. Of the \$435.5 million in higher-than-expected revenue, \$304.2 million --- or about 70 percent --- came from sales-tax collections.

Florida in October collected more than \$3.234 billion in general revenue, compared to the \$2.799 billion projection. In addition to sales taxes, the state topped projections in areas including corporate income taxes and documentary stamp taxes, which are collected on real-estate transactions. Governor DeSantis is expected to release his proposed budget next week, and these estimates will play a critical role. The Legislature will use the Governor's proposal as a starting point as they negotiate a budget during Session which begins January 11th.

Federal Transportation Project Update

Florida should see annual funding for highways and bridges increase by \$649 million as part of a more than \$1.2 trillion federal infrastructure bill signed into law last month by President Joe Biden.

Florida Department of Transportation Secretary Kevin Thibault also told state senators Wednesday that the Infrastructure Investment and Jobs Act, which will pump \$16.7 billion into transportation projects across the state over the next five years, could mean another \$40 million a year to develop electric vehicle charging stations near highways and even expand Amtrak passenger rail services. The \$16.7 billion includes funding for a wide range of projects, including at ports and airports.

However, how the state and different agencies can use the large chunks of money might remain undetermined during the 2022 legislative session, which will begin Jan. 11 and end in March. Federal

Important Dates

Regular Session Convenes
January 11th, 2022

50th Day Rule (Senate)- Last day for regularly scheduled committee meetings
March 1st, 2022

60th Day- Last Day of Regular Session
March 11th, 2022

officials are still working on funding formulas and spending guidelines. Thibault told reporters after the meeting that the state might not have a better idea of all the formulas and allocations until its next fiscal year, which begins July 1.

Bills of Interest

HB 403 (Giallombardo) – Local Ordinances

HB 403 requires counties and municipalities to adopt a “business impact statement” before the adoption of any proposed ordinance. The statement must be published on the local government’s website and contain specified information. If approved, the bill provides that a court may award attorney fees to the complainant successfully challenging a local government ordinance on the grounds that the ordinance is arbitrary or unreasonable, or that the ordinance is prohibited by a law other than an express preemption and requires the suspension of enforcement of any newly enacted ordinance if a party challenging the ordinance requests suspension by the court.

The House Local Administration & Veterans Affairs Subcommittee passed the bill 11-4 on Wednesday, its next stop is the House Civil Justice & Property Rights Subcommittee.

SB 620 (Hutson) – Local Government

SB 620 creates a cause of action for an established business to recover loss of business damages from a county or municipality whose regulatory action has caused a significant impact on the business. bill creates a cause of action for a business to sue a local government when the enactment or amendment of an ordinance or charter provision causes at least a 15 percent loss of income or profits to the business. The business must have been in operation for at least 3 years to qualify. Business damages recoverable are the probable damages to such business which the application of the enactment or amendment of the ordinance or charter provision may reasonably cause. Compliance with a 180-day presuit notice and settlement period is required. A prevailing business may also be awarded costs and attorney fees payable by the county or municipality.

SB 620 passed the Senate Judiciary Committee 7-4, its next stop is in Senate Rules.

SB 7012 – (Environment & Natural Resources Committee) Per- and Polyfluoroalkyl Substances (PFAS) Task Force

SPB 7012 creates the Per- and Polyfluoroalkyl Substances (PFAS) Task Force, to be known as the PFAS Task Force, within the Department of Environmental Protection (DEP) to develop recommendations on:

Peebles, Smith & Matthews, Inc.

PO Box 10930, Tallahassee, Florida 32301 | Phone: (850) 681- 7383 | Fax: (850) 681- 7271

- Enforceable regulatory standards for PFAS in drinking water, groundwater, and soil.
- A mechanism for the identification and cleanup of contaminated areas.
- How to address liability for contamination and financial responsibility for cleanup.
- Appropriate methods and technologies, considering cost, for cleanup and treatment of PFAS contamination.
- Funding sources and mechanisms for prioritizing the distribution of funds for cleanup and remediation of PFAS contamination.
- Methods to manage waste containing PFAS to prevent possible release or discharge into the environment that could cause contamination of drinking water, groundwater, and soil.
- Appropriate testing for and monitoring of PFAS in drinking water, groundwater, and soil to

protect the public health and welfare.

- Methods to eliminate workplace exposure in the manufacturing industry.

The bill provides for the membership and operation of the task force. The bill requires the task force to convene no later than October 1, 2022, and to submit an annual report to the Governor and the Legislature, beginning October 1, 2023. The Task Force would be repealed July 1, 2026.

SB 7012 passed in committee, its only committee of reference, unanimously.



CITY OF MOUNT DORA

510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: December 7, 2021

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: City Manager's Report

Introduction:

The City Manager's Report contains three sections:

- City Manager Update - Updates on on-going or new activities for the City
- Discussion Items - Items to be discussed for this meeting (if any)
- Informational Items - Items included for informational purposes for this meeting (if any)

Discussion:

CITY MANAGER UPDATE

1. Legislative Appropriations Requests. The City submitted two appropriations requests to the State legislature through our lobbying firm, Peebles, Smith & Matthews. The appropriations requests are *Hilltop Drive Drainage Improvements for Flood Mitigation* ("Attachment A") and *Fire Station 34/Fire Administration/Emergency Operations Center* ("Attachment B"). Updates regarding the status of the requests will be provided as they are received.

DISCUSSION ITEMS

- None

INFORMATIONAL ITEMS

1. RCM Utilities Change Order. The City incurred additional charges than what was originally estimated to repair the sewer line break at Gilbert Park. A copy of the change order is provided as "Attachment C".

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation Information only; no action requested.

Attachment(s):

1. Attachment A - Hilltop Drive Drainage Improvements for Flood Mitigation
2. Attachment B - Fire Station 34-Fire Administration-Emergency Operations Center
3. Attachment C - RCM Utilities Change Order for 22-00055

Prepared by: Merry Lovern , Executive Assistant

Reviewed by: Patrick Comiskey, City Manager

Final Approval - 12/3/2021

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

For projects meeting the definition of House Rule 5.14

Only Members of the Florida House of Representatives can officially submit an Appropriations Project Request

Your request will not be officially submitted unless all questions and applicable sub parts are answered. The information provided in the request will be posted on the House website and available for public review if an Appropriations Project Bill is filed by a Representative.

1. **Title of Project:**

2. **Date of Submission:**

3. **House Member Sponsor:**

4. **Details of Amount Requested:**

a. Has funding been provided in a previous State budget for this activity? ☐ Yes ☒ No

b. What is the most recent fiscal year the project was funded?

c. Were the funds provided in the most recent fiscal year subsequently vetoed? ☐ Yes ☒ No

d. Complete the following Project Request Worksheet to develop your request.

If vetoed, check if recurring and/or nonrecurring funds: ☐ Recurring ☐ Nonrecurring

FY:	Input Prior Year Appropriation for this project for FY 2021-22 <i>(If appropriated in FY 2021-22 enter the appropriated amount, even if vetoed.)</i>			Develop New Funds Request for FY 2022-23 <i>(Requests for additional RECURRING funds in Column E are prohibited.)</i>		
Column:	A	B	C	D	E	F
Funds Description	Prior Year Recurring Funds	Prior Year Nonrecurring Funds	Total Funds Appropriated	Recurring Base Budget	Additional Nonrecurring Request	TOTAL Nonrecurring plus Recurring Base Funds
Input Amounts			0	0	207,671	207,671

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

e. Provide the total cost of the project for FY 2022-23 from all sources of funding (Enter "0" if amount is zero):

Type of Funding	Amount	% of Total	Are the other sources of funds guaranteed in writing?	
1. Amount Requested from the State in this Appropriations Project Request	207,671	64.9 %		
2. Federal	0	0.0 %	☐ Yes	☐ No
3. State (Excluding the requested Total Amount in #4d, Col F)	0	0.0 %	☐ Yes	☐ No
4. Local	112,329	35.1 %	☒ Yes	☐ No
5. Other	0	0.0 %	☐ Yes	☐ No
TOTAL	320,000	100.0 %		

5. Is this a multi-year project requiring funding from the state for more than one year? ☐ Yes ☒ No

a. How much state funding would be requested after 2022-23 over the next 5 years? [<Click to Select>](#)

b. How many additional years of state support do you expect to need for this project? [<Click to Select>](#)

c. What is the total project cost for all years including all federal, local, state, and any other funds? Select the single answer which best describes the total project cost. If funds requested are for ongoing services or for recurring activities, select "ongoing activity". [<Click to Select>](#)

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

6. Which is the most appropriate state agency to place an appropriation for the issue requested?

Division of Emergency Management

- a. Has the appropriate state agency for administering the funding, if the request were appropriated, been contacted? ☐ Yes ☒ No
- b. Describe penalties for failing to meet deliverables or performance measures which the agency should provide in its contract to administer the funding if appropriated.

Repayment of awarded funds.

7. Requester:

- a. First Name: Charles Last Name: Revell
- b. Organization: Interim City Manager, City of Mount Dora
- c. Email: revellc@cityofmounddora.com
- d. Phone #: (352) 735-7126

8. Contact for questions about specific technical or financial details about the project.

- a. First Name: George Last Name: Marek
- b. Organization: City of Mount Dora
- c. Email: marekg@cityofmounddora.com
- d. Phone #: (352) 735-7151

9. If there is a registered lobbyist working to secure funding for this project, fill out the information below. If not, click None ☐

- a. First Name: Angela Last Name: Drzewiecki
- b. Firm: Peebles, Smith & Matthews, LLC
- c. Email: angela@psmfl.com
- d. Phone #: (850) 681-7383

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

10. Organization or Name of entity receiving funds:

a. Name:

b. County (County where funds are to be expended)

c. Service Area (Counties being served by the service(s) provided with funding)

11. What type of organization is the entity that will receive the funds?

If other, please describe:

12. What is the specific purpose or goal that will be achieved by the funds being requested?

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

13. Provide specific details on how funds will be spent. (Select all that apply)

Spending Category	Description	Amount Requested (Total should equal 4d, Col. E) Enter '0' if request is zero for the category
Administrative Costs		
Executive Director/Project Head Salary and Benefits		
Other Salary and Benefits		
Expense/Equipment/ Travel/Supplies/Other		
Consultants/ Contracted Services/ Study		
Operational Costs		
Salaries and Benefits		
Expenses/Equipment/ Travel/Supplies/Other		
Consultants/ Contracted Services/ Study		
Fixed Capital Construction/Major Renovation		
Construction/Renovation/ Land/Planning Engineering	Engineer's estimate of project costs based on a conceptual improvement plan and includes professional services for construction plans and obtain permits.	207,671
Total Requested		207,671

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

14. For Fixed Capital Costs requested in Question 13, what type of ownership will the facility be under when complete?

Local Government (e.g. police, fire or local government buildings, local roads, etc.)

If other, please describe:

100 maximum characters allowed

15. Is the project request an information technology project? ☐ Yes ☒ No **Water projects skip to #16**
- a. Will this information technology project be managed within a state agency to support state agency program goals? ☐ Yes ☐ No
- b. What is the total cost (all years) to design and build the project?
- c. What are the ongoing (annual recurring) maintenance and operation costs once the project is completed?
- d. Can the state agency fund the ongoing annual recurring costs within its current operating budget? ☐ Yes ☐ No
- e. What are the specific business objectives or needs the IT project is intended to address?

400 maximum characters allowed

- f. Based upon the identified business objectives or needs, what are the success factors that must be realized in order for the state agency to consider the proposed IT project a success?

100 maximum characters allowed

16. Is there any documented show of support for the requested project in the community including public hearings, letters of support, major organizational backing or other expressions of support? ☒ Yes ☐ No

Please describe:

There has been a longstanding public outcry for flood mitigation improvements at this location on Hilltop Drive and our Public Works Department has a record of complaints from the local residents and have documented numerous conversations with the most impacted homeowners.

17. Has the need for the funds been documented by a study, completed by an independent 3rd party, for the area to be served? ☒ Yes ☐ No
- Please describe:

Pegasus Engineering produced a study of the watershed that contributes to the flooding on Hilltop Drive. Pegasus has also developed several alternative storm drainage solutions to correct this problem. We have selected Alternative No. 4 in cooperation with one of the property owners who will donate a drainage easement for construction of a new outfall pipe. We only lack the funding at this time.

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

18. Will the requested funds be used directly for services to citizens? ☒ Yes ☐ No

Water projects skip to #19

a. What are the activities and services that will be provided to meet the purpose of the funds?

The activities provided include design, permitting, and construction of drainage system improvements. These require the services of a consulting professional engineer to perform the engineering design, prepare the environmental permit applications, and provide oversight during construction.

b. Describe the direct services to be provided to the citizens by the funding requested.

The citizens that use Hilltop drive will be served by increased safety during storm events as street flooding is greatly reduced, and persons whose houses are presently impacted by flood waters will be served by having relief from the current damaging floods.

c. Describe the target population to be served (i.e., "the majority of the funds requested will serve these target populations or groups"). Select all that apply to the target population:

- | | |
|---|--|
| ☒ Elderly persons | ☐ Drug users (in health services) |
| ☐ Persons with poor mental health | ☐ Preschool students |
| ☐ Persons with poor physical health | ☐ Grade school students |
| ☐ Jobless persons | ☐ High school students |
| ☐ Economically disadvantaged persons | ☐ University/College students |
| ☐ At-risk youth | ☐ Currently or formerly incarcerated persons |
| ☐ Homeless | ☐ Drug offenders (in criminal Justice) |
| ☐ Developmentally disabled | ☐ Victims of crime |
| ☐ Physically disabled | ☒ General (The majority of funds will benefit no specific group) |
| ☒ Other, please describe: | |

The persons affected by current flood conditions are elderly, as are many who drive along Hilltop Dr

d. How many in the target population are expected to be served? >800

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

19. What benefits or outcomes will be realized by the expenditure of funds requested? (Select each Benefit/Outcome that applies):

Benefit or Outcome	Provide a specific measure of the benefit or outcome	Describe the method for measuring level of benefit or outcome
Improve physical health		
Improve mental health		
Enrich cultural experience		
Improve agricultural production/ promotion/education		
Improve quality of education		
Enhance/preserve/improve environmental or fish and wildlife quality	Flood waters from Hilltop Drive drain directly to an environmental wetland owned by the State of Florida. Present flood waters carry sediment and debris washed up by the turbulent water and deposits it in the State's wetland. By reducing flood incidents and controlling the flow in pipes, we will be reducing the amount of eroded material and pollutants washed into the wetland.	We can account for the reduction in flood occurrences compared to the present frequency of damaging flood events. Stormwater that is controlled and remains inside drainage pipes will not erode the property above the State's wetland area.
Protect the general public from harm (environmental, criminal, etc.)	Flood events in Hilltop Drive pose a threat to motorist safety and safety of individuals in the neighborhood. There is also an environmental degradation to a State owned wetland due to soil, pollutants, and debris washed into the wetland during flood events.	The reduction of flood events at the Hilltop Drive location after the drainage improvements are installed versus the current frequency of flood events is our best measure of success for correcting this incessant problem.

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

Benefit or Outcome	Provide a specific measure of the benefit or outcome	Describe the method for measuring level of benefit or outcome
Improve transportation conditions	Current frequent flooding over a low section of Hilltop Drive results in hazardous conditions for motorists. Residents are forced to avoid this location during storms and park their vehicles on higher ground for protection.	Reduction of flood occurrences is our best measure of success. Another measure is a reduction in complaints received by City administrators in the aftermath of heavy storms each year.
Increase or improve economic activity		
Increase tourism		
Create specific immediate job opportunities		
Enhance specific individual's economic self sufficiency		
Reduce recidivism		
Reduce substance abuse		

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

Benefit or Outcome	Provide a specific measure of the benefit or outcome	Describe the method for measuring level of benefit or outcome
Divert from Criminal/ Juvenile Justice System		
Improve wastewater management		
Improve stormwater management	Under heavy rainfall conditions (i.e., high intensity / short duration storm events), excess stormwater runoff from the subdivision will impacts the residents in the low collection area of Hilltop Drive. There will be a reduction in the excess stormwater flooding the street.	A reduction in flood occurrences is our best measure of success for this condition.
Improve groundwater quality		
Improve drinking water quality		
Improve surface water quality	Out of control flood waters result in soil erosion, transport of pollutants, and debris into a State owned wetland located below Hilltop Drive at the project location. This results in degradation of the water quality in the State's environmental wetland.	Reduction of erosive flood events that eliminate overland flow means less soil, debris, and nutrients discharged into the State's wetland. The reduction of flood events can be measured, and it is possible that the current impaired water condition in the State wetland would improve as the water becomes clearer over time as nutrient loading is reduced. This is also measurable.
Other (Please describe)		

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

The questions below are additional questions for water projects only

20. Have you applied for alternative state funding?

- a. ☐ Wastewater Revolving Loan
- b. ☐ Drinking Water Revolving Loan
- c. ☐ Small Community Wastewater Treatment Grant
- d. ☐ Other (Please describe)
- e. ☒ N/A

21. What is the population economic status?

- a. ☐ Financially Disadvantaged Municipality
- b. ☐ Rural Area of Critical Economic Concern
- c. ☐ Rural Community Experiencing Economic Distress
- d. ☒ N/A

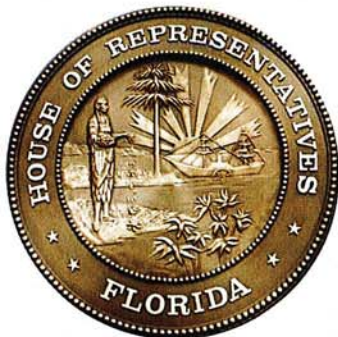
22. What is the status of construction?

- a. ☐ Ready
- b. ☒ Not Ready

23. What percentage of construction has been completed?

 %

24. What is the estimated completion date of construction?



Attestation

Appropriations Project Request

THE ATTESTATION SHOULD BE COMPLETED AND SIGNED BY THE PRINCIPAL OFFICER OF THE ORGANIZATION OR ENTITY FOR WHICH AN APPROPRIATIONS PROJECT REQUEST FORM WAS SUBMITTED. THE PRINCIPAL OFFICER IS THE INDIVIDUAL RESPONSIBLE FOR IMPLEMENTING THE DECISIONS OF THE GOVERNING BODY OF THE ORGANIZATION OR ENTITY OR FOR SUPERVISING THE MANAGEMENT, ADMINISTRATION, OR OPERATION OF THE ORGANIZATION OR ENTITY.

I am the Interim City Manager (title of principal officer) of City of Mount Dora (organization or entity) for which an Appropriations Project Request form was submitted pursuant to House Rule 5.14 with respect to House Bill 2497. I have read such Appropriations Project Request form as published on the Florida House of Representatives website, and I verify that I am fully informed as to the information therein. I declare that all such information is true and accurate or ☐ (check if correction attached) is true and accurate as corrected in the attached statement.

I am authorized on behalf of the organization or entity listed above to and do consent to investigation of such information and any matter relevant thereto. I agree to provide all documents and other information requested by the Chair of the House Public Integrity & Elections Committee as part of such investigation, including information that may be requested on the organization, ownership, and any beneficiary of the organization or entity on whose behalf project funding has been requested.

If any inaccuracies in the information contained in the Appropriations Project Request form come to my attention, I agree to promptly correct such information by letter to the House Public Integrity & Elections Committee.

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Signed: Charles F. Revell

Date: 11/04/2021

Print name: Charles F. Revell

Entity name: City of Mount Dora

The completed and signed attestation, as well as any subsequent letters of correction, should be submitted to the Public Integrity & Elections Committee by electronic mail to the following address:

AppropriationsProjectVerify@myfloridahouse.gov



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2022-2023

1. **Project Title** +

2. **Senate Sponsor**

3. **Date of Request**

4. **Project/Program Description**

Under heavy rainfall conditions, excess stormwater runoff floods Hilltop Drive the low collection area and floods homes. Flood events in Hilltop Drive pose a threat to motorist safety and safety of individuals in the neighborhood. There is also an environmental degradation to a State owned wetland due to soil, pollutants, and debris washed into the wetland during flood events. Flood waters from Hilltop Drive drain directly to an environmental wetland owned by the State of Florida. Present flood waters carry sediment and debris washed up by the turbulent water and deposits it in the State's wetland. This project is for the construction and installation of 24 inch reinforced concrete pipe and supporting inlets to provide relief for the existing stormwater system. This will mitigate the flooding issues and complaints that occur during a heavy rainfall.

5. **State Agency to receive requested funds**

State Agency contacted? ☐ Yes ☒ No

6. **Amount of the Nonrecurring Request for Fiscal Year 2022-2023**

Type of Funding	Amount
Operations	
Fixed Capital Outlay	207,671
Total State Funds Requested	207,671

7. **Total Project Cost for Fiscal Year 2022-2023 (including matching funds available for this project)**

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	207,671	64.9 %
Matching Funds		
Federal	0	0.0 %
State (excluding the amount of this request)	0	0.0 %
Local	112,329	35.1 %
Other	0	0.0 %
Total Project Costs for Fiscal Year 2022-2023	320,000	100.0 %



The Florida Senate Local Funding Initiative Request Fiscal Year 2022-2023

8. **Has this project previously received state funding?** ☐ Yes ☒ No

If yes, provide the most recent instance:

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. **Is future-year funding likely to be requested?** ☐ Yes ☒ No

a. If yes, indicate nonrecurring amount per year.

b. Describe the source of funding that can be used in lieu of state funding.

10. **Has the entity requesting this project received any federal assistance related to the COVID-19 pandemic?** ☒ Yes ☐ No

If yes, indicate the amount of funds received and what the funds were used for.

The City of Mount Dora received \$1,309,371 in CARES Act funding. These funds were utilized to pay for public safety wages per the interlocal agreement with Lake County.



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2022-2023

11. Details on how the requested state funds will be expended

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits		
Other Salary and Benefits		
Expense/Equipment/Travel/Supplies/Other		
Consultants/Contracted Services/Study		
Operational Costs: Other		
Salary and Benefits		
Expense/Equipment/Travel/Supplies/Other		
Consultants/Contracted Services/Study		
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/Planning Engineering	Engineer's estimate of project costs based on a conceptual improvement plan and includes professional services needed for construction plans and obtain permits.	207,671
Total State Funds Requested (must equal total from question #6)		207,671



The Florida Senate Local Funding Initiative Request Fiscal Year 2022-2023

12. Program Performance

- a. What specific purpose or goal will be achieved by the funds requested?

Installation of additional stormwater infrastructure to alleviate current flooding of the City street and adjacent home in the low area of Hilltop Drive.

- b. What activities and services will be provided to meet the intended purpose of these funds?

The activities provided include design, permitting, and construction of drainage system improvements. These require the services of a consulting professional engineer to perform the engineering design, prepare the environmental permit applications, and provide oversight during construction.

- c. What direct services will be provided to citizens by the appropriation project?

The citizens that use Hilltop drive will be served by increased safety during storm events as street flooding is greatly reduced, and persons whose houses are presently impacted by flood waters will be served by having relief from the current damaging floods.

- d. Who is the target population served by this project? How many individuals are expected to be served?

Citizens, Elderly Persons, Persons affected by the current flood conditions, and many people who drive along Hilltop drive.
>800

- e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?

Reduction of erosive flood events that eliminate overland flow means less soil, debris, and nutrients discharged into the State's wetland. The reduction of flood events can be measured, and it is possible that the current impaired water condition in the State wetland would improve as the water becomes clearer over time as nutrient loading is reduced. This is also measurable.

- f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for in the contract?

Repayment of awarded funds.



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2022-2023

13. The owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.

The City of Mount Dora is a municipality that will receive the funds. The City will own and operate the infrastructure.

14. Requestor Contact Information

- a. First Name Last Name
- b. Organization
- c. E-mail Address
- d. Phone Number Ext.

15. Recipient Contact Information

- a. Organization
- b. Municipality and County
- c. Organization Type
- ☐ For-profit Entity
 - ☐ Non-Profit 501(c) (3)
 - ☐ Non-Profit 501(c) (4)
 - ☒ Local Entity
 - ☐ University or College
 - ☐ Other (please specify)
- d. First Name Last Name
- e. E-mail Address
- f. Phone Number

16. Lobbyist Contact Information

- a. Name
- b. Firm Name
- c. E-mail Address
- d. Phone Number Ext.



The Florida Senate Local Funding Initiative Request Fiscal Year 2022-2023

Please complete the questions below for Water Projects only.

17. Have you applied for alternative state funding?

- ☐ Waste Water Revolving Loan
- ☐ Drinking Water Revolving Loan
- ☐ Small Community Wastewater Treatment Grant
- ☐ Other (please specify)
- ☐ N/A

18. What is the population economic status?

- ☐ Financially Disadvantaged Community (ch. 62-552, F.A.C.)
- ☐ Financially Disadvantaged Municipality (ch. 62-552, F.A.C.)
- ☐ Rural Area of Economic Concern
- ☐ Rural Area of Opportunity (s. 288.0656, Florida Statutes)
- ☐ N/A

19. What is the status of construction?

20. What percentage of the construction has been completed?

21. What is the estimated completion date of construction?

The information provided will be posted to the Florida Senate website for public viewing if sponsored by a Senator.

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

For projects meeting the definition of House Rule 5.14

Only Members of the Florida House of Representatives can officially submit an Appropriations Project Request

Your request will not be officially submitted unless all questions and applicable sub parts are answered. The information provided in the request will be posted on the House website and available for public review if an Appropriations Project Bill is filed by a Representative.

1. **Title of Project:**

2. **Date of Submission:**

3. **House Member Sponsor:**

4. **Details of Amount Requested:**

a. Has funding been provided in a previous State budget for this activity? ☒ Yes ☐ No

b. What is the most recent fiscal year the project was funded?

c. Were the funds provided in the most recent fiscal year subsequently vetoed? ☒ Yes ☐ No

d. Complete the following Project Request Worksheet to develop your request.

If vetoed, check if recurring and/or nonrecurring funds: ☐ Recurring ☒ Nonrecurring

FY:	Input Prior Year Appropriation for this project for FY 2021-22 <i>(If appropriated in FY 2021-22 enter the appropriated amount, even if vetoed.)</i>			Develop New Funds Request for FY 2022-23 <i>(Requests for additional RECURRING funds in Column E are prohibited.)</i>		
Column:	A	B	C	D	E	F
Funds Description	Prior Year Recurring Funds	Prior Year Nonrecurring Funds	Total Funds Appropriated	Recurring Base Budget	Additional Nonrecurring Request	TOTAL Nonrecurring plus Recurring Base Funds
Input Amounts		500,000	500,000	0	500,000	500,000

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

e. Provide the total cost of the project for FY 2022-23 from all sources of funding (Enter "0" if amount is zero):

Type of Funding	Amount	% of Total	Are the other sources of funds guaranteed in writing?	
1. Amount Requested from the State in this Appropriations Project Request	500,000	4.9 %		
2. Federal	0	0.0 %	☐ Yes	☐ No
3. State (Excluding the requested Total Amount in #4d, Col F)	0	0.0 %	☐ Yes	☐ No
4. Local	9,614,239	95.1 %	☒ Yes	☐ No
5. Other	0	0.0 %	☐ Yes	☐ No
TOTAL	10,114,239	100.0 %		

5. Is this a multi-year project requiring funding from the state for more than one year? ☐ Yes ☒ No

a. How much state funding would be requested after 2022-23 over the next 5 years?

b. How many additional years of state support do you expect to need for this project?

c. What is the total project cost for all years including all federal, local, state, and any other funds? Select the single answer which best describes the total project cost. If funds requested are for ongoing services or for recurring activities, select "ongoing activity".

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

6. Which is the most appropriate state agency to place an appropriation for the issue requested?

Division of Emergency Management

- a. Has the appropriate state agency for administering the funding, if the request were appropriated, been contacted? ☐ Yes ☒ No
- b. Describe penalties for failing to meet deliverables or performance measures which the agency should provide in its contract to administer the funding if appropriated.

This is a Construction Manager at Risk contract.

7. Requester:

- a. First Name: Rich Last Name: Loewer
- b. Organization: City of Mount Dora
- c. Email: loewerr@cityofmounddora.com
- d. Phone #: (352) 735-7100

8. Contact for questions about specific technical or financial details about the project.

- a. First Name: Merry Last Name: Lovern
- b. Organization: City of Mount Dora
- c. Email: lovernm@cityofmounddora.com
- d. Phone #: (352) 735-7126

9. If there is a registered lobbyist working to secure funding for this project, fill out the information below. If not, click None ☐

- a. First Name: Angela Last Name: Drzewiecki
- b. Firm: Peebles, Smith & Matthews, Inc.
- c. Email: angela@psmfl.com
- d. Phone #: (850) 681-7383

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

10. Organization or Name of entity receiving funds:

a. Name:

b. County (County where funds are to be expended)

c. Service Area (Counties being served by the service(s) provided with funding)

11. What type of organization is the entity that will receive the funds?

If other, please describe:

12. What is the specific purpose or goal that will be achieved by the funds being requested?

The goal of the EOC facility would be to provide a state-of-the-art place to manage emergencies for the city. It would also act as a multi-use training facility to provide on-site in-house quality fire and EMS training for fire departments that serve central Lake County, while at the same time providing much needed public education courses and classroom availability for civic/public organizations.

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

13. Provide specific details on how funds will be spent. (Select all that apply)

Spending Category	Description	Amount Requested (Total should equal 4d, Col. E) Enter '0' if request is zero for the category
Administrative Costs		
Executive Director/Project Head Salary and Benefits		
Other Salary and Benefits		
Expense/Equipment/ Travel/Supplies/Other		
Consultants/ Contracted Services/ Study		
Operational Costs		
Salaries and Benefits		
Expenses/Equipment/ Travel/Supplies/Other		
Consultants/ Contracted Services/ Study		
Fixed Capital Construction/Major Renovation		
Construction/Renovation/ Land/Planning Engineering	These funds will be used to cover full site development and hard construction costs.	500,000
Total Requested		500,000

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

14. For Fixed Capital Costs requested in Question 13, what type of ownership will the facility be under when complete?

Local Government (e.g. police, fire or local government buildings, local roads, etc.)

If other, please describe:

100 maximum characters allowed

15. Is the project request an information technology project? ☐ Yes ☒ No **Water projects skip to #16**
- a. Will this information technology project be managed within a state agency to support state agency program goals? ☐ Yes ☐ No
- b. What is the total cost (all years) to design and build the project?
- c. What are the ongoing (annual recurring) maintenance and operation costs once the project is completed?
- d. Can the state agency fund the ongoing annual recurring costs within its current operating budget? ☐ Yes ☐ No
- e. What are the specific business objectives or needs the IT project is intended to address?

400 maximum characters allowed

- f. Based upon the identified business objectives or needs, what are the success factors that must be realized in order for the state agency to consider the proposed IT project a success?

100 maximum characters allowed

16. Is there any documented show of support for the requested project in the community including public hearings, letters of support, major organizational backing or other expressions of support? ☒ Yes ☐ No

Please describe:

Staff has presented a number of items to City Council for approval as the construction project has progressed, those public hearings resulting in a show of support from residents and councilmembers alike.

17. Has the need for the funds been documented by a study, completed by an independent 3rd party, for the area to be served? ☐ Yes ☐ No
- Please describe:

Architect Design Group developed a site plan and concept floor plans with approximate cost. The budgeted amount was added to the FY2021-2022 CIP.

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

18. Will the requested funds be used directly for services to citizens? ☒ Yes ☐ No

Water projects skip to #19

a. What are the activities and services that will be provided to meet the purpose of the funds?

Overall health and wellbeing of the citizens, business owners and visitors both on a daily basis and during a natural disaster or emergency situation, through the improved efficiencies of the new fire station and EOC.

b. Describe the direct services to be provided to the citizens by the funding requested.

This new facility will provide daily emergency services and oversight of the City's fire services, as well as a year-round training and conference center. The facility will also provide coordinated emergency response efforts before, during and after an emergency or natural disaster.

c. Describe the target population to be served (i.e., "the majority of the funds requested will serve these target populations or groups"). Select all that apply to the target population:

- | | |
|---|--|
| ☒ Elderly persons | ☒ Drug users (in health services) |
| ☐ Persons with poor mental health | ☒ Preschool students |
| ☐ Persons with poor physical health | ☒ Grade school students |
| ☐ Jobless persons | ☒ High school students |
| ☐ Economically disadvantaged persons | ☒ University/College students |
| ☐ At-risk youth | ☐ Currently or formerly incarcerated persons |
| ☐ Homeless | ☐ Drug offenders (in criminal Justice) |
| ☐ Developmentally disabled | ☐ Victims of crime |
| ☒ Physically disabled | ☒ General (The majority of funds will benefit no specific group) |
| ☒ Other, please describe: | |

Citizens, business owners and visitors.

d. How many in the target population are expected to be served? >800

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

19. What benefits or outcomes will be realized by the expenditure of funds requested? (Select each Benefit/Outcome that applies):

Benefit or Outcome	Provide a specific measure of the benefit or outcome	Describe the method for measuring level of benefit or outcome
Improve physical health		
Improve mental health		
Enrich cultural experience	The new Emergency Operations Center will be the operation center for major City Cultural events throughout the year. Mount Dora is a festival city with over 35 major events a year. The largest events of the year will have over 200,000 visitors over a three day weekend.	Tracking number of incidents and injuries during special events.
Improve agricultural production/ promotion/education		
Improve quality of education		
Enhance/preserve/improve environmental or fish and wildlife quality	The new construction will comply with DEP water management standards by building storm water ponds on the property. Trees will be planted per the city code as part of a tree USA city.	Storm water management systems and arbor tree inventory.
Protect the general public from harm (environmental, criminal, etc.)	The fire station and EOC will provide an efficient coordinated emergency response to daily emergencies, as well as natural or man made disasters that affect the citizens, businesses and visitors of Mount Dora.	Increased efficiencies and effectiveness of emergency response through training exercises and real event responses.

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

Benefit or Outcome	Provide a specific measure of the benefit or outcome	Describe the method for measuring level of benefit or outcome
Improve transportation conditions		
Increase or improve economic activity		
Increase tourism		
Create specific immediate job opportunities		
Enhance specific individual's economic self sufficiency	By having a larger Emergency Operations Center the City will be able to effectively protect its residents, business and visitors during a disaster event. This will contribute to a higher quality of life for the residents and business owners. The higher quality of life is a tremendous economic development recruitment tool.	The number of new businesses and jobs created in the City over the next ten years.
Reduce recidivism		
Reduce substance abuse		

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

Benefit or Outcome	Provide a specific measure of the benefit or outcome	Describe the method for measuring level of benefit or outcome
Divert from Criminal/ Juvenile Justice System		
Improve wastewater management		
Improve stormwater management		
Improve groundwater quality		
Improve drinking water quality		
Improve surface water quality		
Other (Please describe)		

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2022-23

The questions below are additional questions for water projects only

20. Have you applied for alternative state funding?

- a. ☐ Wastewater Revolving Loan
- b. ☐ Drinking Water Revolving Loan
- c. ☐ Small Community Wastewater Treatment Grant
- d. ☐ Other (Please describe)
- e. ☐ N/A

21. What is the population economic status?

- a. ☐ Financially Disadvantaged Municipality
- b. ☐ Rural Area of Critical Economic Concern
- c. ☐ Rural Community Experiencing Economic Distress
- d. ☐ N/A

22. What is the status of construction?

- a. ☐ Ready
- b. ☒ Not Ready

23. What percentage of construction has been completed?

24. What is the estimated completion date of construction?



Attestation

Appropriations Project Request

THE ATTESTATION SHOULD BE COMPLETED AND SIGNED BY THE PRINCIPAL OFFICER OF THE ORGANIZATION OR ENTITY FOR WHICH AN APPROPRIATIONS PROJECT REQUEST FORM WAS SUBMITTED. THE PRINCIPAL OFFICER IS THE INDIVIDUAL RESPONSIBLE FOR IMPLEMENTING THE DECISIONS OF THE GOVERNING BODY OF THE ORGANIZATION OR ENTITY OR FOR SUPERVISING THE MANAGEMENT, ADMINISTRATION, OR OPERATION OF THE ORGANIZATION OR ENTITY.

I am the Interim City Manager (title of principal officer) of
City of Mount Dora (organization or entity) for
which an Appropriations Project Request form was submitted pursuant to House Rule 5.14 with
respect to House Bill 2499. I have read such Appropriations Project Request form as
published on the Florida House of Representatives website, and I verify that I am fully informed as to
the information therein. I declare that all such information is true and accurate or ☐ (check if
correction attached) is true and accurate as corrected in the attached statement.

I am authorized on behalf of the organization or entity listed above to and do consent to
investigation of such information and any matter relevant thereto. I agree to provide all documents
and other information requested by the Chair of the House Public Integrity & Elections
Committee as part of such investigation, including information that may be requested on the
organization, ownership, and any beneficiary of the organization or entity on whose behalf project
funding has been requested.

If any inaccuracies in the information contained in the Appropriations Project Request form come to
my attention, I agree to promptly correct such information by letter to the House Public Integrity &
Elections Committee.

**Under penalties of perjury, I declare that I have read the foregoing statement and that the facts
stated in it are true.**

Signed: Charles F. Revell Date: 11/04/2021

Print name: Charles F. Revell Entity name: City of Mount Dora

*The completed and signed attestation, as well as any subsequent letters of correction, should be submitted
to the Public Integrity & Elections Committee by electronic mail to the following address:*

AppropriationsProjectVerify@myfloridahouse.gov.



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2022-2023

1. **Project Title** +

2. **Senate Sponsor**

3. **Date of Request**

4. **Project/Program Description**

The City of Mount Dora, Florida has been planning the replacement of Fire Station 34. Due to budgetary considerations, Fire Administration and the Emergency Operations Center have been added to the construction plans for the new Fire Station 34. Extensive planning has been undertaken to ensure the highest, best and continuous use of all spaces in the proposed 17,444 SF facility, including the year-round use of the EOC as a training and conference facility when not in activation.

The construction cost of the new Fire Station 34/Fire Administration/EOC is budgeted at \$10,114,239. The \$500,000 generated state appropriations will be used to partially fund the City's project. Anticipated groundbreaking is June 2022.

5. **State Agency to receive requested funds**

State Agency contacted? ☐ Yes ☒ No

6. **Amount of the Nonrecurring Request for Fiscal Year 2022-2023**

Type of Funding	Amount
Operations	
Fixed Capital Outlay	500,000
Total State Funds Requested	500,000

7. **Total Project Cost for Fiscal Year 2022-2023 (including matching funds available for this project)**

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	500,000	4.9 %
Matching Funds		
Federal	0	0.0 %
State (excluding the amount of this request)	0	0.0 %
Local	9,614,239	95.1 %
Other	0	0.0 %
Total Project Costs for Fiscal Year 2022-2023	10,114,239	100.0 %



The Florida Senate Local Funding Initiative Request Fiscal Year 2022-2023

8. Has this project previously received state funding? ☐ Yes ☒ No

If yes, provide the most recent instance:

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. Is future-year funding likely to be requested? ☐ Yes ☒ No

a. If yes, indicate nonrecurring amount per year.

b. Describe the source of funding that can be used in lieu of state funding.

10. Has the entity requesting this project received any federal assistance related to the COVID-19 pandemic? ☒ Yes ☐ No

If yes, indicate the amount of funds received and what the funds were used for.

The City of Mount Dora received \$1,309,371 in CARES Act funding. These funds were utilized to pay for public safety wages per the interlocal agreement with Lake County.



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2022-2023

11. Details on how the requested state funds will be expended

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits		
Other Salary and Benefits		
Expense/Equipment/Travel/Supplies/Other		
Consultants/Contracted Services/Study		
Operational Costs: Other		
Salary and Benefits		
Expense/Equipment/Travel/Supplies/Other		
Consultants/Contracted Services/Study		
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/Planning Engineering	These funds will be used to cover full site development and hard construction costs.	500,000
Total State Funds Requested (must equal total from question #6)		500,000



The Florida Senate Local Funding Initiative Request Fiscal Year 2022-2023

12. Program Performance

- a. What specific purpose or goal will be achieved by the funds requested?

Fire Station 34/Fire Administration/EOC will provide efficient emergency response services to the citizens and businesses of Mount Dora on a daily basis, an efficient coordinated emergency response to natural or man made disasters, and a facility to host fire training and community conferences throughout the year.

- b. What activities and services will be provided to meet the intended purpose of these funds?

Overall health and wellbeing of the citizens, business owners and visitors during any emergency or natural disaster through the improved efficiencies of the new fire station and emergency operations center/fire training & conference center, as well as community training.

- c. What direct services will be provided to citizens by the appropriation project?

This new facility will provide daily emergency services and oversight of the City's fire services, as well as a year-round training and conference center. The facility will also provide coordinated emergency response efforts before, during and after an emergency or natural disaster.

- d. Who is the target population served by this project? How many individuals are expected to be served?

Citizens, business owners and visitors. >800

- e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?

The fire station will provide an efficient coordinated response to day-to-day emergencies and the EOC will provide emergency response daily to natural or man made disasters that affect the citizens, businesses and visitors of Mount Dora.

- f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for in the contract?

This will be a Construction Manager at Risk contract.



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2022-2023

13. The owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.

Only local funding at this time.

14. Requestor Contact Information

- a. First Name Last Name
- b. Organization
- c. E-mail Address
- d. Phone Number Ext.

15. Recipient Contact Information

- a. Organization
- b. Municipality and County
- c. Organization Type
- ☐ For-profit Entity
- ☐ Non-Profit 501(c) (3)
- ☐ Non-Profit 501(c) (4)
- ☒ Local Entity
- ☐ University or College
- ☐ Other (please specify)
- d. First Name Last Name
- e. E-mail Address
- f. Phone Number

16. Lobbyist Contact Information

- a. Name
- b. Firm Name
- c. E-mail Address
- d. Phone Number Ext.



The Florida Senate Local Funding Initiative Request Fiscal Year 2022-2023

Please complete the questions below for Water Projects only.

17. Have you applied for alternative state funding?

- ☐ Waste Water Revolving Loan
- ☐ Drinking Water Revolving Loan
- ☐ Small Community Wastewater Treatment Grant
- ☐ Other (please specify)
- ☒ N/A

18. What is the population economic status?

- ☐ Financially Disadvantaged Community (ch. 62-552, F.A.C.)
- ☐ Financially Disadvantaged Municipality (ch. 62-552, F.A.C.)
- ☐ Rural Area of Economic Concern
- ☐ Rural Area of Opportunity (s. 288.0656, Florida Statutes)
- ☒ N/A

19. What is the status of construction?

20. What percentage of the construction has been completed?

21. What is the estimated completion date of construction?

The information provided will be posted to the Florida Senate website for public viewing if sponsored by a Senator.

ATTACHMENT C



**CITY OF
MOUNT
DORA**

Purchasing Division

Marilyn Douglas – Purchasing Manager
510 North Baker Street
Mount Dora, FL 32757
Phone: 352-735-7179
douglasm@cityofmoundora.com

CHANGE ORDER – PURCHASE ORDERS

Today's Date: 11/03/2021

Original PO Number: 22-00055

Original PO Amount: \$ 9,750.00

Change Order Number: 1

Work Order #: _____

PO issued to: RCM Utilities, LLC

(Vendor Name)

The following change(s) are requested to the purchase order amount per the attached documentation:

+ / - line # 2 by 1 (qty) @ \$ 5,500.00 /unit GL #: 421-5353-546-0000

+ / - line # _____ by _____ (qty) @ \$ _____ /unit GL #: _____

+ / - line # _____ by _____ (qty) @ \$ _____ /unit GL #: _____

Reason for Purchase Order Change: Scope increased due to hidden water damage to asphalt

Base and asphalt needs to be repaired to maintain safe boat operations

New Purchase Order Total with Change Order: \$ 15,250.00

All back-up documentation must be attached by the originator of this form and forwarded to each approval point. Must be approved in writing by the Architect/Engineer (A/E), the Construction Manager, the Project Manager, the Department Head, the Finance Director, the City Manager. The change order cannot exceed 10% of the original award amount (Not to exceed \$50,000). The City Council must approve all change orders exceeding \$50,000. Signature below is approval for this change to be made. Any change made to a City Council approved PO, must be approved by City Council again.

SIGNATURE APPROVALS

Architect/Engineer

Construction Manager

Project Manager

Department Head

Jonathan C McKinney

Digitally signed by Jonathan C
McKinney
Date: 2021.11.17 16:26:04 -05'00'

Finance Director

City Manager (Not to Exceed \$50,000)

City Council (To Exceed \$50,000)

RCM UTILITIES, LLC

100 W. MILLS AVE
EUSTIS, FL 32726
billing@rcmutilities.com

RECEIVED*By Lynn Huntzinger at 8:58 am, Nov 12, 2021***INVOICE**

BILL TO
City of Mount Dora
510 N. Baker St.
Mount Dora, FL 32757

INVOICE 4774
DATE 10/11/2021
TERMS Net 30

PO # 22-00055
JOB NAME Gilbert Park Asphalt R&R

DATE	ACTIVITY	DESCRIPTION	AMOUNT
11/03/2021	Service Work	Materials, equipment and labor to restore the asphalt parking lot as per estimate # 2608 dated 11/02/2021	9,750.00
11/03/2021	Service Work	During the preparation phase of this work. It was discovered that an additional 60 square yards of asphalt needed to be removed and replaced. The pressure from the force main break separated and bubbled the asphalt. 60 square yards of SP9.5 hot mix asphalt installed.	5,500.00

BALANCE DUE

\$15,250.00