



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

Email: plandev@cityofmountdora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

Wednesday, July 20, 2022, 10:00 AM

AGENDA

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes
 - A. June 15, 2022 Minutes
- IV. Public participation/hearing for non-agenda items
- V. New Business
 - A. **Request for Rezoning;** Lake County Water Authority (Project Name); Round Lake Road and Robie Ave (Location); Lake County Water Authority (Owner); Lake County Water Authority (Applicant). Project No. Z22-02.
 1. Swearing in of witnesses by City Attorney
 2. Ex Parte Communication regarding this item.
 3. Staff/Applicant presentation
 4. Public Input
 5. Commission deliberation and action
 - B. **Request for CUP;** CREATE Conservatory (Project Name); 4900 Lake Park Court (Location); Mason Group Investments, LLC (Owner); CREATE Conservatory (Applicant). Project No. CUP22-03.
 1. Swearing in of witnesses by City Attorney
 2. Ex Parte Communication regarding this item.
 3. Staff/Applicant presentation
 4. Public Input
 5. Commission deliberation and action
 - C. **Request for Land Development Code;** Amendment Building Height Variance
 1. Staff presentation
 2. Public Input
 3. Commission deliberation and action

VI. Other Business

VII. Announcement of next scheduled meeting date

A. A. Regularly Scheduled Meeting : Wednesday, August 17, 2022 (10:00 am)

VIII. Adjournment

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

NOTICE: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

NOTICE: In accordance with the *Americans with Disabilities Act*, persons needing a special accommodation to participate in this proceeding should 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.

CITY OF
MOUNT DORA, FLORIDA
PLANNING AND ZONING
COMMISSION
MINUTES



June 15, 2022

Call to Order

Having been duly advertised as required by law Chairman, Harmon Massey called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, June 15, 2022.

Roll Call with Determination of Quorum

Present: Harmon Massey, *Chairperson*, Rebecca Carter, *Vice-Chair*, Miles Beach, Tom Dring, James Homich

Committee Members: Harmon Massey, *Chairperson*, Rebecca Carter, *Vice-Chair*, Miles Beach, Tom Dring, **Kris Haukoos**, Ryan Parent and James Homich

Absent: Kris Haukoos, Ryan Parent

City Staff and Attorney: Adam Sumner, *Deputy Planning Director & CRA Manager*; Sherry Sutphen, *City Attorney*; Emily Ragusa, *Associate Planner*; Whitney Scott, *Administrative Coordinator*

Presenters: Thomas Hawkins, One Oak Development; George Marek, City of Mount Dora; Scott Land, GAI Consultants; Richard Charleston, Evergreen Construction; Chet Cramer, City of Mount Dora; Amy Jewell, City of Mount Dora; Timothy Green, Green Consulting Group, Inc.

Approval of Minutes

Mr. Homich motioned to approve the meeting minutes dated May 18, 2022. Ms. Carter seconded the motion and it was approved unanimously.

Public participation/hearing for non-agenda items

None

New Business

A. **Request for Replat;** Sandy Ridge Village Replat; Culver's (Project Name); 600 east of

Donnelly Avenue and US Hwy 441 (Location); Simpson Family Partnership, LTD (Owner) One Oak Development, LLC (Applicant); Kimley-Horn and Associates, Inc. (Engineer). Project No. PR22-03Replat.

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

City Attorney, Sherry Sutphen addressed the swearing in of witnesses. No Ex Parte Communication regarding these agenda items.

Mr. Sumner gave a summary of the proposed application and stated that Staff recommends approval of the above-referenced Replat request and forward same to City Council.

The applicant, Mr. Hawkins provided a description of the project and stated that changes will be forthcoming on the Replat.

Mr. Beach, Mr. Sumner and the City Engineer, Mr. Marek had a conversation regarding Fidler Drive being an access point. Mr. Marek stated that it's intended to be a city street.

The commission members discussed the eastern utility/electric easement and the applicant made commitments to change the easement width from 15 feet to 20 feet. Ms. Sutphen stated it was not a condition of the motion.

On a motion made by Mr. Homich, seconded by Ms. Carter, the Board voted to approve the Replat application with a 5-0 vote.

- B. **Request for Site Plan;** Culver's(Project Name); 18996 US Hwy 441 (Site Address); U.S. Hwy 441 and North Donnelly Street (Location); One Oak Development (Owner); Kimley-Horn and Associates, Inc. (Applicant); Kimley-Horn and Associates, Inc. (Engineer); Kimley-Horn and Associates, Inc. (Landscape Architect); Ollmann Ernest Martin Architects (Architect).Project No. SP22-01.

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

City Attorney, Sherry Sutphen addressed the swearing in of witnesses. No Ex Parte Communication regarding these agenda items.

Mr. Sumner gave a summary of the proposed application and stated that Staff recommends approval of the above-referenced Site Plan request, subject to engineering requirements and Replat.

Mr. Homich and Mr. Sumner had a discussion about encouraging diversity amongst developments to provide variety in the area. Mr. Homich asked if there was something in the city's code to prohibit repetitive business types. Mr. Sumner stated that we encourage variety but there is nothing currently within the code to prohibit restaurants.

On a motion made by Mr. Homich, seconded by Mr. Dring, the Board voted to approve the Site plan application with a 5-0 vote.

C. **Request for Minor Site Plan;** Cauley Lott Park (Project Name); 1717 N. Highland St (Site Address); City of Mount Dora (Owner); Amy Jewell (Applicant); GAI Consultants (Engineer); GAI Consultants (Landscape Architect); Houseman Architecture (Architect). Project No. SP22-07MINOR.

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

City Attorney, Sherry Sutphen addressed the swearing in of witnesses. No Ex Parte Communication regarding these agenda items.

Mr. Massey and Ms. Sutphen had a conversation regarding a possible conflict. Mr. Massey stated that he previously served on council and during that time, he reviewed and approved plans for the park. Ms. Sutphen, stated that there was no conflict.

Mr. Sumner gave a summary of the proposed application and stated that Staff recommends approval of the above-referenced project, subject to the applicant addressing the attached City DRC Department Minor Site Plan items prior to submittal of building permits for associated improvements.

Project Engineer for the applicant, Mr. Land had a conversation with Mr. Dring regarding the updates and improvements being made to Minor site plan.

Project Manager for the city, Mr. Kramer stated that the areas to be updated are street lights, parking, and other amenities.

Mr. Homich and Ms. Jewell discussed park equipment and how it was chosen.

Ms. Jewell stated that GAI conducted a survey within the community to determine the playground area/ equipment that was chosen.

Mr. Charleston from Evergreen Construction, and Rebecca Carter discussed the time frame for the project to be completed. Mr. Charleston stated that it's a 5-6 month project.

On a motion made by Mr. Beach, seconded by Mr. Homich, the Board approved the Minor Site plan application with a 5-0 vote.

D. **Request for Conditional Use Permit;** Atkins 1019 East 1st Avenue (Project Name); 1019 East 1st Avenue (Site Address); North of 1st Avenue, West of Simpson Street (Location); Lloyd M Jr. and Brenda J Atkins (Owners); Green Consulting Group, Inc. (Applicant). Project No. CUP22-02.

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

City Attorney, Sherry Sutphen addressed the swearing in of witnesses. No Ex Parte Communication regarding these agenda items.

Mr. Sumner gave a summary of the proposed application and stated Staff recommends approval of the above-referenced request for the proposed CUP, to allow for a professional office and personal service use within the RP Zoning District and issuance of Development Order. Approval subject to Minor Site Plan and Change in Use Permit.

The applicant, Mr. Green gave a description of the project.

Mr. Dring and Mr. Green discussed other similar CUP projects done in the area.

On a motion by Mr. Homich, seconded by Mr. Dring, the Board voted to approve the application for a conditional use permit with a 5-0 vote.

E. **Request for Rezoning;** MU-1 McWhorter 610 S. Highland St (Project Name); 610 South Highland Street (Site Address); East of Highland Street and South of Camp Avenue (Location); Daniel C. and Judith A. McWhorter (Owner); Green Consulting Group, Inc. (Applicant). Project No. Z22-01.

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

City Attorney, Sherry Sutphen addressed the swearing in of witnesses.
No Ex Parte Communication regarding these agenda items.

Mr. Massey reiterated his possible conflict with this project, due to his time served as a council member. Ms. Sutphen, stated that there was no conflict.

Mr. Sumner gave a summary of the proposed application and stated that Staff recommends approval of application to rezone 8.77 +/- acres from Workplace (WP-1) to Mixed Use Traditional (MU-1) and forward same to City Council.

The applicant, Mr. Green gave an overview of the project.

Mr. Homich questioned if there was a specific applicant for the project. Mr. Green explained it's currently under contract for purchase, so there are no specifics currently.

Mr. Beach and Mr. Green had a conversation about how many projects this will be. Mr. Green stated that it's anticipated to be one project.

On a motion by Ms. Carter, seconded by Mr. Homich, the Board voted to approve the application for Rezoning with a 5-0 vote.

Other Business

Mr. Homich inquired about the city's control over what projects are submitted and asked if something can be implemented to regulate diversity.

Mr. Sumner stated that he would address concerns with Mr. Sandersfeld and City Attorney.

Announcement of next scheduled meeting date

A. Regularly Scheduled Meeting: Wednesday, July 20, 2022 (10:00 am)

Adjournment

The meeting was adjourned at 10:36 am

Whitney Scott,
Administrative Coordinator

Harmon Massey, Commission Chair



**CITY OF
MOUNT
DORA**

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

E-mail: plandev@cityofmoundora.com

DATE: July 20, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

SUBJECT: Request for Change in Zoning From County R-1 and LM To City GB; 153.79 Acres (Site Area); South of SR 46, terminus of Robie Avenue, and west side of Round Lake Road (Location); Lake County Water Authority (Owner/Applicant) Project No.: RZ22-02

Recommendation:

Staff recommends approval of the above-referenced request for change in zoning assignment from County R-1 and County LM (Light Manufacturing) to City GB and forwards same consideration to the City Council Tuesday, August 2, 2022 (6:00 pm).

Reference/Support:

Section 3.3. *LDC*

Background:

Owner/Applicant:	Lake County Water Authority
Existing Use:	Wolf Branch Sink Preserve / Vacant Land / Conservation
Alt. Keys & Site Area:	Alt. Key Acres
	3448707 9.87
	3387830 57.19
	3372379 23.14
	1128536 25.38
	3433645 18.19
	<u>1128528 20.02</u>
	TOTAL 153.79 Acres
Proposed Use:	None
Future Land Use:	County Conservation
Proposed FLU:	City Conservation
Current Zoning:	County Light Industrial or LM (61.06 acres)
	County Rural Residential or R-1 (92.73 acres)
Proposed Zoning:	City Greenbelt or GB
JPA:	Yes

Surrounding Property Table:

<u>Direction</u>	<u>City/County</u>	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use(s)</u>
North	County	Reg. Office	LM/MP/Ag	Rail Road / Vacant Land
South	County	Res. Low	PUD	SFR
East	County	Reg. Office	Ag	SFR
West	City	Reg. Office	PUD	Land Fill

Analysis:

The Lake County Water Authority (formerly Ocklawaha Basin Recreation and Water Conservation and Control Authority) has assembled numerous parcels as a conservation (environmental) land area of the Wolf Branch Sink Preserve. The preserve is located at the east end of Robie Avenue, east of Highway 441 and south of State Road 46. The 154-acre preserve is contains a small waterfall with sink to aquafer feature. These lands were recently annexed (Ordinance No. 2022-39 on June 21, 2022).

The property is currently zoned County Light Industrial and County Residential (R-1) with underlying Conservation future land use category in the County. The current zoning districts are inconsistent with the property’s land use and the current use of the property. As such, staff supports the application to rezone the property Greenbelt (GB) which is consistent with the current use and future land use of the property than the current zoning districts. The GB provide further environmental protections and is a similar zoning for city lands along lakes and other wetland systems.

Greenbelt Description. This district is established to provide green, undeveloped areas and to protect floodplains, wetlands, other natural resources and agricultural uses. Areas of the city in which this category is most appropriate are designated as "conservation" on the future land use map of the comprehensive plan; however, this district is also permitted within all other land use designations.

Standards for Review:

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 applicant is seeking to annex the property into the City limits which triggers the need to assign the property with a City zoning district. The property is currently zoned Light Industrial and Residential (R-1) in the County which is inconsistent with the property’s current use as a nature preserve. Rezoning the property to Greenbelt will make the zoning district consistent with the current use of the property. The zoning district assignment is the City most protective conservation type zoning and is appropriate designation of these lands. The GB zoning has been assigned to similar lands with Conservation land use designation.
2. The effect of the change, if any, on the particular property and on surrounding property: Assigning this property to City GB should not have a negative effect on this property nor on the surrounding property. The subject property borders a residential subdivision to the south (Sullivan Ranch) and property along SR 46 to the front which is part of the County’s Regional Office future land use category and anticipated to be developed with non-residential uses. The subject property and its proposed GB zoning district will serve as a between the residential and non-residential development patterns in the area.

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: The property is currently part of the County's Conservation future land use category which is inconsistent with the current zoning districts. Rezoning the property to the GB zoning district will make the property more consistent with its future land use category as stated above.
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.

Notifications:

JPA Notice to Lake County: May 23, 2022

Legal Notice PZC: July 8, 2022

Notice to Surrounding Owners: July 8, 2022

Non-Legal with Map Ad City Council 1st Reading: July 22, 2022

Ordinance Enactment Legal Ad: August 5, 2022

Non-Legal with Map Ad City Council Adoption: August 5, 2022

Public Hearing Schedule:

DRC: June 29, 2022

PZC: July 20, 2022

City Council 1st Reading: August 2, 2022

City Council 2nd Reading/Adoption: August 16, 2022

Attachments:

Vicinity Map

Zoning Map

Future Land Use Map

Application

N



N.T.S.

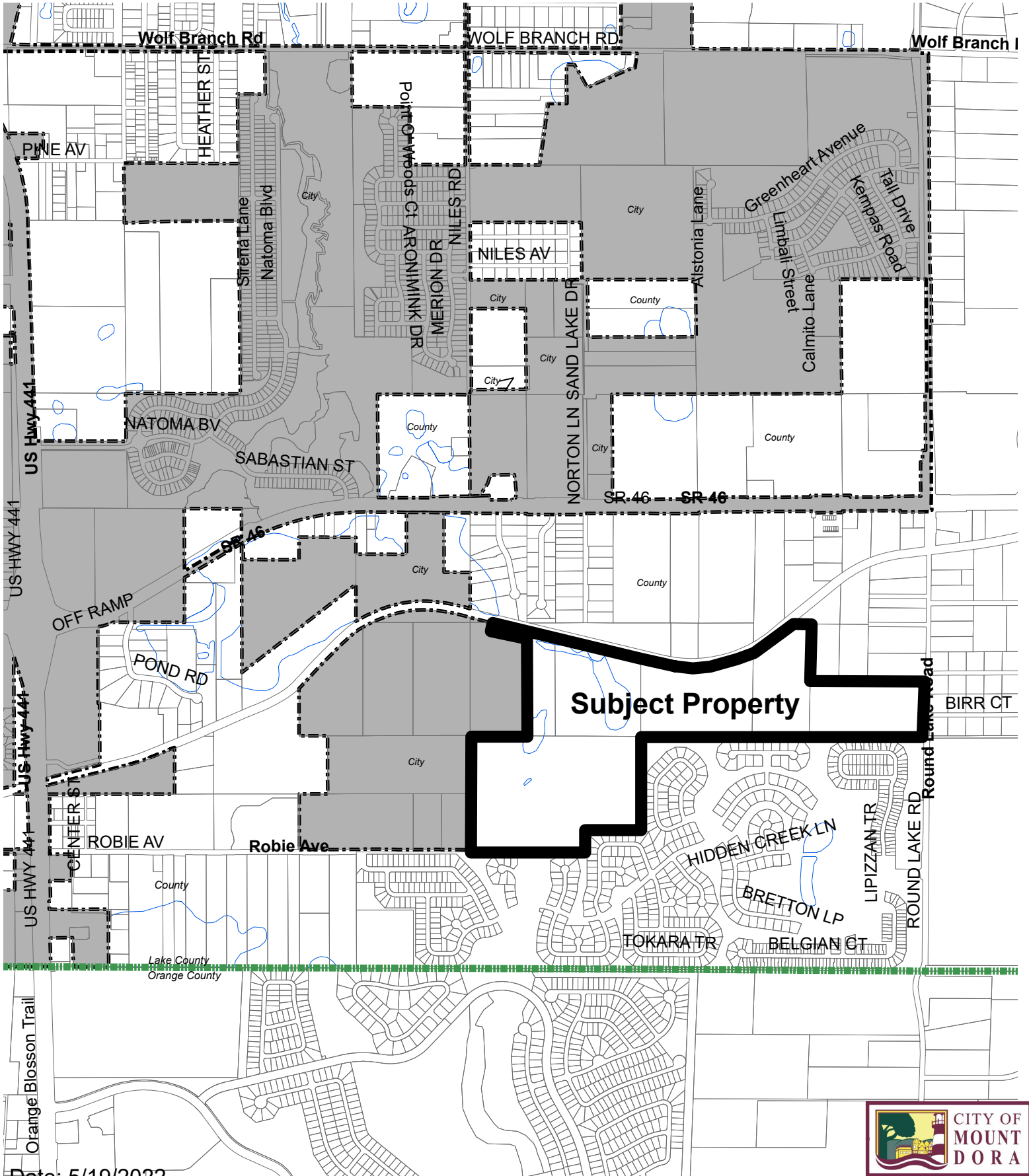
VICINITY MAP

Legend



City Limits

JPA



Subject Property

Date: 5/19/2022

Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112



Lake County Water Authority Zoning City/County Composite Map



From: County Light Manufacturing (LM) and R-1
To: City Greenbelt (GB)

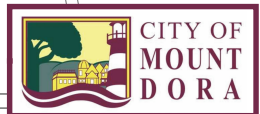
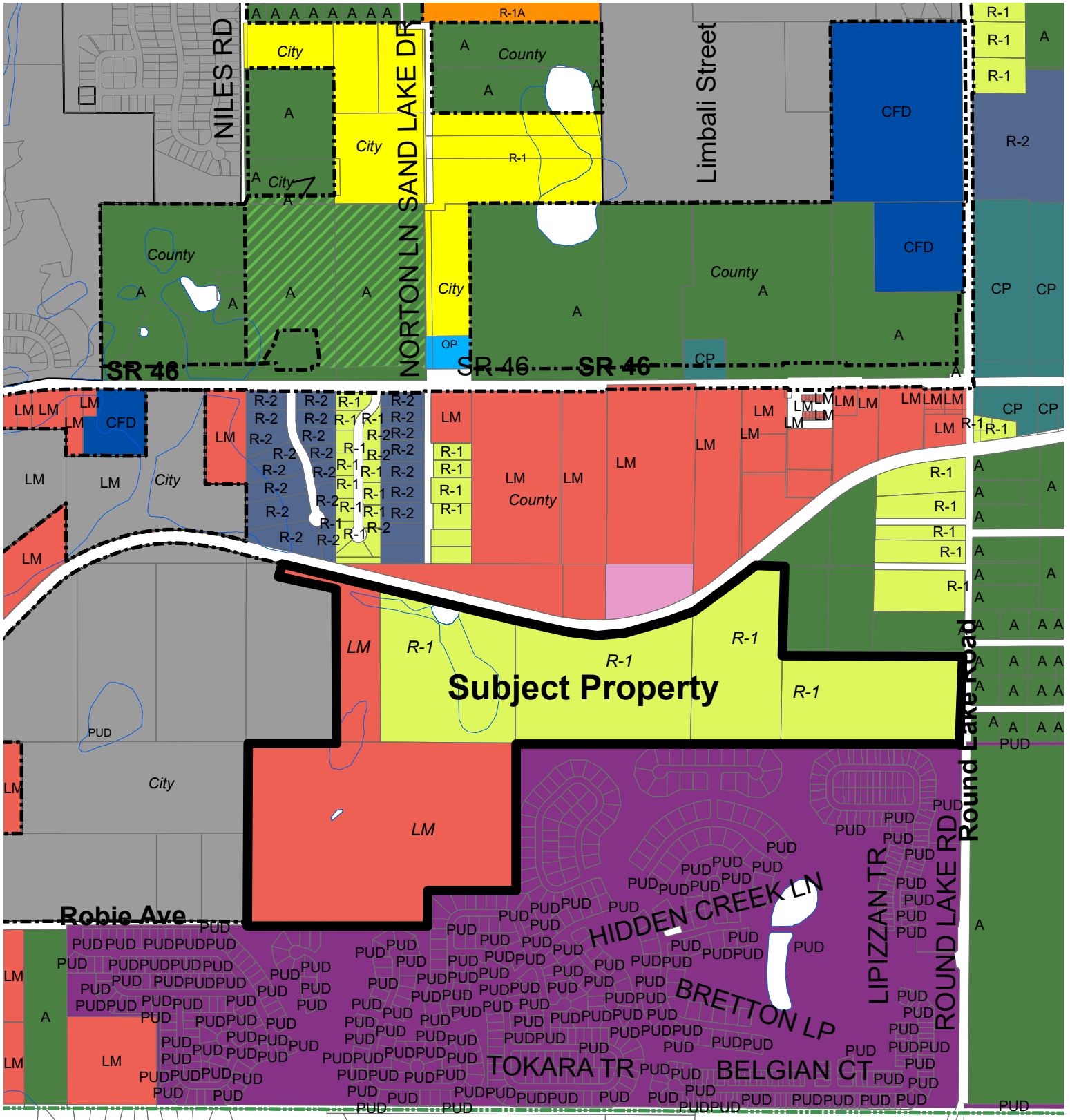
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N.T.S.

Legend

-  JPA
-  City Limits
-  Subject Property



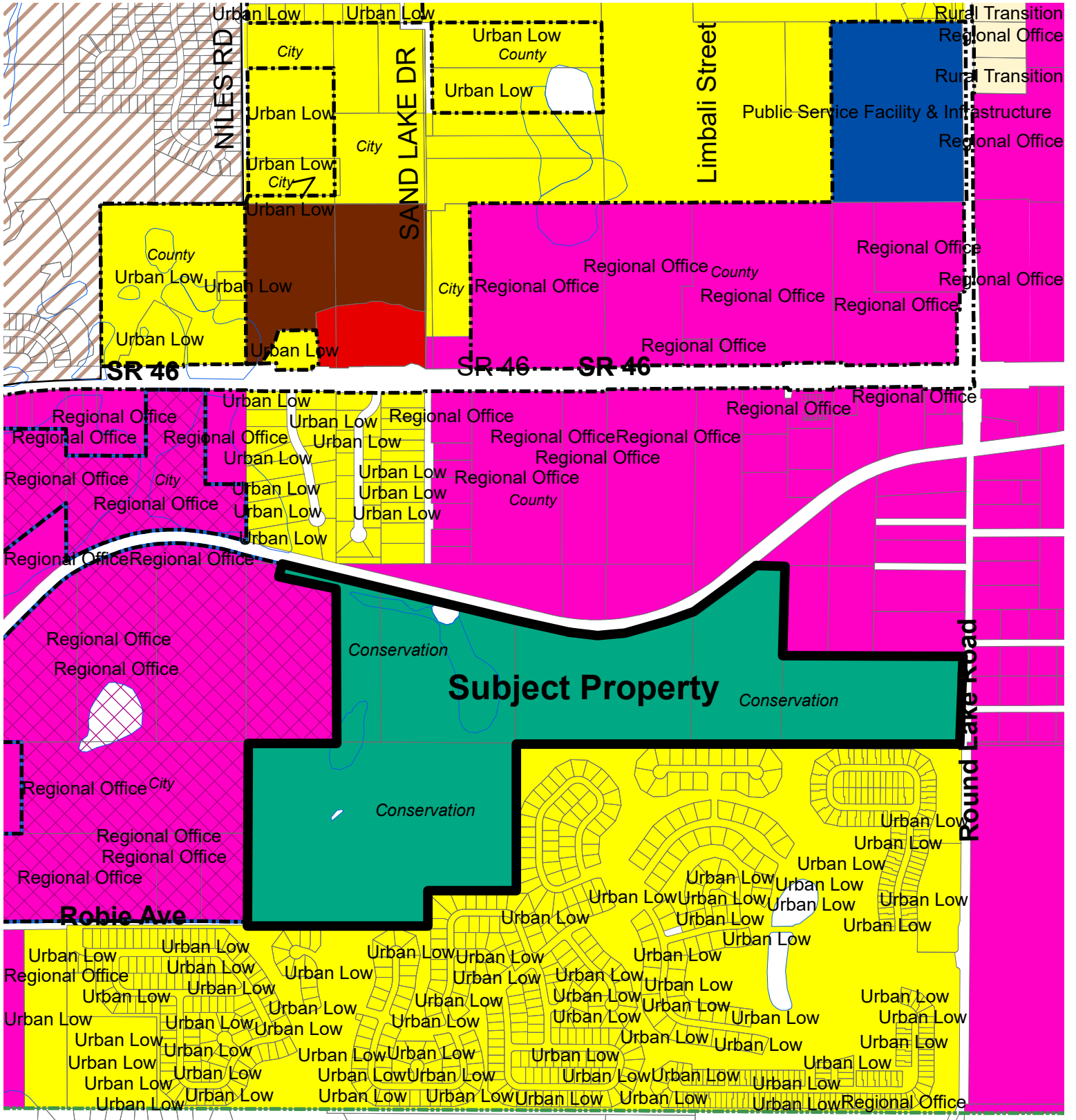
Lake County Water Authority Future Land Use City/County Composite Map

N



Legend

- JPA
- City Limits
- Subject Property





CITY OF
MOUNT
DORA

Z22-02

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

**REZONING
APPLICATION**

Date: 5/18/22

1. Applicant's Name: Ben Garcia

Company's Name: LAKE COUNTY WATER AUTHORITY

Address: 27351 STATE ROAD 19

City, State & Zip: TAVARES, FL 32778-3119

Phone: 352-324-6141 E-mail: beng@lcwa.org

2. Owner's Name: Same

Company's Name: _____

Address: _____

City, State & Zip: _____

Phone: _____ E-mail: _____

3. The property generally located and list adjacent streets: _____

Round Lake Road and Robie Avenue

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

5. Size of property in Acres: 153.70+/- Square Feet: _____

6. Current Zoning District: County LM and R-1

7. Requested Zoning District: City Greenbelt (GB)

8. Future Land Use Category: Conservation

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

Wolf Branch Sink Preserve and Vacant Land

10. Building Size (Existing): None

11. Proposed use of property: None

12. State the reason for this request, per Section 3.3 of the City's land Development Code (attached additional sheets and support data):

Annexation; No Impacts on surrounding lands; Limited
Existing City Greenbelt Districts; Future Land Use
Designation is Conservation which will remain;
No impact on natural environment

13. Is the proposed use permissible in the requested district? N/A

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	Reg Off	LM/MP/A	Vacant Land
South	County	Res Low	PUD	SFR
East	County	Reg Off	Ag	SFR
West	City	Reg Off	PUD	Land Fill

(districts/categories may be abbreviated)

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, BENJAMIN GARCIA, 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.

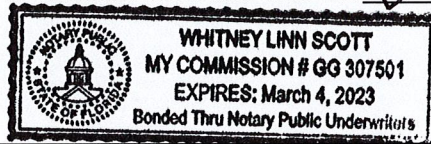
B. Garcia
Signature of Applicant

BENJAMIN GARCIA
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 19th day of May 2022 by Benjamin Garcia who is personally known to me or who has produced _____ as identification and who did or did not _____ take an oath.

SEAL:



Notary Public

Whitney Linn Scott
Print or Type Name

ATTACHMENT #1

LAKE COUNTY WATER AUTHORITY

Alt Key	Acres
3448707	9.87
3387830	57.19
3372379	23.14
1128536	25.38
3433645	18.19
1128528	<u>20.02</u>
	153.79

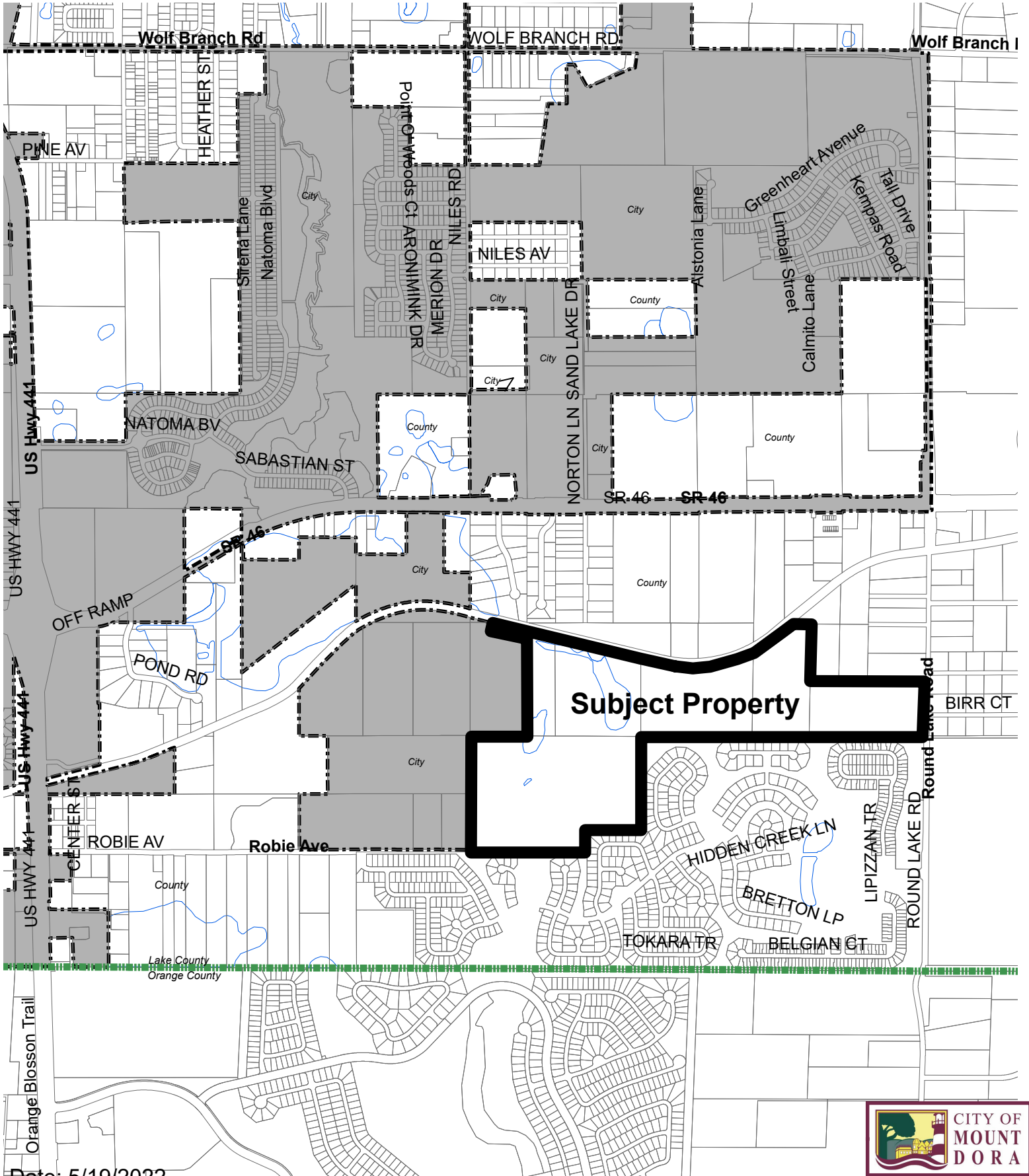
VICINITY MAP

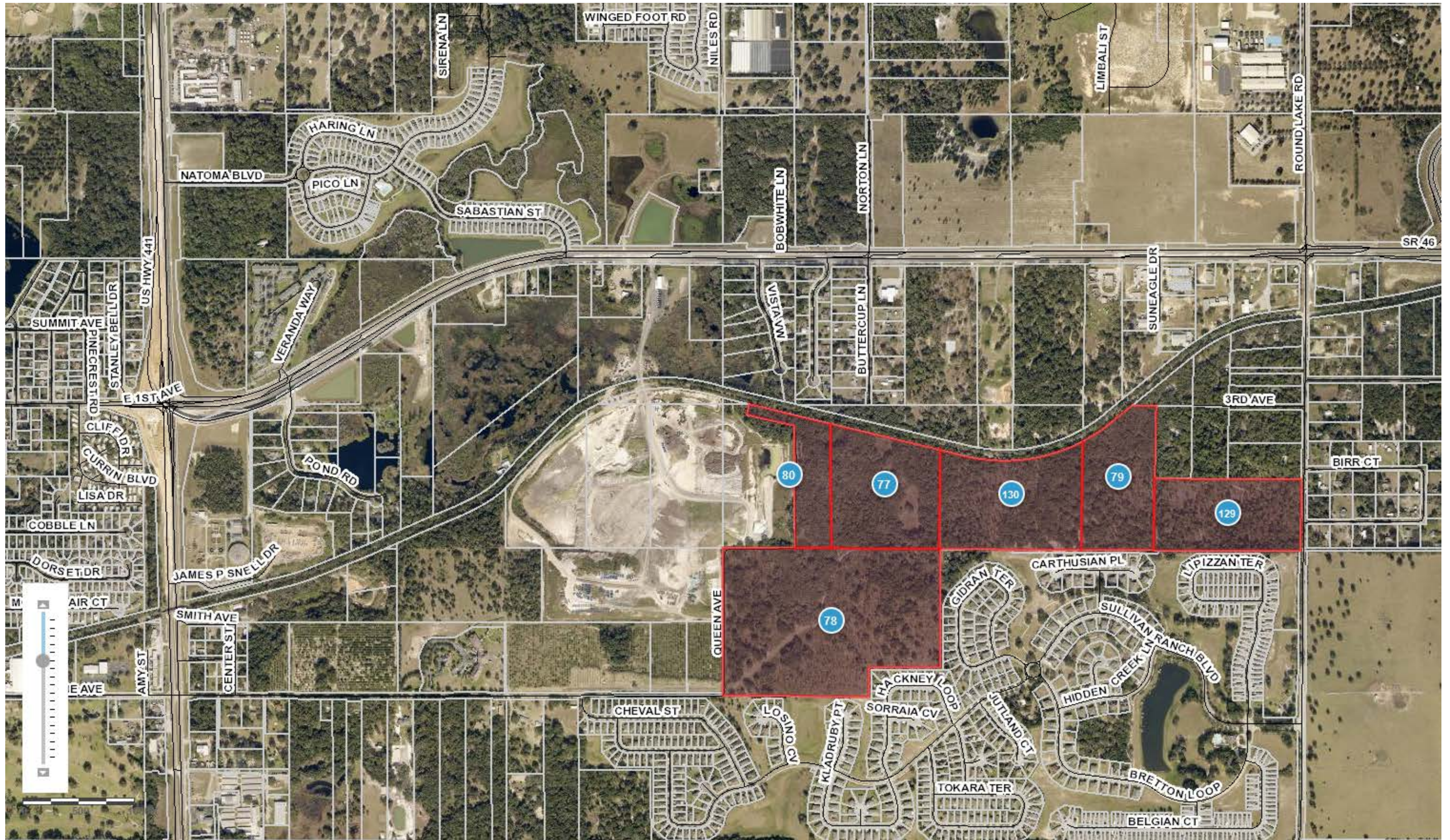
Legend

-  City Limits
-  JPA



N.T.S.

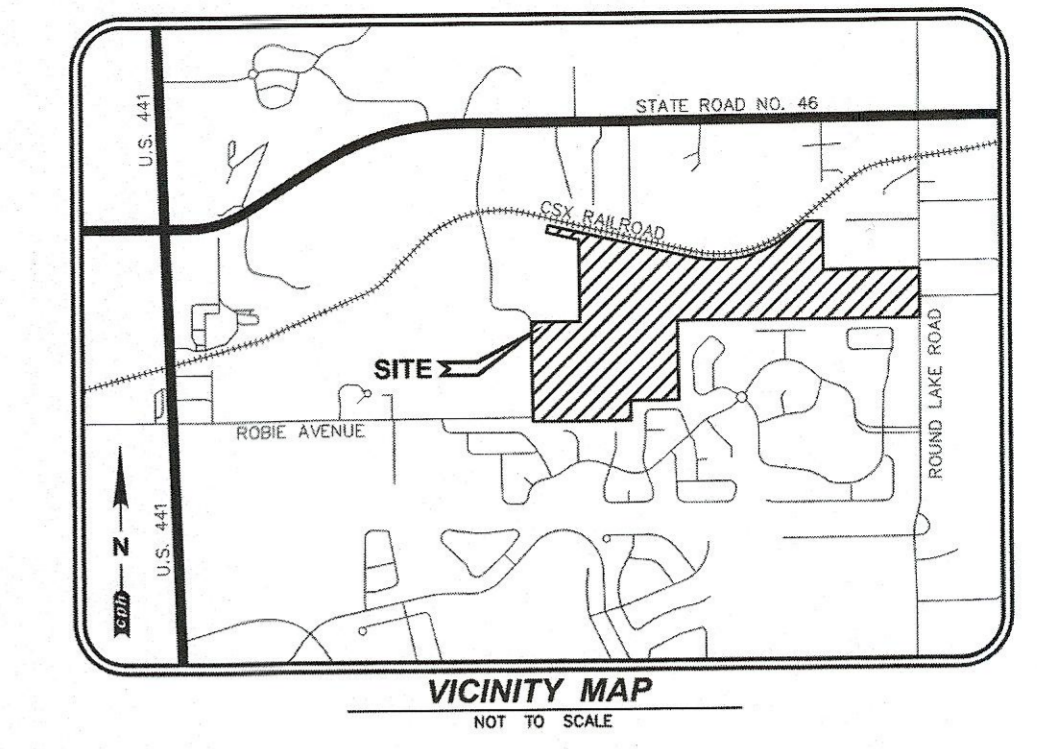
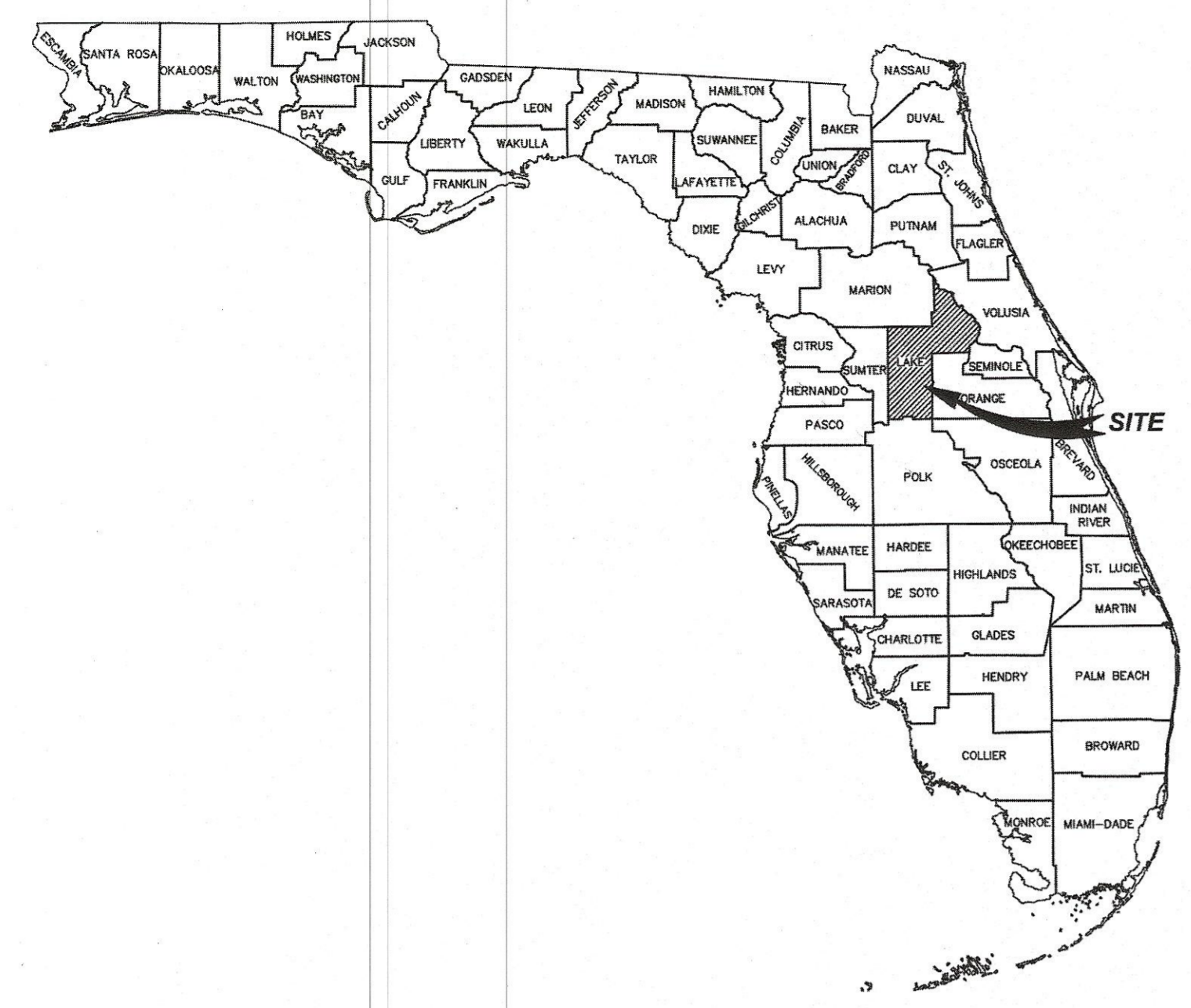




Lake County Water Authority Property for Wolf Branch Sink Preserve

Key Map of Tracts Owned by Lake County Water Authority

SKETCH AND DESCRIPTION FOR THE CITY OF MOUNT DORA LYING IN SECTION 34-TOWNSHIP 19 SOUTH-RANGE 27 EAST LAKE COUNTY, FLORIDA



Legal Description:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AND RUN S. 89°40'54" E. ALONG THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 1327.23 FEET; THENCE RUN N. 0°01'11" W. A DISTANCE OF 270.00 FEET; THENCE RUN S. 89°40'54" E. A DISTANCE OF 850.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE RUN N. 0°01'52" W. ALONG SAID WEST LINE A DISTANCE OF 1076.38 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE RUN S. 89°37'37" E. ALONG SAID NORTH LINE AND ALSO ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 3288.11 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ROUND LAKE ROAD PER OR BOOK 809, PAGE 2075, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING N. 89°37'37" W. AT A DISTANCE OF 25.00 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE RUN N. 0°03'09" E. ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 667.34 FEET TO A POINT ON THE CENTERLINE OF FIFTH AVENUE, AS SHOWN ON THE PLAT OF SUNSET HILLS AS RECORDED IN PLAT BOOK 6, PAGE 112 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN N. 89°49'13" W. ALONG SAID CENTERLINE, A DISTANCE OF 1303.95 FEET; THENCE DEPARTING SAID CENTERLINE RUN N. 0°01'36" E. ALONG THE EAST LINE OF LOT 4, BLOCK D, SAID SUNSET HILLS, A DISTANCE OF 663.06 FEET; THENCE RUN S. 89°59'14" W. ALONG THE CENTERLINE OF THIRD AVENUE, PER SAID PLAT, A DISTANCE OF 225.29 FEET TO A POINT ON THE PLATTED SOUTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COAST LINE RAILROAD (NOW KNOWN AS CSX RAILROAD); THENCE RUN S. 50°48'36" W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 228.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1591.00 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°39'00" AN ARC DISTANCE OF 1481.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N. 76°32'24" W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1996.45 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THAT CERTAIN PARCEL RECORDED IN OR BOOK 4986, PAGE 1125 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S. 13°27'36" W. ALONG SAID EASTERLY LINE, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID EASTERLY LINE RUN S.76°32'24" E., A DISTANCE OF 445.65 FEET TO A POINT ON THE CENTERLINE OF ORLANDO AVENUE OF BLOCK "F", SAID PLAT OF SUNSET HILLS; THENCE ALONG SAID CENTERLINE, RUN S. 0°00'12" E., A DISTANCE OF 1109.78 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK "F", ALSO BEING THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG SAID LINE RUN N. 89°37'37" W., A DISTANCE OF 659.88 FEET (662' PLAT) TO THE NORTHEAST CORNER OF BLOCK "H" OF SAID PLAT OF SUNSET HILLS; THENCE ALONG THE EAST LINE OF SAID BLOCK "H" RUN S. 0°02'35" E., A DISTANCE OF 673.13 FEET (675' PLAT) TO THE SOUTHEAST CORNER OF SAID BLOCK "H"; THENCE RUN S. 0°06'31" E., A DISTANCE OF 675.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,742,333 SQUARE FEET or 154.78 ACRES MORE or LESS.

Abbreviation Legend:

- (A) - ACTUAL
A/C - AIR CONDITIONER
ACSM - AMERICAN CONGRESS ON SURVEYING & MAPPING
ADA - AMERICANS WITH DISABILITIES ACT
ALTA - AMERICAN LAND TITLE ASSOCIATION
APPROX - APPROXIMATE
ARV - AIR RELEASE VALVE
AVE - AVENUE
AVG - AVERAGE
(BS) - BEARING BASIS
BFP - BACK FLOW PREVENTER
BLK - BLOCK
BLDG - BUILDING
BLVD - BOULEVARD
BM - BENCH MARK
BOC - BACK OF CURB
BOW - BACK OF WALK
BSL - BUILDING SETBACK LINE
BWF - BARBED WIRE FENCE
C-X - DENOTES SHEET NUMBERING FOR ENGINEERING PLANS
(C) - CALCULATED
OR - CHORD
CATV - CABLE TELEVISION RISER
CBS - CHORD BEARING
C.C.R. - CERTIFIED CORNER RECORD
C&G - CURB & GUTTER
C/L - CENTERLINE
CLF - CHAIN LINK FENCE
CM - CONCRETE MONUMENT
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
CONC - CONCRETE
COR - CORNER
CRPP - CORRUGATED PLASTIC PIPE
CUE - COUNTY UTILITY EASEMENT
CWS - CAN'T VERIFY SIZE
CWS&T - CAN'T VERIFY SIZE & TYPE
CWS - CROSSWALK SIGNAL
D - DESCRIPTION
DB - DEED BOOK
DBH - DIAMETER AT BREAST HEIGHT IN INCHES
DE - DRAINAGE EASEMENT
DEPT - DEPARTMENT
DIP - DUCTILE IRON PIPE
DR - DRIVE
D/U - DRAINAGE AND UTILITY EASEMENT
(E) - ENGINEERING PLAN
EJB - ELECTRIC JUNCTION BOX
EL - UNDERGROUND ELECTRICAL LINES
ELEC - ELECTRIC
ELEV - ELEVATION
ELLIP - ELLIPTICAL
EQI - END OF INFORMATION
EOP - EDGE OF PAVEMENT
FB - FIELD BOOK
FDC - FIRE DEPARTMENT CONNECTION
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
FF - FINISH FLOOR
FGL - FLAT GRATE INLET
FGLP - FIBERGLASS LIGHT POLE
FHYD - FIRE HYDRANT
FM - FORCE MAIN
FND - FOUND
FP&L - FLORIDA POWER AND LIGHT
FS - FLORIDA STATUTES
(G) - GRID (STATE PLANE)
GL - UNDERGROUND GAS LINES
GOVT - GOVERNMENT
GPR - GROUND PENETRATING RADAR
GTMH - GREASE TRAP MANHOLE
HDPE - HIGH DENSITY POLYETHYLENE PIPE
HWF - HOG WIRE FENCE
ID - IDENTIFICATION
ICV - IRRIGATION CONTROL VALVE
INFO - INFORMATION
INV - IRON PIPE
IP&C - IRON PIPE & CAP
IR - IRON ROD
IR&C - IRON REBAR & CAP
IRR - IRRIGATION
L - ARC LENGTH
L# - LICENSED BUSINESS NUMBER
LP - LIGHT POLE
(M) - MEASURED
MB - MAP BOOK
MBX - MAILBOX
MES - METERED END SECTION
MH - MANHOLE
MLP - METAL LIGHT POLE
MPH - MILES PER HOUR
MPP - METAL POWER POLE
N/A - NOT APPLICABLE
NAVD - NORTH AMERICAN VERTICAL DATUM
NAD - NORTH AMERICAN DATUM
NG - NATURAL GROUND
NGS - NATIONAL GEODETIC SURVEY
NGVD - NATIONAL GEODETIC VERTICAL DATUM
N & D - NAIL AND DISK
NO. - NUMBER
NR - NON-RADIAL
NSPS - NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NT - NON-TANGENT
NTS - NOT TO SCALE
OD - OUTSIDE DIAMETER
ORB - OFFICIAL RECORDS BOOK
OR - OFFICIAL RECORDS
OUL - OVERHEAD UTILITY LINES
OTL - OVERHEAD TRAFFIC LINES
(P) - PLAT
PB - PLAT BOOK
PC - POINT OF CURVATURE
PCC - POINT OF COMPOUND CURVATURE
PCP - PERMANENT CONTROL POINT
PFF - PROPOSED FINISHED FLOOR
PG - PAGE
POS - PAGES
PI - POINT OF INTERSECTION
PIV - POST INDICATOR VALVE
PK - PARKER KAYLON
PQB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
POL - POINT ON LINE
PP - POWER POLE
PRC - POINT OF REVERSE CURVATURE
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR & MAPPER
PT - POINT OF TANGENCY
PVC - POLYVINYL CHLORIDE PIPE
PVM - POINT OF BEGINNING
R27E - RANGE 27 EAST
R - RADIUS
RAD - RADIAL
RCP - REINFORCED CONCRETE PIPE
REC - RECOVERED
REV - REVISION
RP - RADIUS POINT
R/W - RIGHT-OF-WAY
R/S - REGISTERED LAND SURVEYOR
RW - RADIUS POINT
RWL - UNDERGROUND RECLAIM WATER LINE
RWM - RECLAIMED WATER METER
SE - SPECIAL EASEMENT
SEC 34 - SECTION 34
SMH - SANITARY SEWER MANHOLE
(SP) - STATE PLANE
SQ - SQUARE
SQ FT - SQUARE FEET
ST - STREET
STMH - STORM DRAINAGE MANHOLE
S/W - SIDEWALK
TB - TANGENT BEARING
T19S - TOWNSHIP 19 SOUTH
TEL - TELEPHONE
TL - OVERHEAD TRAFFIC SIGNAL LINES
TOB - TOP OF BANK
TOE - TOP OF SLOPE
TR - TELEPHONE RISER
TRANS - TRANSFORMER
TSB - TRAFFIC SIGNAL BOX
TSSP - TRAFFIC SIGNAL SUPPORT POLE
UL - UNDERGROUND CABLE TV LINES
(TYP) - TYPICAL
UE - UTILITY EASEMENT
UNK - UNKNOWN
UTL - UNDERGROUND TELEPHONE LINES
W/ - WITH
WF - WROUGHT IRON FENCE
WL - UNDERGROUND WATER LINE
WLP - WOOD LIGHT POLE
WM - WATER METER
WP - WORK PROGRAM
WPF - WOOD POST FENCE
WPP - WOOD POWER POLE
WV - WATER VALVE

Line Legend:

- NOT TO SCALE
1 - 1 FOOT CONTOURS
5 - 5 FOOT CONTOURS
ADJ - ADJOINER PROPERTY LINES
BWF - BARBED WIRE FENCE
BRO - BROKEN LINE
UC - BURIED CABLE
UCTV - BURIED CABLE TELEVISION
UE - BURIED ELECTRIC
UFO - BURIED FIBER OPTICS
UG - BURIED GAS
URW - BURIED RECLAIMED WATER LINE
SAN - BURIED SANITARY LINES
FM - BURIED SANITARY SEWER FORCE MAIN LINE
TC - BURIED TRAFFIC CONTROL
UT - BURIED TELEPHONE LINE
UW - BURIED WATER LINES
CUL - CENTER LINE R/W
CLF - CHAIN LINK FENCE
E - EASEMENT LINES (EXISTING)
E - EASEMENT LINES (PROPOSED)
EDW - EDGE OF WATER LINES
EDP - EXISTING DRAINAGE PIPES
E - EXISTING DRAINAGE PIPES (TERMINUS & ANGLE UNKNOWN)
FW - FIRE WATER MAIN LINES
HW - HOT WATER SUPPLY LINES
IRR - IRRIGATION LINES
OTL - OVERHEAD TRAFFIC LINES
OU - OVERHEAD UTILITY LINES
S - SQUARE
S - SQUARE FEET
ST - STREET
STMH - STORM DRAINAGE MANHOLE
S/W - SIDEWALK
TB - TANGENT BEARING
T19S - TOWNSHIP 19 SOUTH
TEL - TELEPHONE
TL - OVERHEAD TRAFFIC SIGNAL LINES
TOB - TOP OF BANK
TOE - TOP OF SLOPE
TR - TELEPHONE RISER
TRANS - TRANSFORMER
TSB - TRAFFIC SIGNAL BOX
TSSP - TRAFFIC SIGNAL SUPPORT POLE
UL - UNDERGROUND CABLE TV LINES
(TYP) - TYPICAL
UE - UTILITY EASEMENT
UNK - UNKNOWN
UTL - UNDERGROUND TELEPHONE LINES
W/ - WITH
WF - WROUGHT IRON FENCE
WL - UNDERGROUND WATER LINE
WLP - WOOD LIGHT POLE
WM - WATER METER
WP - WORK PROGRAM
WPF - WOOD POST FENCE
WPP - WOOD POWER POLE
WV - WATER VALVE

Symbol Legend:

- NOT TO SCALE
AIR RELEASE VALVE
BORING HOLE LOCATION
BRICK PAVERS
CABLE TV RISER
CENTRAL ANGLE
CLEAN OUT
COMMUNICATION MANHOLE
CONCRETE
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DUAL)
CONCRETE LIGHT POLE (TRIPLE)
CONCRETE LIGHT POLE (QUAD)
CONCRETE MITERED END SECTION
CONCRETE PAVERS
CONCRETE RIP RAP
CONCRETE UTILITY POLE
COUNTY ROAD SYMBOL
SECTION CORNER
4" X 4" CM LB #7143
5/8" IR&C LB #7143
SIGN
SITE BENCH MARK
EXISTING SEWER MANHOLE
STRIPING (DIRECTIONAL)
TELEPHONE CABLE RISER
TELEPHONE MANHOLE
TELEPHONE LINE MARKER
TELEPHONE JUNCTION BOX
TEST HOLE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL SUPPORT POLE
UNKNOWN MANHOLE
UNKNOWN UTILITY MARKER
UNKNOWN RISER
UNKNOWN VALVE
UTILITY FLAG (AS NOTED)
VENT (AS NOTED)
WATER METER
WATER RISER
WATER SERVICE
WATER SPIGOT
WATER VALVE
WELL
WETLAND FLAG
WOOD UTILITY POLE
WATER LINE MARKER
WIRE HEIGHTS (SEE CHART)

Sign Legend:

- NOT TO SCALE
(R1) - ROW NUMBER SIGN
(B) - BUS STOP SIGN
(DE) - DEAD END SIGN
(DNE) - DO NOT ENTER SIGN (R5-1)
(HC) - HANDICAP SIGN
(HC) - DUAL HANDICAP SIGN
(FDC) - FIRE DEPARTMENT CONNECTION
(INFO) - INFORMATION SIGN
(KR) - KEEP RIGHT SIGN
(LTO) - LEFT TURN ONLY
(DUAL) - DUAL PARKING SIGN
(ME) - MEDIAN SIGN
(MO) - MOBILE ORDER PARKING SIGN
(ND) - NO DUMPING SIGN
(NL) - NO LEFT TURN SIGN (R3-2)
(NL) - NO LITTERING SIGN
(NO) - NO OUTLET SIGN
(FL) - NO PARKING FIRE LANE SIGN
(NOR) - NO RIGHT TURN SIGN (R3-1)
(NIT) - NO THRU TRAFFIC SIGN
(NOT) - NO TRUCKS (R5-2)
(NP) - NO PARKING SIGN
(1W) - ONE WAY SIGN (R6-2)
(PE) - PEDESTRIAN CROSSING SIGN
(FU) - PICKUP PARKING SIGN
(RP) - RESERVED PARKING SIGN
(RTO) - RIGHT TURN ONLY
(SL) - SPEED LIMIT SIGN
(ST) - STOP SIGN (R1-1)
(SS) - STREET SIGN
(TZ) - TOW AWAY ZONE SIGN
(TE) - TRUCK ENTRANCE SIGN
(TX) - TRUCK EXIT SIGN
(U) - UNKNOWN SIGN
(WL) - WEIGHT LIMIT SIGN
(WW) - WRONG WAY SIGN
(Y) - YIELD SIGN

Survey Notes:

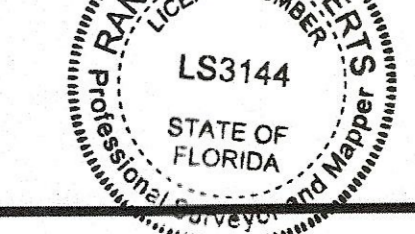
- 1. COPIES OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM AS BEING S 89°37'37" E ALONG THE NORTH LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 27 EAST.
4. THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
5. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
6. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

Index of Sheets

- 1 COVER SHEET
2 SKETCH AND DESCRIPTION

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on June 1, 2022. I further certify that this "Sketch and Description" meets the minimum standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, except to FS 472.027.



For the Firm By: Randall L. Roberts, RLS
Professional Surveyor and Mapper
Florida Registration No. 3144

CPH logo and contact information: www.cphcorp.com, A Full Service A & E Firm, 500 West Fulton Street, Sanford, FL 32771, Ph: 407.322.6841. Also includes 'CELEBRATING 40 YEARS' logo.

Table with columns for No., Date, and Revision. Includes 'Field Crew: N/A', 'Drawn By: J. Bach', 'Checked By: P. Katrek', 'Approved By: R. Roberts', 'Job No.: M7000.01', 'Date: 6/1/2022', and '© 2022'.

SKETCH AND DESCRIPTION
CITY OF MOUNT DORA
SECTION 34-TOWNSHIP 19 SOUTH-RANGE 27 EAST
LAKE COUNTY, FLORIDA
NOT VALID WITHOUT SHEETS 1 AND 2 OF 2
Sheet No. 1

[TRACT 77](#)

SUNSET HILLS FROM W 1/4 COR OF SEC RUN 89DEG 31MIN 27SEC E ALONG SAID EAST-WEST MID-SEC LINE 989.87 FT FOR POB, CONT N 89DEG 31MIN 27SEC 988.42 FT, N 00DEG 52MIN 48SEC W 905.74 FT TO S'LY R/W LINE OF RR, N 77DEG 23MIN 17SEC W ALONG S'LY R/W LINE OF RR 1016.25 FT TO CENTERLINE OF NASHVILLE AV, S 00DEG 52MIN 14SEC E ALONG SAID CENTER LINE 1135.87 FT TO POB, ALSO DESC AS LOTS 3, 5, 6, BLK E, LOTS 4, 8 BLK F, THAT PART OF VACATED STS, PB 6 PG 112 ORB 1156 PG 1252 ORB 1156 PG 1254

[TRACT 78](#)

BEG AT SW COR OF NW 1/4 OF SW 1/4 OF SEC, RUN N 89DEG 27MIN 29SEC E A DIST OF 1327.23 FT, THENCE N 00DEG 52MIN 48SEC W 270 FT, THENCE RUN N 89DEG 27MIN 29SEC E 650 FT TO E LINE OF W 1/2 OF NE 1/4 OF SW 1/4 OF SEC, THENCE RUN N 00DEG 52MIN 48SEC W ALONG THE E LINE A DIST OF 1076.63 FT TO THE EAST-WEST MID-SECTION LINE, THENCE RUN S 89DEG 31MIN 27SEC W ALONG THE EAST-WEST MID-SECTION LINE A DIST OF 1978.29 FT TO THE W 1/4 COR OF SEC, THENCE RUN S 00DEG 55MIN 28SEC E ALONG THE W LINE OF THE SW 1/4 A DIST OF 1348.92 FT TO POB ORB 1171 PG 2157

[TRACT 79](#)

SUNSET HILLS LOTS 3, 4, 7, 8 BLK D, W 1/2 OF VACATED ELLIS AVE E OF LOT 4 BLK D PB 6 PG 112 ORB 1777 PG 2258

[TRACT 80](#)

SUNSET HILLS THAT PART OF BLK F DESCRIBED AS FOLLOWS: FROM W 1/4 COR OF SEC RUN N 89DEG 31MIN 27SEC E ALONG MID-SEC LINE 659.92 FT TO CENTERLINE OF ORLANDO AV & POB, CONT N 89DEG 31MIN 27SEC E 329.95 FT TO CENTER LINE OF NASHVILLE AV N 00DEG 52MIN 14SEC W 1135.87 FT TO A PT ON S'LY R/W LINE OF A C L RR, N 77DEG 23MIN 17SEC W ALONG S'LY R/W OF A C L RR 760.59 FT, S 12DEG 36MIN 43SEC W 100 FT, S 77DEG 23MIN 17SEC E 445.65 FT TO CENTERLINE OF ORLANDO AV, S 00DEG 51MIN 05SEC E 1109.78 FT TO POB, BEING PART OF LOTS 1 & 2, ALL OF LOTS 3 7 BLK F PB 6 PG 112 ORB 1220 PG 1905

[TRACT 129](#)

SUNSET HILLS LOTS 5, 6, 7, 8, BLK C PB 6 PG 112 ORB 1777 PG 2258

[TRACT 130](#)

SUNSET HILLS LOTS 2, 5, 6, BLK D, LOTS 4, 7, 8, BLK E PB 6 PG 112 ORB 1198 PG 2026

- [Tract links](#) are to the Lake County Property Appraiser property record card for that tract.
- Legal descriptions on this sheet are copied from the property record card for that tract.
- See legal descriptions on deeds provided separately for each tract.

An act relating to the Oklawaha Basin Recreation and Water Conservation and Control Authority, Lake County; amending ch. 29222, Laws of Florida, 1953, as amended; changing the name of the authority to the Lake County Water Authority; increasing the number of members of the board of trustees; requiring that members be elected in nonpartisan elections conducted by the county supervisor of elections in accordance with the Florida Election Code; providing residence requirements; limiting the number of terms a member may serve; providing for transition; prohibiting any board member from serving as executive director of the authority; changing the number of board members required to constitute a quorum, to conform; conforming property assessment procedures to general law; providing for certification of millage to the county tax collector; providing a cap on millage; prescribing additional purposes of the Authority; authorizing the board to delegate duties to the Executive Director under certain conditions; authorizing the Authority to issue revenue bonds; providing for a referendum; requiring the Authority to prepare a plan and annual reports; repealing obsolete provisions; providing for future review of the authority; providing severability; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Chapter 29222, Laws of Florida, 1953, as amended by chapters 57-1484, 59-1466, 63-1507, 65-1787, and 69-1209, Laws of Florida, is amended to read:

Section 1. The Legislature finds:

(a) That Lake County has within its boundaries large acreage of highly developed agricultural land, including thousands of acres of citrus groves and fruit and vegetable producing land.

(b) That the problem of an adequate supply of fresh water for this developed land and for the remaining thousands of acres of undeveloped land in the county, as well as an adequate supply of safe and healthful fresh water for human and animal consumption, is of grave concern to the county and its citizens and taxpayers.

(c) That there are many streams, lakes, and canals in the county, including two chains of lakes, each having a large water storage capacity.

(d) That the proper control by drainage, irrigation, and storage of the fresh water in these streams, lakes, and canals is necessary to the material development in the county in which all of its citizens and taxpayers will be the beneficiaries.

(e) That the most important source of income of the people of Florida is the tourist business, and in Lake County the tourist business is second in

Return to (enclose self-addressed stamped envelope)

Name: Sanford A. Minkoff
Minkoff and McDaniel, P.A.
Address: 226 W. Alfred Street
Tavares, Florida 32778

This Instrument Prepared by:
Sanford A. Minkoff
Address: Minkoff and McDaniel, P.A.
226 W. Alfred Street
Tavares, Florida 32778
Property Appraisers Parcel Identification (Folio) Number(s):
92 16348
Grantee(s) S.S. # (s):

©Sensiblok Paper & Printing Co., Inc. 1987

REC 9.00 RECEIVED FOR
TF 1.50 EXCISE TAXES
DOC. 6 JAMES C. WATKINS
INT. 0 CLERK LAKE CO FL
BY [Signature] D. BOOK 1156 PAGE 1254

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this _____ day of _____, A.D. 19 _____, by
HENRY EDGAR KNOECHEL and JOANNE LOUISE KNOECHEL, as Trustees and
first party, to individually
OKLAWAHA BASIN RECREATION AND WATER CONSERVATION AND CONTROL AUTHORITY,
whose post office address is
107 North Lake Avenue, Tavares, Florida 32778
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth. That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, to-wit:

See Attached Schedule "A"

MAR 26 10 41 AM '92

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature] Janis R. Ellis
Witness Signature (as to first Grantor)

Janis R. Ellis
Printed Name

[Signature] Sheila J. Mathews
Witness Signature (as to first Grantor)

Sheila J. Mathews
Printed Name

[Signature] Janis R. Ellis
Witness Signature (as to second Grantor, if any)

Janis R. Ellis
Printed Name

[Signature] Sheila J. Mathews
Witness Signature (as to second Grantor, if any)

Sheila J. Mathews
Printed Name

[Signature] Henry Edgar Knoechel
Grantor Signature

HENRY EDGAR KNOECHEL
Printed Name

256 Wood Lake Drive, Maitland, FL
Post Office Address 32751

[Signature] Joanne Louise Knoechel
Grantor Signature

JOANNE LOUISE KNOECHEL
Printed Name

256 Wood Lake Drive, Maitland, FL
Post Office Address 32751

STATE OF FLORIDA
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared HENRY EDGAR KNOECHEL and JOANNE LOUISE KNOECHEL, TRUSTEES, who have provided FL Driver's License as ID and did not take an oath to me known to be the person described in and who executed the foregoing Quit-Claim Deed and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of February, A.D. 1992.



[Signature] Sheila J. Mathews
Notary Signature
Sheila J. Mathews
Printed Notary Signature

My Commission Expires
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. AUG. 21, 1993
BONDED THRU GENERAL INS. UND.

AA 692082

SCHEDULE "A"

BOOK 1156 PAGE 1255

That part of Blocks "E" and "F" of Sunset Hills Subdivision, a subdivision recorded in Plat Book 6, page 112, in the Public Records of Lake County, Florida, described as follows: Commence at the West 1/4 corner of Section 34, Township 19 South, Range 27 East, in Lake County, Florida, and run N. 89°31'27" E., along the East-West mid-section line of said Section 34 a distance of 989.87 feet to the Point of Beginning of this description; from said Point of Beginning, continue N. 89°31'27"E., along said East-West mid-section line a distance of 988.42 feet; thence run N. 00°52'48" W., 905.74 feet to a point on the Southerly right-of-way line of A.C.L. Railroad; thence run N. 77°23'17" W., along the Southerly right-of-way line of A.C.L. Railroad 1016.25 feet to the centerline of Nashville Avenue; thence run S. 00°52'14" E. along the said centerline of Nashville Avenue 1135.87 feet to the East-West mid-section line of said Section 34; to the Point of Beginning.

RBR

92 33967

BOOK 1171 PAGE 1358

REC 13.00
TF 2.00IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR LAKE COUNTY, FLORIDAOKLAWAHA BASIN RECREATION AND
WATER CONSERVATION AND CONTROL
AUTHORITYCASE NO. 92-136⁹-CA01

Plaintiff,

v.

MARY KAY DILLARD LESTER, JOSEPH C.
ARBORIO AND VERA J. ARBORIODefendants.

FINAL JUDGMENT

This action in eminent domain came on for hearing upon the stipulation filed by the Plaintiff which had been signed by the Plaintiff and all of the Defendants. After considering the pleadings, the stipulation, and other necessary matters, it is therefore ordered and adjudged as follows:

1. That the fee simple interest in the following described real property sought for appropriation and described in the complaint as follows:

Begin at the Southwest corner of the N.W. 1/4 of the S.W. 1/4 of Section 34, Township 19 South, Range 27 East, in Lake County, Florida, and run N. 89°27'29" E. along the South line of the N.W. 1/4 of the S.W. 1/4 a distance of 1327.23 feet; thence run N. 00°52'48" W., 270.00 feet; thence run N. 89°27'29" E., 650.00 feet to the East line of the W. 1/2 of the N.E. 1/4 of the S.W. 1/4 of said Section 34; thence run N. 00°52'48" W. along the East line of W. 1/2 of the N.E. 1/4 of the S.W. 1/4 a distance of 1076.63 feet to the East-West mid-section line of said Section 34; thence run S. 89°31'27" W. along the East-West mid-section line a distance of 1978.29 feet to the W. 1/4 corner of Section 34; thence run S. 00°55'28" E., along the West line of the S.W. 1/4 a distance of 1348.92 feet to the Point of Beginning.

will vest in the Plaintiff on payment by the Plaintiff of the sum

JUN 18 11 35 AM '92

Oklawaha Basin Recreation and Water Conservation and Control Authority v. Mary Kay Dillard Lester, Joseph A. Arborio, and Vera J. Arborio
Page 2

of Two Hundred Sixty Two Thousand Nine Hundred Thirty Six and 00/100 Dollars (\$262,936.00) as just compensation for the taking.

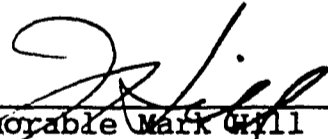
2. If within five days of entry of judgment, Plaintiff fails to file proof of payment of the required sum to the Defendant, this order will become null and void.

3. On filing proof of payment by the Plaintiff that compensation has been paid by the Plaintiff, the fee simple interest to the described real property will vest in the Plaintiff.

4. Plaintiff shall pay to the Defendants the sum of 0 Dollars for Defendants reasonable court costs, including attorneys fees.

5. The Plaintiff shall pay the amount of One Hundred Thirty One Thousand Four Hundred Sixty Eight and 00/100 Dollars (\$131,468.00) to the Defendant, Mary Kay Dillard Lester, and the amount of One Hundred Thirty One Thousand Four Hundred Sixty Eight and 00/100 Dollars (\$131,468.00) to the Defendants, Joseph C. Arborio and Vera J. Arborio, husband and wife.

DONE AND ORDERED this 12 day of June, 1992 in chambers at Tavares, Lake County, Florida.


Honorable Mark Gill

I HEREBY CERTIFY THAT a copy of the foregoing was furnished by U.S. Mail to the following persons this 15 day of June, 1992:

Mr. Joseph A. Arborio, 14 Lois Lane, Poughkeepsie, NY 12603
Ms. Vera J. Arborio, 14 Lois Lane, Poughkeepsie, NY 12603

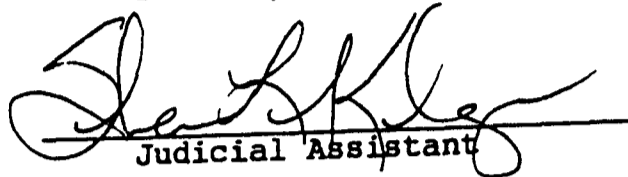
STATE OF FLORIDA, COUNTY OF LAKE
JAMES C. WATKINS, Clerk
Deputy
JUN 15 1992

BOOK 1171 PAGE 1360

Oklawaha Basin Recreation and Water Conservation and Control
Authority v. Mary Kay Dillard Lester, Joseph A. Arborio, and Vera
J. Arborio
Page 3

Mrs. Mary Kay Dillard Lester
1528 South Grove Street
Eustis, Florida 32726

Sanford A. Minkoff, Esquire
226 West Alfred Street
Tavares, Florida 32778


Judicial Assistant

June 9, 1992
F:\APPL\WP51\SAM\LITIGATE\LESTER.FJ

Doc# 99101648
Book: 1777
Page: 2258
Filed & Recorded
12/16/99 01:59:36 PM
JAMES C. WATKINS
CLERK OF CIRCUIT COURT
LAKE COUNTY
RECORDING \$ 5.00
TRUST FUND \$ 1.00

This instrument prepared by
and return to:
STEVEN J. RICHEY, ESQUIRE
Steven J. Richey, P.A.
Post Office Box 492460
Leesburg, FL 34749-2460

Parcel ID #3419270100-00D-00300
Parcel ID #3419270100-00C-00500

TRUSTEE'S DEED

THIS TRUSTEE'S DEED made the 14th day of December, 1999, by ROBERT M. ELLIS, as Trustee under that certain unrecorded Land Trust Agreement dated February 25, 1974, as to Parcel 1 and under that certain unrecorded Land Trust Agreement dated September 14, 1974, as to Parcel 2, whose post office address is 2417 Bayfront Parkway, Orlando, Florida 32806-7337 hereinafter called the Grantor, to OKLAWAHA BASIN RECREATION & WATER CONSERVATION AND CONTROL AUTHORITY, whose post office address is 107 North Lake Street, Tavares, Florida 32778, hereinafter called the 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 the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants and conveys unto the grantee, their heirs, administrators and assigns forever, all that certain land situate in Lake County, Florida, viz:

PARCEL 1:

Lots 3, 4, 7 and 8, Block D, and that portion of the Westerly 1/2 of vacated Ellis Avenue lying Easterly adjacent to said Lot 4, SUNSET HILLS, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 112, Public Records of Lake County, Florida.

PARCEL 2:

Lots 5, 6, 7 and 8, Block C, SUNSET HILLS, according to the map or plat thereof as recorded in Plat Book 6, Page 112, Public Records of Lake County, Florida.

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

TO HAVE AND TO HOLD, the same unto the Grantees, their heirs, administrators and assigns, in fee simple forever.


AND the grantor does covenant to and with the Grantees, their heirs, administrators and assigns, that in all things preliminary to and in and about this conveyance, the laws of the State of Florida have been followed and complied with in all respects.

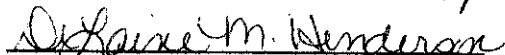
Florida Statutes Annotated, Section 201.02, Opinion of the Attorney General, 94-56, June 21, 1994:

"Conveyances executed in lieu of, or under the threat of, county condemnation proceedings are immune from circuit documentary stamp taxation regardless of whether a circuit court condemnation action has been filed."


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

Signed, sealed and delivered
in the presence of:


Print Name: Donna D. Richey


Print Name: Delaine M. Henderson

STATE OF FLORIDA
COUNTY OF LAKE

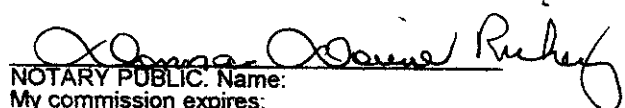
 (SEAL)
ROBERT M. ELLIS, TRUSTEE under that certain unrecorded Land Trust Agreement dated February 25, 1974, as to Parcel 1 and under that certain unrecorded Land Trust Agreement dated September 14, 1974, as to Parcel 2
2417 Bayfront Parkway
Orlando, FL 32806-7337

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgments, personally appeared ROBERT M. ELLIS, as Trustee under that certain unrecorded Land Trust Agreement dated February 25, 1974, as to Parcel 1 and under that certain unrecorded Land Trust Agreement dated September 14, 1974, as to Parcel 2, who is personally known to me (yes/no) or who produced Florida Drivers License # E 420-711-26-094-0 as identification, and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of December, 1999.



Donna Dowie Richey
MY COMMISSION # CC758059 EXPIRES
September 18, 2002
BONDED THRU TROY FAIN INSURANCE, INC.


NOTARY PUBLIC Name:
My commission expires:

Return to: (enclose self-addressed stamped envelope)

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

Name: **Sanford A. Minkoff**
Minkoff and McDaniel, P.A.
Address: **226 West Alfred Street**
Tavares FL 32778

©Seminole Paper & Printing Co., Inc. 1987

REC 900 RECEIVED FOR
TF 1.50 EXCISE TAXES
DOC 33259 JAMES C. WATKINS
INT 0 CLERK LAKE CO FL
BY BK D.C.

BOOK **1220** PAGE **1905**

This Instrument Prepared by:

Address: **Sanford A. Minkoff**
Minkoff and McDaniel, P.A.
226 West Alfred Street
Tavares, FL 32778

Property Appraiser's Parcel Identification (Folio) Number(s):

Grantee(s) S.S. #[s]: **93 20060**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 13th day of **April** A.D. 1993 by **BELVA M. CODDING-SWARTZLANDER**, a married woman,

hereinafter called the grantor, to **OKLAWAHA BASIN RECREATION AND WATER CONSERVATION AND CONTROL AUTHORITY** whose post office address is

107 North Lake Avenue, Tavares, Florida 32778 hereinafter called the 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 the grantor, for and in consideration of the sum of \$ **10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **Lake County, State of Florida**, viz:

SEE ATTACHED SCHEDULE "A" FOR LEGAL DESCRIPTION

APR 16 12 31 PM '93

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 the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby 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, 1992.

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:

Kimberly A. Kluesener
Signature

Kimberly A. Kluesener
Printed Signature

[Signature]
Signature

Sanford A. Minkoff
Printed Signature

Signature

Printed Signature

Signature

Printed Signature

STATE OF FLORIDA

COUNTY OF LAKE

BELVA M. CODDING-SWARTZLANDER, a married woman

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, that I relied upon the following form of identification of the above-named person: Florida Driver License and that an oath (was) (was not) taken.

NOTARY RUBBER STAMP SEAL: Witness my hand and official seal in the County and State last aforesaid this

Notary Public; State of Florida at Large; My Commission Expires Nov. 12, 1995; Bonded thru Agent's Notary Brokerage

13th day of **April**, A.D. 19 **93**

Kimberly A. Kluesener
Notary Signature

Kimberly A. Kluesener
Printed Notary Signature

SCHEDULE "A"
LEGAL DESCRIPTION

That part of Block "F" of Sunset Hills Subdivision, a subdivision recorded in Plat Book 6, Page 112, Public Records of Lake County, Florida, described as follows: Commence at the West 1/4 corner of Section 34, Township 19 South, Range 27 East, in Lake County, Florida and run N. 89°31'27" E., along the East-West mid-section line a distance of 659.92 feet to the center of Orlando Avenue and the Point of Beginning of this description; From said Point of Beginning, continue N. 89°31'27" E. along the East-West mid-section line a distance of 329.95 feet to the centerline of Nashville Avenue; thence run N. 00°52'14" W., along the centerline of Nashville Avenue a distance of 1,135.87 feet to a point on the Southerly right-of-way line of A.C.L. Railroad; thence run N. 77°23'17" W. along the Southerly right-of-way of A.C.L. Railroad a distance of 760.59 feet; thence run S. 12°36'43" W., 100.00 feet; thence run S. 77°23'17" E., parallel with the Southerly right-of-way of A.C.L. Railroad a distance of 445.65 feet to the centerline of Orlando Avenue; thence run S. 00°51'05" E., along the centerline of Orlando Avenue a distance of 1,109.78 feet to the Point of Beginning.

THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR(S) AS THE SAME IS DEFINED BY THE CONSTITUTION OR THE LAWS OF THE STATE OF FLORIDA.

John W. Baker, Swartylandee

Doc# 99101648
Book: 1777
Page: 2258
Filed & Recorded
12/16/99 01:59:36 PM
JAMES C. WATKINS
CLERK OF CIRCUIT COURT
LAKE COUNTY
RECORDING \$ 5.00
TRUST FUND \$ 1.00

This instrument prepared by
and return to:
STEVEN J. RICHEY, ESQUIRE
Steven J. Richey, P.A.
Post Office Box 492460
Leesburg, FL 34749-2460

Parcel ID #3419270100-00D-00300
Parcel ID #3419270100-00C-00500

TRUSTEE'S DEED

THIS TRUSTEE'S DEED made the 14th day of December, 1999, by ROBERT M. ELLIS, as Trustee under that certain unrecorded Land Trust Agreement dated February 25, 1974, as to Parcel 1 and under that certain unrecorded Land Trust Agreement dated September 14, 1974, as to Parcel 2, whose post office address is 2417 Bayfront Parkway, Orlando, Florida 32806-7337 hereinafter called the Grantor, to OKLAWAHA BASIN RECREATION & WATER CONSERVATION AND CONTROL AUTHORITY, whose post office address is 107 North Lake Street, Tavares, Florida 32778, hereinafter called the 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 the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants and conveys unto the grantee, their heirs, administrators and assigns forever, all that certain land situate in Lake County, Florida, viz:

PARCEL 1:

Lots 3, 4, 7 and 8, Block D, and that portion of the Westerly 1/2 of vacated Ellis Avenue lying Easterly adjacent to said Lot 4, SUNSET HILLS, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 112, Public Records of Lake County, Florida.

PARCEL 2:

Lots 5, 6, 7 and 8, Block C, SUNSET HILLS, according to the map or plat thereof as recorded in Plat Book 6, Page 112, Public Records of Lake County, Florida.

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

TO HAVE AND TO HOLD, the same unto the Grantees, their heirs, administrators and assigns, in fee simple forever.


AND the grantor does covenant to and with the Grantees, their heirs, administrators and assigns, that in all things preliminary to and in and about this conveyance, the laws of the State of Florida have been followed and complied with in all respects.

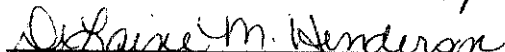
Florida Statutes Annotated, Section 201.02, Opinion of the Attorney General, 94-56, June 21, 1994:

"Conveyances executed in lieu of, or under the threat of, county condemnation proceedings are immune from circuit documentary stamp taxation regardless of whether a circuit court condemnation action has been filed."


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

Signed, sealed and delivered
in the presence of:


Print Name: Donna D. Richey


Print Name: Delaine M. Henderson

STATE OF FLORIDA
COUNTY OF LAKE

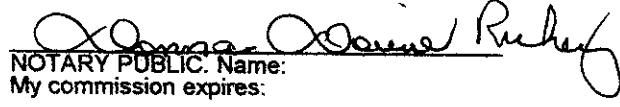
 (SEAL)
ROBERT M. ELLIS, TRUSTEE under that certain unrecorded Land Trust Agreement dated February 25, 1974, as to Parcel 1 and under that certain unrecorded Land Trust Agreement dated September 14, 1974, as to Parcel 2
2417 Bayfront Parkway
Orlando, FL 32806-7337

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgments, personally appeared ROBERT M. ELLIS, as Trustee under that certain unrecorded Land Trust Agreement dated February 25, 1974, as to Parcel 1 and under that certain unrecorded Land Trust Agreement dated September 14, 1974, as to Parcel 2, who is personally known to me (yes/no) or who produced Florida Drivers License # E 420-711-26-094-0 as identification, and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of December, 1999.



Donna Dowie Richey
MY COMMISSION # CC758059 EXPIRES
September 18, 2002
BONDED THRU TROY FAIN INSURANCE, INC.


NOTARY PUBLIC Name:
My commission expires:

This Instrument Prepared By
and Return to:
Sanford A. Minkoff
Minkoff and McDaniel, P.A.
226 W. Alfred Street
Tavares, FL 32778
92 65791

REC 5.00 RECEIVED FOR
TF 1.00 EXCISE TAXES
DOC 1066.89 JAMES C. WATKINS
INT 0 CLERK LAKE CO FL
BY CO D.C.

BOOK **1198** PAGE **2026**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 2ND day of December, 1992, by ROBERT M. ELLIS, as Trustee under the provisions of a certain unrecorded Land Trust Agreement dated February 25, 1974, whose post office address is 1318 N. Mills Avenue, Orlando, FL 32803, hereinafter called the Grantor, to OKLAWAHA BASIN RECREATION AND WATER CONSERVATION AND CONTROL AUTHORITY, whose post office address is 107 North Lake Avenue, Tavares, FL 32778, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Lake County, State of Florida, viz:

Lots 2, 5 and 6, Block D, and Lots 4, 7 and 8, Block E, SUNSET HILLS according to the plat thereof as recorded in Plat Book 6, Page 112, Lake County, Florida.

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 covenants that the premises are free from all encumbrances made by grantor and grantor does hereby bind grantor and grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the grantee above name and grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the grantor, but not otherwise.

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:

Eleanor C. Luna
Signature
Printed: ELEANOR C. LUNA

Robert M. Ellis Trustee
ROBERT M. ELLIS, as Trustee

Sheila J. Mathews
Signature
Printed: SHEILA J. MATHEWS

DEC 4 11:39 AM '92
FILED

STATE OF FLORIDA)
COUNTY OF ~~LAKE~~ ORANGE)

The foregoing instrument was acknowledged before this, 2ND day of December, 1992, by ROBERT M. ELLIS, as Trustee under the provisions of a certain unrecorded Land Trust Agreement dated February 25, 1974, who is personally known to me/has provided Florida Drivers License as identification and who did not take an oath.

Sheila J. Mathews
Notary Public's Signature
Print Name: SHEILA J. MATHEWS

My Commission Expires:

#AA 692082

PROPERTY RECORD CARD

General Information

Name:	LAKE COUNTY WATER AUTHORITY	Alternate Key:	1128528
Mailing Address:	27351 STATE ROAD 19 TAVARES, FL 32778-3119 Update Mailing Address	Parcel Number: ⓘ	34-19-27-0100-00C-00500
		Millage Group and City:	0002 Unincorporated
		2021 Total Certified Millage Rate:	13.7509
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	ROUND LAKE RD MOUNT DORA FL, 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	SUNSET HILLS LOTS 5, 6, 7, 8, BLK C PB 6 PG 112 ORB 1777 PG 2258		
<p><small>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.</small></p>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT GOVT COUNTY (8086)	0	0		20.000	Acre	\$0.00	\$60,000.00

[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
1777 / 2258	12/1999	Trustees Deed	Unqualified	Vacant	\$1.00
764 / 567	10/1982	Quit Claim Deed	Unqualified	Vacant	\$1.00
762 / 1585	10/1982	Quit Claim Deed	Unqualified	Vacant	\$1.00
565 / 634	01/1974	Misc Deed/Document	Qualified	Vacant	\$65,000.00

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

Values and Estimated Ad Valorem Taxes ⓘ

ATTACHMENT #1

Values shown below are 2022 WORKING 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	\$60,000	\$60,000	\$0	5.0529	\$0.00
SCHOOL BOARD STATE	\$60,000	\$60,000	\$0	3.5940	\$0.00
SCHOOL BOARD LOCAL	\$60,000	\$60,000	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$60,000	\$60,000	\$0	0.3229	\$0.00
NORTH LAKE HOSPITAL DIST	\$60,000	\$60,000	\$0	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$60,000	\$60,000	\$0	0.2189	\$0.00
LAKE COUNTY MSTU STORMWATER	\$60,000	\$60,000	\$0	0.4957	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$60,000	\$60,000	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$60,000	\$60,000	\$0	0.0918	\$0.00
LAKE COUNTY MSTU FIRE	\$60,000	\$60,000	\$0	0.5138	\$0.00
				Total: 13.7509	Total: \$0.00

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)

ATTACHMENT #1

[Learn More](#) [View the Law](#)

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 March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	LAKE COUNTY WATER AUTHORITY	Alternate Key:	3387830
Mailing Address:	27351 STATE ROAD 19 TAVARES, FL 32778-3119 Update Mailing Address	Parcel Number: ⓘ	34-19-27-0003-000-00401
		Millage Group and City:	0002 Unincorporated
		2021 Total Certified Millage Rate:	13.7509
		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:	BEG AT SW COR OF NW 1/4 OF SW 1/4 OF SEC, RUN N 89DEG 27MIN 29SEC E A DIST OF 1327.23 FT, THENCE N 00DEG 52MIN 48SEC W 270 FT, THENCE RUN N 89DEG 27MIN 29SEC E 650 FT TO E LINE OF W 1/2 OF NE 1/4 OF SW 1/4 OF SEC, THENCE RUN N 00DEG 52MIN 48SEC W ALONG THE E LINE A DIST OF 1076.63 FT TO THE EAST-WEST MID-SECTION LINE, THENCE RUN S 89DEG 31MIN 27SEC W ALONG THE EAST-WEST MID-SECTION LINE A DIST OF 1978.29 FT TO THE W 1/4 COR OF SEC, THENCE RUN S 00DEG 55MIN 28SEC E ALONG THE W LINE OF THE SW 1/4 A DIST OF 1348.92 FT TO POB ORB 1171 PG 2157		
<p><small>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.</small></p>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT GOVT COUNTY (8086)	0	0		57.230	Acre	\$0.00	\$1,253,337.00

[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
1171 / 1358	06/1992	Misc Deed/Document	Unqualified	Vacant	\$0.00
1171 / 2157	05/1992	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 2022 WORKING 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	\$1,253,337	\$1,253,337	\$0	5.0529	\$0.00
SCHOOL BOARD STATE	\$1,253,337	\$1,253,337	\$0	3.5940	\$0.00
SCHOOL BOARD LOCAL	\$1,253,337	\$1,253,337	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$1,253,337	\$1,253,337	\$0	0.3229	\$0.00
NORTH LAKE HOSPITAL DIST	\$1,253,337	\$1,253,337	\$0	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$1,253,337	\$1,253,337	\$0	0.2189	\$0.00
LAKE COUNTY MSTU STORMWATER	\$1,253,337	\$1,253,337	\$0	0.4957	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$1,253,337	\$1,253,337	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$1,253,337	\$1,253,337	\$0	0.0918	\$0.00
LAKE COUNTY MSTU FIRE	\$1,253,337	\$1,253,337	\$0	0.5138	\$0.00
				Total: 13.7509	Total: \$0.00

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](#)

ATTACHMENT #1

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](#)

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PROPERTY RECORD CARD

General Information

Name:	LAKE COUNTY WATER AUTHORITY	Alternate Key:	1128536
Mailing Address:	27351 STATE ROAD 19 TAVARES, FL 32778-3119 Update Mailing Address	Parcel Number: ⓘ	34-19-27-0100-00D-00200
		Millage Group and City:	0002 Unincorporated
		2021 Total Certified Millage Rate:	13.7509
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	CARTHUSIAN PL MOUNT DORA FL, 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	SUNSET HILLS LOTS 2, 5, 6, BLK D, LOTS 4, 7, 8, BLK E PB 6 PG 112 ORB 1198 PG 2026		
<p><small>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.</small></p>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT GOVT COUNTY (8086)	0	0		25.380	Acre	\$0.00	\$121,824.00

[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
1198 / 2026	12/1992	Warranty Deed	Qualified	Vacant	\$152,400.00
1137 / 1698	11/1991	Misc Deed/Document	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 2022 WORKING 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.

ATTACHMENT #1

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$121,824	\$121,824	\$0	5.0529	\$0.00
SCHOOL BOARD STATE	\$121,824	\$121,824	\$0	3.5940	\$0.00
SCHOOL BOARD LOCAL	\$121,824	\$121,824	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$121,824	\$121,824	\$0	0.3229	\$0.00
NORTH LAKE HOSPITAL DIST	\$121,824	\$121,824	\$0	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$121,824	\$121,824	\$0	0.2189	\$0.00
LAKE COUNTY MSTU STORMWATER	\$121,824	\$121,824	\$0	0.4957	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$121,824	\$121,824	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$121,824	\$121,824	\$0	0.0918	\$0.00
LAKE COUNTY MSTU FIRE	\$121,824	\$121,824	\$0	0.5138	\$0.00
				Total: 13.7509	Total: \$0.00

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

ATTACHMENT #1

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PROPERTY RECORD CARD

General Information

Name:	LAKE COUNTY WATER AUTHORITY	Alternate Key:	3372379
Mailing Address:	27351 STATE ROAD 19 TAVARES, FL 32778-3119 Update Mailing Address	Parcel Number: ⓘ	34-19-27-0100-00E-00300
		Millage Group and City:	0002 Unincorporated
		2021 Total Certified Millage Rate:	13.7509
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	BUTTERCUP 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:	SUNSET HILLS FROM W 1/4 COR OF SEC RUN 89DEG 31MIN 27SEC E ALONG SAID EAST-WEST MID-SEC LINE 989.87 FT FOR POB, CONT N 89DEG 31MIN 27SEC 988.42 FT, N 00DEG 52MIN 48SEC W 905.74 FT TO S'LY R/W LINE OF RR, N 77DEG 23MIN 17SEC W ALONG S'LY R/W LINE OF RR 1016.25 FT TO CENTERLINE OF NASHVILLE AV, S 00DEG 52MIN 14SEC E ALONG SAID CENTER LINE 1135.87 FT TO POB, ALSO DESC AS LOTS 3, 5, 6, BLK E, LOTS 4, 8 BLK F, THAT PART OF VACATED STS, PB 6 PG 112 ORB 1156 PG 1252 ORB 1156 PG 1254		
<small>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.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT GOVT COUNTY (8086)	0	0		23.000	Acre	\$0.00	\$153,180.00

[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
1156 / 1254	03/1992	Quit Claim Deed	Unqualified	Vacant	\$0.00
1156 / 1252	02/1992	Warranty Deed	Qualified	Vacant	\$115,000.00

Values and Estimated Ad Valorem Taxes


Values shown below are 2022 WORKING 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	\$153,180	\$153,180	\$0	5.0529	\$0.00
SCHOOL BOARD STATE	\$153,180	\$153,180	\$0	3.5940	\$0.00
SCHOOL BOARD LOCAL	\$153,180	\$153,180	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$153,180	\$153,180	\$0	0.3229	\$0.00
NORTH LAKE HOSPITAL DIST	\$153,180	\$153,180	\$0	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$153,180	\$153,180	\$0	0.2189	\$0.00
LAKE COUNTY MSTU STORMWATER	\$153,180	\$153,180	\$0	0.4957	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$153,180	\$153,180	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$153,180	\$153,180	\$0	0.0918	\$0.00
LAKE COUNTY MSTU FIRE	\$153,180	\$153,180	\$0	0.5138	\$0.00
				Total: 13.7509	Total: \$0.00

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

ATTACHMENT #1

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](#)

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PROPERTY RECORD CARD

General Information

Name:	LAKE COUNTY WATER AUTHORITY	Alternate Key:	3448707
Mailing Address:	27351 STATE ROAD 19 TAVARES, FL 32778-3119 Update Mailing Address	Parcel Number: ⓘ	34-19-27-0100-00F-00101
		Millage Group and City:	0002 Unincorporated
		2021 Total Certified Millage Rate:	13.7509
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	QUEEN 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:	SUNSET HILLS THAT PART OF BLK F DESCRIBED AS FOLLOWS: FROM W 1/4 COR OF SEC RUN N 89DEG 31MIN 27SEC E ALONG MID-SEC LINE 659.92 FT TO CENTERLINE OF ORLANDO AV & POB, CONT N 89DEG 31MIN 27SEC E 329.95 FT TO CENTER LINE OF NASHVILLE AV N 00DEG 52MIN 14SEC W 1135.87 FT TO A PT ON S'LY R/W LINE OF A C L RR, N 77DEG 23MIN 17SEC W ALONG S'LY R/W OF A C L RR 760.59 FT, S 12DEG 36MIN 43SEC W 100 FT, S 77DEG 23MIN 17SEC E 445.65 FT TO CENTERLINE OF ORLANDO AV, S 00DEG 51MIN 05SEC E 1109.78 FT TO POB, BEING PART OF LOTS 1 & 2, ALL OF LOTS 3 7 BLK F PB 6 PG 112 ORB 1220 PG 1905		
<small>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.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT GOVT COUNTY (8086)	0	0		10.150	Acre	\$0.00	\$30,450.00

[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
1220 / 1905	04/1993	Warranty Deed	Unqualified	Vacant	\$47,500.00

Values and Estimated Ad Valorem Taxes


Values shown below are 2022 WORKING 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	\$30,450	\$30,450	\$0	5.0529	\$0.00
SCHOOL BOARD STATE	\$30,450	\$30,450	\$0	3.5940	\$0.00
SCHOOL BOARD LOCAL	\$30,450	\$30,450	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$30,450	\$30,450	\$0	0.3229	\$0.00
NORTH LAKE HOSPITAL DIST	\$30,450	\$30,450	\$0	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$30,450	\$30,450	\$0	0.2189	\$0.00
LAKE COUNTY MSTU STORMWATER	\$30,450	\$30,450	\$0	0.4957	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$30,450	\$30,450	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$30,450	\$30,450	\$0	0.0918	\$0.00
LAKE COUNTY MSTU FIRE	\$30,450	\$30,450	\$0	0.5138	\$0.00
				Total: 13.7509	Total: \$0.00

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

ATTACHMENT #1

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](#)

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PROPERTY RECORD CARD

General Information

Name:	LAKE COUNTY WATER AUTHORITY	Alternate Key:	3433645
Mailing Address:	27351 STATE ROAD 19 TAVARES, FL 32778-3119 Update Mailing Address	Parcel Number: ⓘ	34-19-27-0100-00D-00300
		Millage Group and City:	0002 Unincorporated
		2021 Total Certified Millage Rate:	13.7509
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	CARTHUSIAN PL MOUNT DORA FL, 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	SUNSET HILLS LOTS 3, 4, 7, 8 BLK D, W 1/2 OF VACATED ELLIS AVE E OF LOT 4 BLK D PB 6 PG 112 ORB 1777 PG 2258		
<small>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.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT GOVT COUNTY (8086)	0	0		18.250	Acre	\$0.00	\$54,750.00

[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
1777 / 2258	12/1999	Trustees Deed	Unqualified	Vacant	\$1.00
1198 / 2024	12/1992	Quit Claim Deed	Unqualified	Vacant	\$0.00

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

Values and Estimated Ad Valorem Taxes ⓘ

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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	\$54,750	\$54,750	\$0	5.0529	\$0.00

FUND

SCHOOL BOARD STATE	\$54,750	\$54,750	\$0	3.5940	\$0.00
SCHOOL BOARD LOCAL	\$54,750	\$54,750	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$54,750	\$54,750	\$0	0.3229	\$0.00
NORTH LAKE HOSPITAL DIST	\$54,750	\$54,750	\$0	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$54,750	\$54,750	\$0	0.2189	\$0.00
LAKE COUNTY MSTU STORMWATER	\$54,750	\$54,750	\$0	0.4957	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$54,750	\$54,750	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$54,750	\$54,750	\$0	0.0918	\$0.00
LAKE COUNTY MSTU FIRE	\$54,750	\$54,750	\$0	0.5138	\$0.00
Total:				13.7509	Total: \$0.00

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

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**CITY OF
MOUNT
DORA**

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

E-mail: plandev@cityofmoundora.com

DATE: July 20, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Application for a Conditional Use Permit; Create Conservatory Private School; Located at 4900 Lake Park Court.; Mason Group Investments, LLC (Owner); Nicole Duslak, Create Conservatory (Applicant). Project No. CUP22-03.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced request to allow a private school within the C-3 Zoning District and issuance of Development Order.

REFERENCES/SUPPORT:

Section 5.1 LDC

SITE SUMMARY:

Owner	Randy Mason, Mason Group Investments, LLC.
Applicant	Nicole Duslak, Create Conservatory
General Location:	South of U.S. Highway 441 & Private Drive at the terminus of Lake Park Ct. - 4900 Lake Park Ct.
Alternate Key Nos.	3731999
Zoning District:	C-3
Future Land Use Category:	Commercial
Overlays:	None
Site Area:	2.35 +/- acres
Existing Use:	Vacant Commercial Development (Formally the Adventure Cove Mini Golf Course)
Proposed Use:	Residence with attached professional office / personal service establishment for a physical therapist office

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	City	Commercial	C-3	Vacant Commercial	Single Family Dwelling Units
South	City	Medium Density	R-1A	Residential	Village Grove
East	City	Commercial	C-3	Commercial	Tri Cities Shopping Plaza
West	City	Commercial	C-3	Assisted Living Facility	Certus Mount Dora

ANALYSIS:

The subject property is Lot 8 of the Lake Business Park Subdivision which was platted in 1996 to accommodate non-residential uses located at the terminus of Lake Park Court. The lot was developed as a miniature golf course in 2007 but has been vacant for the past few years. The Applicant is seeking to acquire the property and redevelop as a private school for up to 40 students.

This request is to occupy the existing building for conversion to the class-rooms and school uses. The property is developed with a 2,500 square foot office/game room and the Applicant is seeking to utilize the building for three classrooms. Prior to occupying the space, the Applicant will need to obtain a building permit for the change of use of the structure to ensure compliance with Florida Building Code.

The Applicant is also proposing to fence off a section of the existing outdoor play space to utilize it as a playground. The Applicant has indicated that in the future they may construct additional buildings on the site but no major redevelopment is proposed at this time. Future redevelopment of the site will require a separate Conditional Use Permit following the normal CUP public hearing process and site plan for the future improvements.

STANDARDS FOR REVIEW:

A review of the criteria in Section 2.5.1(5) of the Land Development Code reveals the following:

a. The use should not be detrimental to the area or inconsistent with development trends in the area.

The subject property is situated in an area developed with a mixture of residential and non-residential uses. The property is a platted within a commercial subdivision to accommodate non-residential uses but borders a residential subdivision along its southern boundary line. The property is zoned C-3 which allows a range of non-residential uses which may adversely impact the abutting residences but the proposed school would serve as a beneficial buffer between the residential uses to the south and the, potentially more impactful, commercial development to the north, east, and west. Allowing the subject property to be utilized as a private school is consistent with the development trends in the area.

b. The use should not have an unduly adverse effect on traffic patterns, movement, or intensity.

The existing structure was developed in 2007 to accommodate an office, game room, and restroom facilities for patrons of the miniature golf course. The site is developed with a circular parking lot which will accommodate car stacking typically associated with student drop-off and pick-up (see concept plan). The Applicant indicates that the school has a 30 minute morning drop-off window and approximately half the students are picked up when schools ends at 3:00 pm and the other students are picked up between 3:30 and 6:00 pm.

The property is developed with 38 parking spaces; two of which are handicapped accessible. LDC Section 6.5.2.2.7 requires schools to provide one parking space for each four seats in the main auditorium or place of assembly. Based on the scale of the proposed school, staff determined that there is adequate parking available to accommodate the proposed use.

Based on the existing parking spaces, parking lot design, scale of the school, and proposed operations, the proposed redevelopment of the site should not have an adverse impact on traffic patterns in the area.

c. The use is consistent with the Comprehensive Plan.

The subject property is part of the Commercial land use category. This land use category allows commercial uses along intersections of arterial and non-residential collectors, and along U.S. Hwy 441/S.R. 19A. Although the Comprehensive Plan states that educational facilities are not allowed in this district, this provision is only limited to public schools. This is because the Public Lands/Institutions land use is intended to accommodate public schools which are typically large and impact the surrounding area. LDC Section 3.4.8.3.h, specifically states that private schools are a conditional use within the C-3 zoning district. The proposed school is private and is only proposing to accommodate 40 students. As such, the application is consistent with the Comprehensive Plan.

d. There is no evidence that the use will adversely affect the public interest.

There are no anticipated, adverse impacts on the public interest associated with the proposed use.

STAFF DETERMINATION: Staff reviewed the application and found it consistent with the City's Land Development Code and Mount Dora Comprehensive Plan 2045.

Notifications:

JPA Notice to Lake County: May 26, 2022

Legal Notice Published in the Newspaper: July 1, 2022

Notices Mailed to Surrounding Owners: July 1, 2022

Public Hearing Schedule:

DRC: June 29, 2022

PZC: July 20, 2022

ATTACHMENTS:

Vicinity Map

Aerial Map

Zoning Map

Application (includes concept plan)

VICINITY MAP

N



N.T.S.

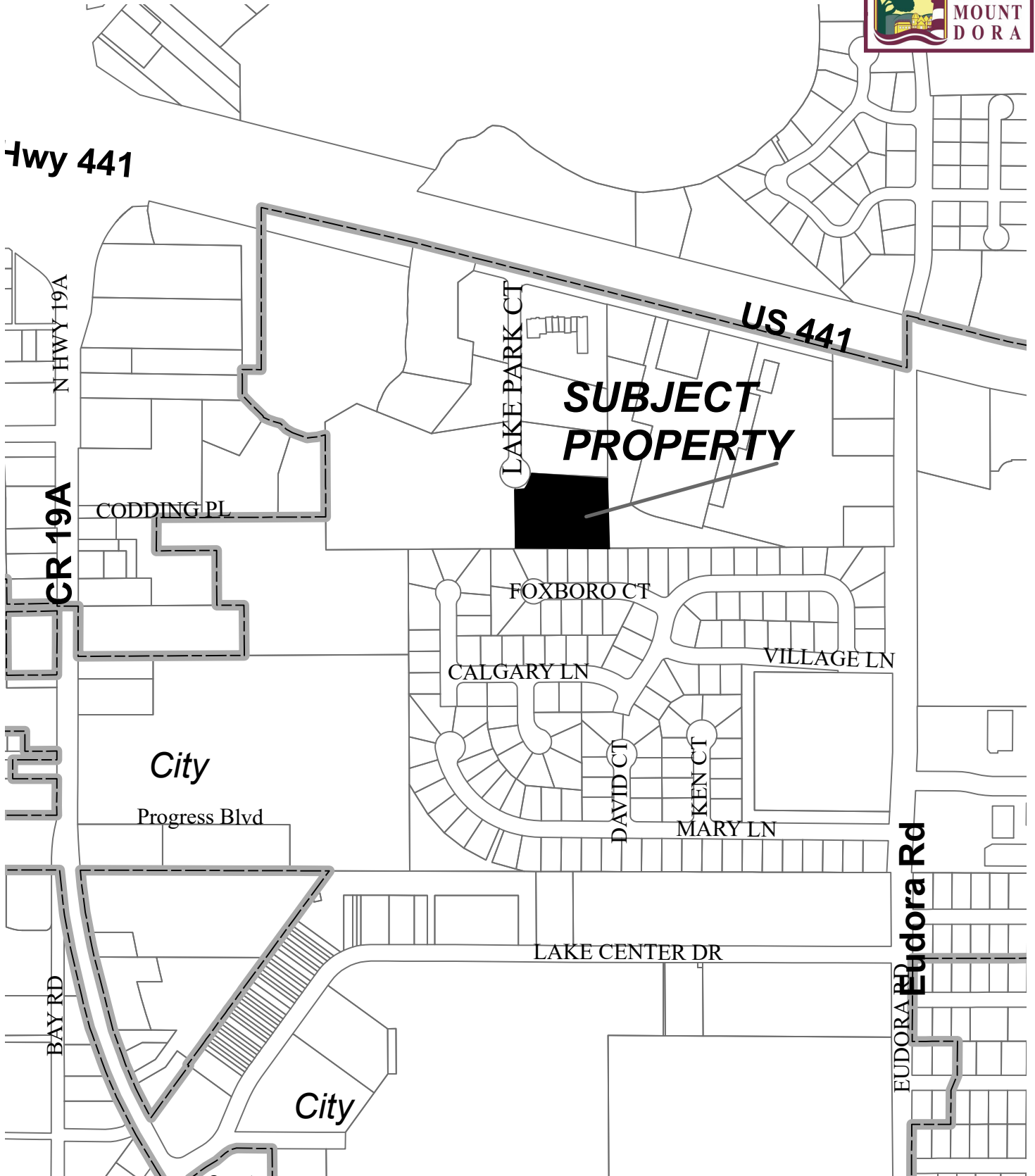
Legend



City Limits



Subject Property



Date: 5/26/2022



Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112

Aerial Map

N



Legend

-  City Limits
-  Subject Property



Date: 5/26/2022

Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112

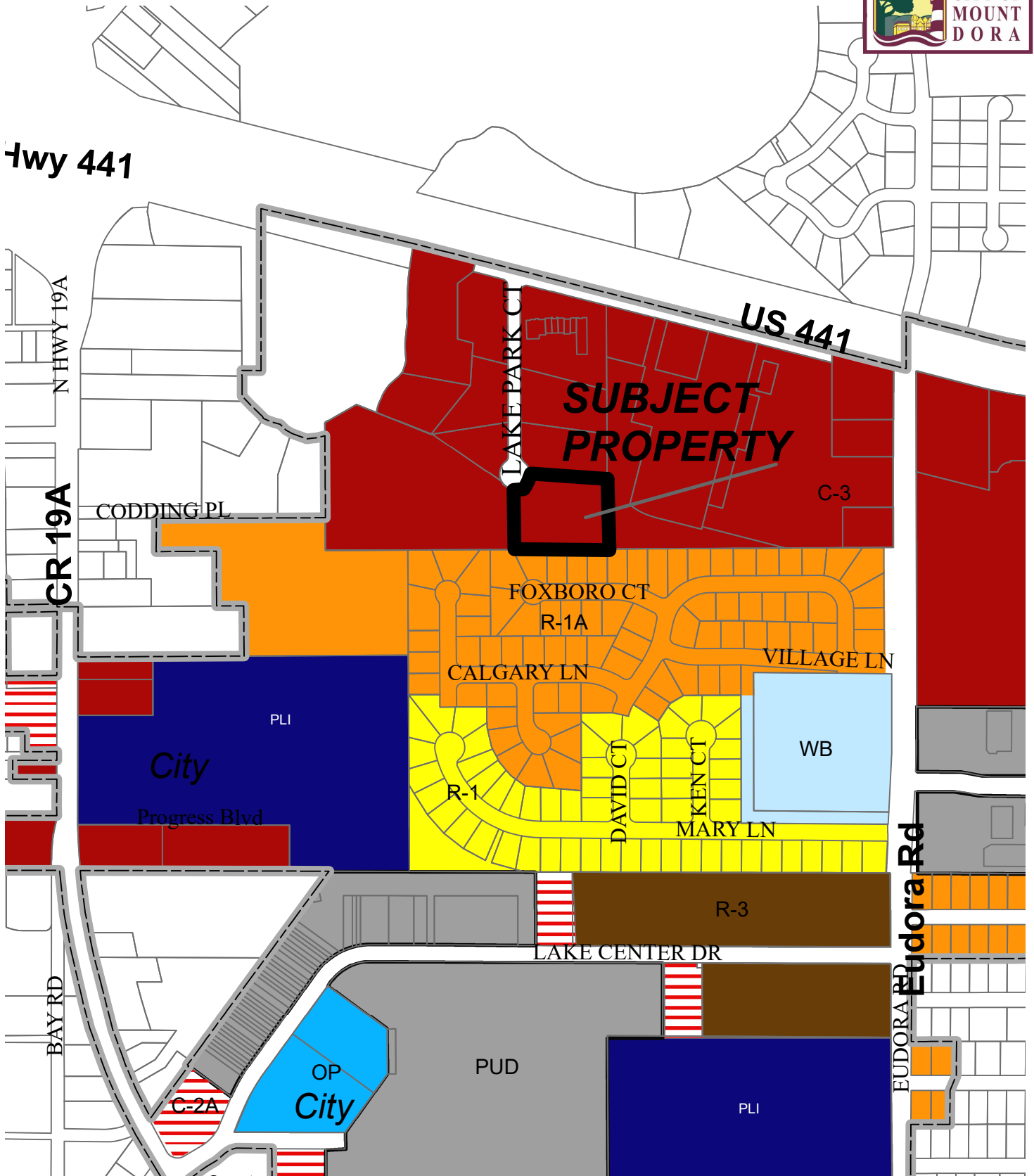
Zoning Map

N



Legend

-  City Limits
-  Subject Property



Date: 5/26/2022

Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112



CONDITIONAL USE PERMIT (CUP)
APPLICATION

Date: 5-24-22 Project Name: CREATE Conservatory

1. Applicant's Name: Nicole Duslak

Company's Name: CREATE Conservatory

Address: 10200 Morningside Dr.

City, State & Zip: Leesburg, FL 34788

Phone: 352-460-0621 E-mail: CREATE Conservatory@gmail.com

2. Owner's Name: Randy Mason

Company's Name: Mason Group Inv. LLC

Address: 4900 Lake Park Court

City, State & Zip: Mt. Dora, FL 32757

Phone: 407-402-2377 E-mail: randy.mason200@yahoo.com

3. The property generally located and list adjacent streets: Lake Park Ct,
US-441 S.

4. The address(s) of the property: 4900 Lake Park Ct

5. Building Size Existing: 2,500 sq. ft. Proposed: Same

6. Size of property in Acres: 2.3 Square Feet: 100,188 sq. ft.

7. Does property have, or will it have Central Water or Center Sewer? Yes

8. Does property have, or will it have Well or Septic Tank? No

9. Zoning District: C 3

Future Land Use Category: Commercial

10. Provide description of the proposed use: A K-6 Elementary

School with 19 current students. See attached.

11. Provide the specific Land Development Code Section. The Conditional Use permit is requested that is expressly permissible in Section 3483 H

12. State the reason for this request (attach written summary if additional space is needed):

See attached narrative.

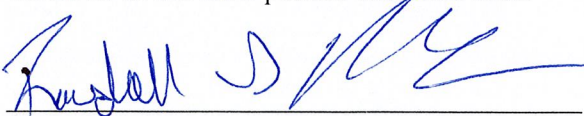
13. CRITERIA: The Planning and Zoning Commission shall hear and decide requests for Conditional Uses Permits allowed in the City's Land Development Code. In doing so, the Commission may decide such questions, as are involved in determining when conditional uses should be granted and either grant conditional uses with appropriate conditions and safeguards or deny Conditional Use Permit requests. After review of an application and public hearing thereon, the Commission may allow conditional uses only upon a determination that use requested. Describe how this project (the proposed use) meets the below referenced criteria.

Attach a separate written explanation of the below criteria with narrative explanation, code references, and support documentation.

- a. Is not detrimental to the character of the area or inconsistent with trends of development in the area;
- b. Does not have an unduly adverse effect on existing traffic patterns, movements and intensity;
- c. Is consistent with the Comprehensive Plan; and
- d. Will not adversely affect the public interest.

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. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.



Owner/Applicant Signature

5-25-22

Date



**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@cityofmounddora.com**

AGENT AUTHORIZATION

I/we, (Property owner name(s)) Randall G. Mason, as the owner(s) of the real property described as follows, 4900 Lake Park Ct., 3731999 (Address, Parcel ID Number or Alternate Key Number of subject property), do hereby authorize Nicole Duslar to act as my/our agent (Agent), to execute any petitions/applications or other documents necessary to affect the request more specifically described as follows, CUP for CREATE (Application Type), and to appear on my/our behalf before any administrative, legislative or quasi-judicial body in the City pertaining to the application described above and to act in all respects as my/our Agent in matters pertaining to the application and City process.

Randall G. Mason
Printed Name of Property Owner

[Signature]
Signature of Property Owner

May 25 2022
Date

Printed Name of Property Owner

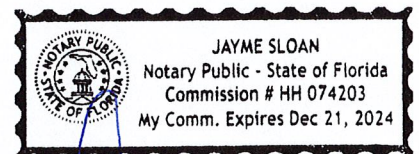
Signature of Property Owner

Date

State of Florida
County of Lake

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 25 day of May, 2022, by Randall G. Mason

Personally known OR Produced Identification
Type of Identification Produced: _____



[Signature]
Notary Signature

Note: All applications shall be signed by the Owner(s) of the property, or the Agent as duly authorized herein by the Owner(s).

Project: CREATE Conservatory is an award-winning, K-6, nonprofit, private school specializing in STEM education through arts integration. We are seeking a CUP for the property located at 4900 Lake Park Ct., formerly Adventure Cove Mini-Golf. This property is zoned C3 with future land use designated commercial. The impact of the school will be less than other permissible uses on this property. Other uses on the back of the cul de sac are soft.

About our School: CREATE is a 501(c)(3) organization dedicated to meeting the educational needs of gifted, talented, and creative children in central Florida. We are reimagining the foundation of education with a K-6 elementary school that is grounded in empirically-supported models of instruction that include: authentic assessment, higher-level questioning, cooperative learning, and integration of the arts through cross-curricular exploration.

CREATE opened with great success in Fall of 2020 utilizing classrooms in GraceWay Church on Morningside Drive in Leesburg. Our unique curriculum has already shown exciting impact on students. In our first year of operation, all students showed an average of **3 years of growth** in each subject area. This data was acquired through administration of the Iowa Assessment – a nationally norm-referenced test. Additionally, **94% of our students** come to us at no cost to their families, thanks to scholarships funded by private donors and Step Up for Students. Our **enrollment doubled** in year 2, and we anticipate consistent growth for the long-term.

Our curriculum is unique and so is our teaching philosophy. We believe that teachers are not robots, and high-quality professionals have the right to be flexible with curriculum. We believe every child has the right to discover and achieve their mind's fullest potential through art, creativity, and movement. We offer an exciting, rigorous, and inclusive space to learn—where each child's unique qualities are celebrated, not stifled.

See the attached document for a more detailed sample of our innovative practices.

Logistics: CREATE's regular hours of operation are 7:00am-6:00pm, with school hours from 8:30am-3:00pm. We will never operate outside of the hours of 6:00am or 10:00pm. Our outdoor time consists of two recess hours that begin at 10:00am daily, and occasional outdoor activities/lunches. We will be mindful of the noise the children make so as to ensure minimal disruption to the neighborhood. There is currently a large concrete wall that separates the property from the residential areas to assist with noise reduction. We will not install any lighting on this wall to avoid impacting the residential area.

Phase 1: CREATE does not intend to make any structural or boundary changes in Phase 1 and will operate solely out of the current building during this time. Maximum enrollment in Phase 1 is 40 students. The current building will hold 3 classrooms and 2 restrooms. We will fence off a section of outdoor playspace to utilize as a playground in Phase 1 (see attached map).

Carline: Our founder has extensive experience with carline configurations and is well-versed in practices to avoid any potential traffic issues. The current parking lot and building location are configured perfectly for a fluid, circular carline. The lot is large enough to stack all of our cars for Phase 1, as well as much of our future growth plans. Our morning drop-off time is a 30 minute window, which will help disperse any traffic on the road leading to the parking lot. In the afternoon, our current ratio of carline riders vs. aftercare students is about 50/50. Currently, we anticipate only about 15 students will go home in the carline at 3:00.

Future Use: Future use plans include the eventual expansion to a K-12 school, likely in phases (as enrollment grows) with a maximum of 180 students. This property will easily accommodate that plan, as well as its carline and parking needs. All future plans will be processed through the City of Mount Dora, and done with approved permitting and coding.



Picture this.

It's the first day of school and you are a young, bright student ready to learn. You love science, your brand new Pokemon backpack, and music. You find your classroom, you meet your teacher, you put your backpack in your cubby. You say hi to old and new friends, and the butterflies in your tummy just can't contain themselves. You look great. The classroom is cool. Your teacher seems nice. Everything is working out, and you are here to learn, baby! And then, your teacher asks you to take your seat, and open your textbook to page 42. She says, "After reading the chapter, take the assessment on page 58." All of your excitement comes screeching to a halt when you realize that you are going to have to sit in this uncomfortable seat for the next hour, reading a textbook about the life cycle of plants. Five minutes in, you get itchy. You don't know three of the words on page 44. The second hand on the clock is too loud, and this chair is uncomfortable. You lean over to ask your neighbor if they understand what in the heck a "cotyledon" is, and that's when you get in trouble for talking during classwork time. This is the worst day. Ever.

Now let me take you to another classroom.

In this arts-integration classroom, students have mapped out the life cycle of a plant in small groups. Each small group has choreographed movements that represent each stage, and a student with a musical instrument plays a brief tune as an expression of what is happening. The students wrote that tune during their work together. As the movement students transition from one stage to another, a narrator reads a description of the stage, which the group wrote during their processing time. Each student has now critically thought about the life cycle of a plant. What would it look like? What would it sound like? Why would it sound that way? How can an audience understand what is going on in each stage? They've seen it, felt it, heard it, and spent time pouring over tiny details of each stage. They've synthesized this information to determine how they could best represent it. They've performed it. Now, each student has the life cycle of a plant in their bones.

How would you rather learn about the life cycle of a plant?

Arts integration (AI) is arguably the most effective approach to teaching other subject areas such as science, language arts, mathematics, and social studies. It's an approach to teaching where students construct and demonstrate understanding through an art form. The instructor joins subject areas to the arts curriculum and meets evolving objectives in both. ("Defining Arts

Integration” by Lynne B. Silverstein and Sean Layne © 2010, The John F. Kennedy Center for the Performing Arts.)

This process allows students to draw on prior knowledge and build deep, meaningful connections as opposed to simply memorizing facts to be regurgitated on paper/pencil tests later. AI allows students to learn collaboratively and provides them with hands-on opportunities on a daily basis. Research shows that students involved with AI are more engaged in their school work -- and engaged students learn more, have fewer behavioral struggles, and are more likely to enjoy going to school.

According to The John F. Kennedy Center’s Arts in Education Study, students involved in AI generate more original and creative ideas, are more engaged in their school work, and show upwards of a 15% gain in academic performance. Research has also demonstrated that students experience greater emotional engagement and higher levels of interest in an AI classroom, where they are also more positively challenged. Perhaps most importantly, student effort and grit are higher in an AI classroom. With so much new research indicating that grit is a huge part of success, there has never been a better time to be using AI in our classes.

This document contains an excerpt of a SMARTE (Science, Math, Art, Reading, Technology, and Engineering) Unit for CREATE Conservatory. It is structured for a second-grade classroom, however, we have included examples and activities that could be utilized in K-12. It begins with an overview, and then proceeds to the activities we would do to activate and engage students with the unit. Section II contains the activities and projects we would complete as a class to build knowledge. It also includes a few of our guiding questions for teachers to utilize while students explore the curriculum. Section III lays out the application of knowledge through the creation of a rainstick (which we will make tonight), reflections (through the engineering process), and assessments we might utilize in this unit. The document ends with a list of just a few of the state standards we have addressed in this unit in science, math, reading (ELA), visual art, social studies, dance, and music.

Overview:

This activity would fall near the end of the SMARTE unit.

By now, through other AI activities, students have:

- Become familiar with the poem, "Where is the Rain?" (See pg. 6) (ELA/Reading)
- Read the children's book Bringing the Rain to Kapiti Plain (See pg. 6) (ELA/Reading)
- Become familiar with culture and water hardships around the world (SS)
- Become familiar with the water cycle (Science)
- Played games/sang songs about rain and its importance (ELA/Arts)
- Made it rain (Science)
- Completed word problems regarding rainfall (Math)

Today you will:

- Make a sample rainstick by utilizing the engineering design process. (See pg. 6) (Science/Math)

SMARTE Unit:

I. ENGAGE

1. Play the rain game. Seat students in a circle on the floor. Do not tell them what they will be doing. Wait until everyone is completely silent. Start by quietly tapping your fingertips together slowly. Signal to the students to do what you're doing. Slowly increase the frequency and intensity of the finger tapping. Clap your whole hands together. Become louder. Move the clapping to floor slapping. Get as loud and "thunderous" as you can. Reverse the process slowly, returning to an occasional finger tap.

2. Discuss student observations of the rain game. Ask students:

- What did this remind you of?
- What sense(s) did you use to experience this?

3. Discuss the importance of rain. Ask students:

- Why do we need rain?
- What would happen if it did not rain?
- What other forms of weather provide water to the earth?
- How is rain made?

4. Make rain. Bring water to a boil over a heat source. Once steam is rising (evaporating), place a plate with ice cubes over the rising steam. Ask students to observe what happens on the underside of the plate. Explain to them that this is what happens with clouds to create rainfall.

5. Listen to/Sing rain songs. Listen to and sing songs from around the world for and about rain. Ask students:

- Why do cultures sing these songs?
- Do you believe these songs help bring rain?
- What songs do you know about rain?

II. BUILD KNOWLEDGE

1. Read *Bringing the Rain to Kapiti Plain*.

2. Discuss and have students retell parts of the book verbally, or through song/music/dance. Ask students:

- What kinds of animals live on Kapiti Plain?
- Which animals are wild?
- Which animals are domesticated?
- Why is Ki-pat concerned about the cattle?
- Did the bow and arrow make the rain come?
- How do we know what the weather may be?
- How did the plains change after the rains came?
- How did Ki-pat feel about this?

3. Talk about “rain makers.” In Kapiti Plain, the rainmaker was the bow and arrow. Share with students that some cultures dance to make the rain come. Others sing and chant, and some cultures make “instruments” that sound like rain to encourage the rain to come.

4. Read and discuss “Where is the Rain?” Ask students:

- What animals were mentioned in the poem?
- Can ants really fly?
- What animals do we sometimes watch to see if it is going to rain?
- What senses are used in the poem?

III. APPLY

1. Introduce the rainstick. Show students where Chile is on the map. Explain to them that Chileans use rainsticks to encourage rain to fall. Show them a homemade rainstick. Tell them that real rainsticks are made from the cactus plant.

2. Make rainsticks. Rainsticks can be made a variety of ways.

REFLECT

- Follow the engineering design process
- Ask what kind of rain they want their rainstick to make. Loud/quiet? Heavy/light?
- What design changes need to be made to produce desired sound?
 - Why did that change work/not work?

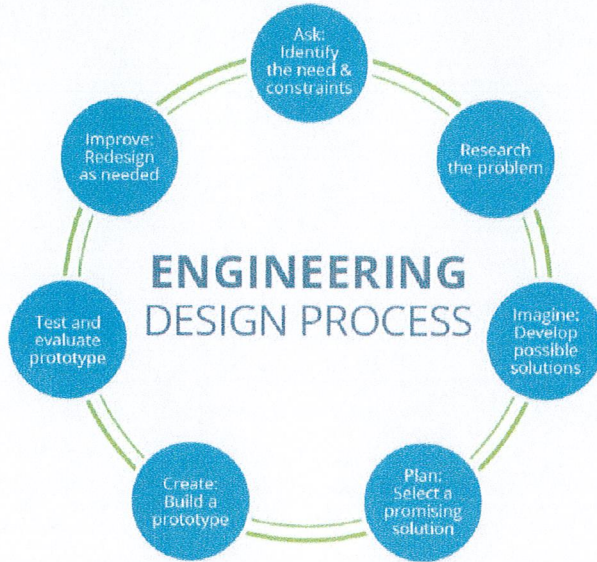
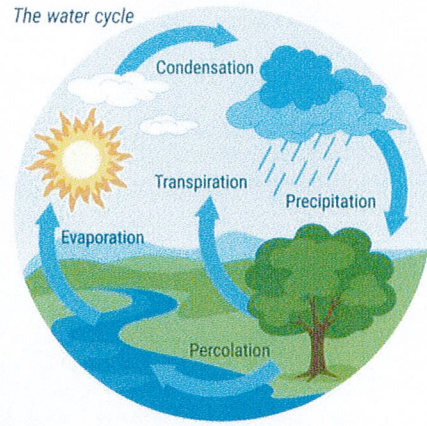
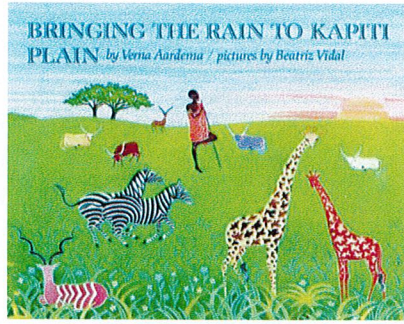
Assessments (Science, Math, Art, Reading, Technology, Engineering):

- 1. Students perform a rain poem:** Have students read a rain poem they've selected, encourage students to incorporate movement, music, and their rainsticks. Have students create an accompanying description of why movements/music were chosen.
- 2. Have each student write a short rain poem.** Ask them to use their senses to capture the feeling of rain in 10 lines or less. Depending on the age and writing ability of the child, this poem could be very short. You may want to use a writing prompt, such as "When it rains, I ..."
- 3. Research a culture not covered in class and create a graphic novel to explain their beliefs and struggles with regard to rain.**
- 4. Create an invention to help with water conservation/clean drinking water throughout the world. This can be research-based and chosen by students or provided by teacher.**
- 5. Use world maps and research to answer a math questionnaire.** This theme of rain can even be taken into calculus- suppose you have a circular table of radius R . This table has been left outside, and it begins to rain at a constant rate of one droplet per second. The drops, which can be considered points as they fall, can only land in such a way such that they impact the surface of the table. Once they strike the table, they form a puddle of radius r , centered at their point of impact. What is the expected number of droplets it takes to cover the table in water?

Where Is the Rain

The giraffe and the elephant went for a walk.
They stopped in some shade and started to talk;
"I wish it would rain," said the giraffe with a sigh.
"I'm tired of watching the clouds pass us by!"
"Yes," said the elephant, "Where is the rain?
I wish I could eat fresh green leaves again.
The sun is so hot and the land is so dry;
When will the rain fall from the sky?"
Later in the day the sky turned grey,
The flying ants flew out to say,
"The rain is coming! We smell it in the air!
And in the distance, thunder we hear!"
The giraffe and the elephant looked up at the sky
And heard the black eagle give forth his cry,
"The rain has come, The rivers will flow;
The dry season is over; now the green grass will grow!"

Adapted from the Kennedy Center's ArtsEdge



Standards:

DA.2.C.1.3

Express the meaning or feeling of a dance piece creatively, using pictures, symbols, and/or words.

DA.2.C.2.1

Decide which of two movements will express a desired result.

DA.2.O.3.1

Use movement to interpret feelings, stories, pictures, and songs.

LAFS.2.RI.1.1

Ask and answer such questions as who, what, where, when, why, and how to demonstrate understanding of key details in a text.

LAFS.2.RI.1.3

Describe the connection between a series of historical events, scientific ideas or concepts, or steps in technical procedures in a text.

LAFS.K12.L.1.1

Demonstrate command of the conventions of standard English grammar and usage when writing or speaking.

LAFS.K12.L.3.4

Determine or clarify the meaning of unknown and multiple-meaning words and phrases by using context clues, analyzing meaningful word parts, and consulting general and specialized reference materials, as appropriate.

LAFS.K12.L.3.6

Acquire and use accurately a range of general academic and domain-specific words and phrases sufficient for reading, writing, speaking, and listening at the college and career readiness level; demonstrate independence in gathering vocabulary knowledge when encountering an unknown term important to comprehension or expression.

LAFS.2.RL.2.4

Describe how words and phrases (e.g., regular beats, alliteration, rhymes, repeated lines) supply rhythm and meaning in a story, poem, or song.

LAFS.2.RI.3.7s (e.g., a diagram showing how a machine works) contribute to and clarify a text.

LAFS.K12.W.1.3

Write narratives to develop real or imagined experiences or events using effective technique, well-chosen details, and well-structured event sequences.

MAFS.2.MD.1.1

Measure the length of an object to the nearest inch, foot, centimeter, or meter by selecting and using appropriate tools such as rulers, yardsticks, meter sticks, and measuring tapes.

MAFS.2.MD.2.5

Use addition and subtraction within 100 to solve word problems involving lengths that are given in the same units, e.g., by using drawings (such as drawings of rulers) and equations with a symbol for the unknown number to represent the problem.

MAFS.2.NBT.1.1

Understand that the three digits of a three-digit number represent amounts of hundreds, tens, and ones.

MAFS.2.NBT.2.5

Fluently add and subtract within 100 using strategies based on place value, properties of operations, and/or the relationship between addition and subtraction.

MAFS.2.NBT.2.7

Add and subtract within 1000, using concrete models or drawings and strategies based on place value, properties of operations, and/or the relationship between addition and subtraction; relate the strategy to a written method. Understand that in adding or subtracting three digit numbers, one adds or subtracts hundreds and hundreds, tens and tens, ones and ones; and sometimes it is necessary to compose or decompose tens or hundreds.

MAFS.2.OA.3.3

Determine whether a group of objects (up to 20) has an odd or even number of members, e.g., by pairing objects or counting them by 2s; write an equation to express an even number as a sum of two equal addends.

MAFS.2.MD.3.8

Solve one- and two-step word problems involving dollar bills (singles, fives, tens, twenties, and hundreds) or coins (quarters, dimes, nickels, and pennies) using \$ and ¢ symbols appropriately. Word problems may involve addition, subtraction, and equal groups situations.

MAFS.2.MD.4.10

Draw a picture graph and a bar graph (with single-unit scale) to represent a data set with up to four categories. Solve simple put-together, take-apart, and compare problems using information presented in a bar graph.

MU.2.C.1.2

Respond to a piece of music and discuss individual interpretations.

MU.2.H.1.1

Perform songs, musical games, dances, and simple instrumental accompaniments from a variety of cultures.

MU.2.H.2.1

Discuss how music is used for celebrations in American and other cultures.

SC.2.E.7.3

Investigate, observe and describe how water left in an open container disappears (evaporates), but water in a closed container does not disappear (evaporate).

SC.2.P.8.4

Observe and describe water in its solid, liquid, and gaseous states.

SC.K2.CS-CP.1.3

Propose a solution to a problem or question based on an analysis of the data and critical thinking, individually and collaboratively.

SC.K2.CS-CS.1.4

Solve questions individually and collaboratively using models.

SC.2.L.17.1

Compare and contrast the basic needs that all living things, including humans, have for survival.

SS.2.E.1.1

Recognize that people make choices because of limited resources.

SS.2.G.1.4

Use a map to locate the countries in North America (Canada, United States, Mexico, and the Caribbean Islands).

SS.2.C.2.4

Identify ways citizens can make a positive contribution in their community.

VA.2.C.2.1

Use appropriate decision-making skills to meet intended artistic objectives.

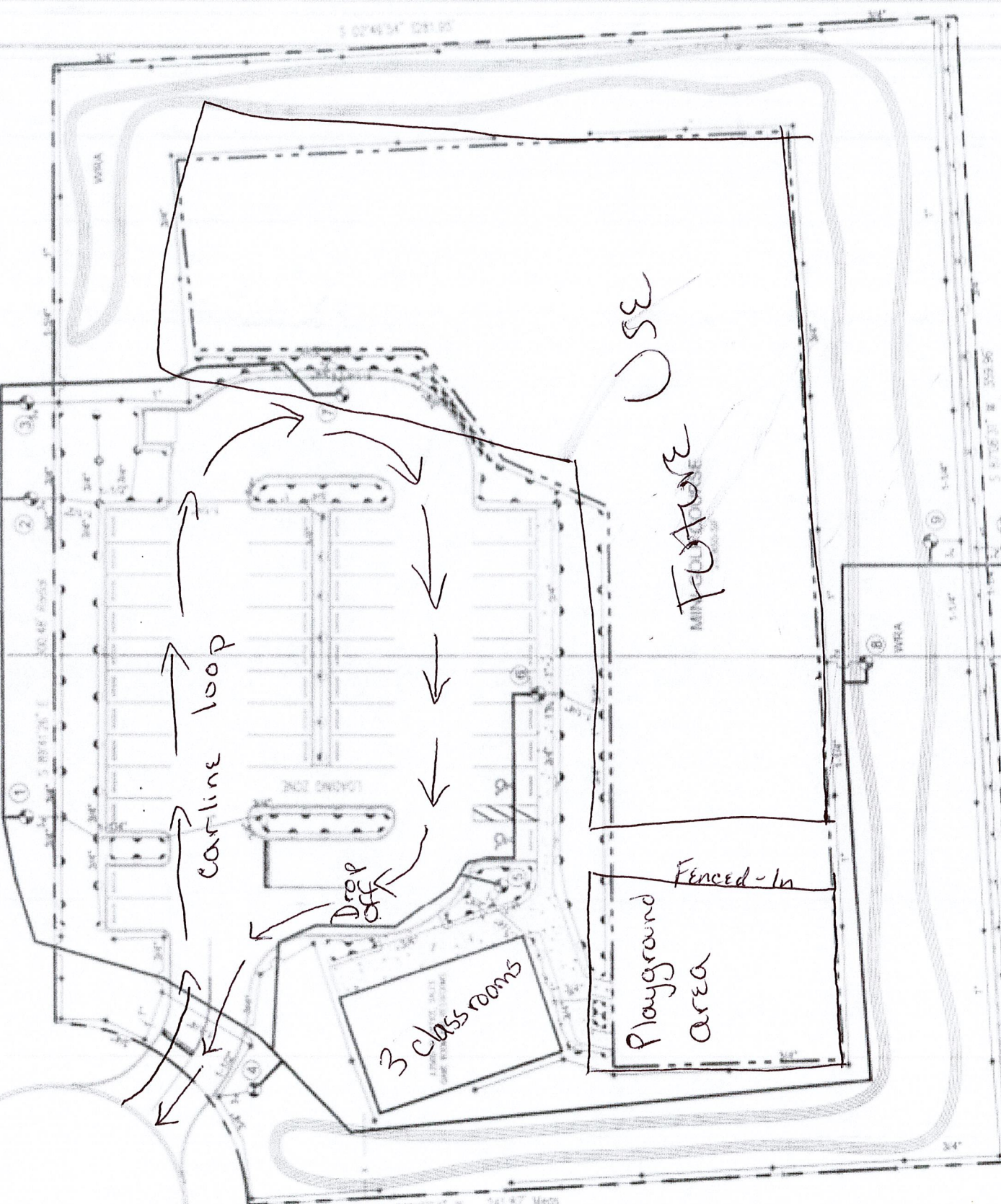
VA.2.C.2.3

Use suggestions from others to modify the structural elements of art.

VA.2.S.1.1

Experiment with tools and techniques as part of art-making processes.

MAIN LINES ARE DIAGRAMMATICAL ONLY



Carline loop

Drop off

3 Classrooms

Playground
Area

Fenced-in

Future
Use

MIN LINES ARE DIAGRAMMATICAL ONLY

102'45" x 21'10"

102'45" x 24'57"



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MASON GROUP INVESTMENTS, LLC

Filing Information

Document Number	L05000062107
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Event Date Filed	06/02/2008
Event Effective Date	NONE

Principal Address

4900 LAKE PARK COURT
MT. DORA, FL 32757

Changed: 04/30/2009

Mailing Address

P.O. BOX 217
TANGERINE, FL 32777

Changed: 02/12/2010

Registered Agent Name & Address

LOWMAN, WILLIAM R., JR., ESQ.
Shuffield, Lowman & Wilson, PA
1000 Legion Place, Suite 1700
Orlando, FL 32801

Name Changed: 03/10/2021

Address Changed: 01/31/2019

Authorized Person(s) Detail

Name & Address

Title Manager

MASON, RANDALL G.
 P.O. BOX 217
 TANGERINE, FL 32777

Annual Reports

Report Year	Filed Date
2020	03/11/2020
2021	03/10/2021
2022	04/28/2022

Document Images

04/28/2022 -- ANNUAL REPORT	View image in PDF format
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04/30/2009 -- ANNUAL REPORT	View image in PDF format
06/02/2008 -- LC Amendment and Name Change	View image in PDF format
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03/13/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
07/05/2006 -- ANNUAL REPORT	View image in PDF format
06/22/2005 -- Florida Limited Liability	View image in PDF format

PROPERTY RECORD CARD

General Information

Name:	MASON GROUP INVESTMENTS LLC	Alternate Key:	3731999
Mailing Address: Update Mailing Address	3747 LAKE CENTER DR MOUNT DORA, FL 32757	Parcel Number: ⓘ	23-19-26-1000-000-00800
		Millage Group and City:	00MD Mount Dora
		2021 Total Certified Millage Rate:	18.7017
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location: Update Property Location ⓘ	4900 LAKE PARK CT MOUNT DORA FL, 32757	Property Name:	ADVENTURE COVE MINI GOLF Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, LAKE BUSINESS PARK SUB LOT 8 PB 37 PGS 44-45 ORB 2937 PG 21		
<small>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.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	EXHIBIT / ATTRACTION (3500)	0	0		102366.000	Square Feet	\$0.00	\$191,424.00
						Click here for Zoning Info ⓘ		FEMA Flood Map

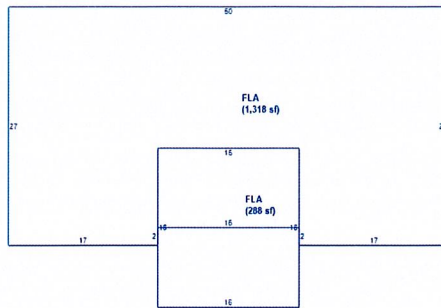
Commercial Building(s)

Building 1

Commercial	Building Value: \$77,348.00 Building Use: TOURIST ATTRACTION (35C) Structure Type:		
Summary	Section(s)		
Year Built:	2007	Section Type	No. Stories
Total Effective Area:	1888	COMMERCIAL CANOPY (COP)	1.00
		FINISHED LIVING AREA (FLA)	1.00
Full Bathrooms:	0		
Half Bathrooms:	2		
Elevators:	0		
Elevator	0		
View Larger			

Landings:
 Residential Units: 0
 Kitchens: 0
 Fireplaces: 0

COP
 (282 sf)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	19222	SF	2007	\$15,570.00
2	PAVING (CPAV2)	1622	SF	2007	\$2,271.00
3	COMMERCIAL MISC (NO BLDG) (CMX)	1	UT	2007	\$91,800.00
4	CARPORT - FINISHED (CFCP4)	390	SF	2007	\$3,487.00
5	PARKING LOT LIGHT (CPFL2)	12	UT	2007	\$8,856.00
6	DECORATIVE WALL (CDWL2)	180	SF	2007	\$674.00
7	FENCE (CFEN1)	4926	SF	2007	\$2,837.00

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
2937 / 21	08/2005	Warranty Deed	Qualified	Vacant	\$245,000.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 WORKING 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	\$394,267	\$394,267	\$394,267	5.0529	\$1,992.19
SCHOOL BOARD STATE	\$394,267	\$394,267	\$394,267	3.5940	\$1,417.00
SCHOOL BOARD LOCAL	\$394,267	\$394,267	\$394,267	2.9980	\$1,182.01
LAKE COUNTY WATER AUTHORITY	\$394,267	\$394,267	\$394,267	0.3229	\$127.31
NORTH LAKE HOSPITAL DIST	\$394,267	\$394,267	\$394,267	0.0000	\$0.00
ST JOHNS RIVER FL WATER	\$394,267	\$394,267	\$394,267	0.2189	\$86.31

MGMT DIST

CITY OF MOUNT DORA	\$394,267	\$394,267	\$394,267	5.9603	\$2,349.95
LAKE COUNTY MSTU AMBULANCE	\$394,267	\$394,267	\$394,267	0.4629	\$182.51
LAKE COUNTY VOTED DEBT SERVICE	\$394,267	\$394,267	\$394,267	0.0918	\$36.19
				Total:	Total:
				18.7017	\$7,373.47

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

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](#).

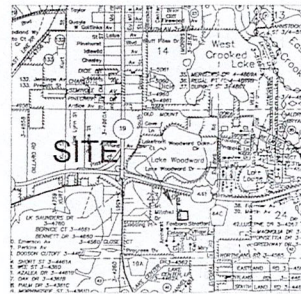
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Property data last updated on March 21, 2022.

[Site Notice](#)

SITE PLAN SUBMITTAL FOR M & M MINIATURE GOLF

LEGAL DESCRIPTION

LOT 8, LAKE BUSINESS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PL BOOK 37, PAGES 44 AND 45, PUBLIC RECORDS OF LE COUNTY, FLORIDA.



LOCATION MAP
SCALE: 1" = 2,000'

APPLICANT / OWNER

MASON & MACE INVESTMENTS, LLC
2720 BAY LAGOON WAY
TAVARES, FL 32778
(407) 402-2377

SURVEYOR

JOHN W BURR III
PROFESSIONAL LAND SURVEYOR
30914 DEAL DRIVE
MOUNT PLYMOUTH, FL 32776
(352) 383-4649
(352) 383-9573

TABLE OF CONTENTS

- C1 - COVER SHEET
- C2 - SITE PLAN
- C3 - PAVING, GRADING, AND DRAINAGE PLAN
- C4 - TREE SURVEY REMOVAL PLAN
- C5 - CONSTRUCTION DETAILS
- LS1 - LANDSCAPE PLAN
- LS2 - IRRIGATION PLAN
- PH1 - LIGHTING PLAN

LANDSCAPE ARCHITECT

GREEN COILTING GROUP, INC.
4070 UNITEVE,
MT. DORA, FL 32757
(352) 357-92
TIM GREENLA

CIVIL ENGINEER

CIVIL ENGINEERING SOLUTIONS, INC.
4072 UNITED AVENUE
MOUNT DORA, FL 32757
(352) 483-5011
DAVID CLUTTS, P.E., PRESIDENT

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
1000 W. US HWY 90, SUITE 100
MOUNT DORA, FL 32757
PH: (352) 483-5011
FAX: (352) 483-5012
www.civil-engineering.com

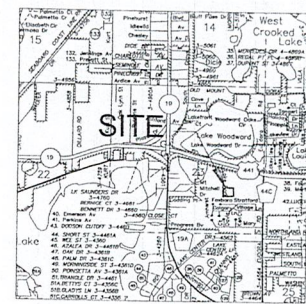
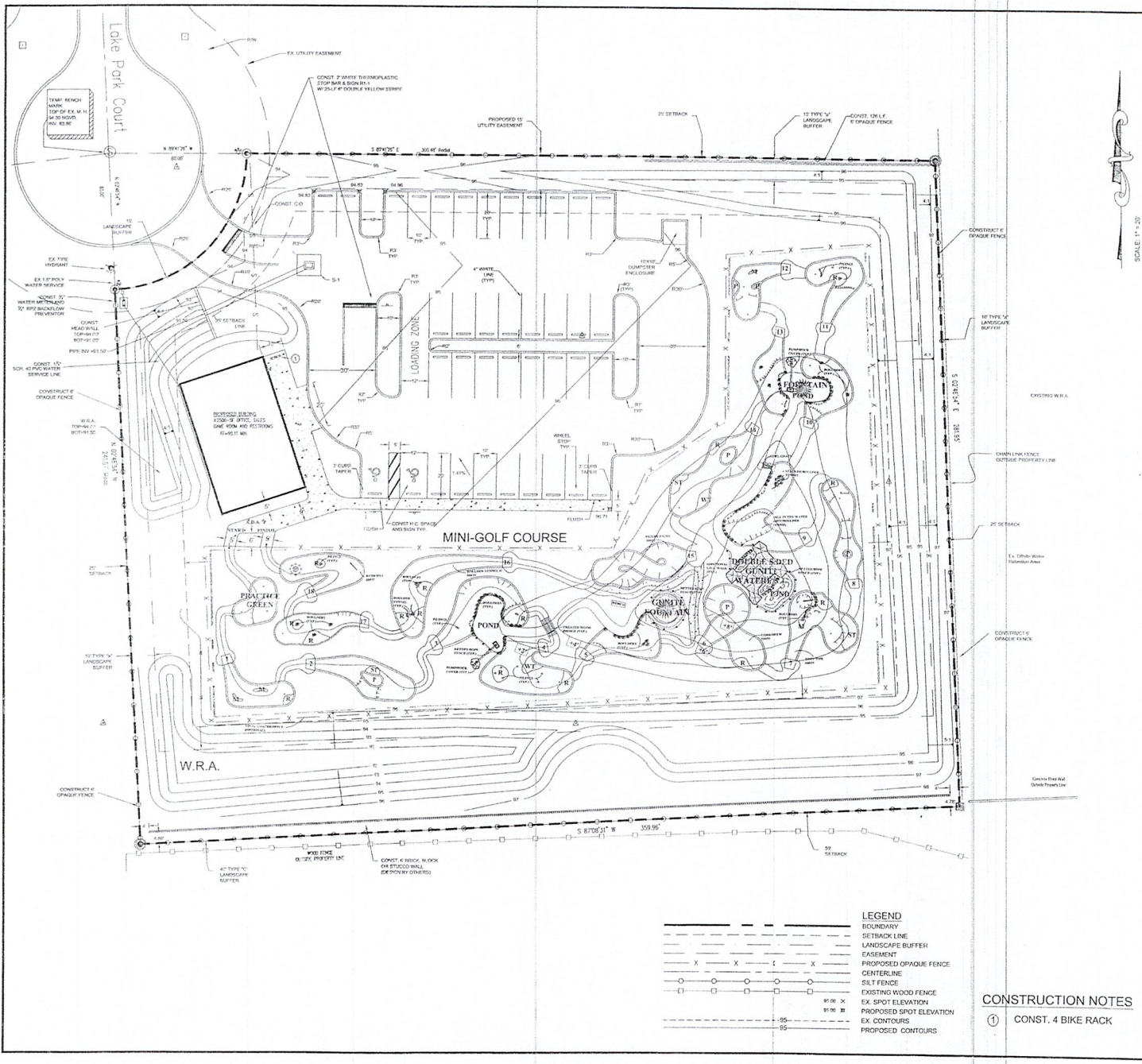
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DATE: 9/29/05
DRAWING BY: TMP/DCRM
PAGE SIZE: 24X36 (ARCH D)

M & M MINIATURE GOLF
COVER SHEET
MOUNT DORA, FLORIDA

JOB NO.
05130

SHEET NO.
C1



LEGAL DESCRIPTION
 LOT 8, LAKE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 44 AND 45, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTES:

- Site Area = 2.35-ac (102,344 sq ft)
- Proposed Impervious Area = (37,160-sq ft) (36.3% w/ max. allowed - 65%)
- Soil Type - ABB (Candler Series Sands)
- Utilities:
 - A. Water - City of Mount Dora - Available at site
 - B. Sewer - City of Mount Dora - Available at site
- Zoning Information:
 - A. Site Zoning - C3 (Heavy Commercial)
 - B. Surrounding Zoning:
 - 1. North - C3 (Heavy Commercial)
 - 2. East - C3 (Heavy Commercial)
 - 3. West - C3 (Heavy Commercial)
 - 4. South - RTA (Single Family Residential)
- Building Setbacks:
 - 1. Front - 10'
 - 2. Sides - 20'
 - 3. Rear - 50'
- Landscape Buffers:
 - A. Buffer Location, Type, Width:

Buffer Location	Type	Width
Front	"A"	10'
Side (east)	"A"	10'
Side (west)	"A"	10'
Rear (south)	"C"	40'
 - B. Buffer Descriptions:
 - "A" - 10' width, 50% canopy trees, 50% understory trees, and continuous shrub per 100-ft.
 - "C" - 40' width, 60% canopy trees, 50% understory trees, continuous shrub, and 6" block, brick, or stone wall per 100-ft.
- Parking:
 - A. Required:
 - 1-space / employee + 1-space / 3-patrons (accommodated)
 - Estimated # of employees = 6
 - Estimated # of patrons = 4
 - 4 patrons per hole w/18 holes = 72 patrons
 - Cafeteria room uses = 15 patrons
 - Total # of patrons = 93 patrons
 - B. Parking Calculation:
 - (1-space / employee) (6 employees) + (1-space / 3-patrons) (accommodated) (93 patrons) = 30 spaces required
 - C. Parking Provided = 30 spaces (2 R/C, spaces required)
- Traffic Generation:
 - Land Use 431 (Miniature Golf)
 - A. Peak Hour:
 - 1. Rate = 0.23 trips per hole on a weekday for the PM peak hour of adjacent street traffic.
 - 2. Calculations = 18 holes (0.23 trips per hole) = 6 trips during peak hour (33% entries and 67% exits)
 - B. Average Daily Traffic (ADT):
 - (12-hours operation) (6 trips/hour) = (24 employee trips) + 2 deliveries = 50 trips/day
 - C. Impact on adjacent roadway segment - US Hwy 441's adopted level of service is "D" (63,500 trips benefit on Class II roadway with 6 lanes). Level of Service after widening will be "C" with an current AAOT of 37,000 vph. Project Impact - US Hwy 441 will continue to function within it's adopted level of service. Reference: FDOT 2004 traffic count data, FDOT Generalized Level of Service Tables, ITE Trip Generation Manual.
- No building or structure shall extend more than 26' above existing grade.

LEGEND

---	BOUNDARY
---	SETBACK LINE
---	LANDSCAPE BUFFER
---	EASEMENT
---	PROPOSED OPAQUE FENCE
---	CENTERLINE
---	SELF FENCE
---	EXISTING WOOD FENCE
---	EX. SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	EX. CONTOURS
---	PROPOSED CONTOURS

CONSTRUCTION NOTES
 ① CONST. 4 BIKE RACK

Applicant / Owner:
 Mason & Mace Investments, LLC
 2720 Bay Lagoon Way
 Tavares, FL 32778
 (407) 402-2377

Civil Engineer:
 Civil Engineering Solutions, Inc.
 David L. Clutts, P.E., Pres.
 4072 United Avenue
 Mount Dora, FL 32757
 (352) 483-5011
 (352) 483-5511 (Fax)

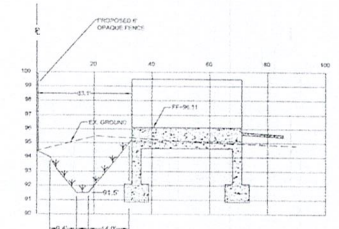
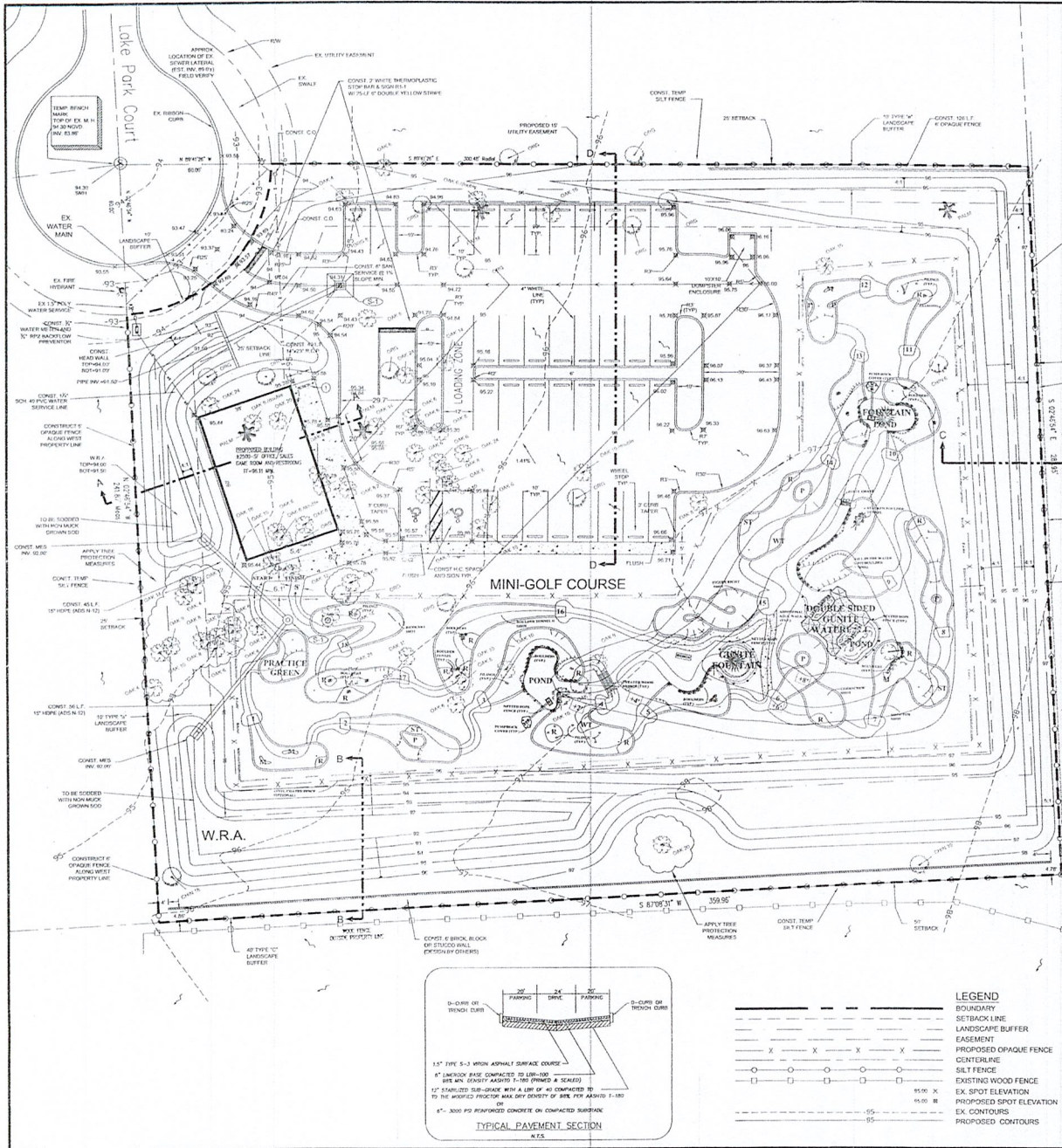
Civil Engineering Solutions, Inc.
 Civil & Environmental Engineering

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Revision:	

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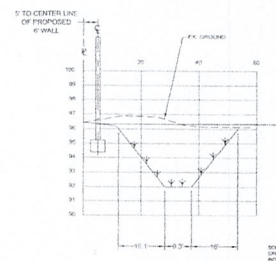
M & M MINIATURE GOLF
 SITE PLAN
 MOUNT DORA, FLORIDA

JOB NO.
 05130
SHEET NO.
 C2



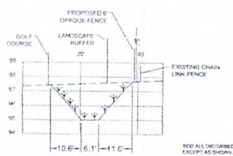
SECTION A-A
SCALE: HOR. 1"=20' VER. 1"=4'

NOTE: ALL DISTURBED AREAS EXCEPT AS SHOWN AND AS INDICATED ON THE LANDSCAPE PLAN SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITH NEW SOIL OR GROUNDWATER.



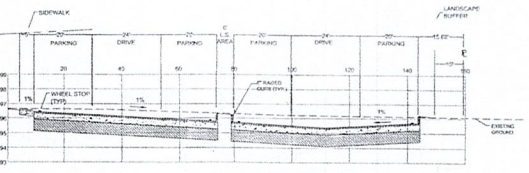
SECTION B-B
SCALE: HOR. 1"=20' VER. 1"=4'

NOTE: ALL DISTURBED AREAS EXCEPT AS SHOWN AND AS INDICATED ON THE LANDSCAPE PLAN SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITH NEW SOIL OR GROUNDWATER.



SECTION C-C
SCALE: HOR. 1"=20' VER. 1"=4'

NOTE: ALL DISTURBED AREAS EXCEPT AS SHOWN AND AS INDICATED ON THE LANDSCAPE PLAN SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITH NEW SOIL OR GROUNDWATER.



SECTION D-D
SCALE: HOR. 1"=20' VER. 1"=4'

NOTE: ALL DISTURBED AREAS EXCEPT AS SHOWN AND AS INDICATED ON THE LANDSCAPE PLAN SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITH NEW SOIL OR GROUNDWATER.

- LEGEND**
- BOUNDARY
 - SETBACK LINE
 - LANDSCAPE BUFFER
 - EASEMENT
 - PROPOSED OPAQUE FENCE
 - SCATTERLINE
 - SILT FENCE
 - EXISTING WOOD FENCE
 - EX. SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EX. CONTOURS
 - PROPOSED CONTOURS

CONSTRUCTION NOTES

1 CONST. 4 BIKE RACK

STRUCTURE TABLE

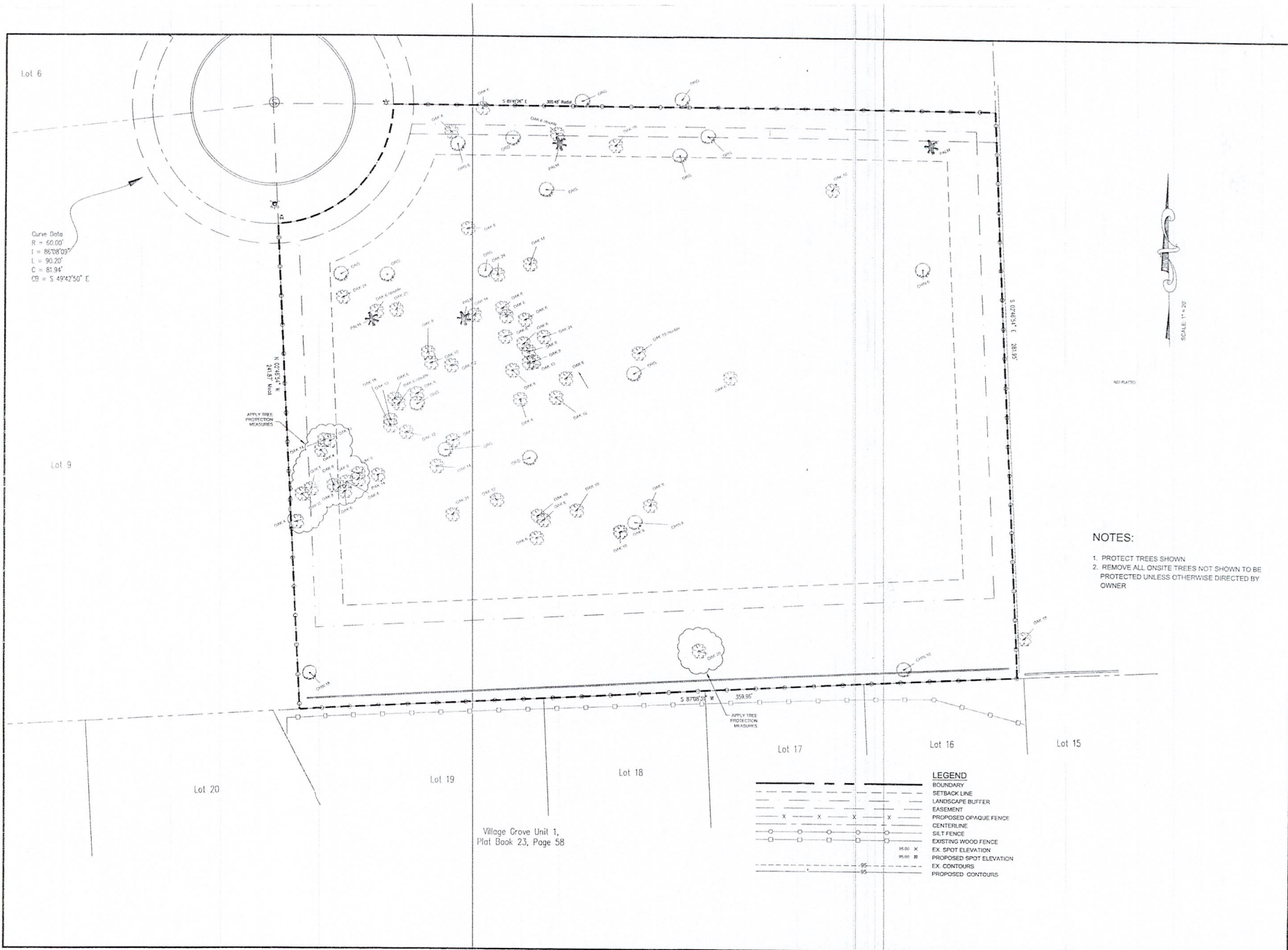
(S-1)	CONST. TYPE "D" INLET TOP = 84.21' INV. = 83.27'
(S-2)	CONST. STORM MANHOLE RAI = 85.52' INV. = 82.00'

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering

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DATE: 02/25/05
DRAWING BY: DC/RM/TMP
PAGE SIZE: 24X36 (ARCH D)

M & M MINIATURE GOLF
PAVING, GRADING, AND DRAINAGE PLAN
MOUNT DORA, FLORIDA

JOB NO. 05130
SHEET NO. C3



Curve Data
 R = 60.00'
 I = 86°08'09"
 L = 90.20'
 C = 61.94'
 CB = S 49°42'50" E

APPLY TREE PROTECTION MEASURES

APPLY TREE PROTECTION MEASURES

Village Grove Unit 1,
 Plat Book 23, Page 58

LEGEND

---	BOUNDARY
---	SETBACK LINE
---	LANDSCAPE BUFFER
---	EASEMENT
--- X --- X --- X --- X	PROPOSED OPAQUE FENCE
---	CENTERLINE
---	SELF FENCE
---	EXISTING WOOD FENCE
RM X	EX SPOT ELEVATION
RM II	PROPOSED SPOT ELEVATION
---	EX CONTOURS
---	PROPOSED CONTOURS

- NOTES:**
1. PROTECT TREES SHOWN
 2. REMOVE ALL ONSITE TREES NOT SHOWN TO BE PROTECTED UNLESS OTHERWISE DIRECTED BY OWNER



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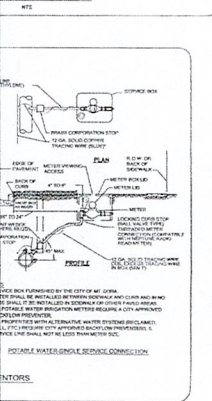
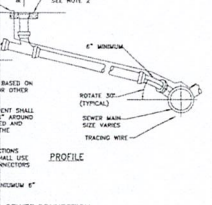
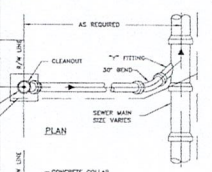
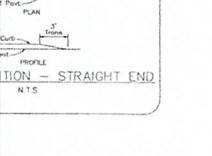
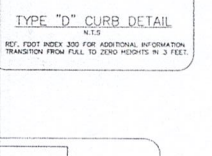
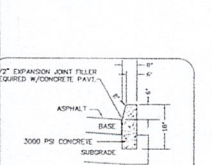
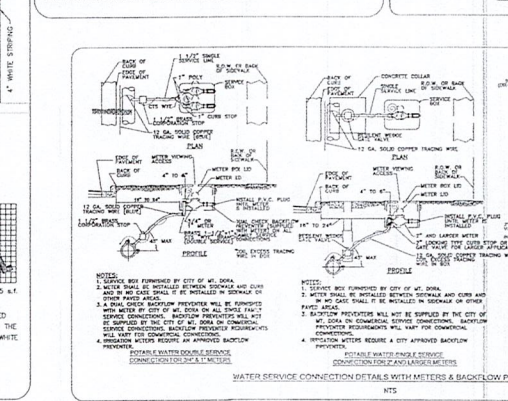
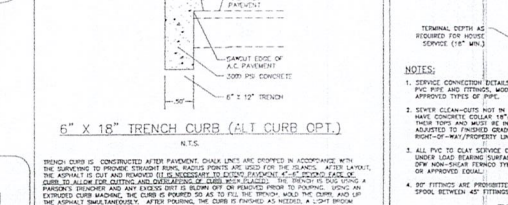
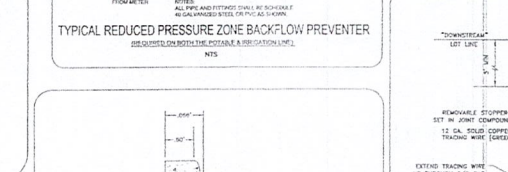
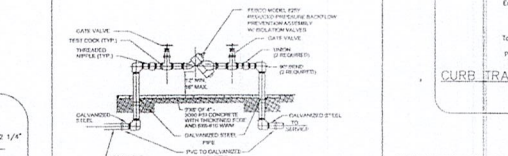
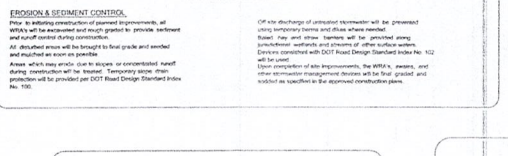
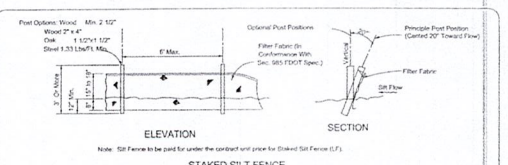
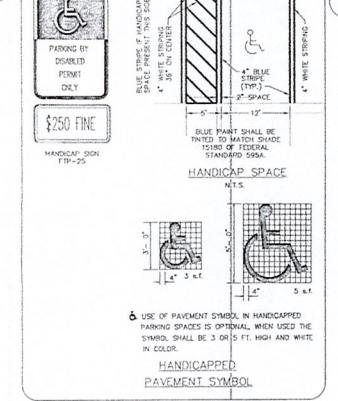
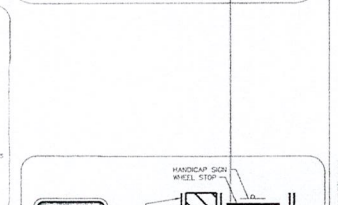
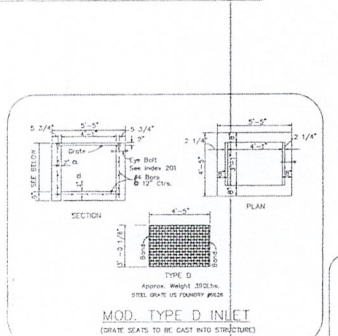
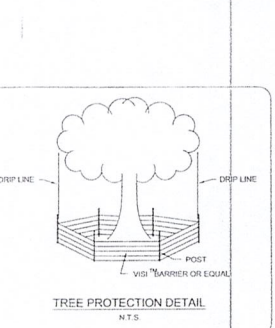
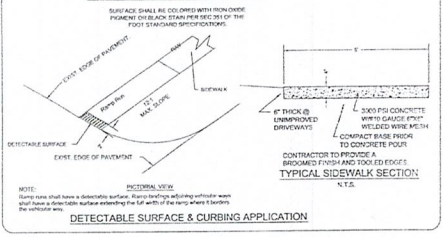
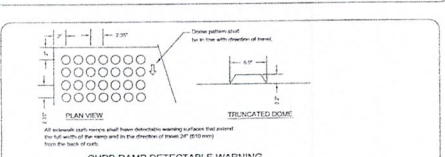
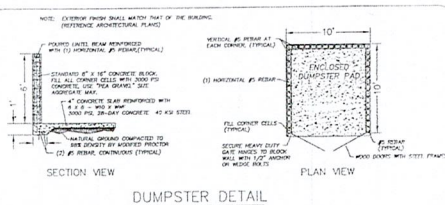
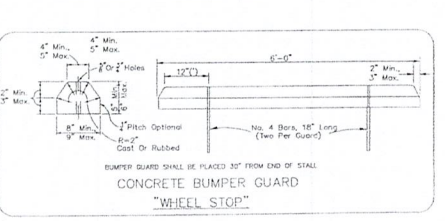
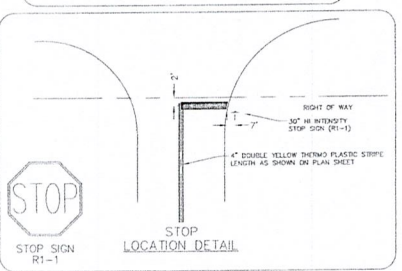
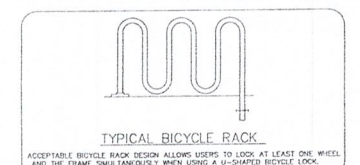
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Revision	Date

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 PAGE SIZE: 24X36 (ARCH D)

M & M MINIATURE GOLF
TREE REMOVAL AND PROTECTION PLAN
 MOUNT DORA, FLORIDA

JOB NO.
 05130
 SHEET NO.
 C4



GENERAL PROJECT DATA

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN UNDER THE CONTROL OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY FROM THE START OF ANY CONSTRUCTION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LOCATION OF ALL UTILITIES FROM THE UTILITY COMPANIES. ANY DELAY OR INACCURACY CAUSED BY THE CONTRACTOR IN OBTAINING THE LOCATION OF UTILITIES SHALL BE AT HIS OWN RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES.

PERMITS AND PERMIT REQUIREMENTS

THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM ALL RELEVANT AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

QUALITY CONTROL TESTING REQUIREMENTS

ALL TESTING SHALL BE PERFORMED BY THE CONTRACTOR AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

EARTHWORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

MATERIAL STORAGE/DEBRIS REMOVAL

ALL MATERIALS STORED ON SITE SHALL BE STORED ON DEBRIS AND WELDED. ALL MATERIALS STORED ON SITE SHALL BE STORED ON DEBRIS AND WELDED. ALL MATERIALS STORED ON SITE SHALL BE STORED ON DEBRIS AND WELDED.

PAVEMENT AND/OR ROAD AND RAW WORK

ALL PAVEMENT AND/OR ROAD AND RAW WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FEDERAL DEPARTMENT OF TRANSPORTATION (FHWA) SPECIFICATIONS FOR ROAD AND PAVEMENT CONSTRUCTION. ALL PAVEMENT AND/OR ROAD AND RAW WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FEDERAL DEPARTMENT OF TRANSPORTATION (FHWA) SPECIFICATIONS FOR ROAD AND PAVEMENT CONSTRUCTION.

DETECTABLE SURFACE & CURBING APPLICATION

DETECTABLE SURFACE & CURBING APPLICATION SHALL BE PERFORMED IN ACCORDANCE WITH THE FEDERAL DEPARTMENT OF TRANSPORTATION (FHWA) SPECIFICATIONS FOR ROAD AND PAVEMENT CONSTRUCTION. ALL PAVEMENT AND/OR ROAD AND RAW WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FEDERAL DEPARTMENT OF TRANSPORTATION (FHWA) SPECIFICATIONS FOR ROAD AND PAVEMENT CONSTRUCTION.

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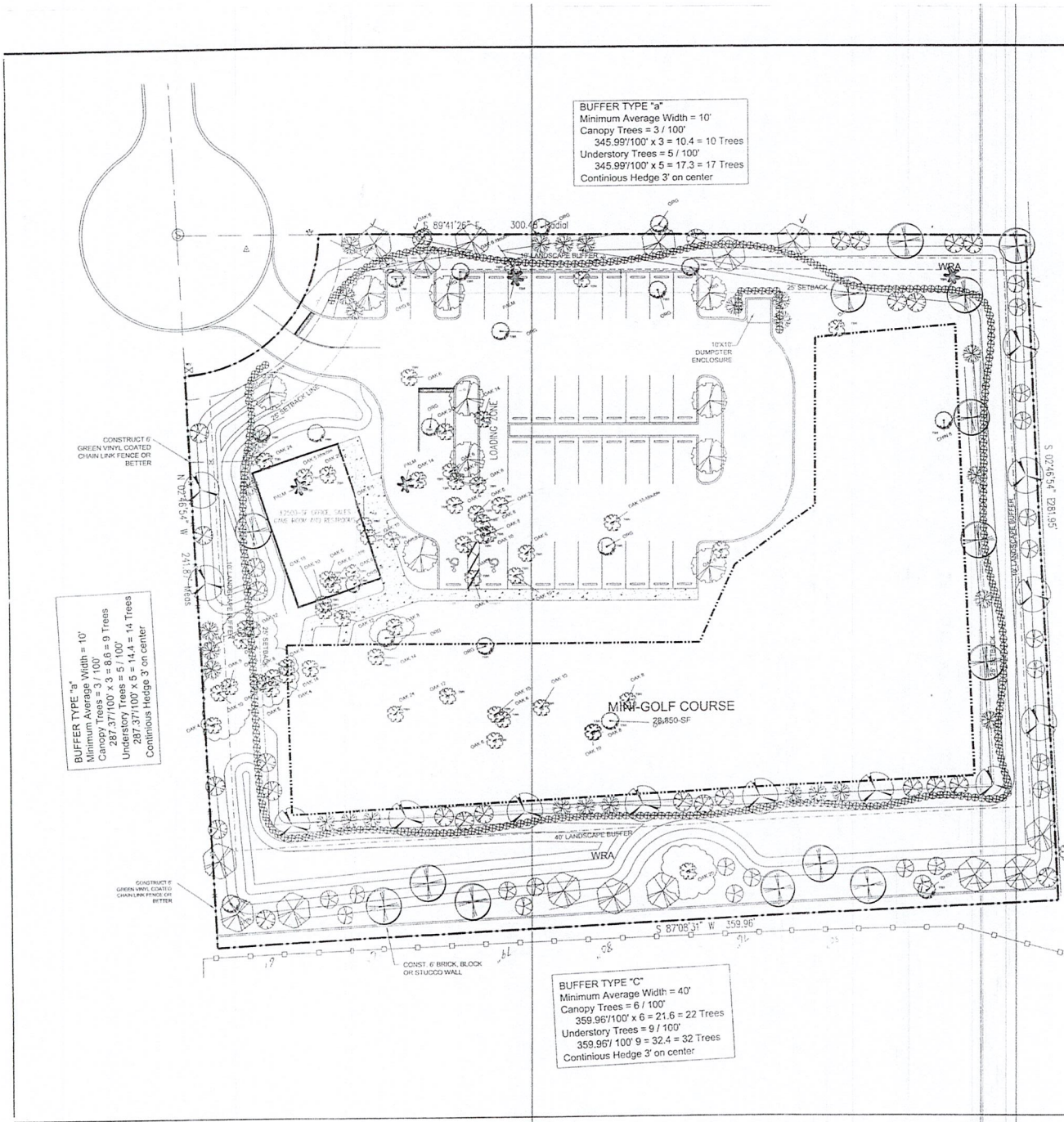
Civil Engineering Solutions, Inc.
Civil & Environmental Engineering

15220 W. 11th Ave., Suite 100, Fort Lauderdale, FL 33309
Phone: (954) 571-1111
Fax: (954) 571-1112
www.civil-engineering.com

Revision: _____
Date: 05/30/01
Drawing By: DC/TP
Page Size: 24x36 (ARCH D)

M & M MINIATURE GOLF CONSTRUCTION DETAILS
MOUNT DORA, FLORIDA

JOB NO. 05130
SHEET NO. C5



BUFFER TYPE "a"
 Minimum Average Width = 10'
 Canopy Trees = 3 / 100'
 345.99' / 100' x 3 = 10.4 = 10 Trees
 Understory Trees = 5 / 100'
 345.99' / 100' x 5 = 17.3 = 17 Trees
 Continuous Hedge 3' on center

BUFFER TYPE "a"
 Minimum Average Width = 10'
 Canopy Trees = 3 / 100'
 287.37' / 100' x 3 = 8.6 = 9 Trees
 Understory Trees = 5 / 100'
 287.37' / 100' x 5 = 14.4 = 14 Trees
 Continuous Hedge 3' on center

BUFFER TYPE "c"
 Minimum Average Width = 40'
 Canopy Trees = 6 / 100'
 359.96' / 100' x 6 = 21.6 = 22 Trees
 Understory Trees = 9 / 100'
 359.96' / 100' x 9 = 32.4 = 32 Trees
 Continuous Hedge 3' on center

Plant Schedule

Quan.	Common Name	Botanical Name	Size	Spacing
14	Existing Approved Trees	to be Saved		
46	Existing Approved Trees	to be Saved		
15	Laurel Oak	Quercus laurifolia	3.5" Caliper, 15' Height	As Shown
13	Live Oak	Quercus virginiana	3.5" Caliper, 15' Height	As Shown
10	Magnolia	Magnolia grandiflora	3.5" Caliper, 15' Height	As Shown
14	Red Maple	Acer rubrum	3.5" Caliper, 15' Height	As Shown
28	Grape Myrtle	Lagerstroemia indica	1.5" Caliper, 6' Height	As Shown
27	East Palatka Holly	Ilex opaca	1.5" Caliper, 6' Height	As Shown
22	Wax Myrtle	Myrica cecifera	1.5" Caliper, 6' Height	As Shown
356	Ligustrum	Ligustrum japonicum	3 Gallon, 30" Height	18" On Center
216	Dwarf Confederate Jasmine	Trachelospermum asiaticum	1 Gal., 9-12" spread	18" on Center
274	Indian Hawthorn	Raphiophis indica	1 Gal., 15-18" x 15-18"	24" on Center

BUFFER TYPE "a"
 Minimum Average Width = 10'
 Canopy Trees = 3 / 100'
 281.95' / 100' x 3 = 7.00 = 9 Trees
 Understory Trees = 5 / 100'
 281.95' / 100' x 5 = 14.1 = 14 Trees
 Continuous Hedge 3' on center

LANDSCAPE NOTES

HEDGES TO FORM CONTINUOUS BUFFER UPON PLANTING. CALIPER IS MEASURED SIX (6) INCHES ABOVE THE GROUND. ALL PLANTS ARE TO BE FLORIDA #1 OR BETTER. AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.

LANDSCAPE FOR VEHICLE USE AREA (VUA): 10% OF VUA
 REQUIRED: 23,611 SQ.FT. X 10% = 2,361 SQ.FT.
 PROVIDED: 2,740 SQ.FT. = 11.6%

Trees Removed Requirement

Removed Trees	Replacement Required
<24" 42 Oak (20", 18", 3-14", 2-12", 9-10", 7-8", 16-6", 2-4")	42
>24" 4 Oak (4-24")	9
3 Palm	0
10 Orange	0
4 Chinaberry (18", 10", 8", 6")	0
Total	51*

Note: Total trees required on site if site were vacant = 56
 * Maximum replacement required at 125% = 56 x 1.25 = 70
 Replacement Trees = 70 - 56 = 14
 minimum of 14 replacement trees =
 Number of Existing Trees to be saved: 14

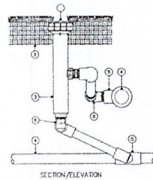
Landscape Plan

Mount Dora Mini-Golf
 Mount Dora, Florida

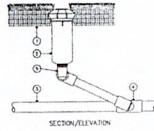
Green Consulting Group, Inc.
 Landscape Architecture • Site Planning • Development Assistance
 4070 United Avenue, Mount Dora, Florida, 32757
 352-357-9241 • Fax: 352-357-9278 • LA947



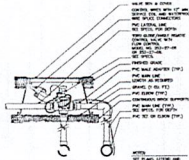
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 Date: 10/20/07
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 Layout: 12x18"



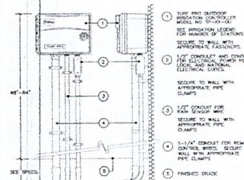
SECTION/ELEVATION
 (TORO) ZONE 9
 FIXED-SPRAY SPRINKLER
 TORO 570Z SERIES 6" POP-UP
 NOT TO SCALE



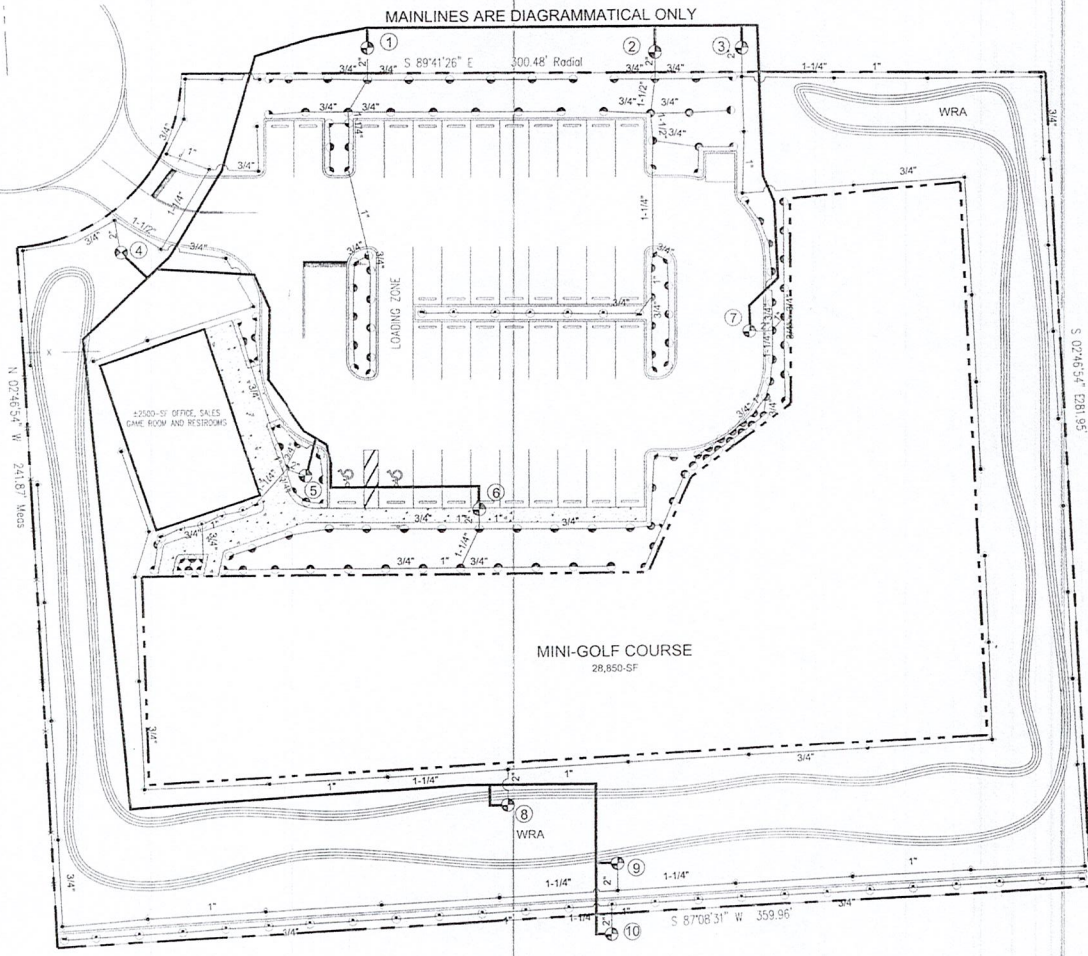
SECTION/ELEVATION
 (TORO) ZONE 10
 SINGLE-STREAM SPRINKLER
 TORO SUPER 600 SERIES 2" POP-UP
 NOT TO SCALE



SECTION/ELEVATION
 (TORO) ZONE 10
 1-1/2" VALVE
 TORO 252 SERIES
 NOT TO SCALE



SECTION/ELEVATION
 (TORO) ZONE 10
 EXTERIOR WALL-MOUNT CONTROLLER
 TORO TURF PRO SERIES
 NOT TO SCALE



LEGEND

- TORO SUPER 600, ROTOR, PART CIRCLE (S600 P IN LAWN AREAS, S600 S IN HEDGE)
- TORO 570Z-6P, 6" POP UP, 15', SPRAY PATTERNS VARY
- ⊕ TORO 1 1/2" VALVE 252-27-06, INSTALLED IN 10" VALVE BOX
- ⊞ TORO TURF PRO SERIES, 9 STATION CONTROLLER INSTALLED WITH 850-74 RAIN SENSOR
- ⊞ METER

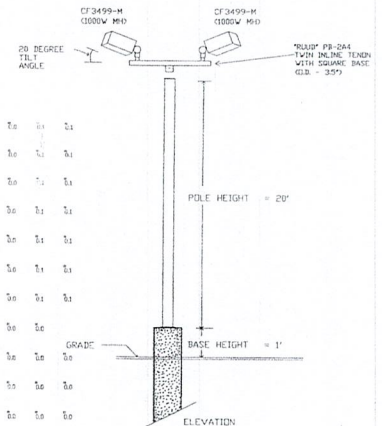
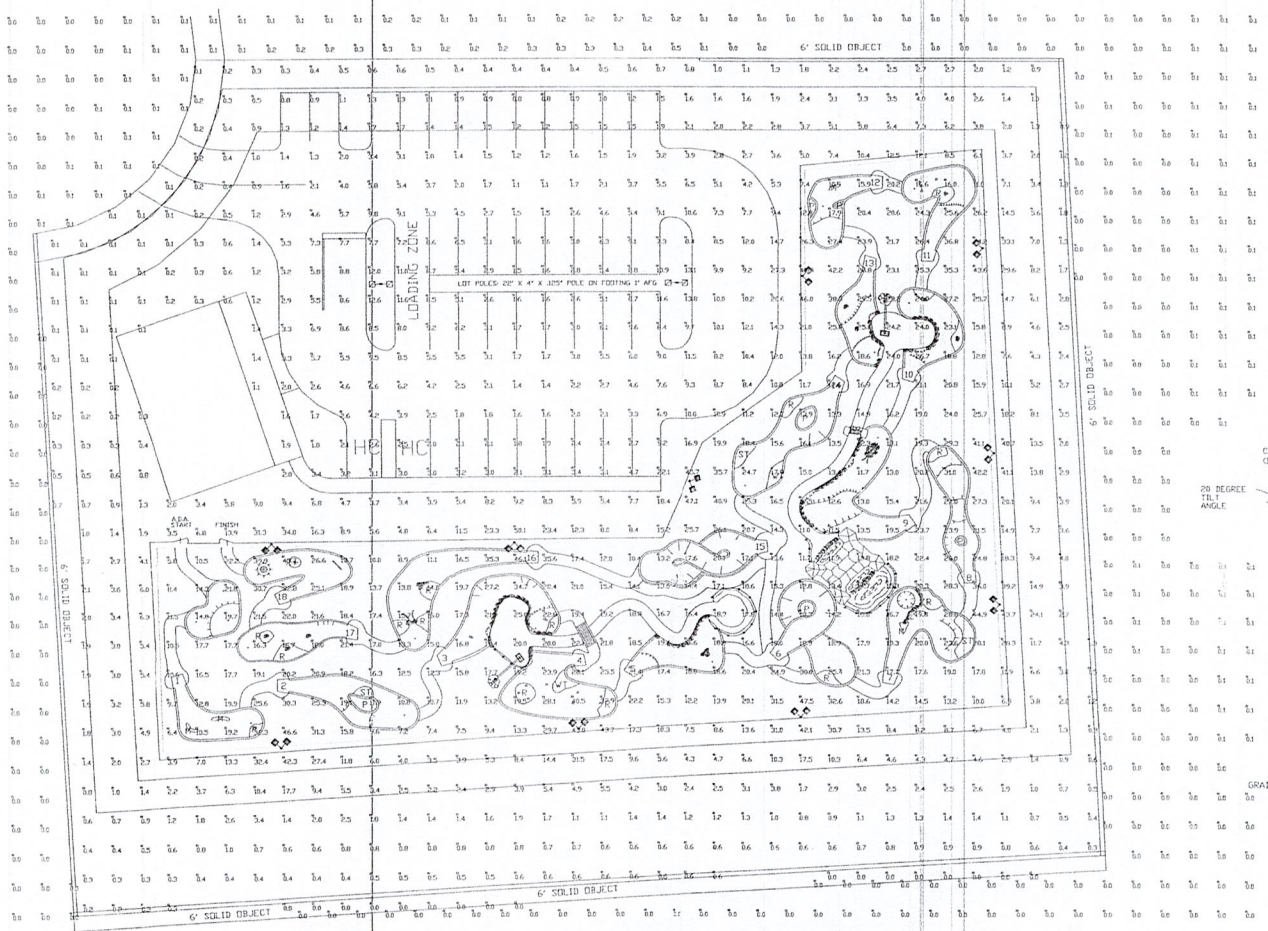
NOTES:
 PIPE ROUTING AND VALVE LOCATIONS ARE DIAGRAMMATICAL ONLY. IRRIGATION CONTRACTOR IS TO AVOID ANY CONFLICT WITH THE TREE AND SHRUB PLANTINGS.
 ALL MAINLINES ARE TO BE 2" sch. 40 P.V.C.
 ALL LATERALS ARE TO BE sch. 160 P.V.C. OF THE SIZE NOTED.
 ALL HEADS TO HAVE RECLAIMED WATER USE INDICATORS.
 ALL PIPES SHALL BE PURPLE IN COLOR TO DENOTE USE OF RECLAIMED WATER.
 ALL PAVEMENT CROSSINGS ARE TO BE MADE IN SLEEVES THAT ARE TWO PIPE SIZES LARGER THAN THE CROSSING.
 NO IRRIGATION HEADS TO BE LOCATED WITHIN 12" OF ANY BUILDING.
 EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
 CONTROLLER TO BE LOCATED IN MECHANICAL ROOM OF BUILDING.
 DESIGN PRESSURE IS 50 PSI WITH 50 GALLONS PER MINUTE AT THE POINT OF CONNECTION.
 GALLONS PER WEEK: 429.0 GPM x 20 MINS. RUN TIME x 2 DAYS PER WEEK = 17,160 GAL.
 GALLONS PER YEAR: 17,160 GALLONS PER WEEK x 52 = 892,320 GAL.
 HOURS AVAILABLE FOR IRRIGATION: 4 PM TO 10 AM, MAXIMUM OF TWICE A WEEK.
 SEPARATE IRRIGATION METER PROVIDED, WILL CONNECT TO REUSE IRRIGATION WHEN AVAILABLE

ZONE	G.P.M.
1	49.5
2	46.5
3	37.5
4	40.0
5	45.0
6	49.5
7	45.0
8	35.0
9	45.0
10	36.0
TOTAL	429.0



Drawing Number: 05151-02
 Original From: 05151-02
 Date: November 7, 2005
 Scale: 1"=20'
 Layout: 8/10/05





POLE SCHEDULE
 (1) PS4520C1BZ 120" X 4" X 125" STEEL SQUARE POLE
 (1) PB-244 (120W IN-LINE TENDR)
 (2) PS4522C1BZ 120" X 4" X 125" STEEL SQUARE POLE
 PROPOSED POLES MEET 100 MPH SUSTAINED WINDS.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
☐	1	CF499	2 @ 90 DEGREES	105000	0.650	CF3499-M 1000W MH
☐	2	PR640	BACK-BACK	40000	0.800	PR2640-M 400W PSMH

RUUD LIGHTING
 800.236.7000 USA <www.ruudlighting.com> 905.671.1991 CAN

Date: 9/29/2005 Layout by: ANTONIO CRIVELLO
 Project Name: MT. DORA MINIATURE GOLF 72899
 Filename: S0712AMTIGR1.a32

Simulation results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

Numeric Summary					
Project: All Projects					
Label	Avg	Max	Min	Avg/Min	Max/Min
GRADE	9.44	59.1	0.0	0.00	0.00
OUTSIDE PL	0.05	0.5	0.0	0.00	0.00



**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: July 20, 2022
TO: Planning and Zoning Commission
FROM: Development Review Committee
Vince Sandersfeld, Planning Director
SUBJECT: Land Development Code Amendment Pertaining to Variance for Building Height

Recommendation:

Staff recommends approval of the attached ordinance and forwarded same to City Council.

Discussion:

As directed by the City Council following action for a proposed Charter Amendment to limit building height in certain areas attached is a proposal to amend the City's Land Development Code to provide enhanced variance criteria. A copy of the Charter Amendment Ordinance No. 2022-08 is attached for reference. The framework of the Charter Amendment language was taken from a citizen's group petition.

On September 21, 2021, City Council adopted Resolution No. 2021-115, which created the Building Height Advisory Committee. On March 4, 2022, the Building Height Advisory Committee provided several recommendations to City Council; enclosed is a summary of the recommendations prepared by the Committee dated March 17, 2022.

One of the recommendations, in addition to consideration of a Charter Amendment, was an amendment to the City's Land Development Code to create additional variance criteria for properties within the Building Height Impact District.

The proposed Charter Amendment language allows for variances of five (5) feet building height for buildings within the Historic Preservation Review Boundary and buildings within 100 feet of Lake Dora shoreline. As such, the Building Height Committee recommended establishing new criterion for variance requests pertaining to building height. Enclosed in a draft LDC amendment to implement the proposed criterion for variance requests pertaining to building height. The proposed criteria for a variance request pertaining to building height is more restrictive than the existing criteria for variance requests.

The Building Height Committee also recommended removing the 55 foot height allowance for parking garages in specific zoning districts. The height for parking garages was amended by Ordinance No. 2020-20 enacted on April 4, 2021. The Building Height Committee reasoned that the height of parking garages should be consistent with the height limitations of the underlying zoning district. The draft LDC Amendment removes the 55 feet for parking garages. If adopted, parking garages in the downtown area would be limited height to 35 feet and further reduced to 25 feet along the Lake Dora shoreline.

Notices:

Courtesy Legal Advertisement Notice of PZC Hearing: July 8, 2022

Attachment:

Ordinance No. 2022-08 (Charter) adopted on June 7, 2022 (Informational)

Building Height Impact District Map

Summary of Key Revisions dated March 17, 2022

Draft LDC Ordinance No. 2022-10

ORDINANCE NO. 2022-08

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA PERTAINING TO A CHARTER AMENDMENT FOR THE 2022 BALLOT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING PROPOSED CHARTER AMENDMENT WITH TITLE AND BALLOT QUESTION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE AND CODIFICATION.

WHEREAS, Florida Statutes, Section 166.031, provides that the governing body of a municipality may, by ordinance, submit to the electors of said municipality, proposed amendments to its charter; and

WHEREAS, pursuant to the City of Mount Dora Charter, the City Council shall cause the Charter to be reviewed, no less than once every five years; however, may cause amendment to the same at any time deemed appropriate; and

WHEREAS, on September 21 2021, the City adopted Resolution No. 2021-115, which created the Building Height Advisory Committee; and

WHEREAS, on April 5, 2022, following absolute dedication and clear focus to the task at hand, the City of Mount Dora Building Height Advisory Committee delivered its report and recommendations to City Council; and

WHEREAS, based on the report and recommendations of the Building Heights Advisory Committee, the City of Mount Dora has determined that it is appropriate to propose revisions to the City's Charter; and

WHEREAS, the City of Mount Dora has determined that it is in the best interest of its citizens to submit the Charter amendment proposed herein to the registered voters of Mount Dora at the general election to be held on November 8, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF 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. IMPLEMENTING ADMINISTRATIVE ACTIONS.

A. The City Manager is hereby authorized and directed to take such actions as 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 prudent.

B. The City Clerk, as the Filing Officer for the City, is hereby directed to coordinate with the Lake County Supervisor of Elections, as necessary, to ensure that all advertising, translation and notice requirements are met to conduct the referendum election called for in Section 3 hereof.

SECTION 3. PROPOSED CHARTER AMENDMENTS WITH TITLE AND BALLOT QUESTION.

The amendment to the City of Mount Dora Charter as set forth hereafter shall be proposed to the registered voters of Mount Dora by way of the title and ballot question specified at the general election to be held on November 8, 2022. Underlined words constitute additions.

ARTICLE VII. BUILDING HEIGHTS**Section 32. – Limitations, Exceptions, Variances**

- a. Building Height Impact District. The Building Height Impact District as used herein shall mean the City's Historic Preservation Review Area and the lands within 100 feet of the normal high-water control level of Lake Dora, as depicted in the City of Mount Dora Comprehensive Plan 2045, Future Land Use Map Series, Map II-2e, as of the effective date of this Article,
- b. As of the effective date of this Article, no building or other structure shall be constructed, erected, situated or located, in the Building Height Impact District, which exceeds thirty-five (35) feet in height, excluding structural appurtenances as set forth in the City of Mount Dora Land Development Code and measured pursuant to the Definitions established by the City of Mount Dora Land Development Code.
- c. As of the effective date of this Article, no building or other structure shall be constructed, erected, situated or located, within one hundred (100) feet of the normal high water control level of Lake Dora, which exceeds twenty-five (25) feet in height, excluding structural appurtenances as set forth in the City of Mount Dora Land Development Code and measured pursuant to the Definitions established by the City of Mount Dora Land Development Code.

- d. Any legally non-conforming building or structure, existing as of the effective date of this Article, shall be exempt from the provisions of this Article and in the event of destruction of any such legally non-conforming building or structure, in whole or in part, said legally non-conforming building or structure may be rebuilt to a height not exceeding the height of the same at the time of destruction, subject to all applicable City codes, rules and regulations which are in effect at the time of such reconstruction.
- e. A Building Height Impact District Variance of up to five (5) additional feet may be pursued from the building height limitations set forth herein by way of the process set forth in the City of Mount Dora Land Development Code. The Building Height Impact District Variance process as set forth in the City of Mount Dora Land Development Code on the effective date of this Article may only be revised if the proposed revision is submitted to the electors during a general election and approved by majority vote.

TITLE:

Establishing City of Mount Dora Charter, Article VII, Building Heights, Section 32, Limitations, Exceptions, Variances.

QUESTION:

Vote YES for an Amendment to the City Charter which limits building heights to 35 feet in the Building Height Impact District, and to 25 feet within 100 feet of the high-water control level of Lake Dora, excluding certain structural appurtenances and providing exceptions for existing legally non-conforming structures and variance capabilities, not to exceed 5 additional feet or vote NO if you do not want a City Charter Amendment which limits building heights.

YES

NO

SECTION 4. SCRIVENER'S ERRORS.

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 with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 5. SAVINGS CLAUSE.

All prior actions of the City pertaining to amending the City Charter, as set forth herein, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. CONFLICTS.

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purposes of this Ordinance shall not be deemed a conflicting code or ordinance.

SECTION 7. SEVERABILITY.

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair

the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 8. EFFECTIVE DATE AND CODIFICATION.

A. This Ordinance shall become effective immediately upon enactment by the City Council and recordation in the Public Records of Lake County, Florida.

B. The Charter amendment proposed in Section 3 of this Ordinance shall become effective if a majority of the electors, voting in the general election on November 8, 2022, vote in favor of such amendment. Thereafter, the approved amendment shall be codified into the City of Mount Dora Code of Ordinances and be renumbered or re-lettered as deemed appropriate by the codifier. The City Clerk shall file the revised Charter with the Department of State.

FIRST READING: May 17, 2022

SECOND READING: June 7, 2022

PASSED AND ADOPTED this 7th day of June, 2022.



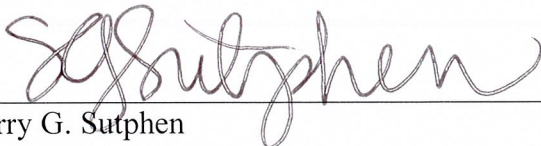
CRISSY STILE
MAYOR, City of Mount Dora, Florida

ATTEST:

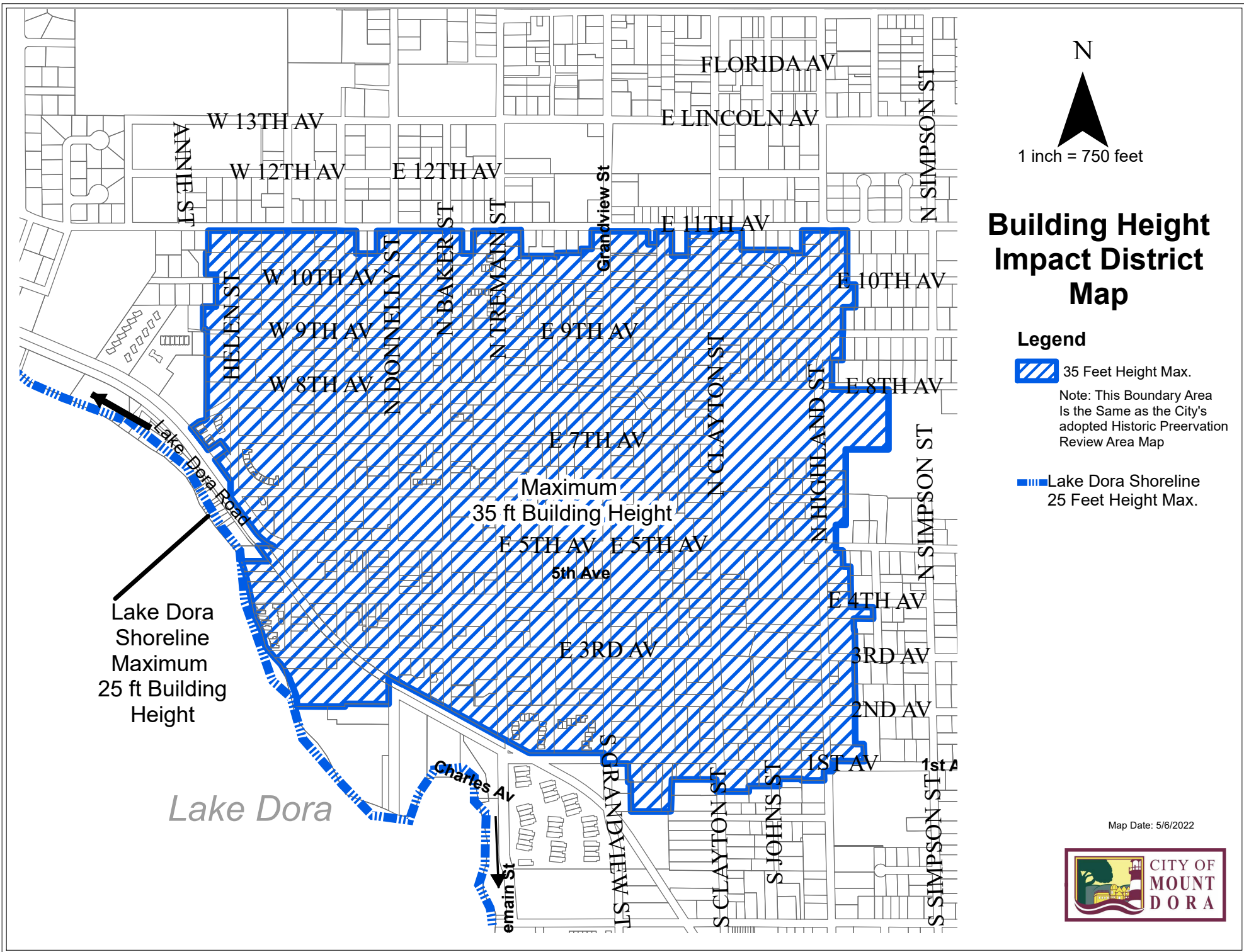


JESSICA BURNHAM
CITY CLERK

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



Sherry G. Sutphen
City Attorney





N



1 inch = 750 feet

Building Height Impact District Map

Legend

-  35 Feet Height Max.
Note: This Boundary Area Is the Same as the City's adopted Historic Preservation Review Area Map
-  Lake Dora Shoreline
25 Feet Height Max.

Map Date: 5/6/2022



DRAFT .V3 - March 17, 2022
Summary of Key Revisions
To the Mount Dora Land Development Code

As recommended by the
Mount Dora Building Height Advisory Committee

The goal of this recommended Land Development Code text amendment is to establish clear and effective zoning variance provisions designed to limit the maximum height of buildings and structures within the historic downtown area of Mount Dora.

Key Revisions:

1. Create a new ‘Building Height Impact District’ map
2. Provide a meaningful ‘Purpose and Intent’ statement to establish a solid foundation upon which the new variance provisions are based.
3. The ‘by right’ maximum height of a building, structure (including parking garages), and appurtenance located within the Building Height Impact District is 35 feet, except this maximum height is 25 feet within 100’ along Lake Dora.
4. The tests for variance applications within the District have been strengthened considerably. All variance applications shall be prohibited for any kind of building, structure or appurtenance exceeding a height of 40 feet within the District or a height of 30 feet within 100 feet along Lake Dora.
5. The revised variance test clarifies the disqualification of self-imposed circumstances and augments the requirement to satisfy any claim of undue hardship.
6. Each and every one of the nine variance tests must be fully met or the application shall be recommended for denial by the Planning and Zoning Commission and shall be denied by the City Council.
7. Even if all variance tests are met completely, the application must be approved by a supermajority vote of City Council, irrespective of the number of voting members, or it shall fail and be denied.
8. Any proposed text or map changes to Section 3.5.6.2 or Section 3.4 as it relates to the height of buildings, structures, or appurtenances within the Building Height Impact District shall not be considered until it has been placed on a clearly worded ballot and decided by a majority vote of Mount Dora electorate.

9. The existing Land Development Code provisions that allow any parking garage heights up to 55 feet within the District have been eliminated. This provision affects all properties located in the District including, but not limited to, the following zoning classifications:
 - a. PUD Planned Unit Development
 - b. C-2 Downtown Commercial
 - c. C-2A Peripheral Commercial
 - d. PLI Public Lands and Institutions
 - e. MU-2 Mixed Use Downtown

10. While certain zoning classifications are located both inside and outside the Building Height Impact District, the recommended LDC revisions ensure regulatory consistency as may be applied to such properties.

11. Public notification requirements including newspaper publications, postal mailings and posted signs are more clearly described.

12. Provides additional clarity regarding the definition of ‘variance’ and adds text emphasizing a key tenant of adopted zoning regulations – the presumption of correctness.

13. No substantive changes have been made to the Land Development Code regarding variance provisions affecting properties located outside the Building Height Impact District.

ORDINANCE NO: 2022-10 (DRAFT)

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; TO PROVIDE FOR BUILDING HEIGHT VARIANCE REGULATIONS AND ASSOCIATED PROVISIONS; CHAPTER II, GENERAL, CHAPTER III ZONING REGULATIONS, AND CHAPTER VIII, DEFINITIONS; 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.

WHEREAS, Florida Statutes, Chapter 166, confers upon a local government, the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizens; and

WHEREAS, pursuant to its home rule powers, the City of Mount Dora may regulate land use matters and design standards within the City limits through the adoption of Land Development regulations; and

WHEREAS, from time to time the City of Mount Dora provides updates and amendments to its Land Development regulations; and

WHEREAS, on September 21 2021, the City adopted Resolution No. 2021-115, which created the Building Height Advisory Committee; and

WHEREAS, on March 17, 2022, following absolute dedication and clear focus to the task at hand, the City of Mount Dora Building Height Advisory Committee recommended various building height regulations; and

WHEREAS, based on the report and recommendations of the Building Heights Advisory Committee, the City of Mount Dora has determined that it is appropriate to propose revisions to the City's Land development Code and

WHEREAS, the City of Mount Dora enacted Ordinance No. 2022-08 on June 7, 2022, placing an amendment to the City's Charter to limit building height in certain areas with special provisions for variance capabilities, not to exceed 5 additional feet; and

WHEREAS, the City of Mount Dora has also determined that the amendments to its Land Development Code, as set forth herein, advance a legitimate public purpose and promote and protect the health, safety and welfare of the citizens of the City of Mount Dora.

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. AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE CHAPTER II, GENERAL, CHAPTER III ZONING REGULATIONS, AND CHAPTER VIII, DEFINITIONS. The City of Mount Dora Land Development Code, is hereby revised and amended as follows:

Note: Underlined words constitute additions to existing text, ~~striketrough~~ constitutes deletions from existing text and asterisks (***) indicate omitted parts which are intended to remain unchanged. Text is shown in red for emphasis.

CHAPTER II. – GENERAL

Section 2.5. - Planning and zoning commission.

Section 2.5.1 Powers and Duties

6. *Variances.* For lands located inside the boundary of the ‘Building Height Impact District’, as defined by sub-section 3.5.6.2 , applicants shall adhere the to special variance provisions and public hearing procedures. All other variance types, shall meet the provisions of Section 2.5 of this code. The planning and zoning commission shall hear and decide requests for variances from the terms of the zoning regulations where, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship upon, and personal to, the applicant therefor, and not surrounding properties. In order to authorize a variance, the commission must find:

c. That granting the variance requested will not confer on the applicant any special privilege that is denied ~~by the chapter~~ to other lands, buildings or structures in the same zoning district;

d. That literal interpretation of the provisions would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would result in work [ineur] unnecessary and undue hardship on the applicant;

In granting any variance within their authority, the commission may prescribe appropriate conditions and safeguards, the violation of which shall be deemed a violation of this code. The commission may also prescribe a reasonable time limit within which the action for which the variance was requested shall be begun, completed or both.

Under no circumstances shall the commission grant a variance which permits a use not generally, or by conditional use, permitted in the zoning district involved, or any use expressly or by implication prohibited, by the terms of this code in the zoning district involved. Nonconforming uses of neighboring lands, structures or buildings in the same zoning classifications or district, and permitted uses of lands, structures or buildings in other zoning classifications or districts shall not be considered grounds for the authorization of a variance.

CHAPTER III. - ZONING REGULATIONS

3.4. - Establishment of zoning districts.

3.4.5. *PUD Planned Unit Development District:*

4. *Site development standards.* Unless modified as provided for herein, the standards of conventional zoning districts and the design standards of this code shall apply. Revised standards may be approved for a PUD project to encourage creative development when the development proposal demonstrates increased protection of natural resources, improved living environment or increased efficiency of service delivery.

g. Special restrictions for proposed PUD's located within the Building Height Impact District: Lands within the Building Height Impact District, as defined in sub-section 3.5.6.2, are subject to the building heights limitation of the district. No PUD's can exceed the heights restrictions of sub-section 3.5.6.2 of this code. Building and structure height maximum shall be 35 feet and within 100 feet of the normal high water control level of Lake Dora, shall be at a maximum of 25 feet within the Building Height Impact District.

3.4.7 *C-2 Downtown Commercial District.*

5. *Site development standards:*

b. Maximum building heights: 35 feet ~~and~~

~~i. Within within 100 feet of the normal high water control level of Lake Dora: 25 feet.~~

~~ii. Parking garage maximum height: 55 feet and 25 feet within 100 feet of Lake Dora.~~

3.4.7-A C-2-A Peripheral Commercial District.

5. Site development standards:

b. Building height maximum: 35 feet and 25 feet within 100 feet of the normal high water control level of Lake Dora.

~~i. Within 100 feet of Lake Dora shall be at a maximum of 25 feet.~~

~~ii. Parking garage maximum height: 55 feet and 25 feet within 100 feet of Lake Dora.~~

3.4.13. PLI Public Lands and Institutions District.

5. Site development standards:

b. Maximum building height: 35 feet and
~~Parking garage maximum height: 55 feet and~~ 25 feet within 100 feet of the normal high water control level of Lake Dora.

3.4.16. MU-1 Mixed Use Traditional and MU-2 Mixed Use Downtown Districts:

7. Site development standards: The following requirements shall be observed in all mixed-use developments, except where the requirement is more specifically attributed to horizontal mixed use, or vertical mixed use, as the case may be.

c. Maximum height shall be restricted by district as follows:

(2) MU-2: Building height is limited to 35 feet and cannot exceed 25 feet in height for building that are located within 100 feet of Lake Dora or in any other location in the MU-2 district where surrounding scenic views of Lake Dora cannot be maintained. ~~Parking garage maximum height 55 feet.~~

3.5. - Supplemental regulations.

3.5.6. Height

1. Building and structure heights for lands located outside the Building Height Impact District may not exceed 35 feet for all zoning districts, except 60 feet within the MU-1 district, 65 feet within the C-3 district, and 100 feet within the WBI-E and WBI-G districts; ~~and maximum 55 height for parking garages within the C-2, C2A, and PLI and MU-2 zoning districts.~~ Chimneys, water, fire, telecommunication, radio and television towers, church spires, cooling towers, elevator bulkheads, smokestacks, and similar structures, and their necessary mechanical appurtenances may exceed 35 feet, subject to the restrictions herein, and any height limitations placed on such structures by the Federal Aviation Administration. No building, parking garage, or other structure shall exceed 25 feet if such building or structure is to be located within one hundred (100) feet of the normal high water control level of Lake Dora, or in any other location where surrounding scenic views of Lake Dora would be destroyed. Flagpoles may not exceed 45 feet in height in all zoning districts.

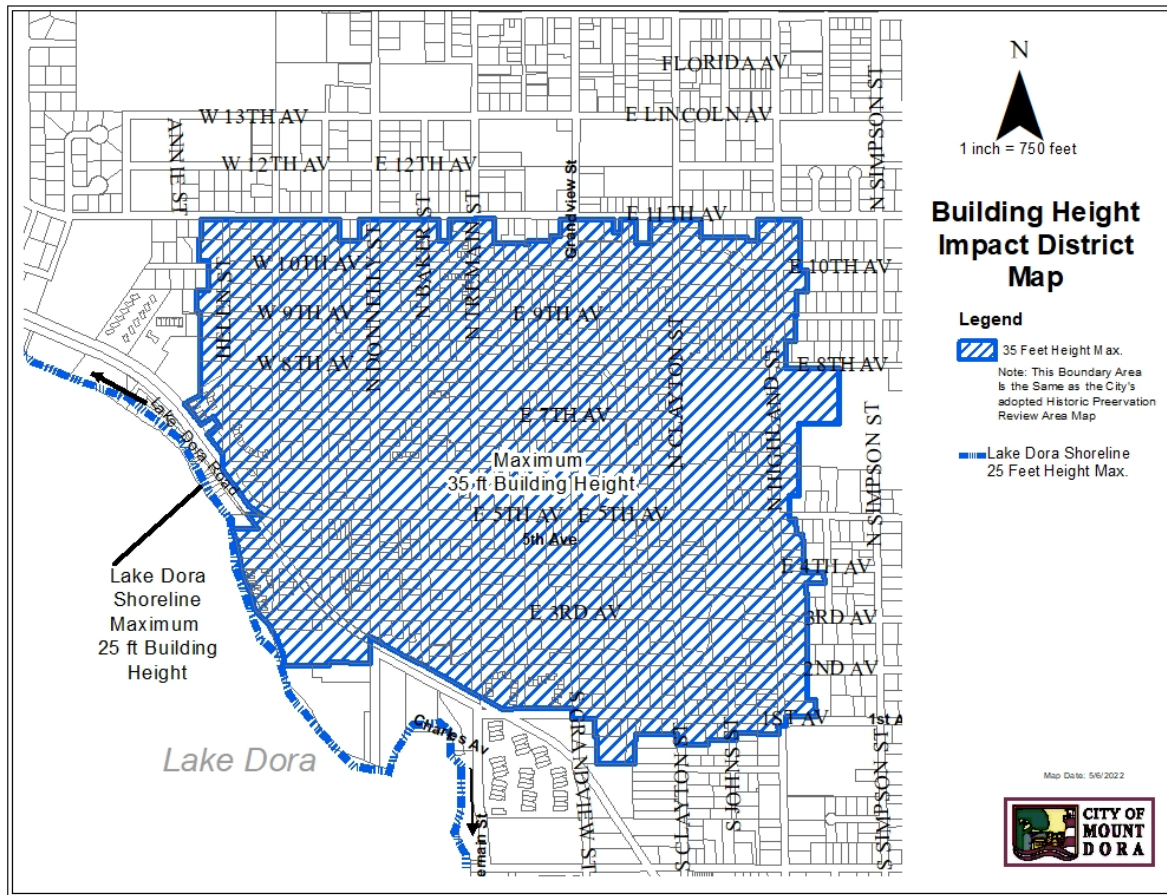
2. Building Height Impact District

a. The purpose and intent of this section is to help safeguard the cultural heritage, architectural uniqueness and general historic character of the City of Mount Dora, among other objectives as enacted. It accomplishes these purposes by establishing regulatory provisions that regulate unacceptable building and structural heights within the special area designated as the 'Building Height Impact District' within the map depiction geographically shown below. Further, the purpose of this sub-section is to promote the preservation and appreciation of properties within this district, to contribute to the overall economic health of the downtown area, to reduce adverse environmental impacts, to help ensure that future development and improvements remain consistent with the prevailing architectural character of the designated area and to help protect stable neighborhoods located within and in the vicinity of the Building Height Impact District.

The Building Height Impact District is pursuant to the provisions of the City of Mount Dora Charter, Article VII, Building Heights, Section 32, Limitations, Exceptions, Variances.

b. Any proposed text or map changes to Section 3.5.6.2 as it relates to the height of buildings and structures within the Building Height Impact District shall not be considered until it has been placed on a clearly worded ballot and decided by a majority vote (meaning at least one more vote over the minimum majority vote) of Mount Dora electorate.

Building Height Impact District Map



c. Height regulations affecting areas and lands within the Building Height Impact District (see map) specific for two distinct areas along with other provisions are as follows:

- i. The allowable height of buildings and structures located within the City's Historic Preservation Review Area as depicted in the City of Mount Dora Comprehensive Plan 2045, Future Land Use Map Series, Map II-2e, shall not exceed 35 feet; excluding but not limited to chimneys, water, fire, telecommunication, radio and television towers, church spires, cooling towers, elevator bulkheads, smokestacks, and similar structures, and any related necessary mechanical appurtenances. In no such case shall such appurtenance as described herein exceed 40 feet in height.
- ii. No building or other structure shall exceed 25 feet if such building or structure is to be located within 100 feet of the normal high water control level of Lake Dora. Addition provisions include other location that would visually block 75% or more of surrounding panoramic view of Lake Dora. The maximum height as described herein excludes but not limited to chimneys, water, fire, telecommunication, radio and television towers, church spires, cooling towers, elevator bulkheads, smokestacks, and similar structures, and any

related necessary mechanical appurtenances. In no such case shall such appurtenance as described herein exceed 30 feet in height.

- iii. All building and structures shall adhere to applicable regulatory provisions as required by the Federal Aviation Administration.
- iv. Flagpoles may not exceed 45 feet in height.

d. Variances Building Height Requirements within the 'Building Height Impact District'. The Planning and Zoning Commission shall provide and forward a recommendation to the City Council for final action.

Following deliberation and public hearings of the proposed height variance request, the Planning and Zoning Commission and City Council shall find that the applicant has provided demonstrable substantial competent evidence that they have met each of the requirements cited below and the failure to meet any one of these items shall result in the Planning and Zoning Commission recommending denial and the City Council shall disapprove the variance application. Variance for such request shall provide an application and related fees of this code. City Council's action for approval shall be by a supermajority vote (meaning at least one more vote over the minimum majority vote). These requirements and variance criteria are as follows:

- i. No building or structure shall exceed 40 feet in height located within the City's Historic Preservation Review Area as depicted in the City of Mount Dora Comprehensive Plan 2045, Future Land Use Map Series, Map II-2e, except that no building or structure shall exceed 30 feet in height within the 100 feet of the normal high water control level;
- ii. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings within otherwise similarly situated properties;
- iii. That the special conditions and circumstances have not resulted from and do not result from the actions of the applicant;
- iv. That granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district;
- v. That literal interpretation of the provisions would deprive the applicant of rights commonly enjoyed by other similarly situated properties under the terms of the chapter and would effect an unnecessary and undue hardship on the applicant to the extent that the absence of the requested variance would essentially constitute a taking of the property;
- vi. That the variance, if granted, would result in the minimum necessary impact in order to make possible the reasonable use of the land, building or structure;
- vii. That the grant of the variance will be in harmony with the general intent and purpose of this code and the comprehensive plan, will not in any way be detrimental to the subject property, the surrounding neighborhood or the public health, safety or welfare. The Planning and Zoning Commission may

- recommend and City Council may prescribe appropriate conditions to further protect the public, health, safety and welfare;
- viii. Shall provide enhanced architectural standards, elements, features and other design standards; and
 - ix. Additional building floors, improvements, or vertical expansions to existing structures are not allowed.
- e. The following public hearing requirements for building or structural height variance applications within the 'Building Height Impact District' shall be as follows:
- i. The Planning and Zoning Commission shall hold at least one public hearing with proper public notice of this sub-section and shall provide their recommendation for either approval, approval with conditions, or denial to the City Council for consideration and final action.
 - ii. Following receipt of the planning and zoning commission recommendation, the city council shall hold a public hearing with proper public notice before taking final action on the variance application under review.
 - iii. In the city council public hearing where final action is taken, any approval or approval with condition shall be achieved with at least a supermajority vote (at least one more vote beyond a simple majority) of voting members of council present during these proceedings.
- f. Public Notice for Publication and Posting Requirements:
- i. The City shall be required publish notice of a public hearing noticed on a variance application to be prepared and published in a newspaper having general circulation in the City within 10 days of scheduled Planning and Zoning Commission or City Council public hearings. Notice shall be published in the non-legal (i.e display advertisement) section of the newspaper. Ad size shall be minimum two columns wide.
 - ii. Owners of real property within 300 feet of the land subject to an application shall be mailed via United States Postal Service a notice of the variance request; and the owner names and addresses used to mail required notice to owners of neighboring property shall be those shown on the current ad valorem tax rolls of Lake County.
 - iii. Public Notice Requirements (Posted Sign or Signs): The City shall be required to post notice of a minimum size 8-1/2 inches by 17 inches poster size on the land subject to the application for variance, at a location adjacent to each abutting street that is clearly visible to traffic along the street. If no part of the subject land abuts a street, then the notice shall be

posted in the right-of-way of the nearest street, and in a manner consistent with the intent of the provisions of this code.

- iv. Posted notice shall be in a manner established by the Planning Director.
- v. The content of required public notice shall, at a minimum include the following: Identify the application; describe the nature and scope of the proposed variance request or action; and identify the date, time, and location of the public hearing(s) being noticed.

CHAPTER VIII. - DEFINITIONS

The following definitions shall apply throughout this code. Words not specifically defined or otherwise explained within this code shall be as defined in a standard dictionary or as understood by the development review coordinator. Definitions specifically related to signage shall be found within Chapter VI, Design Standards, Section 6.7, Signs.

Variance: As ~~it relates to the Land Development Code used in connection with the provisions of this act dealing with zoning,~~ a variance is a relaxation ~~of the terms~~ of the zoning ordinance ~~dimensional requirements~~ ~~and~~ where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. As used ~~herein in this act,~~ a variance is authorized only for ~~height,~~ area, ~~dimensions,~~ and size of ~~buildings,~~ structures or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or classification or adjoining zoning districts or classifications. The provisions of the zoning regulations carry with them the presumption of correctness and variances shall not be the instrument used to dilute this fundamental tenant of land use regulation.

SECTION 3. IMPLEMENTATION OF ADMINISTRATIVE ACTIONS.

The City Manager is hereby authorized and directed to take such actions as 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 prudent.

SECTION 4. CODIFICATION AND SCRIVENER'S ERRORS.

A. The revisions to City of Mount Dora Land Development Code, as set forth in Section 2 above, shall be codified in the City of Mount Dora Code of Ordinances.

B. The sections, divisions and provisions of this Ordinance may be renumbered or re-lettered as deemed appropriate by the codifier of the City of Mount Dora Land Development.

C. 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 with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 5. SAVINGS CLAUSE. All prior actions of the City pertaining to the amendments to the City of Mount Dora Land Development Code as set forth herein, as well as any and all other applicable matters, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purposes of this Ordinance shall not be deemed a conflicting code or ordinance.

SECTION 7. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 8. EFFECTIVE DATE. This Ordinance shall become effective if a majority of the electors, voting in the general election on November 8, 2022, vote in favor of such amendment enacted by Ordinance No. 2022-08 on June 7, 2022. Thereafter, the approved amendment shall be codified into the City of Mount Dora Land Development Code and be renumbered or re-lettered as deemed appropriate by the codifier.

PASSED AND ADOPTED this ____ day of ____, 2022.

FIRST READING: _____

SECOND READING: _____

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