



City of Mount Dora
510 North Baker Street
Mount Dora, Florida 32757
352-735-7126

Mount Dora City Council
Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida 32757
December 5, 2022, 6:00 PM

AGENDA

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

ROLL CALL

ACKNOWLEDGMENT OF CERTIFIED ELECTION RESULTS

1. Certified Election Results 4

**SHORT RECESS FOLLOWED BY SWEARING-IN OF NEWLY ELECTED
AND RE-ELECTED CITY COUNCIL MEMBERS**

ROLL CALL WITH NEWLY ELECTED COUNCIL

ELECTION OF VICE MAYOR

PRESENTATIONS

1. Tree of Hope 11
2. Mount Dora Fun Fact

PUBLIC COMMENT

- This is the time for the public to come forward with any comments on any subject related to City business that is not listed on the Agenda.
- Please complete a speaker card and provide it to the City Clerk prior to the meeting.
- Please clearly state your name and address for the record. If you are part of a group, try to designate a speaker.
- Please address all comments to the Mayor.
- We will try to answer your questions at the time asked; however, there may be times we will need to conduct research prior to providing an answer.

APPROVAL OF AGENDA

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 - November 9, 2022 City Council Special Session
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CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

1. Sunshine Law/Public Records Refresher

COMMUNICATIONS AND REPORTS

- Council Member John Cataldo
- Council Member Dennis Dawson
- Council Member Cal Rolfson
- Council Member Nate Walker
- Council Member Doug Bryant
- Vice-Mayor Marc Crail
- Mayor Crissy Stile

FUTURE MEETING DATES

- December 20, 2022, 6:00 PM, Regular Session
- January 3, 2023, 6:00 PM, Regular Session
- January 17, 2023, 6:00 PM, Regular Session
- February 7, 2023, 6:00 PM, Regular Session

ADJOURNMENT

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE AT THIS MEETING WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, SUCH PERSON MAY NEED A RECORD OF THESE PROCEEDINGS FOR SUCH PURPOSE, A PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. VERBATIM RECORD WILL NOT BE PROVIDED BY THE CITY OF MOUNT DORA.

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



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

DATE: December 5, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Certified Election Results

Introduction: N/A

Discussion: N/A

Budget Impact: N/A

Strategic Impact: N/A

Recommendation: N/A

Attachment(s):

1. 2022 General Election Official Results-Signed
2. Mt Dora Ordinance 2022-08-Signed Certification

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

*** Official Results ***

CERTIFICATE OF COUNTY CANVASSING BOARD
LAKE COUNTY

We, the undersigned, EMILY CURINGTON, County Court Judge, D. ALAN HAYS, Supervisor of Elections, JENNIFER HILL, BoCC Appointee, constituting the Board of County Canvassers in and for said County, do hereby certify that we met on the Eighteenth day of November, 2022 A.D., and proceeded publicly to canvass the votes given for the several offices and persons herein specified at the **Nonpartisan** held on the Eighth day of November, 2022 A.D., as shown by the returns on file in the office of the Supervisor of Elections. We do hereby certify from said returns as follows:

Retention of Justice Charles T. Canady of the Supreme Court

Yes 95,638 votes
No 44,888 votes

Retention of Justice John D. Couriel of the Supreme Court

Yes 96,568 votes
No 43,604 votes

Retention of Justice Jamie Grosshans of the Supreme Court

Yes 96,746 votes
No 43,239 votes

Retention of Justice Jorge Labarga of the Supreme Court

Yes 91,003 votes
No 48,367 votes

Retention of Justice Ricky Polston of the Supreme Court

Yes 89,373 votes
No 49,637 votes

Retention of Judge Jay Cohen of the Fifth District Court of Appeal

Yes 89,012 votes
No 48,943 votes

Retention of Judge James A. Edwards of the Fifth District Court of Appeal

Yes 100,047 votes
No 37,311 votes

***** Official Results *****
CERTIFICATE OF COUNTY CANVASSING BOARD
LAKE COUNTY

Retention of Judge Brian D. Lambert of the Fifth District Court of Appeal

Yes 99,759 votes
No 38,100 votes

Retention of Judge Mary Nardella of the Fifth District Court of Appeal

Yes 96,511 votes
No 39,795 votes

Retention of Judge Dan Traver of the Fifth District Court of Appeal

Yes 96,134 votes
No 38,949 votes

Retention of Judge Carrie Ann Wozniak of the Fifth District Court of Appeal

Yes 96,000 votes
No 38,315 votes

For School Board, District 2, the whole number of votes cast was 132,416 of which

Tyler Brandeburg	received	76,275 votes
Jim Miller	received	56,141 votes

For Clermont City Council Seat 1, the whole number of votes cast was 14,515 of which

Michael Gonzalez	received	7,684 votes
Tod Howard	received	6,831 votes

For Clermont City Council Seat 3 (Mayor), the whole number of votes cast was 15,320 of which

Tim Murry	received	8,419 votes
Danielle "Dani" Page	received	6,901 votes

***** Official Results *****
CERTIFICATE OF COUNTY CANVASSING BOARD
LAKE COUNTY

For Clermont City Council Seat 5, the whole number of votes cast was 14,627 of which

Chandra L. Myers	received	7,239 votes
Michele Barnard Pines	received	7,388 votes

For Eustis City Commissioner Seat 1, the whole number of votes cast was 6,432 of which

Gary Ashcraft	received	3,938 votes
Bruce Johnson	received	2,494 votes

For Groveland Council District 1 (Mayor), the whole number of votes cast was 6,449 of which

Mike Smith	received	2,849 votes
Evelyn A. Wilson	received	3,600 votes

For Groveland Council Member District 3, the whole number of votes cast was 1,599 of which

Barbara Gaines	received	911 votes
Tim Loucks	received	688 votes

For Groveland Council Member District 5, the whole number of votes cast was 1,121 of which

Dina Sweatt	received	593 votes
Randolph J. Waite Jr	received	528 votes

For Leesburg City Commissioner Seat 1, District 1, the whole number of votes cast was 898 of which

Allyson E. Berry	received	527 votes
Constance Poitier Christian	received	371 votes

For Leesburg City Commissioner Seat 2, District 2, the whole number of votes cast was 1,216 of which

Darel William Craine	received	375 votes
Alan Reisman	received	841 votes

***** Official Results *****
CERTIFICATE OF COUNTY CANVASSING BOARD
LAKE COUNTY

For Mascotte City Council Seat 2, the whole number of votes cast was 1,243 of which

Meghan DeSoto	received	638 votes
Mandy Freeman	received	378 votes
Christopher Meeks	received	227 votes

For Mascotte City Council Seat 4, the whole number of votes cast was 1,236 of which

Brenda K. Brasher	received	537 votes
Jessica M. Bruno	received	699 votes

For Minneola Council Member Seat 4, the whole number of votes cast was 4,036 of which

Paul F. Giacalone	received	1,554 votes
Erick Joel Hernandez	received	2,482 votes

For Mount Dora City Council District 3, the whole number of votes cast was 1,047 of which

Dennis Patrick Dawson	received	552 votes
Mark Slaby	received	495 votes

For Tavares City Council Seat 1, the whole number of votes cast was 6,108 of which

Lou Buigas	received	2,980 votes
Bob Grenier	received	3,128 votes

For Tavares City Council Seat 3, the whole number of votes cast was 6,004 of which

Walter Price Sr	received	3,965 votes
James E. Sweeza	received	2,039 votes

For Arlington Ridge Community Development District, Seat 4, the whole number of votes cast was 1,410 of which

Stephen J. Braun	received	634 votes
Ted O. Kostich	received	776 votes

*** Official Results ***
CERTIFICATE OF COUNTY CANVASSING BOARD
LAKE COUNTY

For Arlington Ridge Community Development District, Seat 5, the whole number of votes cast was 1,425 of which

Carol A. DiCicco	received	420 votes
Bob Hoover	received	1,005 votes

For Lake Soil and Water Conservation District, Group 1, the whole number of votes cast was 127,928 of which

Matthew Griffin	received	82,403 votes
Carlos Lugo	received	45,525 votes

We Certify that pursuant to Section 102.112, Florida Statutes, the canvassing board has compared the number of persons who voted with the number of ballots counted and that the certification includes all valid votes cast in the election.



COUNTY COURT JUDGE



SUPERVISOR OF ELECTIONS



BOCC APPOINTEE



1898 E. Burleigh Blvd. * P.O. Box 457, Tavares, FL 32778 * P 352-343-9734 * F 352-343-3605 * E hays@lakevotes.gov

***** Official Results *****

**CERTIFICATE OF COUNTY CANVASSING BOARD
LAKE COUNTY**

We, the undersigned, EMILY CURINGTON, County Court Judge, D. ALAN HAYS, Supervisor of Elections, JENNIFER HILL, BoCC Appointee, constituting the Board of County Canvassers in and for said County, do hereby certify that we met on the Eighteenth day of November, 2022 A.D., and proceeded publicly to canvass the votes given for the Proposed Amendments to the Constitution of the State of Florida and Proposed Amendments to the Constitution of the State of Florida Referendums on the Eighth day of November, 2022 A.D. as shown by the returns on file in the office of the Supervisor of Elections. We do hereby certify from said returns as follows:

MOUNT DORA ORDINANCE 2022-08

Yes for Approval 4,781 votes

No for Rejection 2,266 votes

We Certify that pursuant to Section 102.112, Florida Statutes, the canvassing board has compared the number of persons who voted with the number of ballots counted and that the certification includes all valid votes cast in the election.

Emily Curington

COUNTY COURT JUDGE

D. Alan Hays

SUPERVISOR OF ELECTIONS

Jennifer S. Hill

BOCC APPOINTEE



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

DATE: December 5, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Tree of Hope

Introduction:

This is an opportunity for Council to take part in the lighting of memorial trees in Donnelly Park.

Discussion:

Pre-COVID, the City began a tradition of lighting the Tree of Hope in Donnelly Park to, as a community, commemorate losses due to pediatric cancer. This item resumes that tradition, which now includes remembrance of other tragic losses that may feel especially significant at this time of year.

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

N/A

Attachment(s):

Prepared by: Jeanann Hand, City Clerk

Reviewed by: Jeanann Hand, City Clerk

Final Approval - 11/28/2022



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

DATE: December 5, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Library Advisory Board, At Large

Introduction:

This is an opportunity for the Council to make an appointment to the Library Advisory Board.

Discussion:

Pursuant to the City's Code of Ordinances, Advisory Board and Commission members serve two-year terms and may be reappointed for additional terms.

The Advisory Board has 1 (one) vacant seat which will expire December 31, 2022.

Vacant: At Large - Doug Bryant

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

Council appoint Mr. Gordon to the Historic Preservation Board.

Attachment(s):

1. Attachment #1 LAB Board Application Cooper

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

From: noreply@civicplus.com
To: [Wisniewski, Nicole](#); [Burnham, Jessica](#)
Subject: Online Form Submittal: Board Application
Date: Wednesday, November 17, 2021 5:08:07 PM

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

Board Application

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

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

First Name	Robert
Last Name	Cooper
Address1	3008 Palermo Court
Address2	Field not completed.
City	Mount Dora
State	FL
Zip	32757
Phone Number	3523831877
Email Address	rnc3081@gmail.com
Provide a brief statement relating to your education, experience and reason for wishing to serve	Resident of Mount Dora for 10 years. Undergrad degree from Oakland University and Masters in Business Administration from Michigan State University. Retired as President of Ameritech Michigan Telephone Company. Frequent user of Mount Dora Library with interest in insuring its continued success.
Resume or additional attachments (not required)	Field not completed.
Boards on which you wish to serve	Library Advisory Board

Upon Completion

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

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



Form Center

By signing in or creating an account, some fields will auto-populate with your information and your submitted forms will be saved and accessible to you.

Board Application



**CITY OF
MOUNT
DORA**

City Clerk

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

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

Please complete all of the date fields listed below.

First Name*

Robert

Last Name*

Cooper

Library Advisory Board

Address1*

3008 Palermo Court

Address2**City*****State*****Zip*****Phone Number*****Email Address*****Provide a brief statement relating to your education, experience and reason for wishing to serve***

Resident of Mount Dora since 2010. Formal education includes Bachelor of Science at Oakland University and Masters in Business Administration at Michigan State University. Retired as President of Michigan Bell Telephone Company with over 30,000 employees. Frequent user of Lake County Library System with special emphasis at W. T. Bland.

Resume or additional attachments (not required)

no file selected

Boards on which you wish to serve***Upon Completion**

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

protected by reCAPTCHA

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☒ **Receive an email copy of this form.**



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

DATE: December 5, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Adoption of Resolution No. 2022-77, Approving Fireworks Launch and Dock Closure at December 31, 2022, New Year's Eve Block Party Event

Introduction:

This is a request for City Council to approve Resolution No. 2022-77, Approving Fireworks Launch and Dock Closure at December 31, 2022, New Year's Eve Block Party Event.

Discussion:

Section 22-48 of the City of Mount Dora Code of Ordinances requires City Council authorization for fireworks displays. The New Year's Eve fireworks will be launched from the 4th Avenue docks.

Budget Impact:

The fireworks display is budgeted in Account #001-1340-572.52-01 in the amount of \$6,000.

Strategic Impact:

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

Recommendation:

City Council adopt Resolution No. 2022-77 allowing for a fireworks display at this year's New Year's Eve celebration.

Attachment(s):

1. Resolution 2022-77.Approval for New Year's Eve Block Party Fireworks.SGS

Prepared by: Jeanann Hand, City Clerk

Reviewed by: carsonc carsonc, Special Events Manager
Aneta Barton, Budget Director
Sherry Sutphen, City Attorney
Jeanann Hand, City Clerk
Patrick Comiskey, City Manager

Approved - 11/28/2022

Approved - 11/28/2022

Approved - 11/29/2022

Approved - 11/29/2022

Final Approval - 11/29/2022

RESOLUTION NO. 2022-77

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2022 NEW YEAR'S EVE BLOCK PARTY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORIZATION FOR FIREWORKS DISPLAY AND DOCK CLOSURE; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 2022 New Year's Eve Block Party is the ninth annual and is hosted by the City of Mount Dora; and

WHEREAS, the 2022 New Year's Eve Block Party event is scheduled for Saturday, December 31, 2022; and

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

WHEREAS, the 2022 New Year's Eve Block Party requires the closing of the Fourth Avenue dock in order to conduct the fireworks display at 12:00 a.m. on January 1, 2023; and

WHEREAS, in accordance with Section 22-48, City of Mount Dora Code of Ordinances, the Fire Chief has approved the time, place and manner of the 2022 New Year's Eve Block Party fireworks display; and

WHEREAS, Section 22-48, City of Mount Dora Code of Ordinances, requires City Council approval for fireworks displays to be conducted in the City.

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

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

SECTION 2. Authorization for Fireworks Display and Dock Closure. The City Council hereby authorizes the 2022 New Year's Eve Block Party fireworks display and the closure of the Fourth Avenue Dock in order for the fireworks to be launched safely.

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

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the fireworks display and closure of the Fourth Avenue Dock, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

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

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

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

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

PASSED AND ADOPTED this ____ day of December, 2022.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

JEANANN HAND
CITY CLERK

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

Sherry G. Sutphen, City Attorney



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

DATE: December 5, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of Vehicle Transfer Agreement, Transferring Food Trailer from City of Mount Dora to Lake County Sheriff's Office

Introduction:

This is an opportunity for Council to approve the Vehicle Transfer Agreement transferring ownership a food trailer from the City of Mount Dora to the Lake County Sheriff's Office.

Discussion:

In 2020, the Orange County Sheriff's Office's old emergency management mobile field food trailer became available for donation. As a neighboring law enforcement agency, the Mount Dora Police Department requested the food trailer be donated to the City. Upon receiving the food trailer, members of the Mount Dora Police Department began the process of partnering with the Lake County Sheriff's Office to prepare a team that could effectively operate the food trailer during emergencies.

With a rapid change in police administrations, COVID, and the nationwide shortage in law enforcement manpower, the Mount Dora Police Department can no longer commit to maintaining and operating the food trailer as a primary partner in a time of regional need. The Lake County Sheriff's Office has the manpower and the capability to operate and maintain this emergency management asset. They have used the food trailer and have deployed it to disaster areas; most recently during Hurricane Ian.

At the request of the Lake County Sheriff's Office, the City of Mount Dora wishes to transfer ownership of the food trailer to the Lake County Sheriff's Office, which has the facilities, the maintenance crews, and the staff to effectively deploy this mobile field food kitchen asset during times of need.

Budget Impact:

There is no direct budget impact for this item.

The mobile field kitchen trailer and related equipment are 2007 models. It was donated to the City of Mount Dora at no cost. New comparable field kitchens could be valued at more than \$50,000.00. Because of the age, repair needs and necessary updates, this mobile field kitchen is likely valued at under \$15,000.00.

Strategic Impact:

Goal 2: Infrastructure/Public Safety

Recommendation:

City Council approve the Vehicle Transfer agreement.

Attachment(s):

1. REL-75-2022(revised 10-13-22)--signed by LCSO

Prepared by: Jeanann Hand, City Clerk

Reviewed by: Michael Gibson, Interim Chief of Police

Aneta Barton, Budget Director

Sherry Sutphen, City Attorney

Jeanann Hand, City Clerk

Patrick Comiskey, City Manager

Approved - 11/23/2022

Approved - 11/28/2022

Approved - 11/29/2022

Approved - 11/29/2022

Final Approval - 11/29/2022

VEHICLE TRANSFER AGREEMENT

This Agreement is made and entered into by and between Peyton C. Grinnell, as Sheriff of Lake County, Florida, whose address is 360 West Ruby Street, Tavares, Florida 32778 (hereinafter referred to as the SHERIFF), and the City of Mount Dora (hereinafter CITY).

WHEREAS the CITY owns and has in his possession a 2007 Field Kitchen Trailer, VIN: 1S986X2157M982201, (hereinafter referred to as VEHICLE) which is no longer needed by the CITY;

WHEREAS the CITY is authorized to transfer property which is not needed by the CITY to the SHERIFF pursuant to §274.05, Fla. Stat.; and

WHEREAS the SHERIFF has use for said VEHICLE.

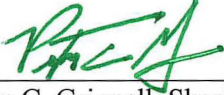
NOW THEREFORE, in consideration of the mutual covenants, conditions and terms set forth herein, the SHERIFF and the CITY hereby agree as follows:

1. CITY/SHERIFF OBLIGATIONS. CITY shall, as soon as reasonably practicable, transfer possession and ownership to the aforesaid VEHICLE to the SHERIFF. CITY shall complete all documentation necessary to effectuate the aforesaid transfer of possession and ownership. SHERIFF will pay the fees to the Tax Collector and the Department of Motor Vehicles to transfer title and register the VEHICLE in the name of the SHERIFF.
2. HOLD HARMLESS. Upon transfer of possession of the aforesaid VEHICLE to the SHERIFF, the SHERIFF assumes the entire responsibility for said VEHICLE and as such the SHERIFF hereby releases the CITY, his officers, agents, and employees from all liability arising from the transfer, possession or ownership of said VEHICLE to the SHERIFF, including negligence on the part of the CITY or the SHERIFF. SHERIFF further expressly agrees to indemnify and hold harmless the CITY, his officers, agents, and employees, and from any and all claims and actions for personal injury, death or property damage and from any other losses, and all damages (including but not limited to: compensatory, consequential, and incidental), charges or expenses, including reasonable attorney's fees, which arise out of or which are alleged to have arisen out of, in connection with or by reason of, the transfer of possession and/or ownership of the aforesaid VEHICLE to the SHERIFF. Nothing herein is intended or shall be interpreted to waive or limit any rights that the CITY, his appointees, officers, agents and employees have pursuant to Chapter 768, Florida Statutes, or any other applicable or limiting law.
3. MUTUAL INTENT. It is agreed between the SHERIFF and the CITY that the provisions in this Agreement represent the true intent of the parties and that sufficient consideration exists for each to be bound thereby.
4. AMENDMENTS TO AGREEMENT. It is further agreed that no modification, amendment, or alternation in the terms or conditions contained herein shall be effective unless in writing and signed by the Parties.
5. ASSIGNMENT. Unless otherwise permitted herein, neither party shall assign this Agreement.

6. SEVERABILITY. In the event any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement which shall remain in full force and effect and enforceable in accordance with its terms.
7. NO WARRANTIES. The parties recognize and agree that the CITY makes no warranties, expressed or implied, as to the fitness and reliability of said VEHICLE and specifically disclaims any warranty of merchantability, fitness and suitability for a particular use or purpose, or the fitness or suitability of the aforesaid VEHICLE for any specific application, performance, result or use. The SHERIFF agrees that it is accepting transfer of possession and ownership of said VEHICLE in its current "as is" condition.
8. ENTIRE AGREEMENT. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written.

IN WITNESS WHEREOF, the parties have set their hands and seals hereto on the dates indicated below:

LAKE COUNTY SHERIFF:


 By: Peyton C. Grinnell, Sheriff

10/14/22
 Date

CITY OF MOUNT DORA

 By: Crissy Stile, Mayor

 Date



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

DATE: December 5, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of Amendment 1 to Episcopal Children's Services, Inc. Lease Agreement Relating to Community Center

Introduction:

Request Approval of Amendment 1 to Episcopal Children's Services, Inc. Lease Agreement Relating to Community Center.

Discussion:

This is a new five-year lease agreement with Episcopal Children's Services, Inc. to use the Milner-Rosenwald Academy property located at 1560 N Highland Street. The Episcopal Children's Services operates Mount Dora Head Start out of this location. The Head Start/Early Head Start is a free program for children of families with low incomes, providing comprehensive early learning in both center-based and home-based settings. This successful program helps ensure children's readiness for school and increases parental knowledge of children's growth and development.

The Episcopal Children's Services' Head Start program provides full-day, center-based early learning to children ages 3-5 years, and the Early Head Start program provides full-day, full-year, center-based and home-based early learning to pregnant women and children from birth to 3 years of age. The program also provides additional family support, such as literacy workshops, parenting skills training, and targeted attention to meeting specialized needs in regards to children with disabilities, behavioral challenges, and health concerns.

Budget Impact:

\$1 per year.

Strategic Impact:

Goal 1: Economic Development

Recommendation:

City Council approve Amendment 1 to Episcopal Children's Services, Inc. Lease Agreement Relating to Community Center.

Attachment(s):

1. Amendment 1.Episcopal Childrens Services.Community Center Lease.SGS

Prepared by: Adam Sumner, CRA Administrator

Reviewed by: Vince Sandersfeld, Planning and Development Director
Aneta Barton, Budget Director
Sherry Sutphen, City Attorney
Jeanann Hand, City Clerk
Patrick Comiskey, City Manager

Approved - 11/28/2022

Approved - 11/28/2022

Approved - 11/29/2022

Approved - 11/29/2022

Final Approval - 11/29/2022

**AMENDMENT 1 TO EPISCOPAL CHILDREN’S SERVICES, INC.
LEASE AGREEMENT RELATING TO COMMUNITY CENTER**

THIS AMENDMENT 1 is made by and between the Episcopal Children’s Services, Inc., a Florida not for profit, (Tenant), 8649 Baypine Road, Suite 300, Jacksonville, Florida 32256 and the City of Mount Dora, a municipal corporation of the State of Florida (City), 510 N. Baker Street, Mount Dora, Florida 32757.

WHEREAS, the parties entered into a Lease Agreement (Lease) on August 1, 2016; and

WHEREAS, the Lease allows for extensions to the term of the Lease; and

WHEREAS, the parties have determined that it is in their mutual best interest to amend the Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the Tenant and the City agree as follows:

1. Section 2. Term of Agreement, is hereby amended to extend the term from August 1, 2021 through August 1, 2026.
2. All of the terms and conditions of the Lease shall remain in full force and effect, and to the extent of any conflict between this Amendment 2 and the Lease between the parties, this Amendment 1 shall prevail.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal this ____ day of _____, 2022.

CITY OF MOUNT DORA

CRISSY STILE, MAYOR

ATTEST:

Jeanann Hand, City Clerk

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

Sherry G. Sutphen, City Attorney

EPISCOPAL CHILDREN'S SERVICES, INC.
(TENANT)

Connie Stophel

Print: Connie Stophel

Title: Chief Executive Officer

WITNESS:

By: Emily Neuschwanter

Print: Emily Neuschwanter

WITNESS:

By: Teresa Klatner

Print: Teresa Klatner



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

DATE: December 5, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of Amendment 2 to the Solar Purchase Power Agreement with Mount Dora Solar Farm I LLC Providing Solar Energy to the City of Mount Dora

Introduction:

This request is for City Council to approve Amendment 2 to the Solar Purchase Power Agreement with Mount Dora Solar Farm I LLC. This amendment provides for additional time to complete the solar project.

Discussion:

On October 6, 2020, City Council approved a Solar Purchase Power Agreement with Mount Dora Solar Farm I, LLC which will construct, maintain, and operate approximately 4 MW capacity on two City properties. Approximately 2.0 MW will be located at the Waste Water II site on JP Snell Blvd near SR46 and US 441, and approximately 2.0 MW located on the Perc Pond Property, on CR19A. On May 18, 2021, City Council approved Amendment 1 to the Purchase Power Agreement with Mount Dora Solar I, LLC, stating that commercial operation should be achieved within 480 days after May 18, 2021.

Amendment 2 extends the Commercial Operation Date to be achieved by March 31, 2023. Based on recent project status information from Green Street Power's contractor, it is estimated to be completed and in operation by Feb 1, 2023. Green Street and Mount Dora have had unexpected material delivery delays due to the logistics issues being experienced in the electric utility industry.

Budget Impact:

There is no budget impact to this Amendment.

Strategic Impact:

Goal 2 Infrastructure

By amending this agreement, it will allow the City of Mount Dora to maintain and operate a sustainable city that will ensure its longevity.

Recommendation:

City Council approve Amendment 2 to the Purchase Power Agreement with Mount Dora Solar I, LLC.

Attachment(s):

1. Attachment #1 PPA 1st Amendment .Executed

Prepared by: Steve Langley, Electric Utility Director

Reviewed by: Steve Langley, Electric Utility Director

Sherry Sutphen, City Attorney

Jeanann Hand, City Clerk

Patrick Comiskey, City Manager

Approved - 11/18/2022

Approved - 11/29/2022

Approved - 11/29/2022

Final Approval - 11/29/2022

ATTACHMENT #1

AMENDMENT TO SOLAR POWER PURCHASE AGREEMENT

This AMENDMENT TO SOLAR POWER PURCHASE AGREEMENT (the “Amendment”), dated as of May 18, 2021 (the “Effective Date”), is entered into by and between City of Mount Dora, a Florida municipal corporation (the “Purchaser”) and Mount Dora Solar Farm I, LLC a Florida limited liability company (the “Seller” and together with Purchaser, the “Parties”, and each, a “Party”).

RECITALS

WHEREAS, the Parties entered into that certain Solar Power Purchase Agreement, dated as of January 5, 2021, (the “PPA”);

WHEREAS, the Parties desire to amend the PPA by this Amendment to modify certain provisions within the PPA;

NOW, THEREFORE, in consideration of the foregoing, of mutual promises of the parties hereto, and of other good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, the Parties hereby agree as follows:

1. **DEFINITIONS.** All capitalized terms used but not defined herein shall have the meanings given to such terms in the PPA.

2. **AMENDMENTS.**

2.1 Section 3 of Exhibit 1 of the PPA (“Contract Price”) is hereby amended and restated as follows:

“**Contract Price:** \$0.03825 /kWh with 2% escalation every five (5) years.

Contract Year	\$/kWh
1	[\$0.03825]
2	[\$0.03825]
3	[\$0.03825]
4	[\$0.03825]
5	[\$0.03825]
6	[\$0.03902]
7	[\$0.03902]
8	[\$0.03902]
9	[\$0.03902]
10	[\$0.03902]
11	[\$0.03980]
12	[\$0.03980]
13	[\$0.03980]
14	[\$0.03980]
15	[\$0.03980]
16	[\$0.04059]
17	[\$0.04059]

18	[\$0.04059]
19	[\$0.04059]
20	[\$0.04059]
21	[\$0.04140]
22	[\$0.04140]
23	[\$0.04140]
24	[\$0.04140]
25	[\$0.04140]
26	[\$0.04223]
27	[\$0.04223]
28	[\$0.04223]
29	[\$0.04223]
30	[\$0.04223]

The first Contract Year shall commence on the first day of the month following the Commercial Operation Date, and each subsequent Contract Year shall commence on the anniversary of such day.”

2.2 Section 1 of Exhibit 2 of the PPA (“System Location”) is hereby amended and restated as follows:

“System Location: ~2.3 MW (DC) at 2055 James P. Snell Dr, Mount Dora, FL 32757
~2.7 MW (DC) at 4300 Co Rd 19A, Mt Dora, FL 32757”

2.3 Section 4 of Exhibit 2 of the PPA (“System Description (Expected Structure, Etc.)”) is hereby amended and restated as follows:

“System Description (Expected Structure, Etc.):

Solar Panels: ~13,400 Longi 370W bi-facial modules

Inverters: ~32 125kW Chint or Solis string inverters

Mounting structures: Arctech 2P single-axis trackers

Seller may modify the manufacturer and sizing of major components prior to commencing construction, so long as the resulting System is similarly able to meet Seller’s obligations in this Agreement.”

2.4 Schedule A of Exhibit 2 of the PPA is hereby amended and restated as follows:

“Schedule A

System Site to be on the adjacent land north of Wastewater II facility at 2055 James P. Snell Dr, Mount Dora, FL 32757 and the perimeter of PERC ponds at 4300 Co Rd 19A, Mount Dora, FL 32757

[illegible][illegible]

2.5 Section 2(c) of Exhibit 3 of the PPA ("Termination by Purchaser for Delay") is hereby amended and restated as follows:

"Termination by Purchaser for Delay. If Commencement of Installation has not occurred within two hundred forty (240) days after the Effective Date, Purchaser may terminate this Agreement by providing thirty (30) days' prior written notice to Seller; provided that this Agreement will not terminate pursuant to this Section 2(c) if Seller achieves Commencement of Installation on or before the end of such thirty (30) day notice period. Purchaser shall not be liable for any damages in connection with such termination.

2.6 Section 5(a) of Exhibit 3 of the PPA ("Project Development") is hereby amended and restated as follows:

"Project Development. Seller shall diligently pursue the development and installation of the System, subject to Section 2(c), Section 11 and the remaining provisions of this Section 5. Subject to extension for Force Majeure events and delays caused by Purchaser, Purchaser may terminate this Agreement if Commercial Operation has not been achieved within four hundred eighty (480) days of the Effective Date."

2.7 Section 5(c) of Exhibit 3 of the PPA ("Commencement of Installation") is hereby amended and restated as follows:

"Commencement of Installation. Seller shall exercise commercially reasonable efforts to achieve Commencement of Installation of the System within two hundred forty (240) days after the Effective Date. "**Commencement of Installation**" means the date that Seller or its installation contractor has begun physical installation of the System on the Premises."

2.8 Section 1 of Exhibit 4 of the PPA is hereby amended and restated as follows:

"Interconnection will be at 12.47kV (3-phase 60-Hz) with the Purchaser's Feeder Circuits 595 and 597. The Purchaser will design, provide and install all equipment required to connect the Purchaser's electric distribution system to the Delivery Points, including revenue metering. The Seller will design, supply and install all equipment to connect the System to the Delivery Points. The conductor connecting the System to the Delivery Points shall transition from underground to overhead as shown on Exhibit 4-A."

2.9 Section 3(b) of Exhibit 4 of the PPA is hereby amended and restated as follows:

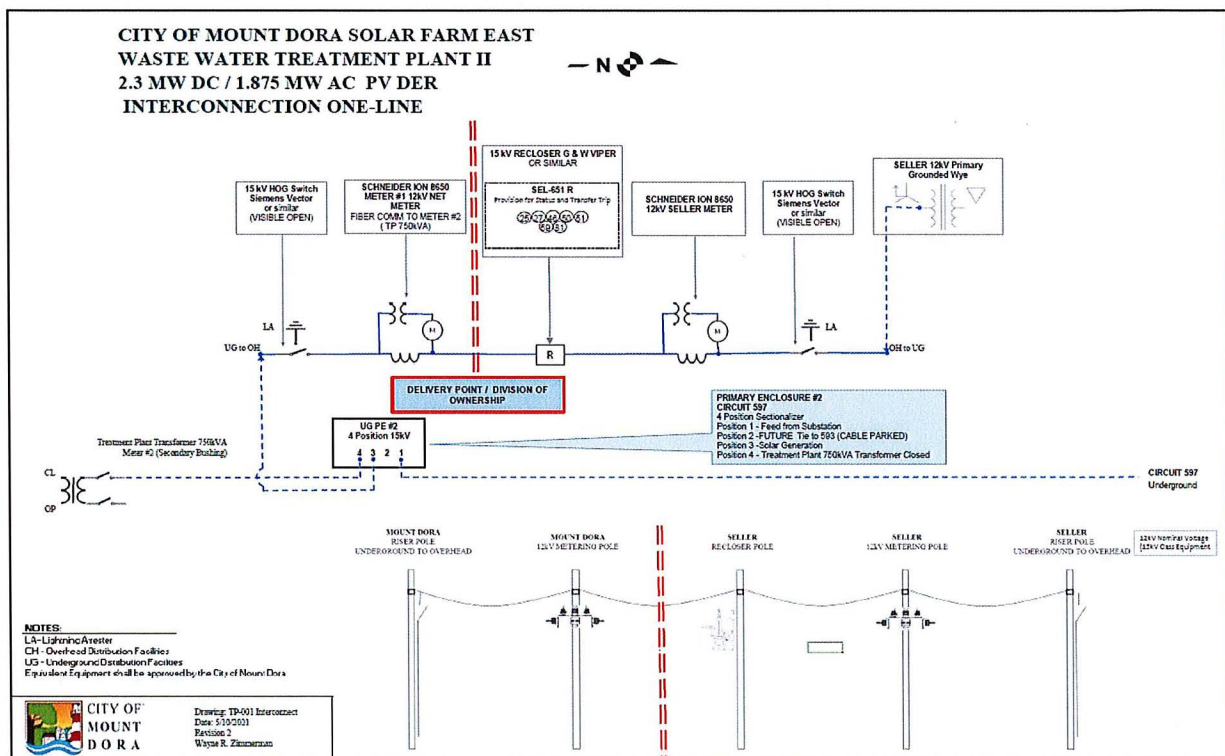
"The Purchaser will send a transfer trip signal to open the Solar Main Recloser whenever the Purchaser's Feeder Circuit 595 or 597 breaker trips. The Solar Main Recloser will be blocked from re-closing until Purchaser's Feeder Circuit 595 or 597 breaker has re-closed and has been closed for a period of time to safely coordinate with the purchaser's reclosing scheme."

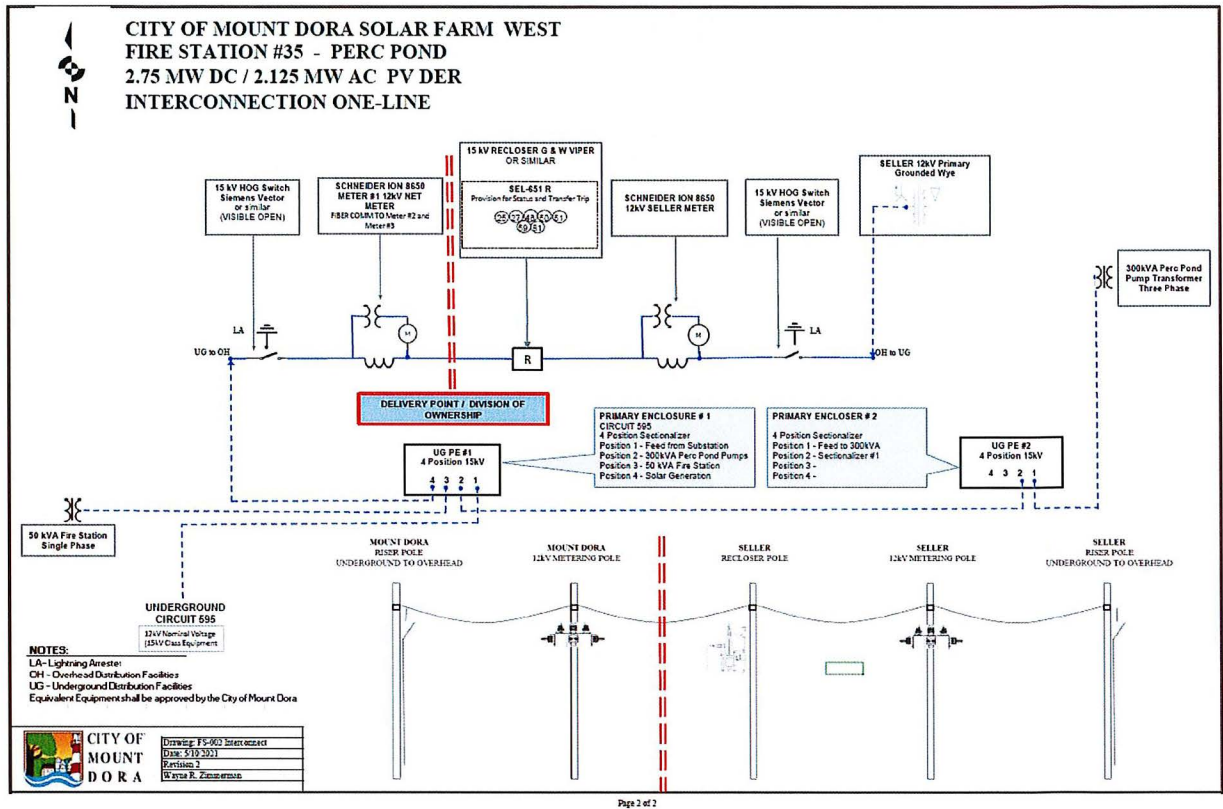
2.10 Section 15 of Exhibit 4 of the PPA is hereby amended and restated as follows:

"The following minimum guidelines shall also be met:

- a. The regulator control shall be capable of maintaining the System's output voltage within limits for loads from no-load up to rated output. The limits for voltage shall be the nominal operating voltage, plus or minus 5%.
- b. Voltage Flicker as measured at the point of interconnection shall not exceed IEEE Standard 141-1993 limits set by the "Borderline of Irritation" curve Figure 3-8.
- c. The output sine wave distortion shall be deemed acceptable when it does not have a higher content (root mean squared) of harmonics than the Purchaser's normal harmonic content at the Delivery Points.
- d. The Seller's facility shall be designed, operated, and controlled to provide reactive power requirements from 0.95 lagging to 0.95 leading power factor at the Delivery Point."

2.11 Exhibit 4-A of the PPA is hereby amended and restated to include the following diagrams replacing the diagrams in Exhibit 4-A Sheet 1 and Exhibit 4-A Sheet 2:





3.

MISCELLANEOUS

3.1 Amendment; Ratification. Except as expressly modified by this Amendment, all of the terms, conditions, agreements, and understandings contained in the PPA shall remain unchanged and in full force and effect, the same are hereby expressly ratified and confirmed by the Parties and any references to the PPA in this Amendment or in the PPA shall mean the PPA as amended by this Amendment.

3.2 Authorization. Each person executing this Amendment is an authorized agent of the Party it represents, with actual authority to bind the principal to each and every term, condition, and obligation of this Amendment and all requirements have been fulfilled to provide such actual authority.

3.3 Severability. If any one or more provisions of this Amendment should be ruled illegal, wholly or partly invalid, or unenforceable by a Governmental Authority under applicable law, Purchaser and Seller shall negotiate an equitable adjustment in the provisions of the same in order to effect, to the maximum extent permitted by law, the purpose of the PPA and this Amendment (and in the event that Purchaser and Seller cannot agree then such provisions shall be severed from this Amendment) and the validity and enforceability of the remaining provisions of this Amendment and the PPA, or portions or applications thereof, shall not be affected by such adjustment and shall remain in full force and effect.

3.4 Governing Law. This Amendment shall be governed by and construed in accordance with the laws of the State of Florida, including all matters of construction, validity, and performance without giving effect to principles of conflicts of law.

3.5 Execution in Counterparts. This Amendment may be executed in any number of counterparts and by the different parties hereto on separate counterparts, each of which when so executed and delivered, including by facsimile or e-mail or other electronic transmission, shall be deemed an original, but all of which shall together constitute one and the same instrument.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed and delivered as of the Effective Date.

PURCHASER:

CITY OF MOUNT DORA,
a Florida municipal corporation

By: 
Catherine T. Hoechst, MAYOR

ATTEST:


Jessica Burnham, City Clerk

IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed and delivered as of the Effective Date.

SELLER:

MOUNT DORA SOLAR FARM I, LLC,
a Florida limited liability company

By: 
Name: Syed Haseeb Qadri
Title: President

SECOND AMENDMENT TO SOLAR POWER PURCHASE AGREEMENT

This SECOND AMENDMENT TO SOLAR POWER PURCHASE AGREEMENT (“Second Amendment”), is entered into by and between the City of Mount Dora, a Florida municipal corporation (the “Purchaser”) and Mount Dora Solar Farm I, LLC a Florida limited liability company (the “Seller” and together with Purchaser, the “Parties”, and each, a “Party”).

RECITALS

WHEREAS, the Parties entered into that certain Solar Power Purchase Agreement, dated as of January 5, 2021, as amended by that Amendment to Solar Power Purchase Agreement dated as of May 18, 2021 (collectively, the “PPA”); and

WHEREAS, the Parties desire to further amend the PPA by this Second Amendment to modify certain provisions within the PPA.

NOW, THEREFORE, in consideration of the foregoing, the mutual promises of the parties hereto, and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **DEFINITIONS.** All capitalized terms used but not defined herein shall have the meanings given to such terms in the PPA.

2. **AMENDMENTS.**

2.1 Section 5(a) of Exhibit 3 of the PPA (“Project Development”) is hereby amended and restated as follows:

“**Project Development.** Seller shall diligently pursue the development and installation of the System, subject to Section 2(c), Section 11 and the remaining provisions of this Section 5. Subject to extension for Force Majeure events and delays caused by Purchaser, Purchaser may terminate this Agreement if Commercial Operation has not been achieved by March 31, 2023.”

3. **MISCELLANEOUS**

3.1 **Amendment; Ratification.** Except as expressly modified by this Second Amendment, all of the terms, conditions, agreements, and understandings contained in the PPA shall remain unchanged and in full force and effect, the same are hereby expressly ratified and confirmed by the Parties and any references to the PPA in this Second Amendment or in the PPA shall mean the PPA as amended by this Second Amendment.

3.2 **Authorization.** Each person executing this Second Amendment is an authorized agent of the Party it represents, with actual authority to bind the principal to each and every term, condition, and obligation of this Second Amendment and all requirements have been fulfilled to provide such actual authority.

3.3 Severability. If any one or more provisions of this Second Amendment should be ruled illegal, wholly or partly invalid, or unenforceable by a Governmental Authority under applicable law, Purchaser and Seller shall negotiate an equitable adjustment in the provisions of the same in order to effect, to the maximum extent permitted by law, the purpose of the PPA and this Second Amendment (and in the event that Purchaser and Seller cannot agree then such provisions shall be severed from this Second Amendment) and the validity and enforceability of the remaining provisions of this Second Amendment and the PPA, or portions or applications thereof, shall not be affected by such adjustment and shall remain in full force and effect.

3.4 Governing Law. This Second Amendment shall be governed by and construed in accordance with the laws of the State of Florida, including all matters of construction, validity, and performance without giving effect to principles of conflicts of law.

3.5 Execution in Counterparts. This Second Amendment may be executed in any number of counterparts and by the different parties hereto on separate counterparts, each of which when so executed and delivered, including by facsimile or e-mail or other electronic transmission, shall be deemed an original, but all of which shall together constitute one and the same instrument.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Parties have caused this Second Amendment to be executed and delivered as of the ____ day of December, 2022.

PURCHASER:

CITY OF MOUNT DORA,
a Florida municipal corporation

By: _____
Crissy Stile, MAYOR

ATTEST:

Jeanann Hand, City Clerk

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

Sherry G. Sutphen
City Attorney

[Seller Signature Page Follows]

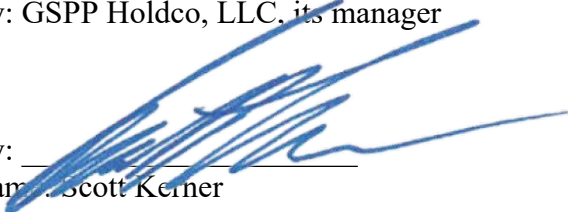
SELLER:

MOUNT DORA SOLAR FARM I, LLC,
a Florida limited liability company

By: GSPP FF Fund Dora, LLC, its manager

By: GSPP 53 Fund II, LLC, its manager

By: GSPP Holdco, LLC, its manager

By:  _____

Name: Scott Kerner

Title: Manager



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

DATE: December 5, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of Meeting Minutes

- November 9, 2022 City Council Special Session
- November 14, 2022 City Council Work Session
- November 15, 2022 City Council Regular Session

Introduction:

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

Discussion:

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

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

City Council to approve Meeting Minutes.

Attachment(s):

1. November 9, 2022 City Council Special Session Minutes_DRAFT
2. November 14, 2022 City Council Work Session Minutes_DRAFT
3. November 15, 2022 Regular City Council Minutes_DRAFT

Prepared by: Jeanann Hand, City Clerk

Reviewed by: Jeanann Hand, City Clerk

Final Approval - 11/23/2022

**CITY OF
MOUNT DORA, FLORIDA
CITY COUNCIL
MINUTES**



**November 9, 2022
City Hall
510 N. Baker St.
Mount Dora, FL 32757**

CALL TO ORDER

Having been duly advertised as required by law, Mayor Stile called to order the Special Meeting of the Mount Dora City Council at 5:30 P.M. in the Mount Dora Council Chambers.

ROLL CALL

Members Present

Crissy Stile, Mayor
Marc Crail, Vice-mayor
John Cataldo, District 1
Nathaniel Walker, District 5
Doug Bryant, At Large

Also Present

Patrick C. Comiskey, City Manager
Jeanann Hand, Interim City Clerk

Not Present

Cal Rolfson, District 2
Austin Guenther, District 3

ACTION ITEMS

1. Request Adoption of **Resolution No. 2022-78**, State of Emergency Related to Hurricane Nicole

Mayor Stile read Resolution No. 2022-78, State of Emergency Related to Hurricane Nicole, by title only.

RESOLUTION NO. 2022-78

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE LOCAL STATE OF EMERGENCY STEMMING FROM HURRICANE NICOLE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE DECLARATION OF A LOCAL STATE OF EMERGENCY; PROVIDING FOR THE INAPPLICABILITY OF EMERGENCY EVENT RESPONSE PAY; PROVIDING FOR THE DURATION OF THE LOCAL STATE OF EMERGENCY; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

City Manager Comiskey explained the reason for the resolution. Councilmembers agreed upon its necessity.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION NO. 2022-78, STATE OF EMERGENCY RELATED TO HURRICAN NICOLE; MOTION SECONDED BY COUNCILMEMBER CATALDO. MOTION APPROVED BY A ROLL CALL VOTE.

YES	Councilmember Walker Councilmember Cataldo Councilmember Bryant Vice-mayor Crail Mayor Stile
NO	None

ADJOURNMENT

MOTION BY COUNCILMEMBER WALKER TO ADJOURN; MOTION SECONDED BY VICE-MAYOR CRAIL. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the special meeting adjourned at approximately 5:33 P.M.

CRISSY STILE, MAYOR
City of Mount Dora

JEANANN HAND
Interim City Clerk

**CITY OF
MOUNT DORA, FLORIDA
MINUTES**



**November 14, 2022
City Hall
510 N. Baker St.
Mount Dora, FL 32757**

CALL TO ORDER

Having been duly advertised as required by law, Mayor Crissy Stile called to order at 10:30 A.M. the Work Session of the Mount Dora City Council in the City Hall Council Chambers.

ROLL CALL

Members Present

Crissy Stile, Mayor
Mark Crail, Vice-mayor
John Cataldo, District 1
Cal Rolfson, District 2
Nate Walker, District 5
Doug Bryant, At Large

Also Present

Patrick C. Comiskey, City Manager
Jeanann Hand, Interim City Clerk

Not Present

Austin Guenther, District 3

DISCUSSION ITEMS

1. City Manager Patrick Comiskey explained the purpose of the Work Session, which was to discuss the City's goals regarding a Joint Planning Agreement with Lake County.

Planning Director Vince Sandersfeld mentioned a Planning and Visioning workshop involving the East Central Regional Planning Council occurring on December 6th. He suggested sending Senior Planner Michele Janiszewski to attend the workshop. Councilmembers expressed interest in attending the workshop, but considered the date and time conflict with the first City Council meeting of December. Both meetings take place on that date at 6:00 P.M. Councilmembers put forth alternate times for the first City Council meeting in December.

Mayor Stile spoke about her aim to represent the Council fairly when acting as the body's spokesperson.

The advantages and disadvantages of entering into a joint planning agreement were discussed, as were the pace of growth in surrounding communities and the intention

of the county to establish what would functionally be a template for joint planning agreements.

Mr. Sandersfeld explained the value a joint planning agreement.

It was mentioned that the county attorney will meet with the county board on December 6th to discuss the City's proposed language.

Mr. Sandersfeld listed several issues that might be addressed by a revised JPA. He introduced Ms. Janiszewski to the Council.

Councilmembers discussed the possibility of a workshop dedicated to education on the topic of planning.

Mr. Sandersfeld explained the relationship between a JPA and elements of the City's Comprehensive Plan. The implications of the JPA's possible termination were discussed.

FUTURE MEETING DATES

1. November 15, 2022, 6:00 P.M.
2. December 6, 2022, 6:00 P.M.
3. December 20, 2022, 6:00 P.M.
4. January 3, 2022, 6:00 P.M.

ADJOURNMENT

MOTION BY COUNCILMEMBER WALKER TO ADJOURN; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the work session adjourned at approximately 11:37 A.M.

CRISSY STILE, MAYOR
City of Mount Dora

JEANANN HAND
Interim City Clerk
December 5, 2022 City Council Regular Session Agenda

**CITY OF
MOUNT DORA, FLORIDA
CITY COUNCIL
MINUTES**



**November 15, 2022
City Hall
510 N. Baker St.
Mount Dora, FL 32757**

CALL TO ORDER

Having been duly advertised as required by law, Mayor Crissy Stile called to order the regular session of the Mount Dora City Council at 6:00 P.M. in the Mount Dora Council Chambers.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

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

ROLL CALL

Members Present

Crissy Stile, Mayor
Marc Crail, Vice-mayor
John Cataldo, District 1
Cal Rolfson, District 2
Nate Walker, District 5

Also Present

Patrick C. Comiskey, City Manager
Sherry G. Sutphen, City Attorney
Jeanann Hand, Interim City Clerk

Not Present

Austin Guenther, District 3

PRESENTATIONS

1. **Presentation of Friends of the Environment Check from Earth Day 2022 to the City of Mount Dora for the Purchase of Trees and Tree Care**
Donna Shelley and Andrea Yatsuk, representing the Mount Dora Friends of the Environment, presented the City a check for \$5,000.00 to be used by the City for the purchase and care of trees. They shared information about their organization.
2. **Small Business Saturday Proclamation**
Economic Development Manager Misty Sommer read the 2022 Small Business Saturday proclamation into the record.
3. **Mount Dora Fun Fact**
Mayor Stile reported on outstanding statistics for youth sports activities in the community.

PUBLIC COMMENTS

Mayor Stile opened public comment.

Michell Middleton, 112 East Fifth Avenue, representing the Rotary Club of Lake County Golden Triangle, spoke regarding a Lake Cares food drive.

Dr. Christine King-Harris, 402 Jackson Avenue, spoke on State of Emergency orders and preparation for the audit process.

Mayor Stile closed public comment.

APPROVAL OF AGENDA

***MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA;
COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY
A UNANIMOUS VOICE VOTE.***

CONSENT AGENDA

1. Request Approval of Purchase of Meridian Barriers from Meridian Rapid Defense Group LLC, in the amount of \$89,689.34
2. Request Authorization to Change the Record Keeper of the City's 401(a) and 457 (b) Retirement Plans from Mission Square and Nationwide to Empower Retirement Financial Services Company
3. Request Approval of Amendment 2 to Professional Grounds and Landscaping Services Agreement with Commercial Landscape Professionals, Inc., d/b/a Trimac Outdoor
4. Request Authorization to Apply for The Florida Department of Economic Opportunity's ("DEO") Florida Office of Broadband ("Office") Broadband Opportunity Program Grant
5. Request Authorization to Apply for The State and Local Cybersecurity Grant Program
6. Request Approval of Meeting Minutes
 - November 1, 2022 City Council Regular Session

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE CONSENT AGENDA; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

ACTION ITEMS

1. **Request Adoption of Resolution No. 2022-74, FY 2021-22 Year End Budget Amendment**

City Attorney Sherry Sutphen read Resolution No. 2022-74, FY 2021-22 Year End Budget Amendment by title only.

RESOLUTION 2022-74

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE YEAR-END BUDGET ADJUSTMENTS FOR FISCAL YEAR 2021-22; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF YEAR-END BUDGET ADJUSTMENTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Budget Director Aneta Barton explained the purpose of the resolution. She delivered information regarding the required process for the amendment's implementation. She reviewed the figures associated with the budget amendment.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE ADOPTION OF RESOLUTION NO. 2022-74, FY 2021-22 YEAR END BUDGET AMENDMENT; VICE-MAYOR CRAIL SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Councilmember Walker
Vice-mayor Crail
Councilmember Cataldo
Councilmember Walker
Councilmember Bryant
Mayor Stile

NO None

2. Request Approval of Agreement Between the Mount Dora Area Chamber of Commerce and the City of Mount Dora Related to the Welcome/Visitor Center

City Manager Patrick Comiskey provided background information regarding the agreement, including the history of the City's relationship with the Mount Dora Area Chamber of Commerce. The agreement put forth for approval involves the Chamber Welcome Center extending hours of operation to include holidays and weekends, and the Chamber's distribution of maps.

Discussion ensued regarding the amount that was being provided to the Chamber according to the agreement, and how the purpose of funds could be specifically designated by the City. The amount originally budgeted for the Chamber was \$19,000.00. The amount stated in the agreement is \$34,000.00.

Joe Lewis, representing the Mount Dora Area Chamber of Commerce, informed the Council about the benefits of being a Trustee-level supporter, which is the level at which the Chamber would recognize the City for their support.

The measurable success of the agreement will be monitored and results will be reported back to the Council regularly. Agreement terms may be adjusted from year to year.

It was confirmed the Chamber is a non-profit organization.

Mayor Stile opened public comment.

Harlow Middleton, 699 East Fifth Avenue, spoke about the history of the City's partnership with the Chamber and the Chamber's move from City Hall to the train

depot.

Mayor Stile closed public comment.

MOTION BY VICE-MAYOR CRAIL TO APPROVE THE AGREEMENT BETWEEN THE MOUNT DORA AREA CHAMBER OF COMMERCE AND THE CITY OF MOUNT DORA RELATED TO THE WELCOME/VISITOR CENTER; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Vice-mayor Crail
Councilmember Rolfson
Councilmember Cataldo
Councilmember Walker
Councilmember Bryant

NO Mayor Stile

Mayor Stile stated her vote was influenced by the amount of the agreement, which differed from the originally budgeted \$19,000.000.

3. **Vote to Reschedule First Council Meeting of December to December 5, 2022**

City Manager Comiskey reminded Council of the City Charter's requirement for a City Council vote in order to change a meeting date. He announced the proposal to reschedule the Tuesday, December 6th, 2022, City Council meeting to instead take place on Monday, December 5th at 6:00 P.M.. Certified election results will be voted on for acceptance on that date. Photos will also take place on the 5th.

MOTION BY VICE-MAYOR CRAIL TO RESCHEDULE FIRST COUNCIL MEETING OF DECEMBER TO DECEMBER 5, 2022 AT 6:00 P.M.; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Vice-mayor Crail
Councilmember Walker
Councilmember Cataldo
Councilmember Walker
Councilmember Bryant
Mayor Stile

NO None

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. **Request Approval for Final Reading and Adoption of Ordinance No. 2022-19, Change in Zoning for Green Wheat, LLC and Donnelly, LLC**

City Attorney Sutphen read Ordinance No. 2022-19, Change in Zoning for Green Wheat, LLC and Donnelly, LLC by title only.

ORDINANCE NO: 2022-19

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FOR THAT PROPERTY LOCATED EAST SIDE OF SR 44 AND SOUTH OF MEADENHALL BOULEVARD; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE; PROVIDING FOR OFFICIAL ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

City Manager Comiskey made it known that Planning Director Vince Sandersfeld was available for questions. City Attorney Sutphen announced nothing about the ordinance had changed since the first reading. She confirmed no ex parte communications had taken place.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FINAL READING AND ADOPTION OF ORDINANCE NO. 2022-19, CHANGE IN ZONING FOR GREEN WHEAT, LLC AND DONNELLY, LLC; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Councilmember Rolfson
Councilmember Cataldo
Councilmember Walker
Councilmember Bryant
Vice-mayor Crail
Mayor Stile

NO None

CITY MANAGER'S REPORT

City Manager Comiskey spoke on debris removal. A lobbyist update was included with the agenda and attached as Exhibit A.

CITY ATTORNEY'S REPORT

City Attorney Sutphen reported about encouraging communication from County Attorney Melanie Marsh in response to the JPA language the City proposed to Lake County.

Ms. Sutphen also informed Councilmembers of a lawsuit from which the City had been dismissed.

COMMUNICATIONS AND REPORTS

1. **Council Member Cal Rolfson**
Councilmember Rolfson encouraged councilmembers to attend the Florida League of Cities Legislative Conference.
2. **Council Member Nate Walker**
Councilmember Walker commented favorably regarding the performance of City staff and congratulated newly-elected officials.
3. **Council Member Doug Bryant**
Councilmember Bryant directed questions to Councilmember Rolfson regarding the lobbyist report. He commented favorably regarding City staff communication.

5. **Council Member John Cataldo**
Councilmember Cataldo thanked staff for planter boxes on Tremain. He introduced Economic Development Manager Misty Sommer to speak about the Uptown Christmas event.
6. **Vice-Mayor Marc Crail**
Vice-mayor Crail commented favorably about the Plant and Garden Fair and staff performance surrounding the event.
7. **Mayor Crissy Stile**
Mayor Stile remarked favorably regarding the staff who worked through the storm. She thanked the Friends of the Environment, mentioned the kickball finals, and wished all a Happy Thanksgiving.

FUTURE MEETING DATES

1. December 5, 2022, 6:00 PM, Regular Session
2. December 20, 2022, 6:00 PM, Regular Session
3. January 3, 2023, 6:00 PM, Regular Session
4. January 17, 2023, 6:00 PM, Regular Session

ADJOURNMENT

MOTION BY COUNCILMEMBER ROLFSON TO ADJOURN; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the meeting adjourned at approximately 6:56 P.M.

CRISSY STILE, MAYOR
City of Mount Dora

JEANANN HAND
Interim City Clerk

**City of Mount Dora
October Activity Report**

Special Session

On October 20th, Governor DeSantis announced that he is working with the Legislature to call a Special Session in December to address property tax obligations and provide needed economic relief for residents impacted by Hurricane Ian. Additionally, the Special Session will address solutions to stabilize Florida's property insurance market that will introduce more competition and policies that will lower prices for consumers.

Although an official announcement with dates is forthcoming, we are told the special session will likely be held the week of December 5th.

Communications

- Ryan Matthews call with Department of Agriculture and Consumer Services (DACS) General Counsel re Marijuana Facility

Next Steps

- Continue to update Mount Dora on grant opportunities
- Continue to follow-up with DEO re Job Growth Application
- Schedule meeting with DACS re Marijuana Facility
- Schedule zoom meeting after the election with Mount Dora staff to continue discussion of 2023 Legislative Priorities
- December 2022- Meet with delegation members to discuss priorities for the 2023 Legislative Session

Ryan Matthews/Angela Drzewiecki



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

DATE: December 5, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Approval of First Reading of **Ordinance No. 2022-20**, Final PUD Master Plan for Vista Hills

Introduction:

This is a request for City Council to approve first reading of Ordinance No. 2022-20 and hold hearing for the second reading and adoption.

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

Discussion:

Further project descriptions, design elements, and vicinity map are contained in Attachment #1 (PZC Memo). Legal advertisements for this hearing are included in Attachment #2. The Final PUD terms and conditions are consistent with the Preliminary PUD (Resolution No. 2021-44) approved on November 16, 2021, of approximately 34 acres that is located on the north side of State Road 46 and directly east of the Seasons at Wekiva Ridge development (under construction).

The applicant is requesting to rezone to Planned Unit Development from County Ag zoning. These lands are associated with recent annexation (Ordinance No. 2021-17 on December 7, 2021).

The project includes multi-family (442 units) with on-site amenities (pool, clubhouse, and open space) and a general commercial site (maximum 55,000 square feet multiple commercial buildings). The development will be constructed in three phases: The commercial portions of

the development will be along the southern portion of the property adjacent to SR 46 with the multifamily being northern section of the proposed project. The proposed mixed use development proposal is a consistent land use pattern in this emerging area of the Wolf Branch Innovation District (WBID). Development patterns east of are slated for high quality employment center type uses. The lands adjacent to the west are owned by the Florida Department of Transportation (FDOT) and adjacent to SR 46, which was recently processed for conveyance to the City (Resolution Numbers 2022-60 and 61 on September 20, 2022).

This development will extend Niles Road with a 70-foot city dedicated right-of-way (which includes a trail). The new roadway will connect to the existing Niles Road paved section. The Final PUD Master Plan illustrates the roadway configuration with ultimate access to SR 46 and the planned Vista Ridge Drive. The applicant has coordinated with Lake County to pursue Transportation Impact Fee Credits.

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

The Planning and Zoning Commission (PZC) at their regularly scheduled meeting held on November 16, 2022, recommended approval of the Final PUD Master Plan.

The Development Review Committee (DRC) at the October 26, 2022, recommended approval of the proposed Final PUD and forwarded the same to the PZC.

Budget Impact:

There are no budgetary impacts to the City relative to the processing of the Planned Unit Development amendment action.

Strategic Impact:

Planned Unit Development amendments which address density and/or intensity changes are consistent with Growth Management and Economic Development Goals to foster development and growth opportunities. GOAL 1: Economic Development. Objective 1.1. Develop Wolf Branch Innovation District (WBID). Objective 1.2. Enhance mobility, connectivity, and expand the trail network. Objective 1.2.1 Implementation of the transportation master plan. Objective 1.3. Attract new commercial businesses/residential development. Continue implementing the Wolf Branch Master Plan; and GOAL 2: Infrastructure / Public Safety.

Recommendation:

City Council approve the First Reading of Ordinance No. 2022-20 and hold hearing for the second reading and adoption.

Attachment(s):

1. Attachment 1 PZC Vista Hills Final PUD (ADA)
2. Attachment 2 Legal Ad Publication (ADA)
3. Ord2022-20 Final PUD Vista Hills (1st Reading).SGS
4. Exhibit A Legal Description
5. Exhibit B Vista Hills Final PUD Master Plan

Prepared by:	Vince Sandersfeld, Planning and Development Director	
Reviewed by:	Sherry Sutphen, City Attorney	Approved - 11/29/2022
	Jeanann Hand, City Clerk	Approved - 11/29/2022
	Patrick Comiskey, City Manager	Final Approval - 11/29/2022



CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmoundora.com

DATE: November 16, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Request for Final PUD for Vista Hills Master Plan; Route 46 Properties, LLC (Project Name); 33.38 Acres (Site Area); located north of State Road 46 and west side of Norton Lane (Location); Route 46 Properties, LLC (Owner); LPG Urban and Regional Planner, Inc (Applicant). Project No. PUD22-03.

RECOMMENDATION:

Staff recommends approval of the application to establish a Final PUD on 33.78 acres to allow for mixed-use development for multi-family, office, and retail uses. The application for Final PUD is consistent with uses, layout, configuration, density/intensity of the Preliminary PUD approved by City Council on November 16, 2021.

REFERENCE/SUPPORT:

Sections 3.4.5 of the City's *Land Development Code*
Preliminary PUD, Resolution No. 2021-44 on 11-16-2021

SITE SUMMARY:

Owner:	Route 46 Properties, LLC – Charles Croson
Applicant:	LPG Urban and Regional Planners, Inc – Greg Beliveau, AICP
Existing Use:	Vacant Land
Proposed Use:	Mixed Use: Multi-Family (Apartments) and General Commercial
Future Land Use:	City Residential High (18 DU/acre) and Commercial
Current Zoning:	County Agriculture (A)
Proposed Zoning:	City Planned Unit Development (PUD)
Site Area:	Residential: 24.91 Acres Commercial: 8.07 Acres <u>Wetland: 0.80 Acre (to remain)</u> TOTAL: 33.78 Acres
Maximum Units Allowed:	459 dwelling units allowed under Residential High (25.50 acres)
Proposed Units:	442 dwelling units (17 buildings at 26 units)
Proposed Density:	17.74 du/acre
Maximum FAR:	Allowed: 0.35 Proposed: 0.25
Proposed Commercial:	55,000 sq. ft. Maximum
Proposed Height:	Commercial: 35 feet Residential: 45 feet

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)
North	County/City	Res Low	Ag/ R-1	Nursery / Wekiva Ridge
South	County	Res Low	R-2	Single-Family Residence
East	City	Res Low	R-1	Wekiva Ridge
East	City	Office	OP	Vacant Land
West	County	Res Low	Ag	Vacant Land

STAFF ANALYSIS:

The applicant is requesting approval of their plans for a final Planned Unit Development (PUD) for the Vista Hills project. The final PUD consists of approximately 34 acres (two property tax parcels) located on the north side of State Road 46 and directly east of the Wekiva Ridge planned development.

Pursuant to the City's Land Development Code PUD's are a two part process: 1) Preliminary PUD Development Plan to establish the general terms and conditions; and 2) Final PUD Development Plan incorporating the master plan requirements through the City's normal zoning ordinance process. The property obtained preliminary PUD approval with the adoption of Resolution 2021-44.

The project uses includes multi-family (15 apartment buildings) with on-site amenities (pool, clubhouse, and open space). The development will be constructed in two phases: Phase one will consist of 286 of the proposed multifamily units and the proposed 11 buildings, combining to 57,000 square feet of commercial development. Phase 2 will consist of the remaining 156 units (6 buildings) and amenity features for the residential development. The commercial portions of the development will be along the southern portion of the property adjacent to SR 46 with the multifamily being to the north section of the proposed project.

The proposed mixed-use development proposal is a consistent land use pattern in this emerging area of the Wolf Branch Innovation District (WBID). The lands adjacent to the west are owned by Florida Department of Transportation (FDOT) and adjacent to SR 46, which is under process for conveyance to the City. Development patterns east of are slated for high quality employment center type uses.

Located at the southwest corner of the site is an existing isolated wetland area consisting of 0.80 acre that will remain undeveloped. Density calculations do not include wetlands or flood hazard areas. The PUD plans include a fifty (50) foot upland buffer adjacent to the wetlands.

The proposed Planned Unit Development will provide trails to the City's overall planned trail network as well as provide land to be utilized for a planned east-west connector roadway. The lighting will be decorative and follow the Dark Sky principles.

Access to the development will include extension of Niles Road at the northern end of the site. Niles Road asphalt pavements ends at the adjacent greenhouse nursery driveway approximately 700 feet. This portion of the unpaved Niles Road will be improved for ultimate connection to the

existing paved Niles Road. The PUD proposal includes a seventy (70) foot wide right-of-way to be improved to City standards with a trail and constructed in two phase. Phase 1 of the Niles Road extension will connect to the planned Wekiva Ridge to the east via SR 46 and will include half of the boulevard roadway connection to Niles Road. Phase 2 will complete the Niles Road extension with the construction of the “boulevard” (see master plan for phase roadway locations and improvements).

The Niles Road extension through the PUD will loop towards the planned Wekiva Ridge access spin roadway (currently named “Norton Lane”) with ingress/egress via SR 46. The Niles Road will be a public 70 feet right-of-way dedicated to the public. This roadway segment has been anticipated with the City recent “Vista Way Drive” study for a new roadway from Niles Road to Round Lake Road (see attached) resulting from the Wolf Branch Innovation District Implementation Plan.

The intersection of Niles Road and Wolf Branch Road was recently improved with a traffic signal. The main ingress/egress via SR 46 is configured with full traffic movements. SR 46 is under FDOT jurisdiction.

STANDARDS FOR REVIEW:

Pursuant to LDC Section 3.3.4, the City shall consider the following criteria in reviewing applications for a rezoning:

1. The need and justification for the change:
The subject property has been annexed into the City limits and needs to be assigned a City zoning district and land use category. The Applicant is seeking to designate the property as PUD for a mixed-use project fronting SR 46.
2. The effect of the change, if any, on the particular property and on surrounding property.
The assignment of the proposed PUD zoning district is consistent with the land use for the subject property and the surrounding area. The subject property is closely located to the WBID which is expected to accommodate a significant regional employment center along the Wekiva Parkway. The proposed PUD will complement the WBID by providing commercial, office, and multi-family land uses.
3. The amount of undeveloped land having the same classifications as that requested in the general area and throughout the city.
The application is to approve a final PUD on the subject property which will facilitate the development of multi-family, office, and retail uses. This is a development plan specific to the subject property and is consistent with Resolution 2021- 44 (the preliminary PUD).
4. The availability and provision of adequate services and facilities:
Services and facilities are currently available to this property. Further evaluations will be determined at time of site plan/platting or permitting depending upon the proposed use(s).
5. The impact on the natural environment:
There are no anticipated, adverse impacts on the natural environment as a result of this rezoning. The existing wetlands and flood prone areas will not be altered. The PUD plans include a fifty (50) foot buffer around the wetlands.

6. Other Criteria as may be applicable:
Staff did not identify any additional, pertinent information regarding this application.

PUBLIC HEARING SCHEDULE:

PZC: November 16, 2022

City Council 1st Reading: December 5, 2022 (Revised Date)

City Council 2nd Reading/Adoption: December 20, 2022

Attachments:

Vicinity Map

Aerial Map

Future Land Use Map

Vista Ridge Drive Option C

Informational Preliminary PUD (Resolution 2021-44) PUD Master

Plan [\(Final PUD included Exhibit B of Ordinance 2022-20 to avoid duplication\)](#)

Application

N



N.T.S.

Legend

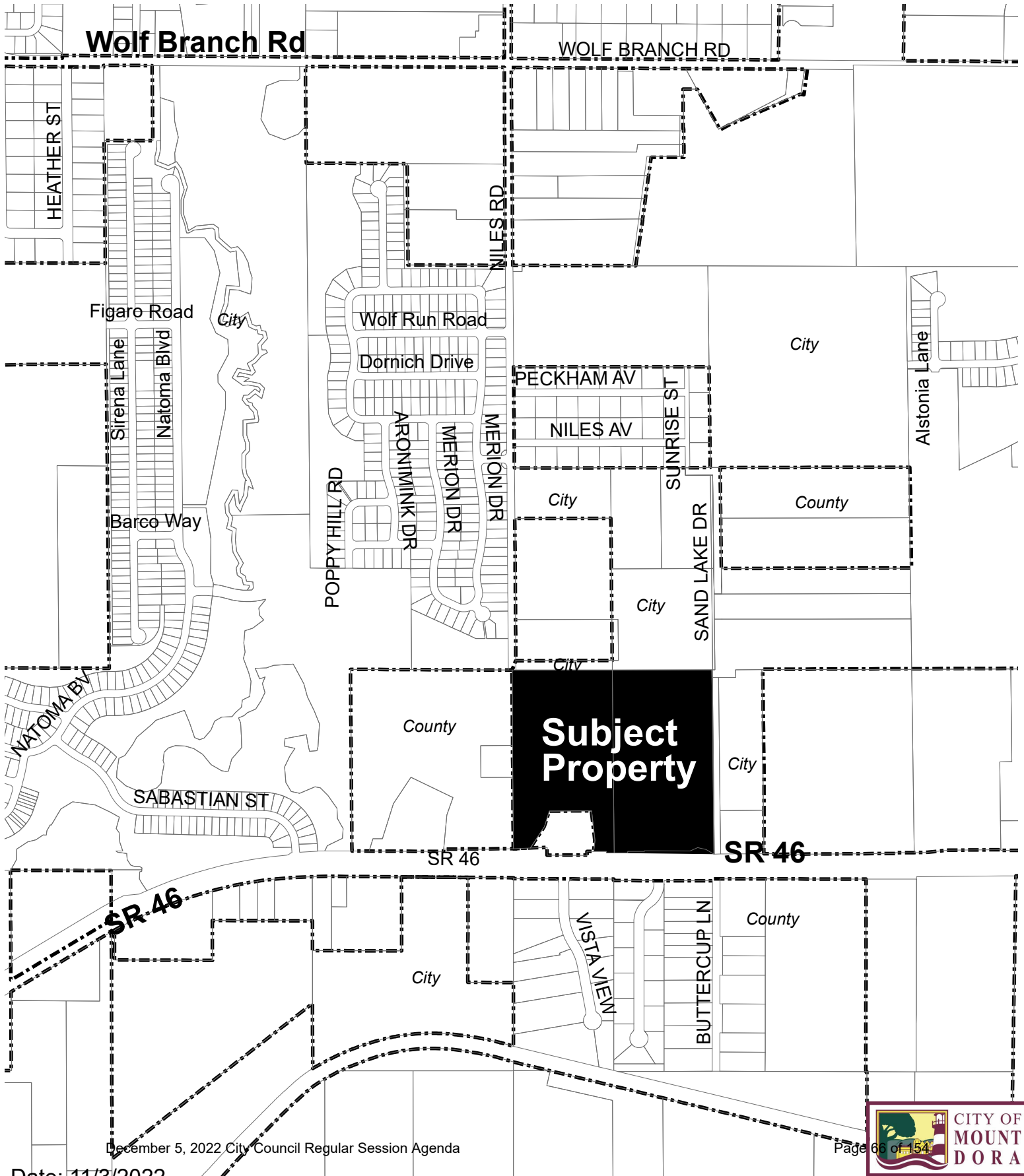


Subject Property



City Limits

Vista Hills PUD Route 46 Properties, LLC Change in Zoning

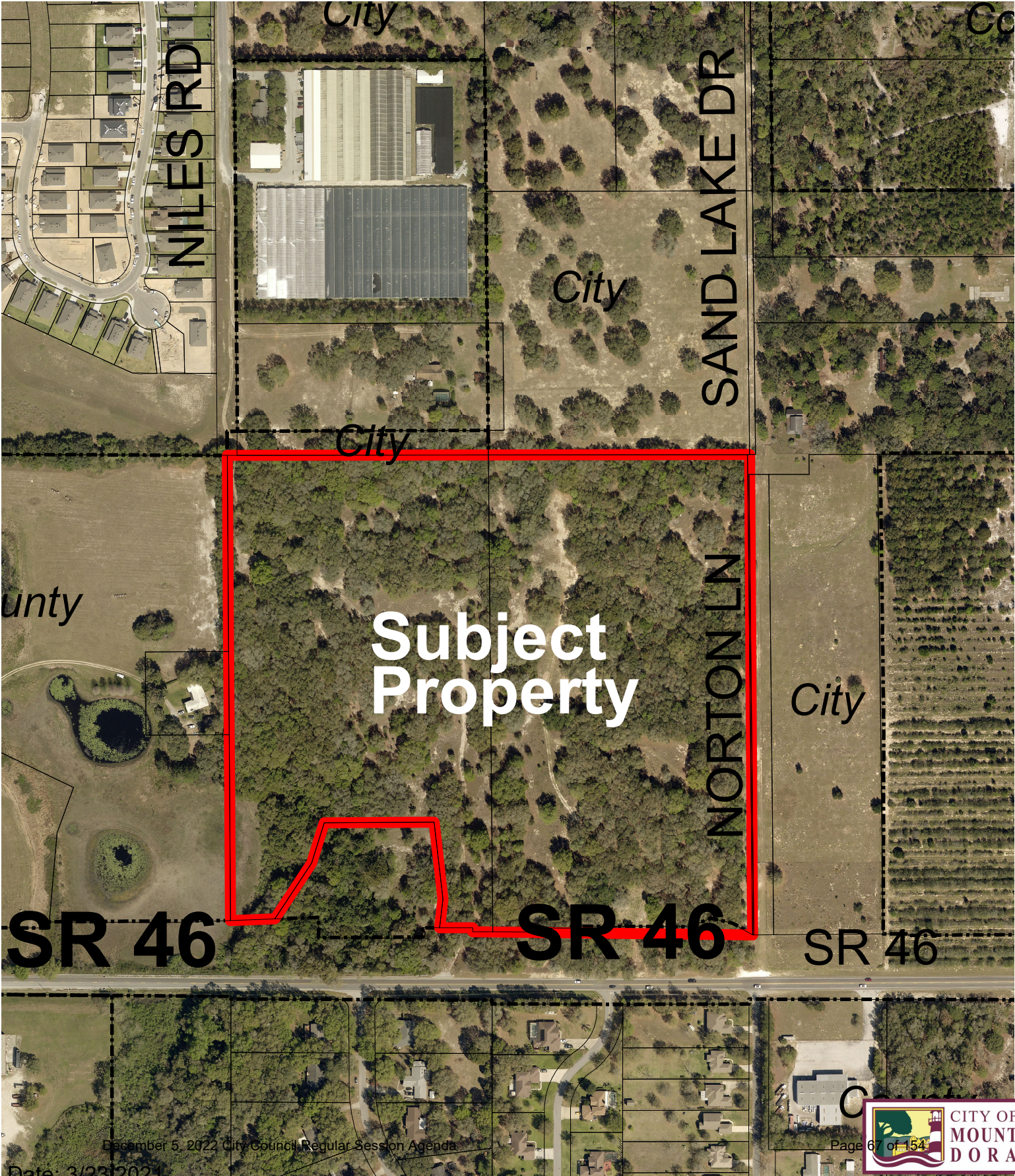


Route 46 Properties, LLC
Aerial Map

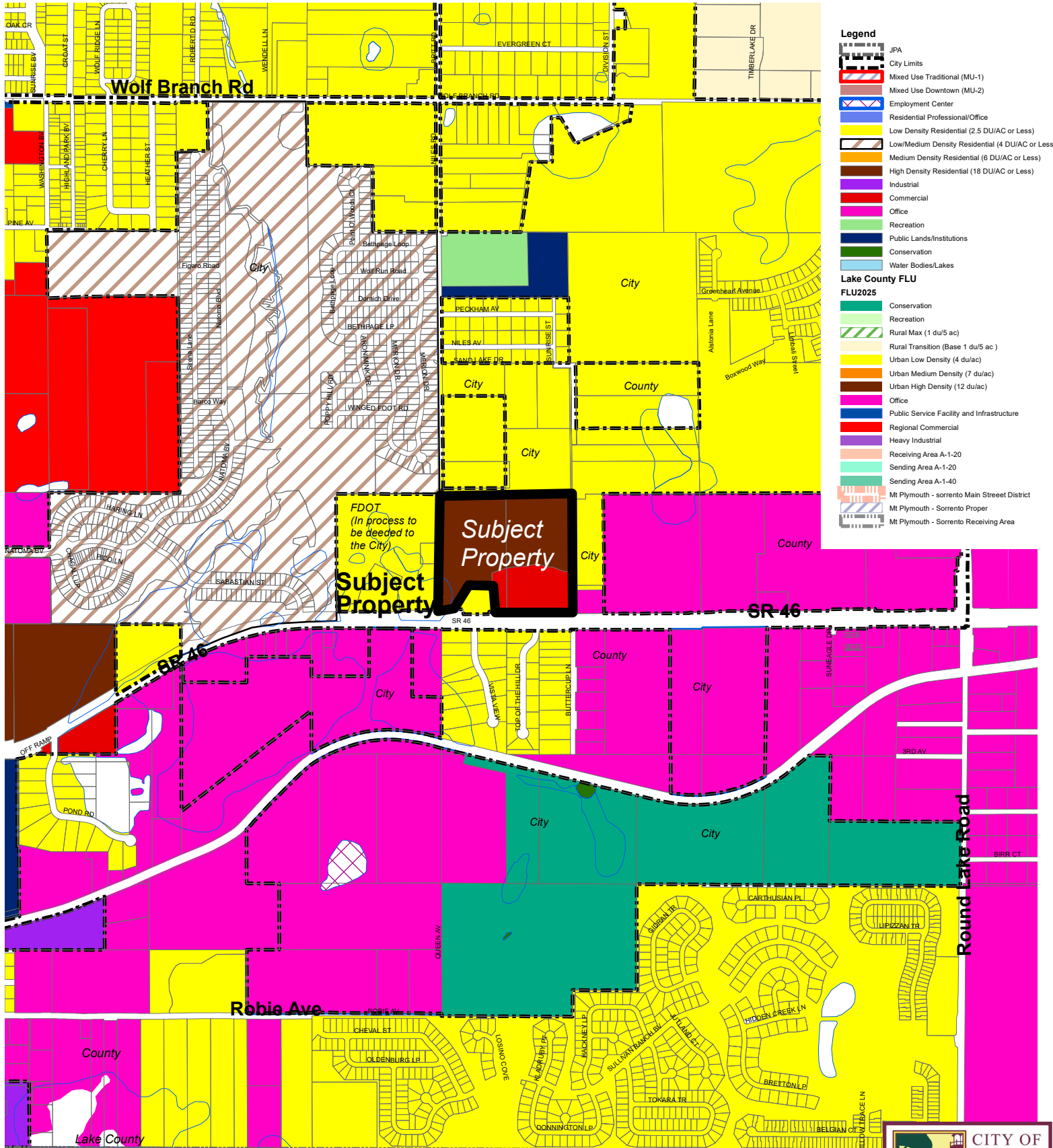


Legend

-  Subject Property
-  City Limits

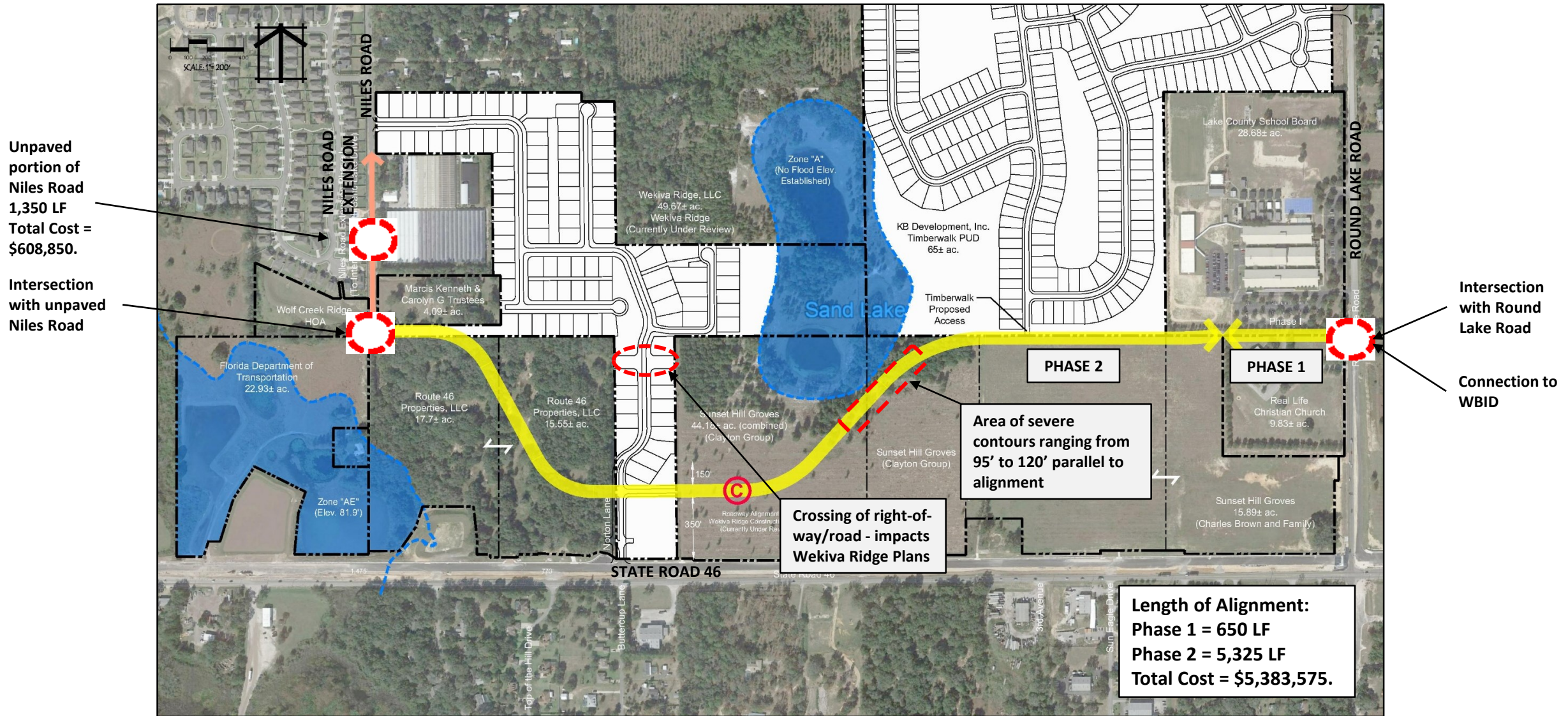


Wekiva Hills Final PUD Future Land Use Area Map (Composite)



- Legend**
- JPA
 - City Limits
 - Mixed Use Traditional (MU-1)
 - Mixed Use Downtown (MU-2)
 - Employment Center
 - Residential Professional/Office
 - Low Density Residential (2.5 DU/AC or Less)
 - Low/Medium Density Residential (4 DU/AC or Less)
 - Medium Density Residential (6 DU/AC or Less)
 - High Density Residential (18 DU/AC or Less)
 - Commercial
 - Office
 - Recreation
 - Public Lands/Institutions
 - Conservation
 - Water Bodies/Lakes
- Lake County FLU**
FLU2025
- Conservation
 - Recreation
 - Rural Max (1 du/5 ac)
 - Rural Transition (Base 1 du/5 ac)
 - Urban Low Density (4 du/ac)
 - Urban Medium Density (7 du/ac)
 - Urban High Density (12 du/ac)
 - Office
 - Public Service Facility and Infrastructure
 - Regional Commercial
 - Heavy Industrial
 - Receiving Area A-1-20
 - Sending Area A-1-20
 - Sending Area A-1-40
 - Mt Plymouth - sorrento Main Street District
 - Mt Plymouth - Sorrento Proper
 - Mt Plymouth - Sorrento Receiving Area





OPTION C

RESOLUTION NO. 2021-44

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, RELATED TO THAT PRELIMINARY MASTER PLAN ENTITLED “ROUTE 46 PROPERTIES, LLC”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR PRELIMINARY MASTER PLAN APPROVAL; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER’S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Route 46 Properties, LLC, is the owner of that property more particularly described in **Exhibit “A”** attached hereto (Property); and

WHEREAS, pursuant to City of Mount Dora Land Development Code, Section 3.4.5., Route 46 Properties, LLC (Property Owner), through its consultant, LPG Urban and Regional Planners, Inc., filed a Preliminary Master Plan with the City for Planned Unit Development (PUD) rezoning on the Property with a project referred to as the “Route 46 Properties, LLC”; and

WHEREAS, the Route 46 Properties, LLC, Preliminary Master Plan includes mixed uses proposing multi-family with 442 residential units and the overall development of residential units not exceeding 18 dwelling units per acre, and general retail commercial with a 55,000 square foot building limitation; and

WHEREAS, Route 46 Properties, LLC, has petitioned the City for voluntary annexation (City of Mount Dora Ordinance No. 2021-07) and Future Land Use Map Amendment (City of Mount Dora Ordinance No. 2021-08); and

WHEREAS pursuant to Florida Statutes, Section 163.3184(12) zoning changes are contingent upon the comprehensive plan amendment transmittal becoming effective; and

WHEREAS, the City Attorney reviewed the Route 46 Properties, LLC, Preliminary Master Plan and found the same consistent with controlling Florida law; and

WHEREAS, the City’s Development Review Committee reviewed the Route 46 Properties, LLC Preliminary Master Plan on March 31, 2021, and again on September 29, 2021, and recommended approval with conditions as being in compliance with the minimum requirements of the City’s Land Development Code and as being consistent with the City’s Comprehensive Plan; and

WHEREAS, the City's Planning and Zoning Commission reviewed the Route 46 Properties, LLC, Preliminary Master Plan on October 20, 2021, and recommended approval as being in compliance with the minimum requirements of the City's Land Development Code and as being consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Mount Dora hereby finds the Route 46 Properties, LLC, Preliminary Master Plan to be in compliance with the minimum requirements of the City's Land Development Code and as being consistent with the City's Comprehensive Plan and controlling Florida law.

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

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

SECTION 2. Approval of Preliminary Master Plan. The City hereby approves the Route 46 Properties, LLC, Preliminary Master Plan attached hereto as **Exhibit "B"** attached hereto, provided that the PUD rezoning and Final Master Plan for the Property is secured within one (1) year of the effective date hereof.

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

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the Route 46 Properties, LLC, Property Preliminary Master Plan, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

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

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

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

SECTION 8. Effective Date. This Resolution shall become effective upon the adoption of Annexation Ordinance No. 2021-07.

PASSED AND ADOPTED this 16th day of November 2021.



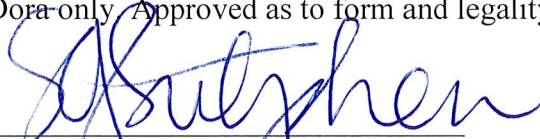
CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

for 

JESSICA BURNHAM
CITY CLERK

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



Sherry G. Sutphen, City Attorney

Exhibit A
Legal Description

Exhibit A
Legal Description

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

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

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

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

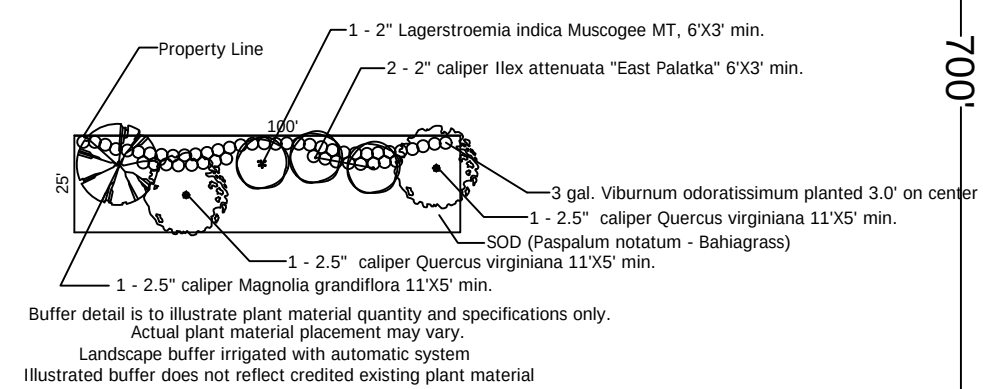
DESCRIBED AS FOLLOWS: COMMENCE AT A 3-1/2"X3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP238275-2;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

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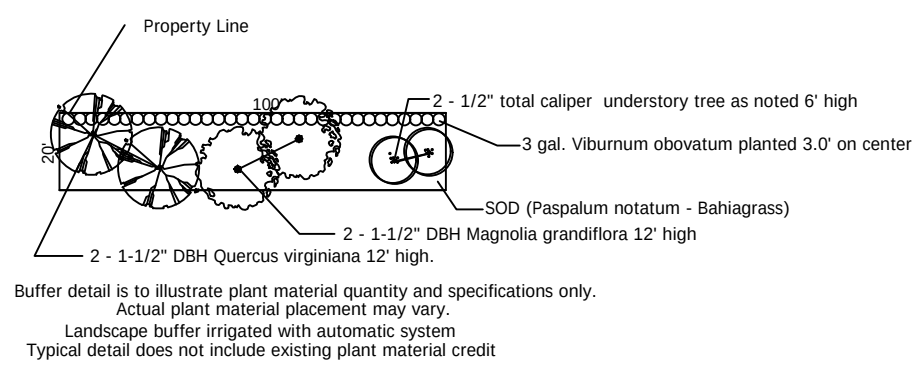
ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.

Exhibit B
Route 46 Properties, LLC
Preliminary PUD Master Plan

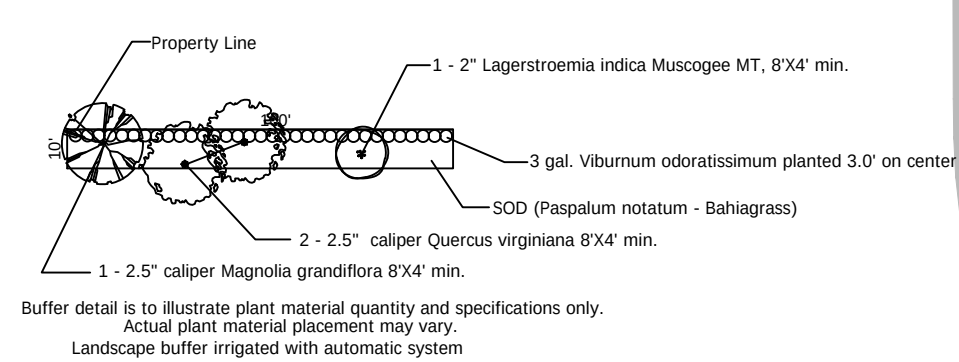
Agent:
LPG Urban and Regional Planners, Inc.
c/o Greg Beliveau
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940



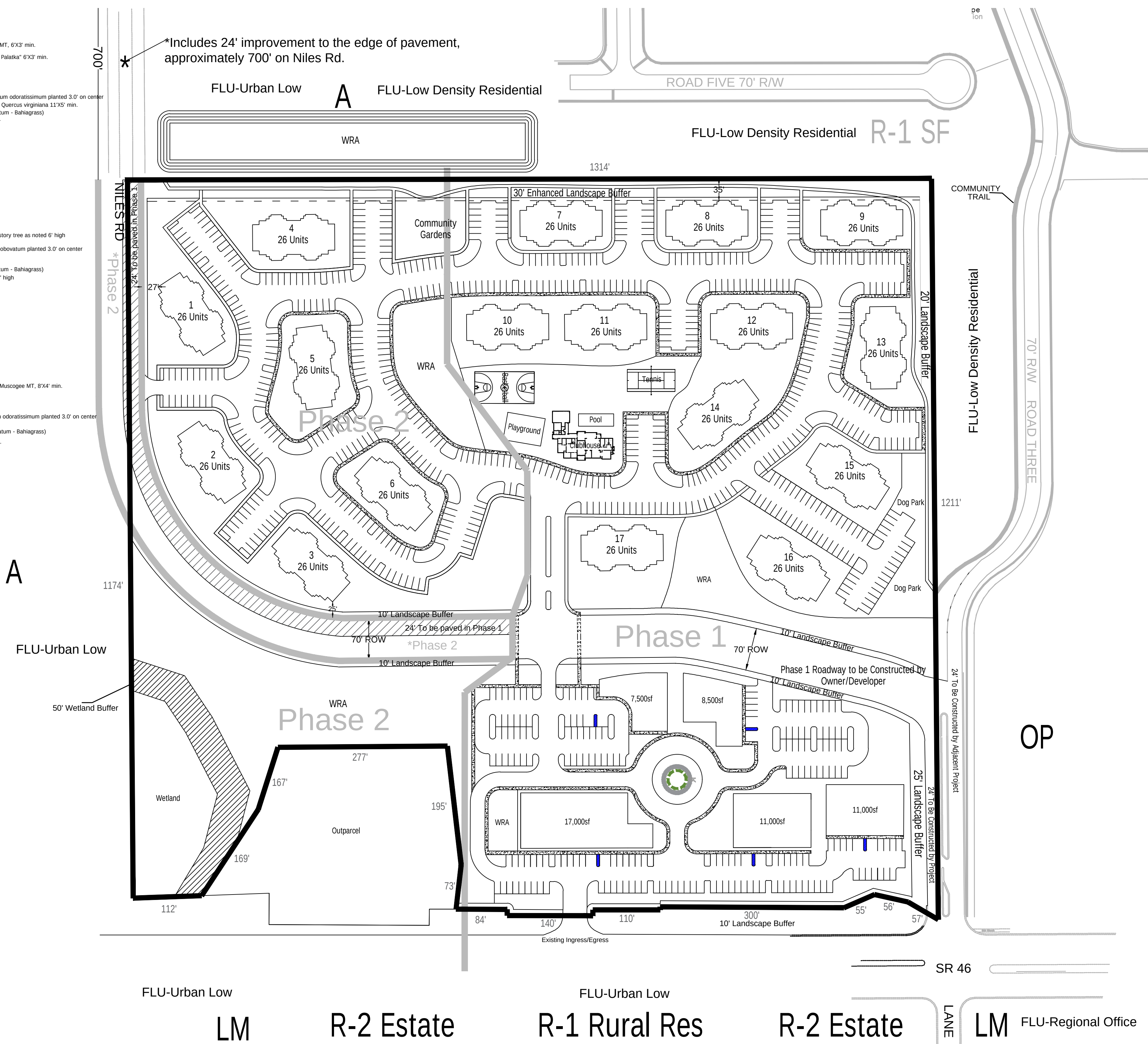
100 Feet of
Typical 25' Landscape Buffer "a"
not to scale



100 Feet of
Typical 20' Landscape Buffer "a"
not to scale



100 Feet of
Typical 10' Landscape Buffer "a"



Total acreage:	33.38 Acres+ (1,454,033 sf)
Total developable acreage:	32.58 Acres+ (1,419,185 sf)
Residential	24.91
Commercial	8.07 Acres
Existing zoning of parcel:	Agriculture
Proposed Zoning:	PUD
Proposed use:	Multi-Family With Proposed Apartments/Commercial
Density:	Up to 18 Units/Acre
Minimum Living Area:	Multi-Family - 760 sf
Adjacent Zoning:	North - A, R-1 South - LM, R-2 Estate, R-1 Rural Residential East - R-1 SF, OP West - A
Existing Land Use:	Urban Low Density
Proposed Future land use:	Residential High Density (18 Units/Acre) and Commercial
100 year flood elevation:	Zone AE E1 81.9 (1.84 Acres/80201sf)
Wetland /open water	.8 acres (34,848 sf)
Maximum Commercial Buildings: 55,000 sf	
Maximum Commercial Building Height: 35'	
Maximum Residential Building Height: 45' as measured from finished grade to mean roof height	
Maximum Commercial ISR - .80 (FLU Policy 1(g)(6) & Chapter IV Section 6.6	
Proposed Commercial ISR - .64	
Maximum Residential ISR - .65	
Proposed Residential ISR - .32	
Max Commercial FAR: .25	
Proposed Commercial FAR: .16	
Open space required - 25% per PUD	

Perimeter Building setbacks:

- Rear setback - 35' from property line
- Front setback - 25' from property line
- Side setback - 25' from property line
- Setback between structures - 15'

Residential Buffers:

- North - 30' Enhanced Landscape Buffer
- South - 10' Landscape Buffer "a"
- West - 20' Landscape Buffer "a"
- East - 20' Landscape Buffer "a"

Commercial Buffers:

- North- 10' Landscape Buffer "a"
- South- 10' Landscape Buffer "a"
- East- 25' Landscape Buffer "a"

Proposed 70' ROW Total Acreage 3.27

All features shown are subject to engineering.

Fire truck and turn around to be addressed at site plan submittal

Police and fire protection will be provided by City of Mount Dora

Potable and reclaimed water provided by City of Mount Dora

Sewer service from the City of Mount Dora

The site will meet all applicable stormwater rules and regulations

Existing vegetation to be utilized in landscape buffers wherever possible.

Any fencing must be decorative type.

Street lighting poles and fixtures must be decorative type. All parking and street lighting shall be consistent with dark sky standards.

PUD shall follow time frame expiration as stated in the LDC for PUDs

PUD shall follow R-3 zoning unless otherwise dictated on master plan

Common area landscaping will be under single entity maintenance, not cared for by homeowners.

All roads, retention areas, parking areas are private and under single ownership and control.

Project will be constructed in multiple phases.

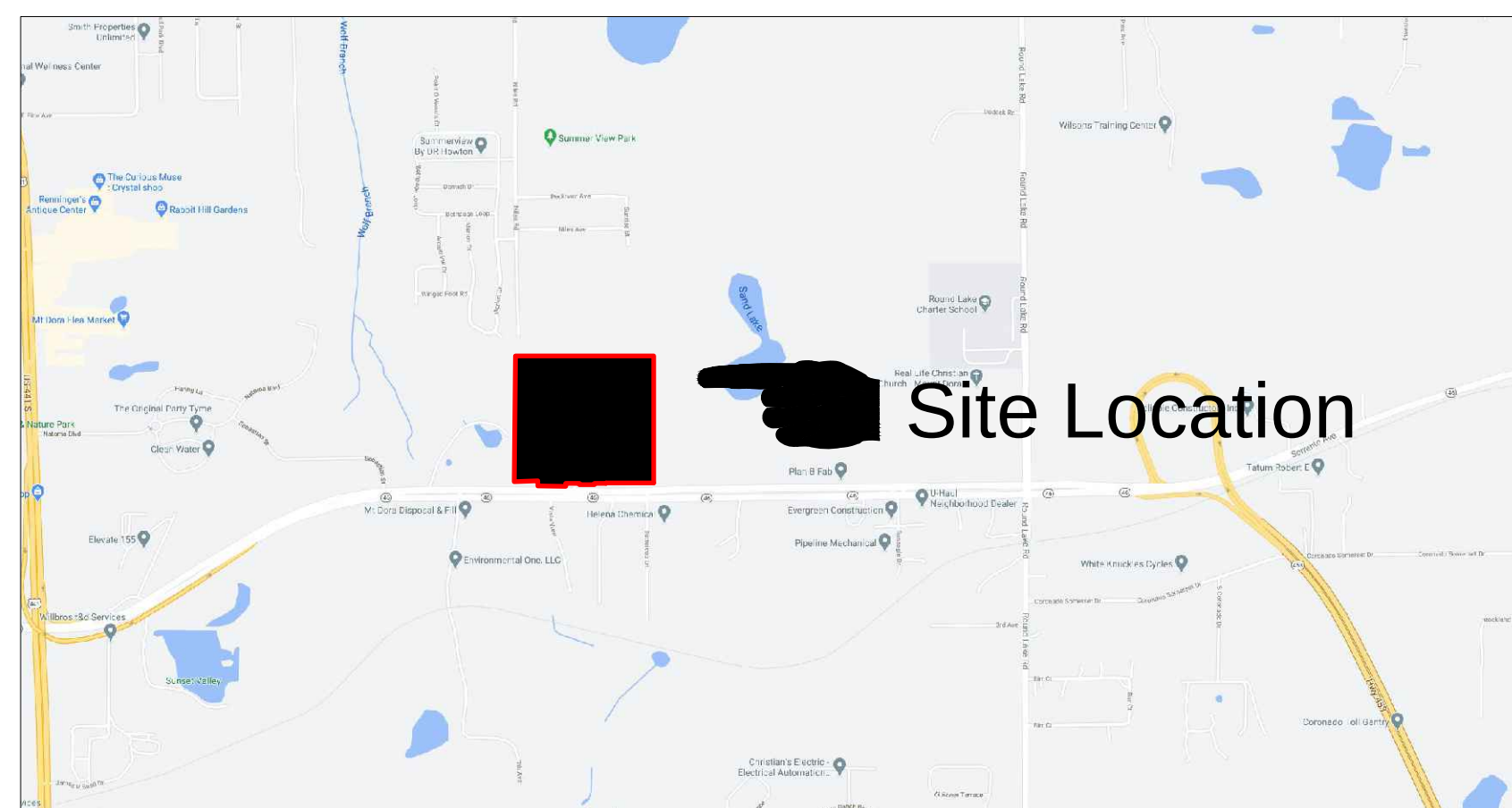
Walking trail to be hard surfaced (see detail)

No impacts to wetlands proposed.

All signage to meet R-3 and C-2 requirements.

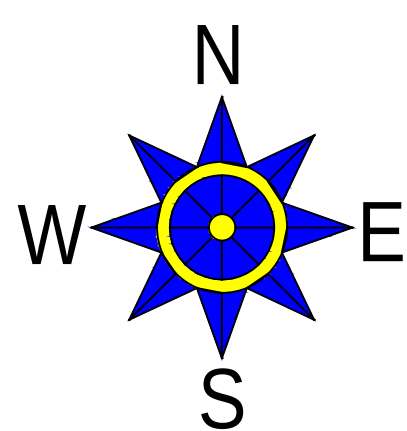
Electric provided by Duke, Natural gas provided by TECO

*Plans are Conceptual Only and are subject to engineering



Club House With:
Fitness Center
Pool
Grills
Active Community Trials
Playground
Basketball Court
Tennis Court

- Retail Sales
- Personal Services
- Convenience Store
- Restaurants
- Offices
- Day Care Center
- Bank

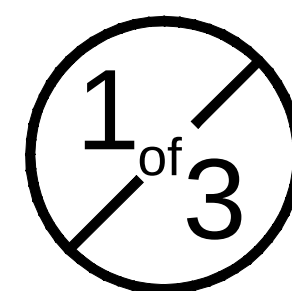


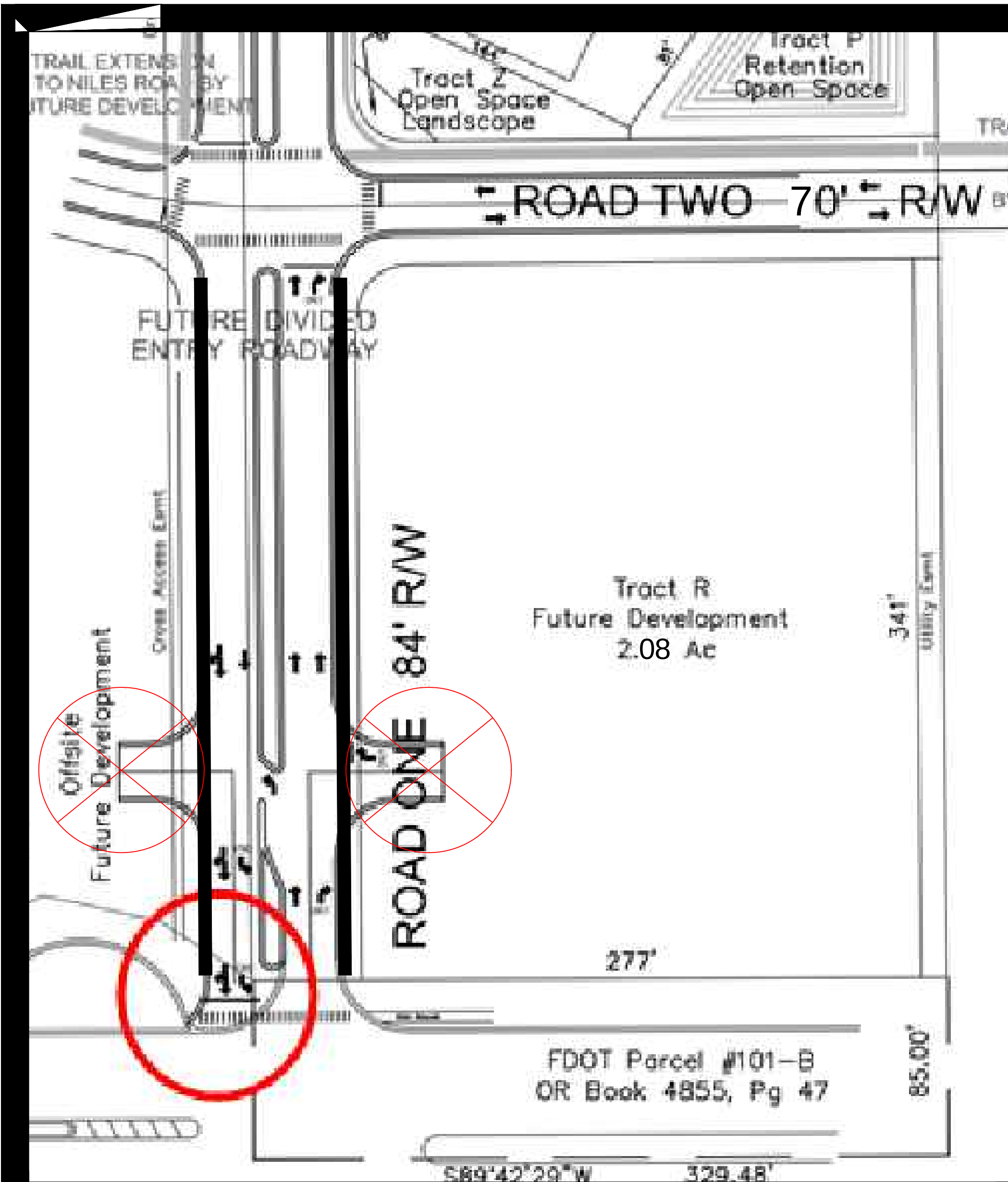
SCALE 1:100
September 20th, 2021

Route 46 Properties, LLC

Preliminary PUD Plan

Mt Dora, FL





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

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

THAT PART OF:

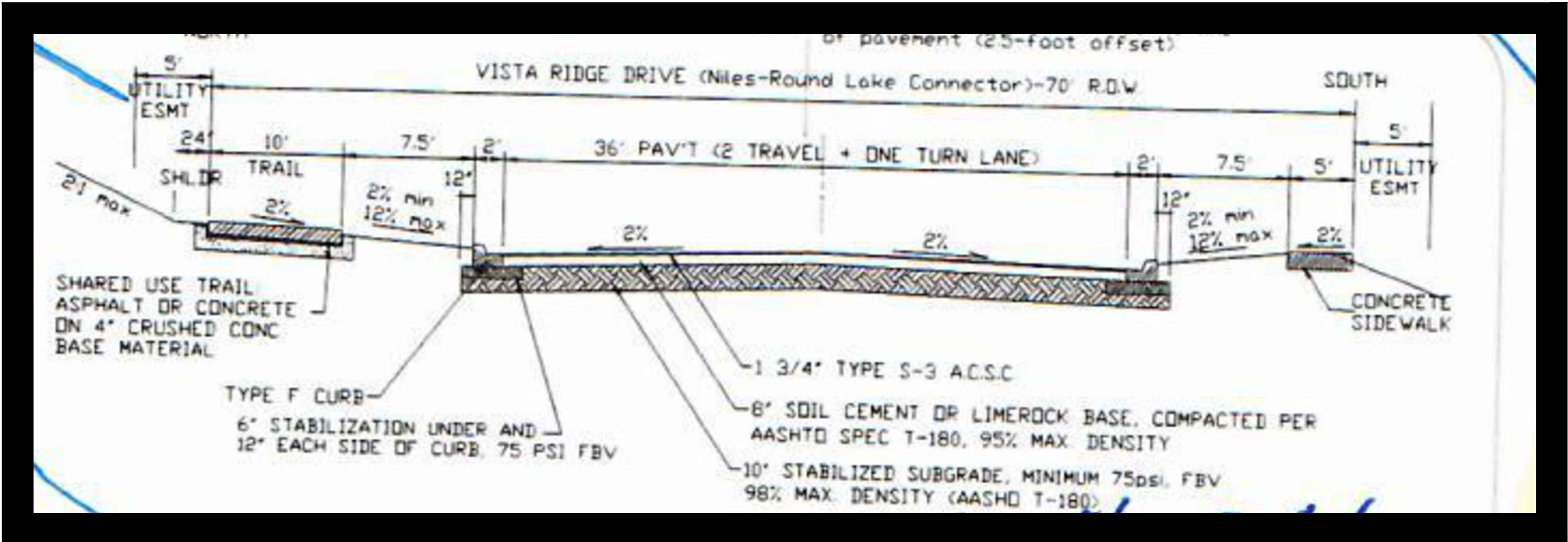
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Monticello Street Lights

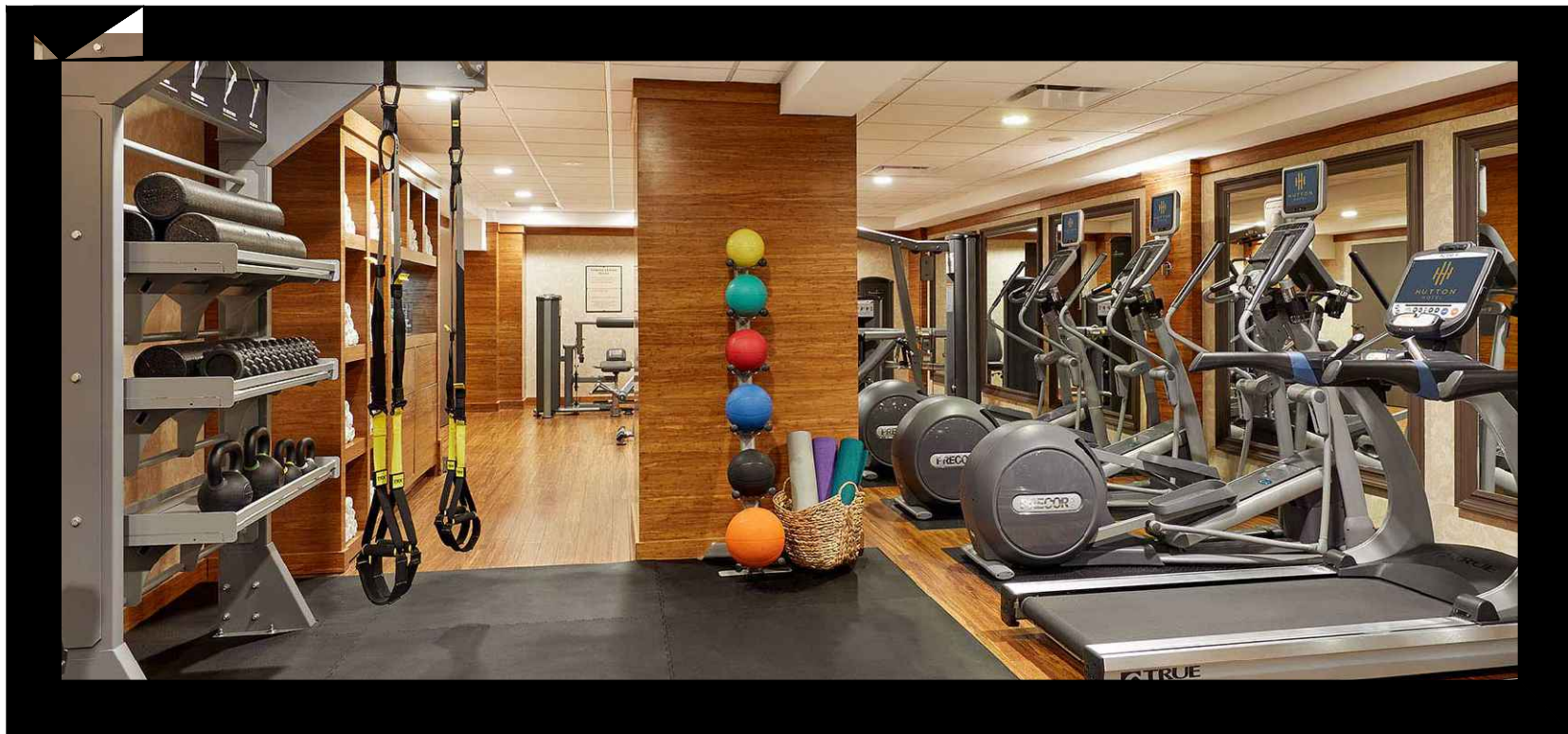


25' Poles
100' on Center or Required Illumination

Route 46 Properties, LLC
Preliminary PUD Plan
Mt Dora, FL

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Proj.: 1875/1

Amenities



Fitness Center



Clubhouse/Pool



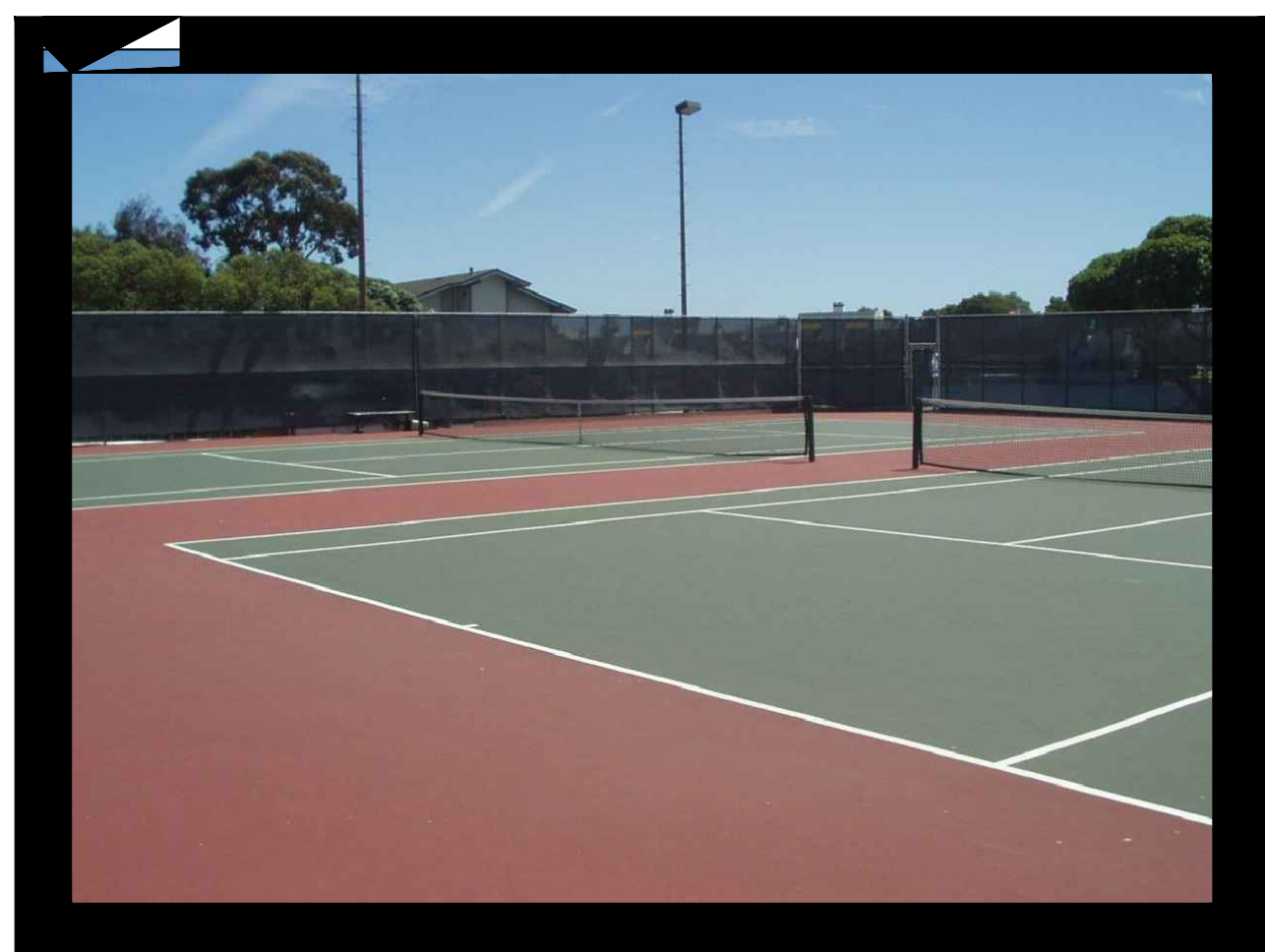
Community Trails



Grills



Basketball



Tennis



Playground



Dog Park

Route 46 Properties, LLC
Preliminary PUD Plan
Mt Dora, FL

September 20th, 2021


Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Proj.: 1875/1

3 of 3



CITY OF
MOUNT
DORA

RECEIVED
By scottw at 4:45 pm, Sep 16, 2022

PUD22-03

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

**FINAL PLANNED UNIT DEVELOPMENT (PUD)
APPLICATION**

Date: 9/12/2022 Project Name: Route 46 Properties, LLC

1. Applicant's Name: Greg Beliveau
Company's Name: LPG Urban & Regional Planners, Inc.
Address: 1162 Camp Ave.
City, State & Zip: Mount Dora, FL 32757
Phone: 352-385-1940 E-mail: Gregb@lpgurp.com

2. Property Owner's Name(s): Route 46 Properties, LLC (David A. Croson, Manager)
Company's Name: Route 46 Properties, LLC
Address: 1321 Tappie Circle
City, State & Zip: Lake Mary, FL 32746
Phone: 407-488-7945 E-mail: dave@croson.com

3. Engineer's Name: Chuck Hiott, P.E.
Company's Name: Halff Associates, Inc.
Address: 902 North Sinclair Ave.
City, State & Zip: Tavares, FL 32778
Phone: 352-343-8481 E-mail: cHiott@Halff.com

4. Landscape Architect: Steven Verlander
Company's Name: Verlander Landscape Architect, LLC
Address: 9880 Montclair Circle
City, State & Zip: Apopka, FL 32703
Phone: 407-834-4104 E-mail: Steven@verlanderla.com

5. The property generally located and list adjacent streets: Bobwhite Lane, CR 46, north of Vista View
6. Size of property in Acres: 33.38 Square Feet: 1,454,032
7. Zoning District: PUD Future Land Use Category: Residential High Density and Commercial
8. Number of Structures and/or units to be built: 442 MF units and 55,000 SF commercial
9. Is the proposed use(s) permissible in requested district? Yes, Chapter 3, Section 3.4.5
10. Provide description of the proposed use: Mixed use project of multi-family and commercial with recreation and open space
11. Provide phase breakdown and description of phases: Phase I - 256 MF apartments and roadway, Phase II - 186 MF apartments and 27,500 SF commercial, Phase III- 27,500 SF commercial
12. State the reason for this request (attach written summary if additional space is needed):
Development of mixed use community with MF apartments, commercial, open space, recreation, construction of Phase I of Niles Road extension, and associated internal roadways
13. Has an application been filed within the last 12 months (describe, if yes)? Preliminary PUD Approval

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.

David A. Leman
Owner/Applicant Signature

7/13/2022
Date

September 13, 2022

Route 46 Properties, LLC hereby authorizes Greg Beliveau with LPG Urban and Regional Planners, Inc. to act as our agent in the submittal and signing of documents for the Final Planned Unit Development application to the City of Mount Dora.

Signed:

David A. Croson

David A. Croson (Manager)

STATE OF FLORIDA

COUNTY OF Lake

The foregoing instrument was acknowledged before me with 13 day of September, 2022, by David A. Croson as Manager of Route 46 Properties, LLC on behalf of the corporation. He is personally known to me.

Sherie D. Lindh

Notary Public – State of Florida

Sherie D. Lindh

Print Name

My Commission Expires: 1/27/2025

Commission Number: HH 085776



LEGAL DESCRIPTION - ENTIRE SITE

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ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.

PROPERTY RECORD CARD

General Information

Name:	ROUTE 46 PROPERTIES LLC	Alternate Key:	1446392
Mailing Address:	1321 TAPPIE CIR LAKE MARY, FL 32746 Update Mailing Address	Parcel Number: ⓘ	27-19-27-0003-000-01000
		Millage Group and City:	0002 Unincorporated
		2021 Total Certified Millage Rate:	13.7509
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	BOBWHITE LN MOUNT DORA FL, 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	W 1/2 OF SW 1/4 OF SW 1/4--LESS SR 46 & LESS FROM SW COR OF SE 1/4 OF SEC 28-19-27 RUN S 89-40-03 E 2639.92 FT TO SE COR OF SE 1/4 OF SEC 28, N 0-01-01 E ALONG E LINE OF NE 1/4 OF SEC 33-19-27 THAT IS 3.12 FT FROM CENTERLINE OF SR 46, N 0-24-36 W ALONG E LINE OF SE 1/4 OF SEC 28 A DIST OF 26.96 FT TO A POINT ON EXISTING R/W LINE OF SR 46 FOR POB, THENCE RUN N 0-24-36 W ALONG SAID E LINE 128.07 FT, N 87-56-31 E 112.08 FT, N 33-16-03 E 168.56 FT, N 17-38-35 E 106.59 FT, N 89-35-46 E 276.87 FT, S 06-36-12 E 195.38 FT, S 06-36-48 W 72.85 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 83.69 FT, S 0-11-52 W 10 FT TO A POINT ON A LINE 132 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 139.99 FT, N 0-11-52 E 10 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 110.01 FT, N 0-11-52 E 5 FT TO A POINT ON A LINE 147 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 87.19 FT TO A POINT LOCATED N 0-0-19 W 147 FT FROM A NON-CURVE POINT OF INTERSECTION ON SAID CENTERLINE, S 89-40-11 E 212.81 FT, N 66-36-04 E 54.60 FT, S 77-22-47 E 56.30 FT, S 59-50-50 E 59.37 FT TO A POINT ON E LINE OF SW 1/4 OF SW 1/4 OF SEC 27-19-27, S 0-36-38 E ALONG SAID E LINE 84.57 FT TO A POINT ON SAID EXISTING R/W LINE, S 89-48-32 W 255.18 FT, S 0-12-29 E 7.50 FT, S 89-47-31 W 114.93 FT, N 89-55-07 W 947.50 FT TO POB--ORB 3775 PG 1785		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		4.000	Acre	\$0.00	\$103,800.00
2	VACANT RESIDENTIAL (0000)	0	0		10.700	Acre	\$0.00	\$277,665.00
3	WETLAND (9600)	0	0		3.000	Acre	\$0.00	\$135.00

[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
3775 / 1785	05/2009	Warranty Deed	Unqualified	Vacant	\$725,000.00
4846 / 2321	06/2008	Quit Claim Deed	Unqualified	Vacant	\$0.00
3039 / 1460	12/2005	Warranty Deed	Unqualified	Improved	\$880,000.00
1220 / 2193	03/1993	Warranty Deed	Unqualified	Improved	\$0.00
984 / 1863	10/1988	Quit Claim Deed	Unqualified	Vacant	\$0.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED VALUES.

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

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$381,600	\$258,900	\$258,900	5.0529	\$1,308.20
SCHOOL BOARD STATE	\$381,600	\$381,600	\$381,600	3.5940	\$1,371.47
SCHOOL BOARD LOCAL	\$381,600	\$381,600	\$381,600	2.9980	\$1,144.04
LAKE COUNTY WATER AUTHORITY	\$381,600	\$258,900	\$258,900	0.3229	\$83.60
NORTH LAKE HOSPITAL DIST	\$381,600	\$258,900	\$258,900	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$381,600	\$258,900	\$258,900	0.2189	\$56.67
LAKE COUNTY MSTU STORMWATER	\$381,600	\$258,900	\$258,900	0.4957	\$128.34
LAKE COUNTY MSTU AMBULANCE	\$381,600	\$258,900	\$258,900	0.4629	\$119.84
LAKE COUNTY VOTED DEBT SERVICE	\$381,600	\$258,900	\$258,900	0.0918	\$23.77
LAKE COUNTY MSTU FIRE	\$381,600	\$258,900	\$258,900	0.5138	\$133.02
			Total:	13.7509	Total: \$4,368.95

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	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

December 5, 2022 City Council Regular Session Agenda

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

PROPERTY RECORD CARD

General Information

Name:	ROUTE 46 PROPERTIES LLC	Alternate Key:	3636163
Mailing Address:	1321 TAPPIE TOORIE CIR LAKE MARY, FL 32746 Update Mailing Address	Parcel Number: ⓘ	27-19-27-0003-000-03700
		Millage Group and City:	0002 Unincorporated
		2021 Total Certified Millage Rate:	13.7509
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	NORTON LN MOUNT DORA FL, 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	E 1/2 OF SW 1/4 OF SW 1/4--LESS SR 46 & LESS FROM SW COR OF SE 1/4 OF SEC 28-19-27 RUN S 89-40-03 E 2639.92 FT TO SE COR OF SE 1/4 OF SEC 28, N 0-01-01 E ALONG E LINE OF NE 1/4 OF SEC 33-19-27 THAT IS 3.12 FT FROM CENTERLINE OF SR 46, N 0-24-36 W ALONG E LINE OF SE 1/4 OF SEC 28 A DIST OF 26.96 FT TO A POINT ON EXISTING R/W LINE OF SR 46 FOR POB, THENCE RUN N 0-24-36 W ALONG SAID E LINE 128.07 FT, N 87-56-31 E 112.08 FT, N 33-16-03 E 168.56 FT, N 17-38-35 E 106.59 FT, N 89-35-46 E 276.87 FT, S 06-36-12 E 195.38 FT, S 06-36-48 W 72.85 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 83.69 FT, S 0-11-52 W 10 FT TO A POINT ON A LINE 132 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 139.99 FT, N 0-11-52 E 10 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 110.01 FT, N 0-11-52 E 5 FT TO A POINT ON A LINE 147 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 87.19 FT TO A POINT LOCATED N 0-0-19 W 147 FT FROM A NON-CURVE POINT OF INTERSECTION ON SAID CENTERLINE, S 89-40-11 E 212.81 FT, N 66-36-04 E 54.60 FT, S 77-22-47 E 56.30 FT, S 59-50-50 E 59.37 FT TO A POINT ON E LINE OF SW 1/4 OF SW 1/4 OF SEC 27-19-27, S 0-36-38 E ALONG SAID E LINE 84.57 FT TO A POINT ON SAID EXISTING R/W LINE, S 89-48-32 W 255.18 FT, S 0-12-29 E 7.50 FT, S 89-47-31 W 114.93 FT, N 89-55-07 W 947.50 FT TO POB--ORB 3775 PG 1785		
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Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		2.000	Acre	\$0.00	\$51,900.00
2	VACANT RESIDENTIAL (0000)	0	0		13.550	Acre	\$0.00	\$351,623.00

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4846 / 2321	06/2016	Quit Claim Deed	Unqualified	Vacant	\$0.00
3775 / 1785	05/2009	Warranty Deed	Unqualified	Vacant	\$725,000.00
3039 / 1460	12/2005	Warranty Deed	Unqualified	Vacant	\$1.00
1428 / 2391	03/1996	Warranty Deed	Unqualified	Improved	\$0.00
1339 / 640	01/1995	Quit Claim Deed	Unqualified	Improved	\$0.00
1220 / 2194	03/1993	Warranty Deed	Unqualified	Improved	\$0.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED VALUES.

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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$403,523	\$273,720	\$273,720	5.0529	\$1,383.08
SCHOOL BOARD STATE	\$403,523	\$403,523	\$403,523	3.5940	\$1,450.26
SCHOOL BOARD LOCAL	\$403,523	\$403,523	\$403,523	2.9980	\$1,209.76
LAKE COUNTY WATER AUTHORITY	\$403,523	\$273,720	\$273,720	0.3229	\$88.38
NORTH LAKE HOSPITAL DIST	\$403,523	\$273,720	\$273,720	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$403,523	\$273,720	\$273,720	0.2189	\$59.92
LAKE COUNTY MSTU STORMWATER	\$403,523	\$273,720	\$273,720	0.4957	\$135.68
LAKE COUNTY MSTU AMBULANCE	\$403,523	\$273,720	\$273,720	0.4629	\$126.70
LAKE COUNTY VOTED DEBT SERVICE	\$403,523	\$273,720	\$273,720	0.0918	\$25.13
LAKE COUNTY MSTU FIRE	\$403,523	\$273,720	\$273,720	0.5138	\$140.64
			Total:	13.7509	Total: \$4,619.55

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

December 5, 2022 City Council Regular Session Agenda

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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
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Property data last updated on March 21, 2022.

Site Notice

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

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

Parcel ID #: AK#1446392 & AK#3636163

Warranty Deed

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

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

Grantor: ASC Properties, Inc.

By:

Rene Soto
As Its Vice President

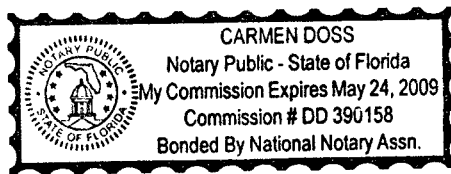
1st Witness Name:

2nd Witness Name:

**Warranty Deed
Page Two**

State of Florida
County of Lake

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





Notary Public
My Commission Expires:

Exhibit "A"
Property Description

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

04-QCD01-08/01
June 7, 2016
This instrument prepared by
ROBIN D. DERR
Under the direction of
FREDRICK W. LOOSE, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

TAX EXEMPT
F.S. 337.27

Please Return To:
Fla Department of Transportation
719 S Woodland Blvd
R / W Records Mgmt, MS 551
DeLand, FL 32720-6834
Attn: S. Hutchison

PARCEL NO. 117.11
SECTION 11130
F.P. NO. 238275 2
STATE ROAD 46
COUNTY LAKE

QUITCLAIM DEED

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

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

PARCEL 117 **SECTION 11130**
F.P. No. 238275-2

That part of:

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

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

Described as follows:

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

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

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

CONTAINING 5.500 acres, more or less.

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

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

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

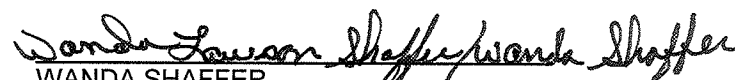
Signed, sealed and delivered in
 the presence of: Two witnesses
 required by Florida Law,


 SIGNATURE LINE

PRINT/TYPE NAME: JUDEE BOUARD


 SIGNATURE LINE

PRINT/TYPE NAME: Leslie M. Premo


 WANDA SHAFFER
 aka Wanda Lawson Shaffer
 ADDRESS OF GRANTOR:

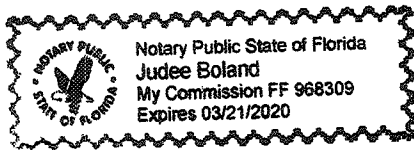
32913 CR 437
 Sorrento, FL 32716

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

STATE OF FLORIDA

COUNTY OF LAKE

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



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

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



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Detail by Entity Name

Florida Limited Liability Company
ROUTE 46 PROPERTIES LLC

Filing Information

Document Number L09000018852
FEI/EIN Number 26-4345881
Date Filed 02/25/2009
State FL
Status ACTIVE

Principal Address

1321 Tappie Toorie Circle
Lake Mary, FL 32746

Changed: 01/08/2017

Mailing Address

1321 Tappie Toorie Circle
Lake Mary, FL 32746

Changed: 01/08/2017

Registered Agent Name & Address

CROSON, DAVID A
1321 Tappie Toorie Circle
Lake Mary, FL 32746

Name Changed: 04/06/2011

Address Changed: 01/08/2017

Authorized Person(s) Detail

Name & Address

Title MGR

CROSON, DAVID A
1321 Tappie Toorie Circle
Lake Mary, FL 32746

Title MGR

CROSON, KATHERINE R
1321 Tappie Toorie Circle
Lake Mary, FL 32746

Title MGR

CROSON, CHARLES
1321 Tappie Toorie Circle
Lake Mary, FL 32746

Annual Reports

Report Year	Filed Date
2020	01/18/2020
2021	01/10/2021
2022	01/23/2022

Document Images

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01/05/2012 -- ANNUAL REPORT	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
03/02/2010 -- ANNUAL REPORT	View image in PDF format
02/25/2009 -- Florida Limited Liability	View image in PDF format

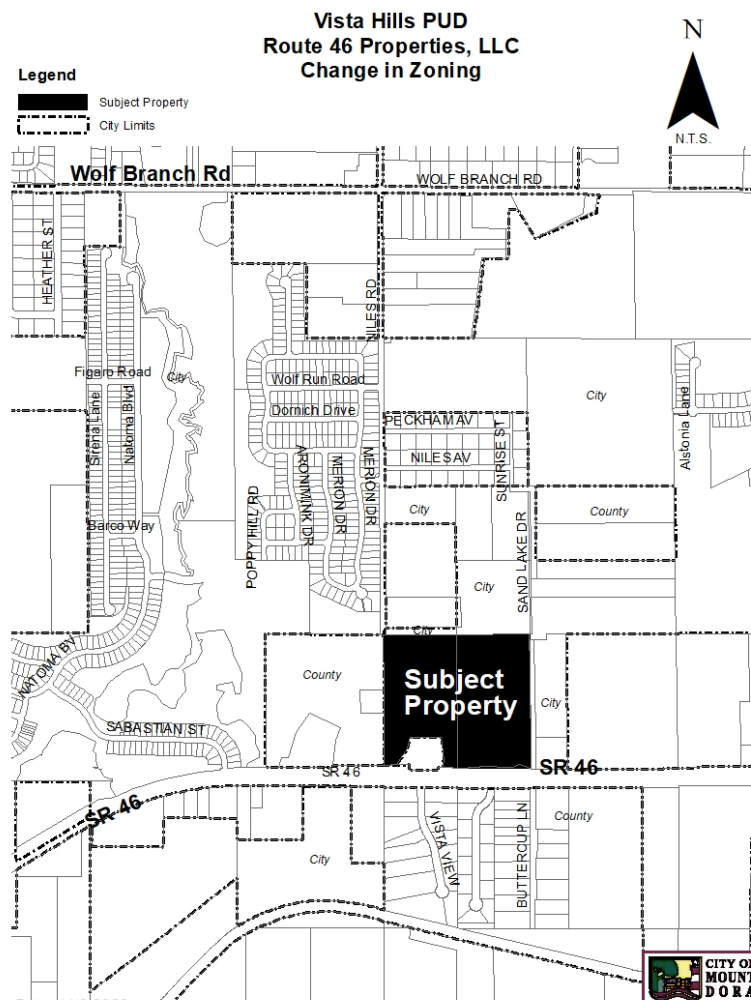
NOTICE OF ZONING CHANGE

CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City Council of the City of Mount Dora, Florida will conduct public hearings to consider the adoption of Ordinance No. 2022-20 for proposed changes to the City of Mount Dora Zoning Map. The title and substance of proposed Ordinance is as follows:

ORDINANCE NO: 2022-20

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FOR THAT PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF SR 46 AND THE WEST SIDE OF NORTON LANE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



The City Council of the City of Mount Dora, Florida will conduct public hearings to consider the adoption of this ordinance on **Monday, December 5, 2022 and Tuesday, December 20, 2022**. Both meetings will be held at City Hall, 510 North Baker Street, Mount Dora, Florida and will begin at 6:00 p.m., or as soon thereafter as possible

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

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

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

Notice: If any person decides to appeal any decision made at this meeting with respect to any matter considered at this meeting such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

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

For questions or comments, please email planning@cityofmounddora.com

Title in 18 point

2 column, 10.5 inch; Non-legal

Publish Date: **November 25, 2022**

ORDINANCE NO: 2022-20

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FOR THAT PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF SR 46 AND THE WEST SIDE OF NORTON LANE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Route 46 Properties, LLC (Property Owner) is the fee simple owner of that property generally located on the North side of SR 46 and the West side of Norton Lane as more particularly described in **Exhibit "A"** attached hereto (Property) and LPG Urban and Regional Planners, Inc., is the applicant representative (Applicant) acting on behalf of the Property Owner; and

WHEREAS, a preliminary master plan for the rezoning of the Property to Planned Unit Development (PUD) was approved by the City of Mount Dora on November 16, 2021, by way of Resolution 2021-44, for the project entitled "Route 46 Properties, LLC"; and

WHEREAS, pursuant to City of Mount Dora Land Development Code, Section 3.4.5., the Property Owner/Applicant submitted a final master plan for the Property to the City for Planned Unit Development (PUD) rezoning with the name change to "Vista Hills"; and

WHEREAS, the requested zoning district classification change and Zoning Map amendment are consistent with the City of Mount Dora Comprehensive Plan 2045 and meet the criteria established by Florida Statutes, Chapter 166; and

WHEREAS, the Vista Hills (formerly known as "Route 46 Properties, LLC") final master plan terms and conditions are consistent with the City's Comprehensive Plan and the underlying Residential High Density (18.0 dwelling units per acre or less) and Commercial Future Land Use designations for the Property; and

WHEREAS, on November 16, 2022, the City of Mount Dora Planning and Zoning Commission approved the proposed zoning district classification change and Zoning Map amendment; and

WHEREAS, the City of Mount Dora held a duly noticed public hearing on the proposed zoning district classification change for the Property to PUD, considered the findings and advice of staff and considered the written information, oral comments and supporting data and analysis provided by members of the public and all interested parties; and

WHEREAS, the City of Mount Dora hereby finds that the requested zoning district classification change and Zoning Map amendment serves a legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

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

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

SECTION 2. Zoning District Classification Change and Zoning Map Amendment.

- (a) The Property is hereby rezoned from County Agriculture to City PUD, subject to the conditions set forth herein.
- (b) The official Zoning Map of the City of Mount Dora shall be amended to reflect the rezoning on the Property from County Agriculture to City PUD.
- (c) The Property as rezoned shall be subject to all conditions set forth in the City's Land Development Code, except for the conditions, zoning performance standards, site designs standards, permitted uses and other components described or graphically depicted on the final master plan for Vista Hills attached hereto as **Exhibit "B"**, which shall be the controlling master plan for the Property.

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

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the rezoning of the Property from County Agriculture to City PUD, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 5. Non-Codification and Scrivener's Errors. The provisions of this Ordinance shall not be codified in the, City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

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

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

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

FIRST READING: _____

SECOND READING: _____

PASSED AND ADOPTED this ____ day of _____ 2022.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

JEANANN HAND
CITY CLERK

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

Sherry G. Sutphen, City Attorney

EXHIBIT “A”
Property Legal Description

EXHIBIT “B”
Final Planned Unit Development for Vista Hills

Exhibit "A"

Parcel Numbers: 27-19-27-0003-000-03700 and 27-19-27-0003-000-01000

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

THIS DESCRIPTION IS AN UPDATED VERSION TO REFLECT A RIGHT OF WAY TAKING PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11130, FP 238275-2, FOR STATE ROAD NO. 46. THAT PART OF: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF STATE ROAD 46, WHICH PROPERTY IS ALSO DESCRIBED AS A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N00°23'59"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, N00°23'56"W A DISTANCE OF 1296.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE N89°54'34"E ALONG SAID LINE A DISTANCE OF 1313.48 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'53"E ALONG SAID LINE A DISTANCE OF 1296.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP RECORDED IN MAP BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'27"W ALONG SAID LINE A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING. (BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1785 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA)

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

DESCRIBED AS FOLLOWS:

COMMENCE AT A 3-1/2"X3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP238275-2; THENCE S89°40'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID CORNER BEING LOCATED N00°01'01"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, 3.12 FEET FROM THE CENTERLINE OF SURVEY OF STATE ROAD 46 AT STATION 89+57.36 AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE N00°24'36"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF

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

ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.

Vista Hills

Final PUD Master Plan

1 of 23



Legal Description:

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

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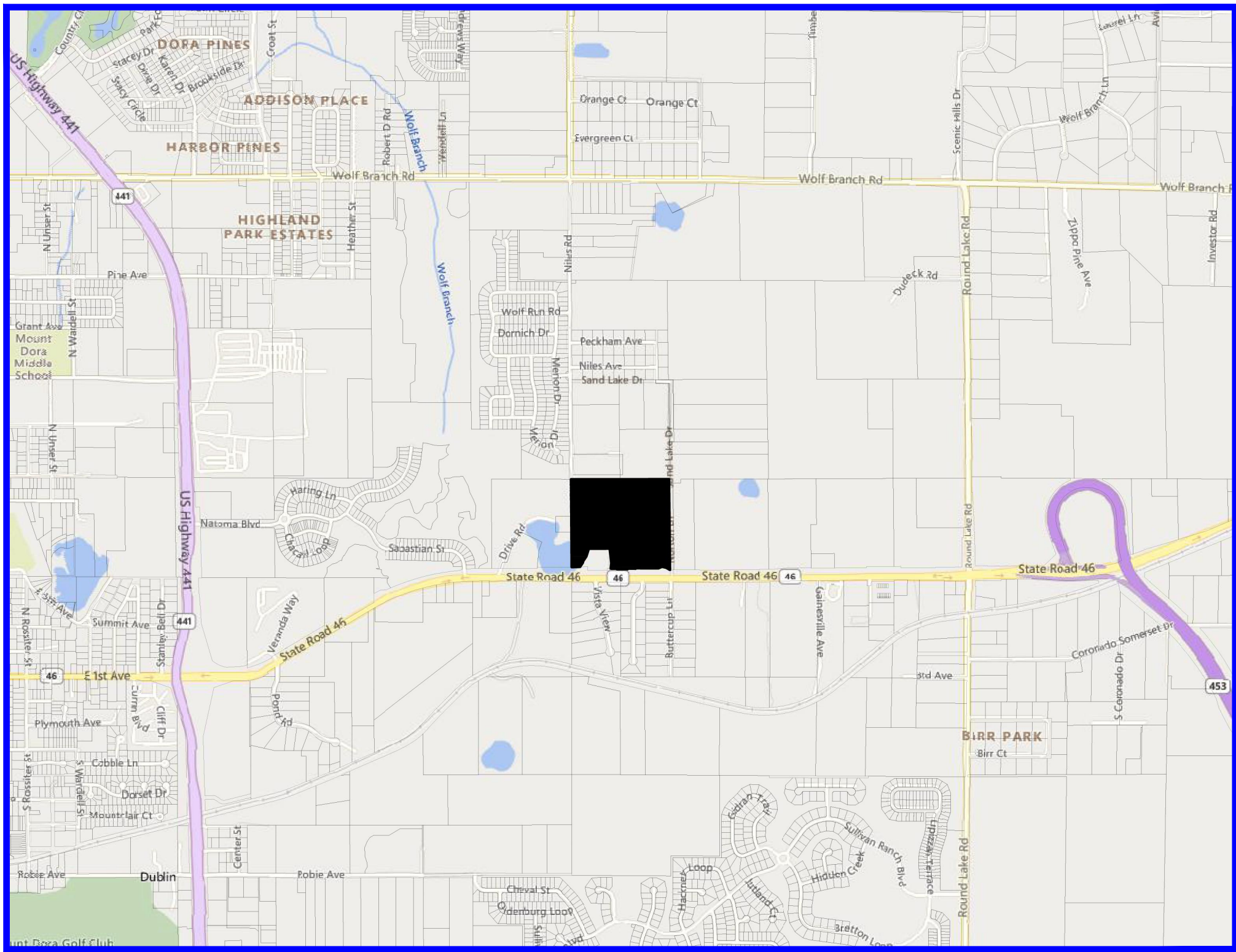
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AltKeys: 1446392, 3636163



Location Map

Project Overview:

Total Acres: 33.83 Acres+
Wetlands: .8 Acres+
Usable Acres: 33.03 Acres+
Open Space: 8.55 Acres+

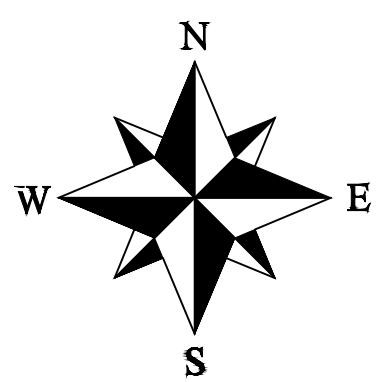
Proposed Use: Multi-Family With
Apartments/Commercial

Sheet 1	Title
Sheet 2	Location Map
Sheet 3	Master Plan
Sheet 4	Survey
Sheet 5	Niles Rd
Sheet 6	Dual Blvd.
Sheet 7	Utility Plan
Sheet 8	Residential Amenities
Sheet 9	Residential Elevations
Sheet 10	Commercial Elevations
Sheet 11	Proposed Signage
Sheet 12	Tree Removal: Entire Site
Sheet 13	Tree Removal: Northwest Multifamily
Sheet 14	Tree Removal: Northeast Multifamily
Sheet 15	Tree Removal: Niles Road
Sheet 16	Tree Removal: Commercial Parcel
Sheet 17	Tree Removal: Excel Chart
Sheet 18	Landscape Plan: Entire Site
Sheet 19	Landscape Plan: Buffers
Sheet 20	Landscape Plan: Northwest Multifamily
Sheet 21	Landscape Plan: Northeast Multifamily
Sheet 22	Landscape Plan: Niles Road
Sheet 23	Landscape Plan: Commercial Parcel

Vista Hills

Final PUD Master Plan

Mt. Dora, FL



Vista Hills

Final PUD Master Plan
Location & Adjacent Road Network
Mt. Dora, FL

URP
Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
1875-1
October 31st, 2022

Owner:
Route 46 Properties LLC
Charles Croson
1321 Tappie Circle
Lake Mary, FL 34723

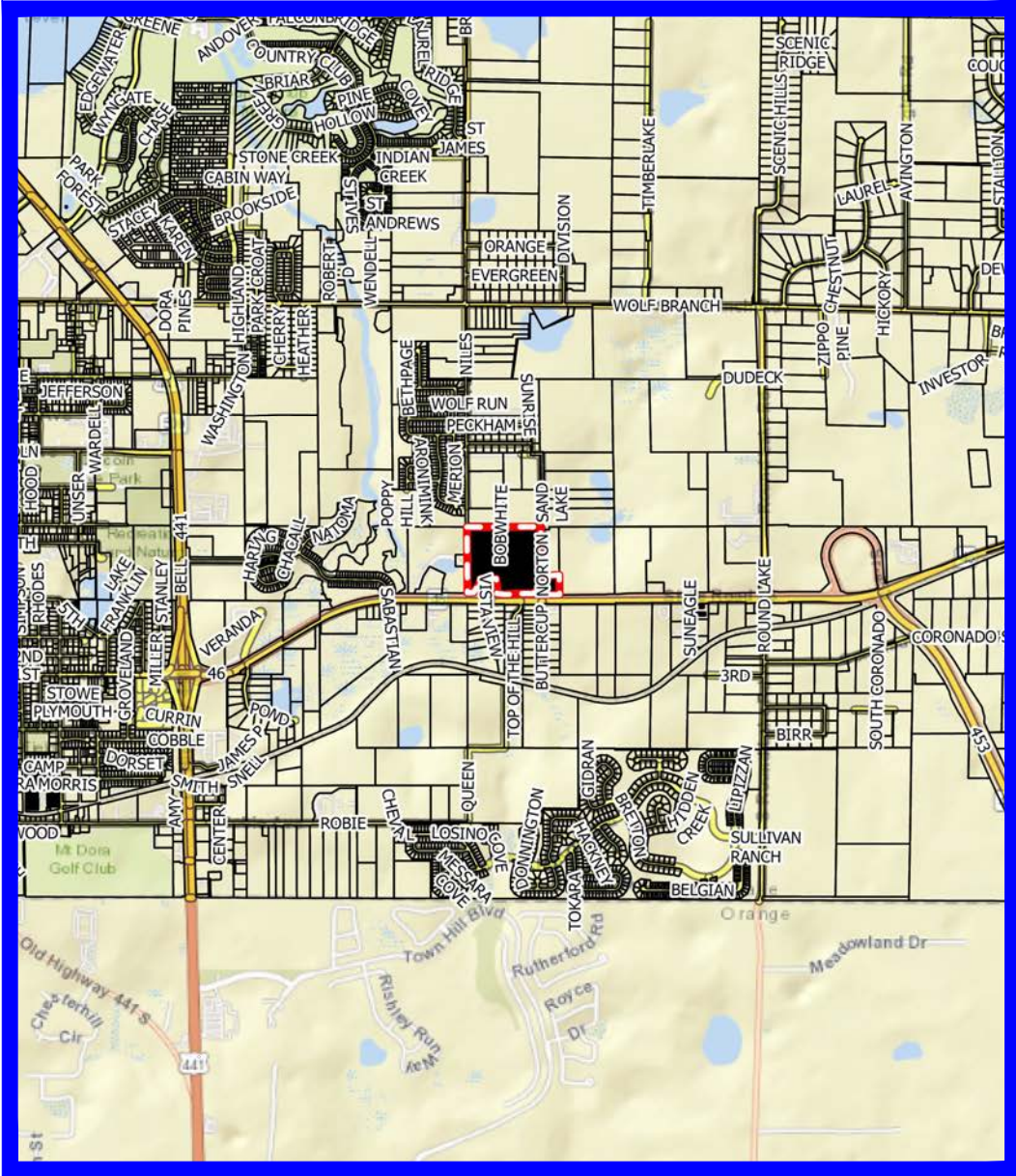
Applicant:
LPG Urban and Regional
Planners, Inc.
c/o Greg Beliveau
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940

Amenities:

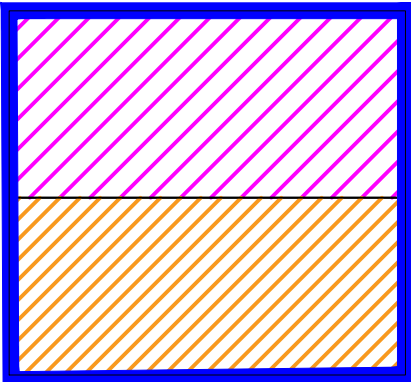
Club House With:
Fitness Center
Pool
Grills
Active Community trails
Playground
Pickleball

Commercial (C-1) Uses:

Retail Sales
Personal Services
Convenience Store
Restaurants
Offices
Day Care Center
Bank



Location



Notes:

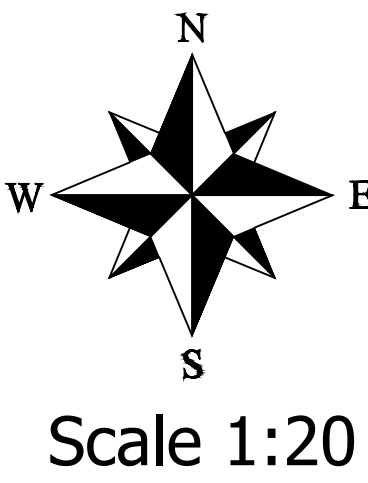
Total acreage: 33.83 Acres+ (1,454,033 sf)
Total developable acreage: 33.03 Acres+ (1,419,185 sf)
Residential 24.96
Commercial 8.07 Acres
Existing Zoning: PUD
Proposed Use: Multi-Family With Proposed Apartments/Commercial
Proposed Units: 442
Minimum Living Area: Multi-Family - 760 sf
Adjacent Zoning: North - A, R-1
South - LM, R-2 Estate, R-1 Rural Residential
East - R-1 SF, OP
West - A
Existing Future Land Use: Residential High Density (18 Units/Acre) and Commercial
Zone AE E1 81.9 (1.84 Acres/8021sf)
100 year flood elevation: .8 acres (34,848 sf)
Wetland / open water
Maximum Commercial Buildings: 55,000 sf
Maximum Commercial Building Height: 35'
Maximum Residential Building Height: 45' as measured from finished grade to mean roof height
Maximum Commercial ISR: .80
Proposed Commercial ISR: .52
(2.966 acres pavement commercial + 1.26 acres commercial buildings) / 8.07 acres commercial area of site
4.23 acres impervious commercial / 8.07 acres commercial area of site = .52 ISR
Maximum Residential ISR: .65
Proposed Residential ISR: .48
(7.45 acres pavement residential + 4.6 acres residential buildings) / 24.96 acres residential area of site
12.05 acres impervious residential / 24.96 acres residential area of site = .48 ISR
Maximum Commercial FAR: .25
Open space required - 25% per PUD
Open space provided - 25%
Maximum Gross Density: 33.83 acres (Total site) - .8 acres (Wetlands) = 33.03 acres (Gross)
442 Units / 33.03 acres (Gross) = 13.38 units per acre
Maximum Net Density: 33.83 acres (total site) - .8 acres (Wetlands) - 8.07 acres (Commercial) = 24.96 acres
442 Units / 24.96 acres (Total Site) = 17.71 units per acre
Proposed Site ISR (Excluding Niles): .53
(12.05 acres impervious residential + 4.23 acres impervious commercial) / (33.83 acreage total)
(16.28 acres impervious entire site) / (33.83 acreage without Niles Road) = .48 ISR

Perimeter Building setbacks:
Rear setback - 35' from property line
Front setback - 25' from property line
Side setback - 25' from property line
Setback between structures - 15'

Residential Buffers:
North - 30' Enhanced Landscape Buffer
South - 10' Landscape Buffer "a"
West - 20' Landscape Buffer "a"
East - 20' Landscape Buffer "a"

Commercial Buffers:
North- 10' Landscape Buffer "a"
South- 10' Landscape Buffer "a"
East- 25' Landscape Buffer "a"

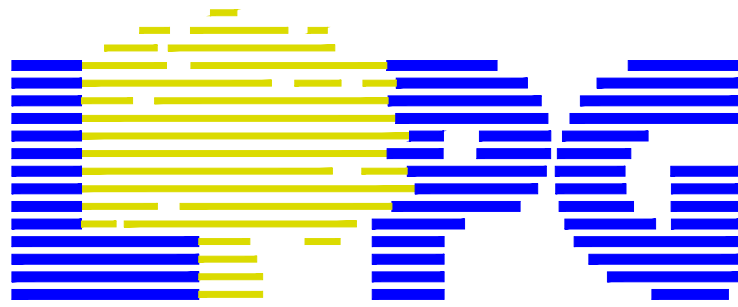
Proposed 70' ROW Total Acreage 3.63 Acres
All features shown are subject to engineering.
Fire truck and turn around to be addressed at site plan submittal.
Police and fire protection will be provided by City of Mount Dora
Potable and reclaimed water provided by City of Mount Dora
Sewer service from the City of Mount Dora
The site will meet all applicable stormwater rules and regulations.
Existing vegetation to be utilized in landscape buffers wherever possible.
Any fencing must be decorative type.
Street lighting poles and fixtures shall be decorative type. All parking and street lighting shall be consistent with dark sky standards.
PUD shall follow time frame expiration of 2 years in accordance with the preliminary plat/construction plans submittal.
PUD Shall follow R-3 zoning unless otherwise dictated on master plan
Common area landscaping will be under single entity maintenance, not cared for by homeowners.
All roads, retention areas, parking areas are private and under single ownership and control.
Project will be constructed in multiple phases.
Walking trail to be hard surfaced (see detail)
No impacts to wetlands proposed.
All signage to meet R-3 and C-2 requirements.
Property owners association will own and maintain all roads internally, stormwater pipes and stormwater system.
Electric provided by Duke, Natural gas provided by TECO
*Plans are conceptual in nature and are subject to engineering and other outside influences.
*Applicant will not need to mitigate trees within Niles Road as road is being constructed and dedicated for the City of Mount Dora.
*Applicant will utilize City owned parcel granted from FDOT for water retention storage.



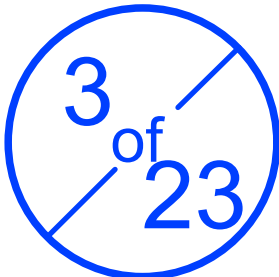
Vista Hills

Master Plan

Mt. Dora, FL



Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
1875-1
October, 31st 2022



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

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

THAT PART OF:

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

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

LESS RIGHT OF WAY FOR STATE ROAD NO. 46 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130-FP 238275;

DESCRIBED AS FOLLOWS:

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

ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.

SURVEY NOTES

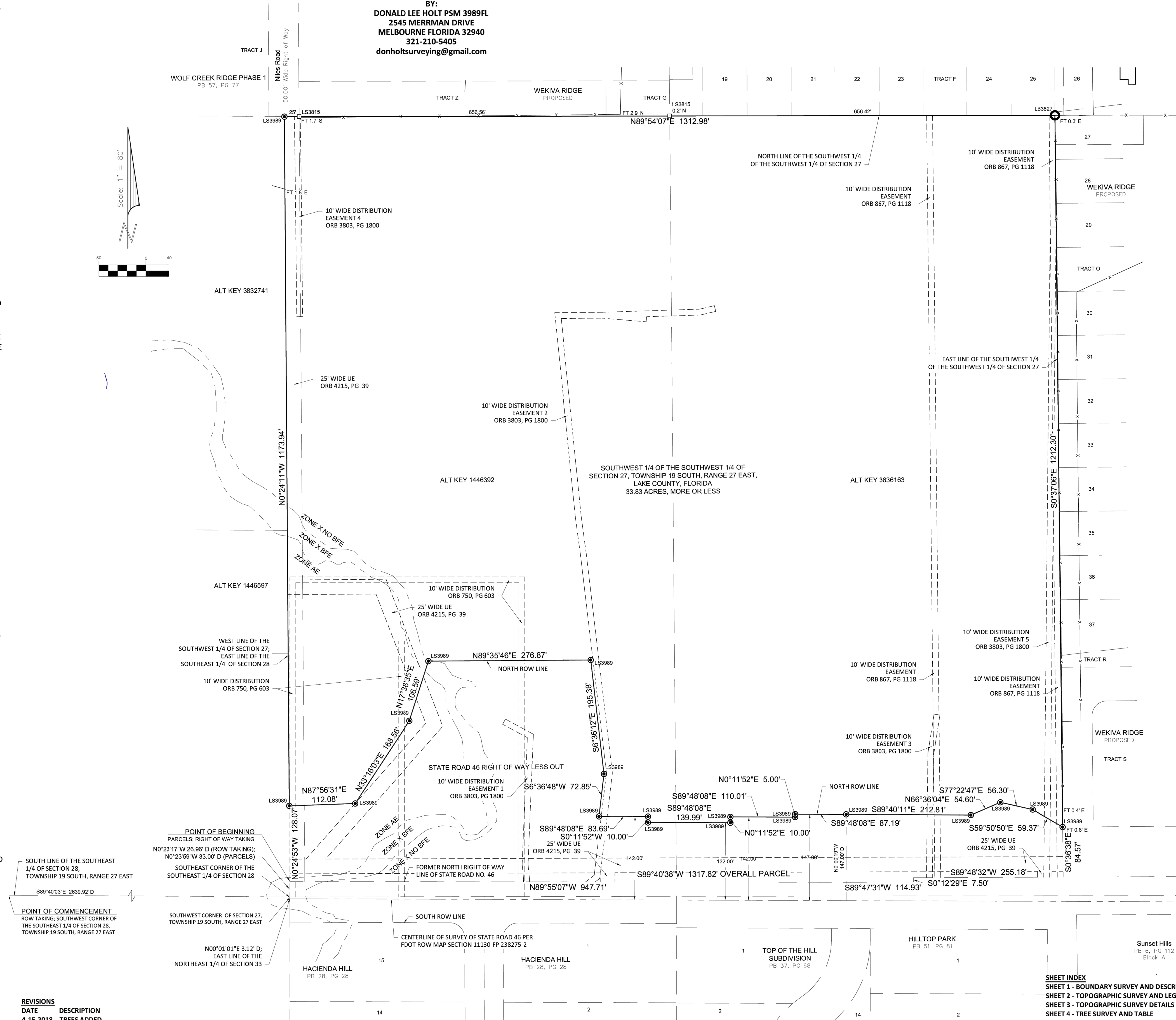
- LAKE COUNTY PROPERTY APPRAISERS AND CLERK OF COURT OFFICES PROVIDED PROPERTY ALT KEY NUMBERS; CURRENT DEED DESCRIPTION AND ADJOINING PLAT INFORMATION.
- CURRENT RIGHT OF WAY INFORMATION, BEARING BASIS, NORTH ARROW, COORDINATE STRUCTURE, FIELD SURVEY ELEVATIONS AND APPROXIMATE LOCATION OF EASEMENTS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

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

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

REVISIONS	DATE	DESCRIPTION
4-15-2018	TREES ADDED	

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



BOUNDARY SURVEY
ALT KEY 1446392 AND ALT KEY 3636163

Vista Hills

Final PUD Master Plan

Survey

Mt. Dora, FL

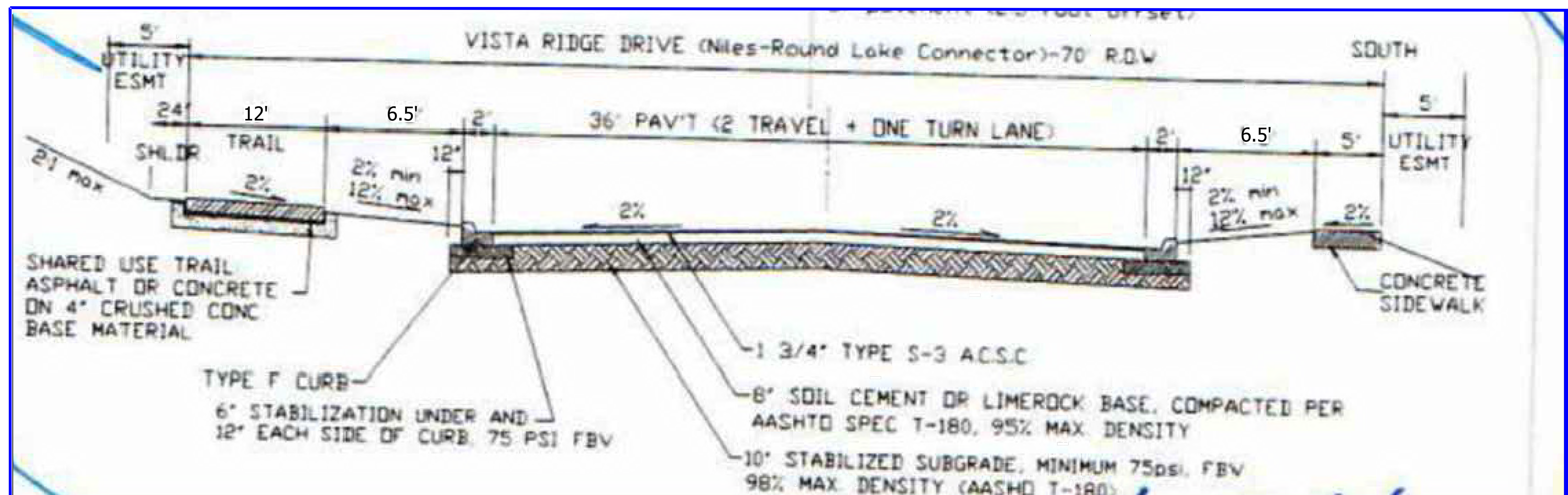
Donald Lee Holt

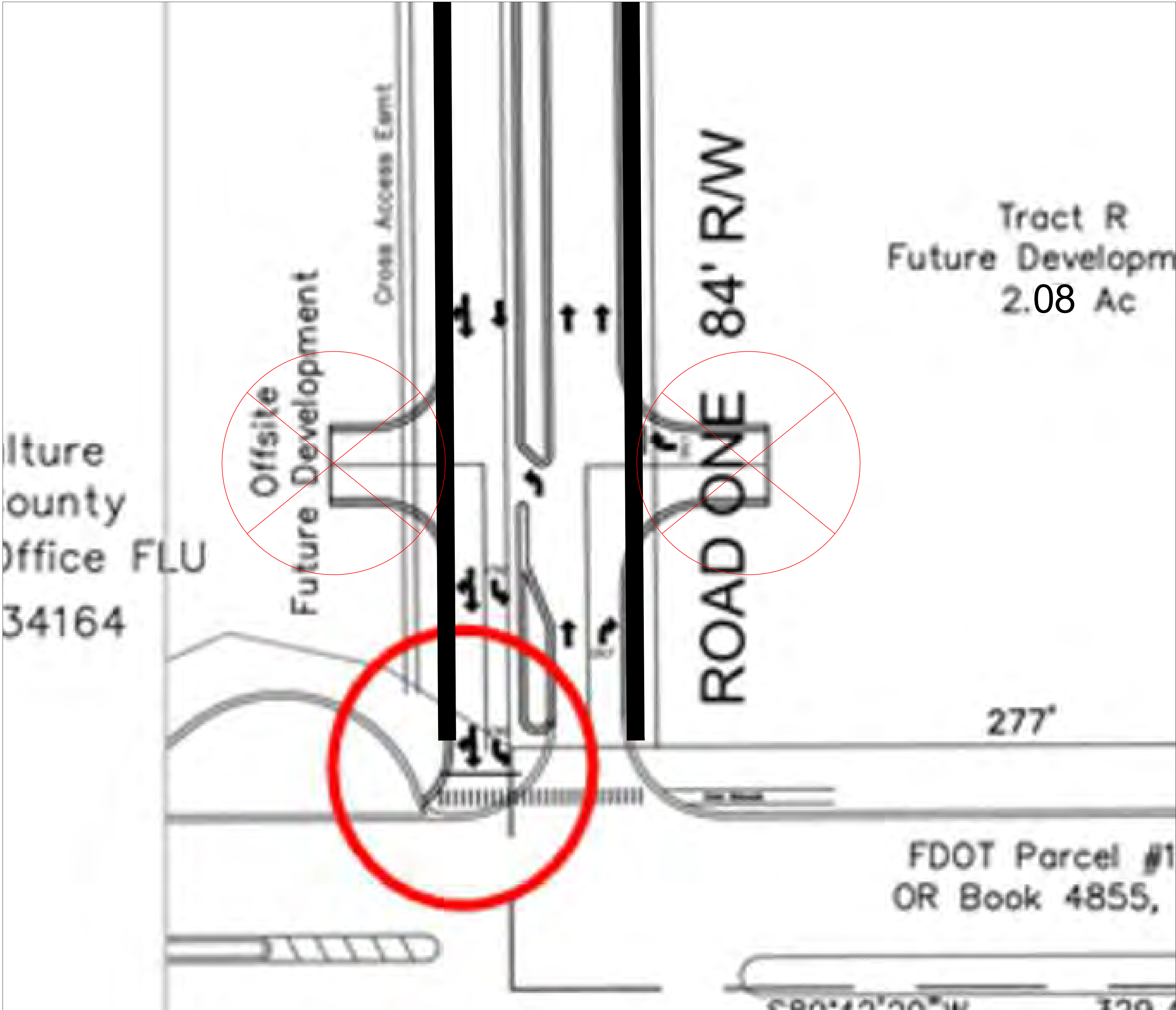
2545 Merrman Drive
Melbourne, FL 32940
Phone: 321-210-5405
Donald Lee Holt PSM #3989

Sheet

1 of 4

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





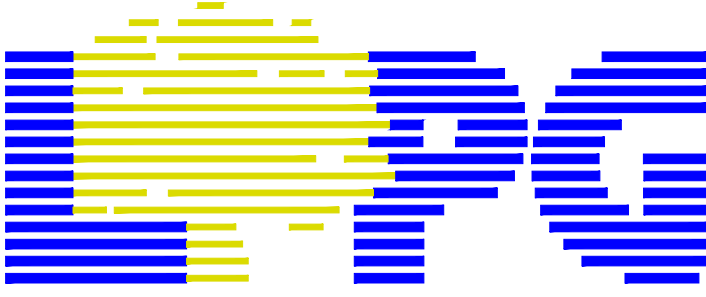
Monticello Street Lights



25' Poles

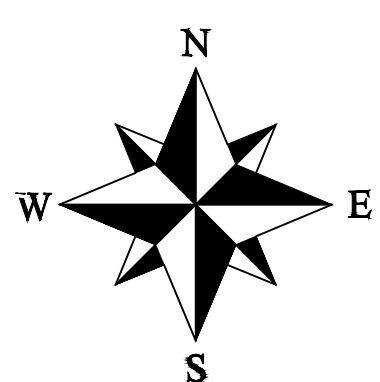
100' on Center or Required Illumination

Vista Hills
Final PUD Master Plan
Dual Boulevard Entrance
Mt. Dora, FL



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1875-1
October 31st, 2022



Vista Hills

Final PUD Master Plan
Utility Plan
Mt. Dora, FL

URPG
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1875-1
October 31st, 2022

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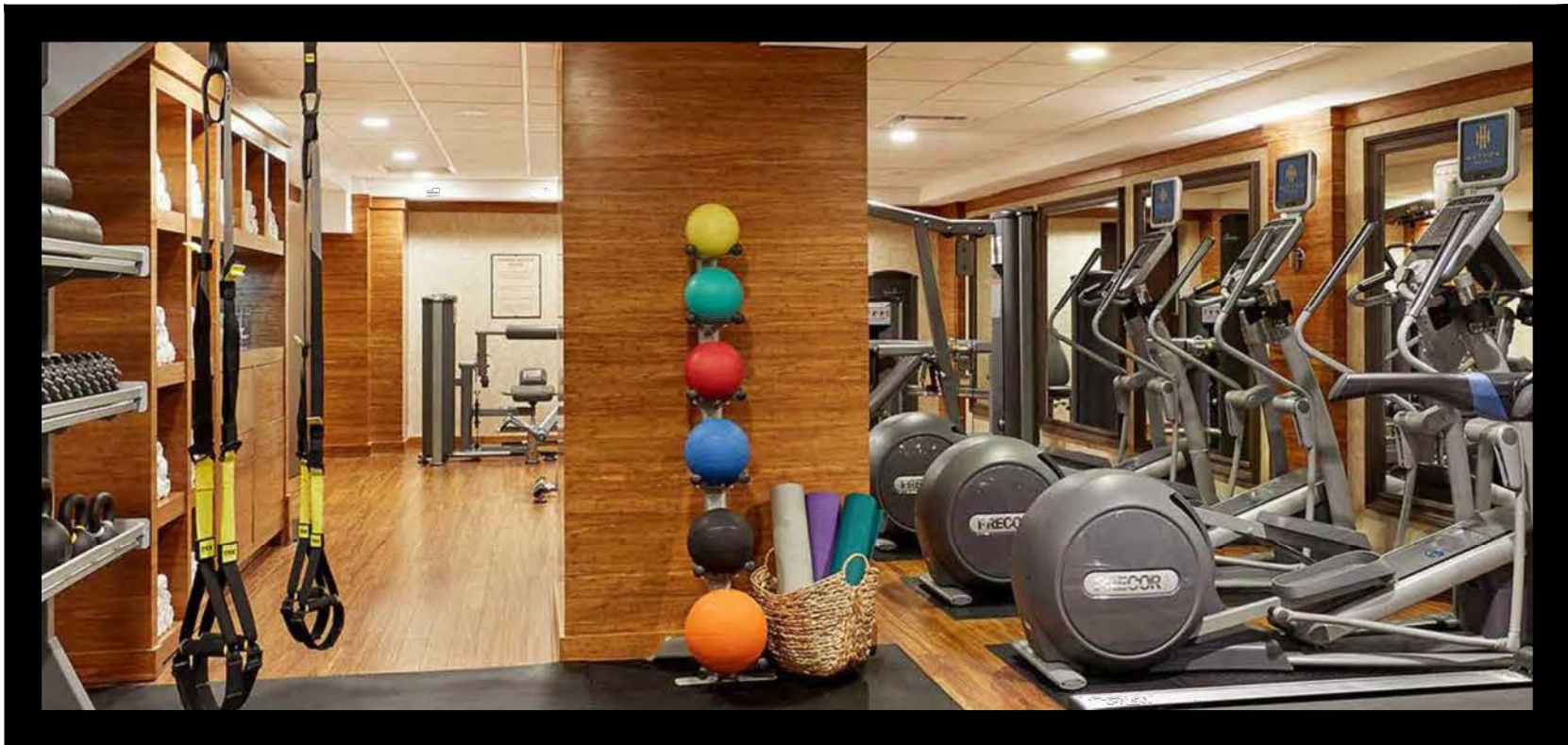
Community Trails



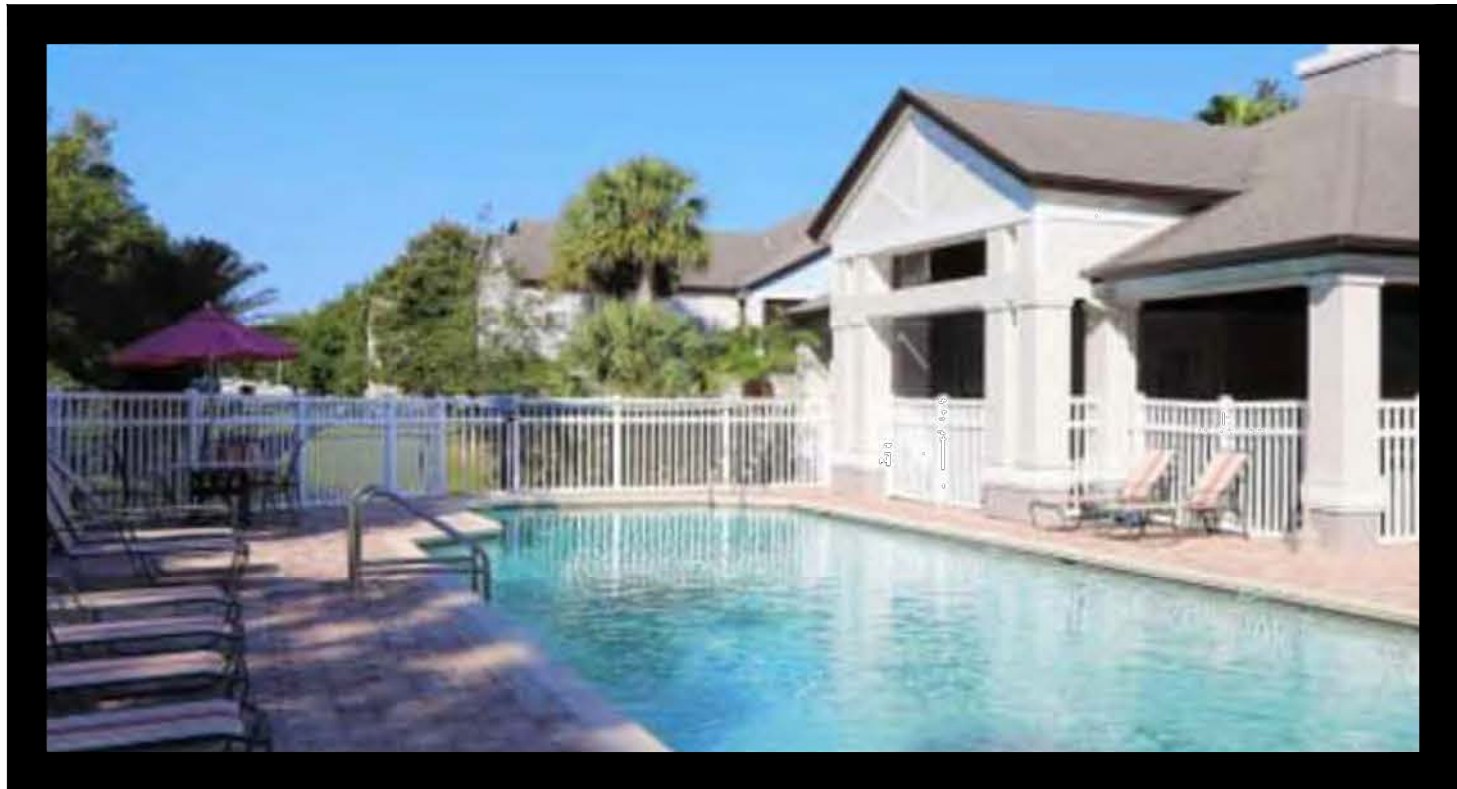
Grill



Pickleball



Fitness Center



Fitness Center



Tennis



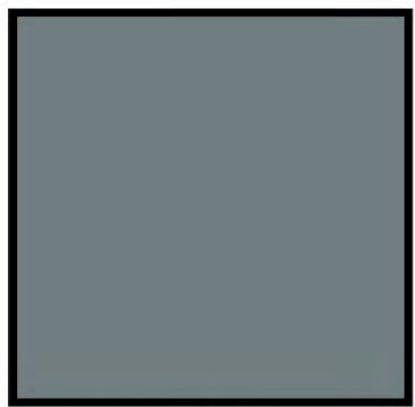
Playground



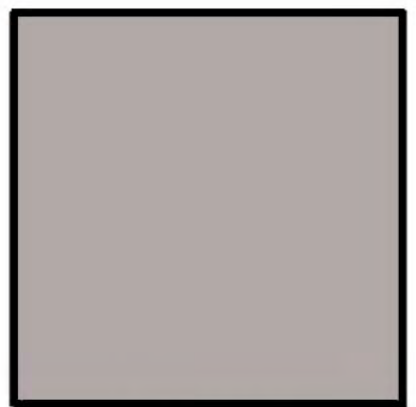
Dog Park



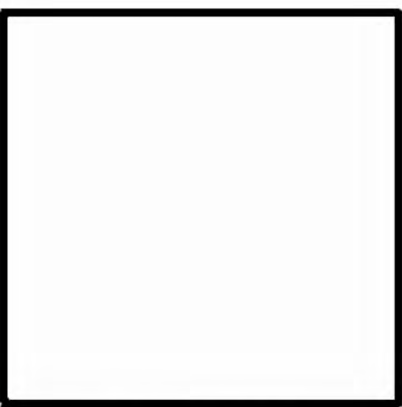
EXTERIOR ELEVATION



SW 6235
FOGGY DAY



SW 7017
DORIAN GRAY



SW 7757
HIGH REF. WHITE



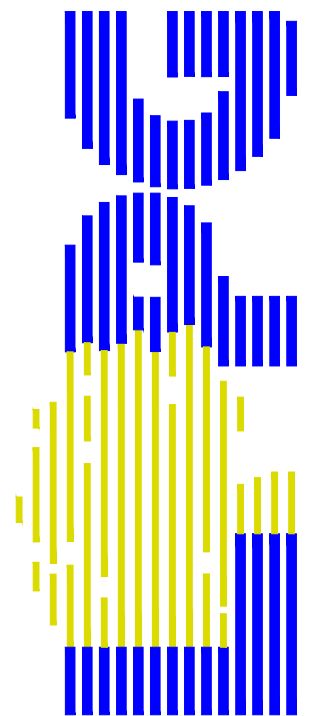
SW 7069
IRON ORE

CONCEPTUAL ELEVATION
WEKIVA HILLS APARTMENTS
 22-028

8.24.22



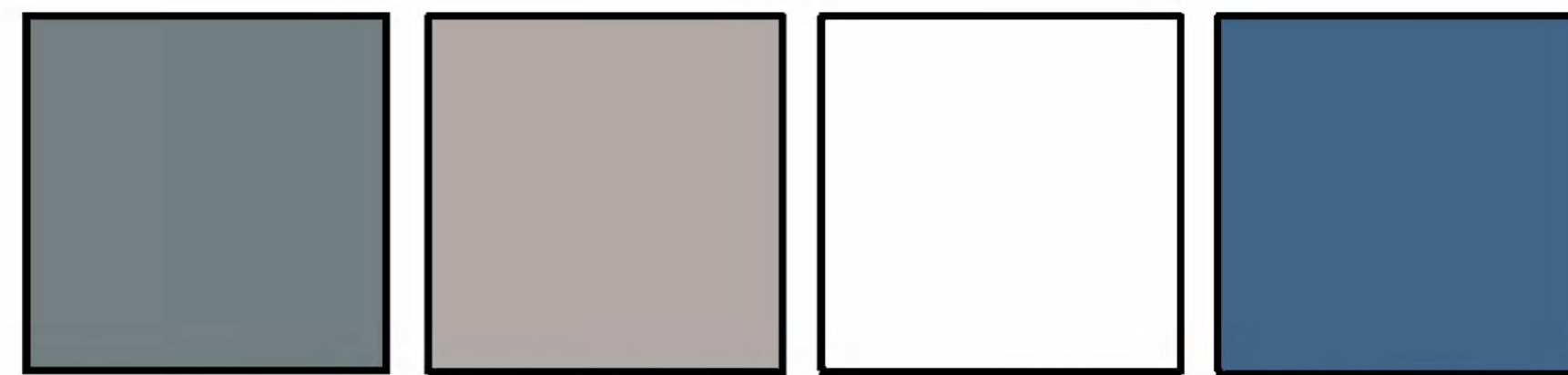
Vista Hills
 Final PUD Master Plan
 Residential Elevations
 Mt. Dora, FL



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 (352) 385-1940 / FAX (352) 383-4824
 REG. 1875-1
 OCTOBER 31ST, 2022



COMMERCIAL ELEVATION



SW 6235
FOGGY DAY

SW 7017
DORIAN GRAY

SW 7757
HIGH REF. WHITE

SW 9684
AZURE TIDE



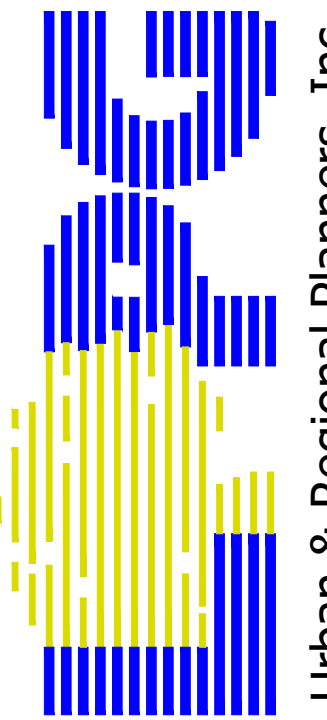
SW 7069
IRON ORE

CONCEPTUAL ELEVATION
WEKIVA HILLS APARTMENTS
22-028

8.24.22

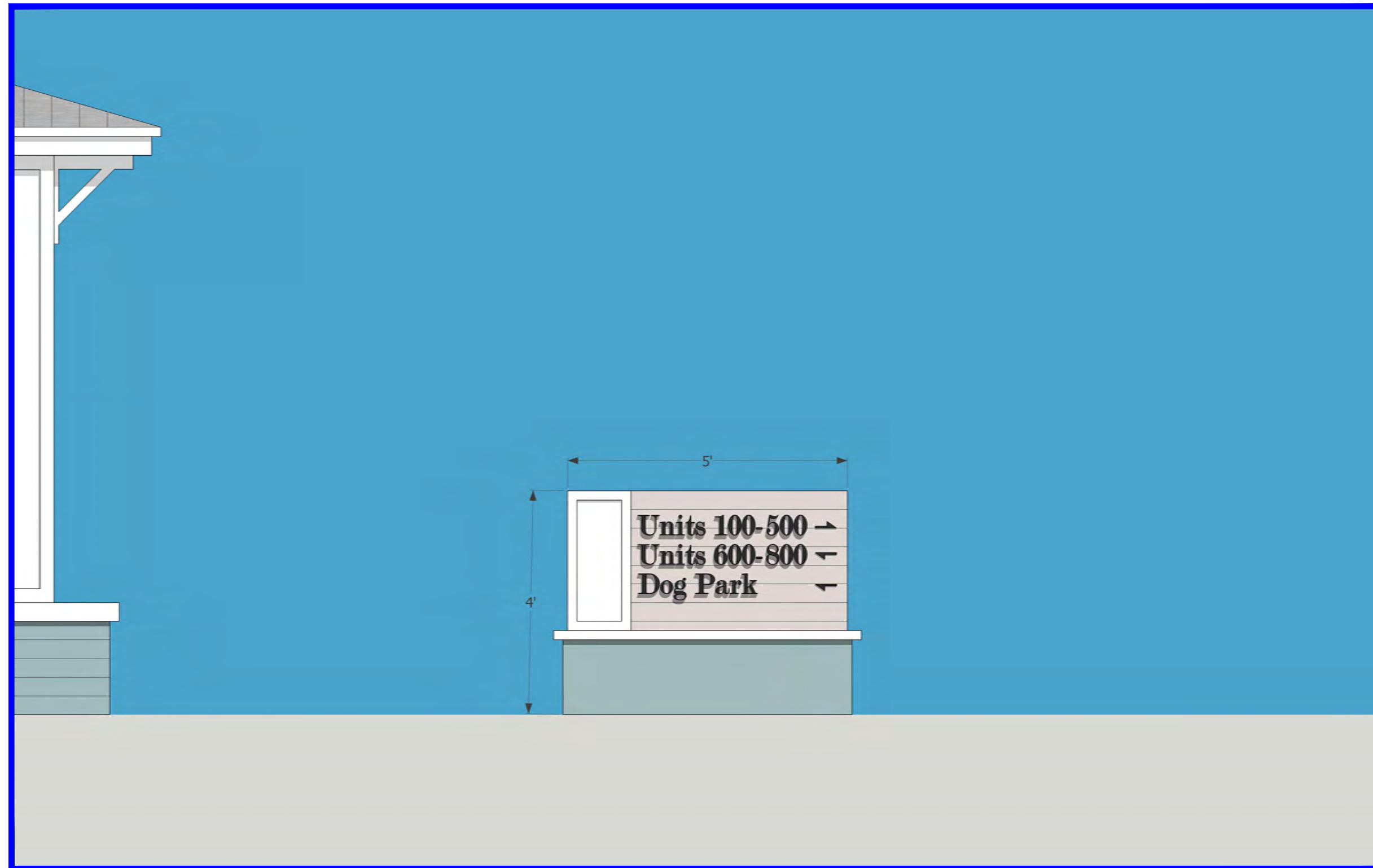


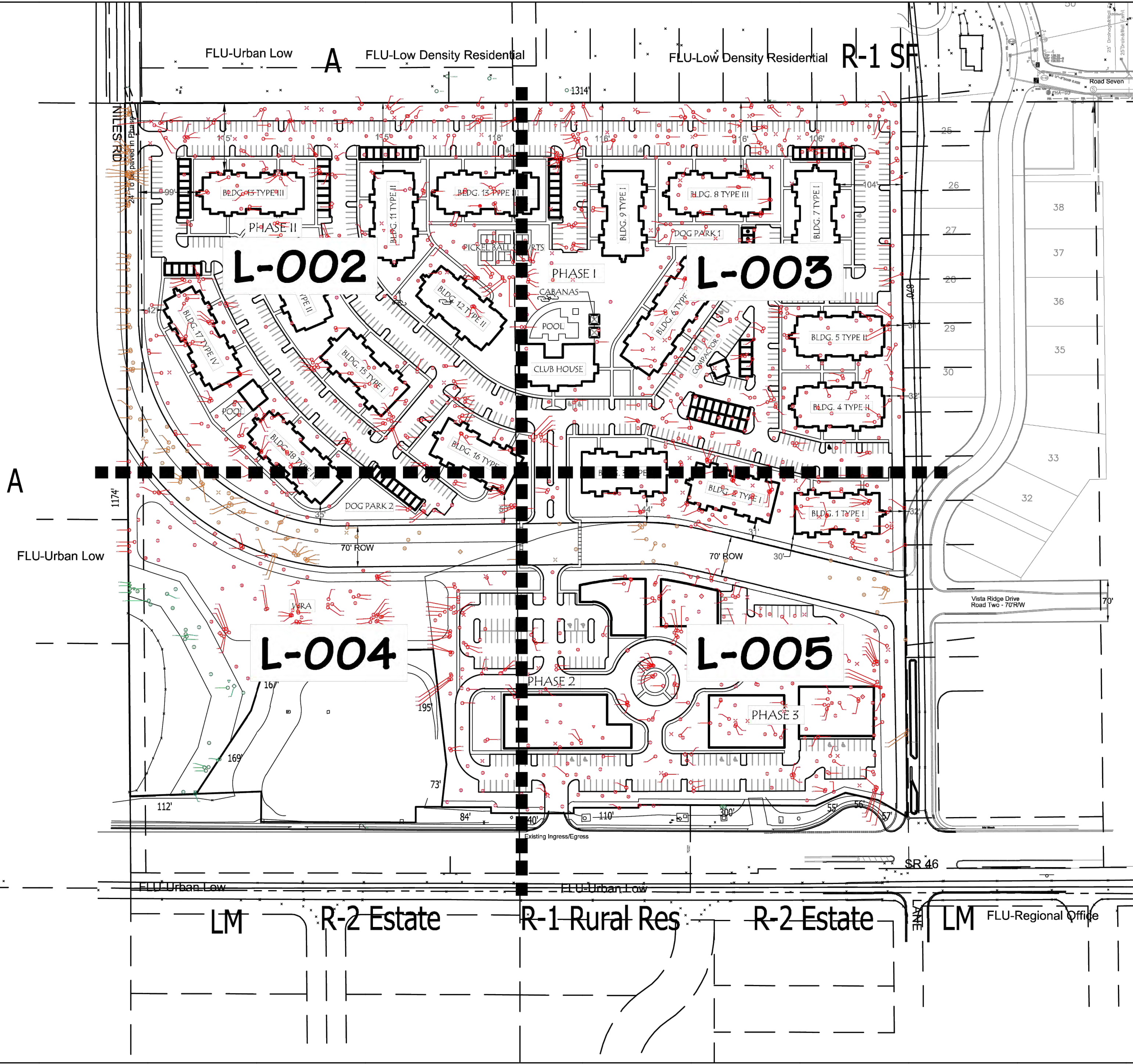
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PROJ. 1875-1
October 31st, 2022

Vista Hills
Final PUD Master Plan
Commercial Elevations
Mt. Dora, FL





REFER TO SHEET L-006 FOR TREE
REMOVAL CHARTS

REFER TO SHEETS L-300 THRU 306 FOR
REMOVAL LOCATIONS



VERLANDER
LANDSCAPE
ARCHITECTURE

9880 Monclair Circle
Apogee, FL 33703
steven@verlanderla.com
407.834.4104
www.verlanderla.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

TREE REMOVAL PLAN

WEKIVA HILLS
PUD

Mount Dora, Florida

REVISIONS	
DATE	DESCRIPTION
XXX	SPV XXXX



0' 50' 100' 200'

SCALE: 1"=100'-0"

PROJ.: 2211

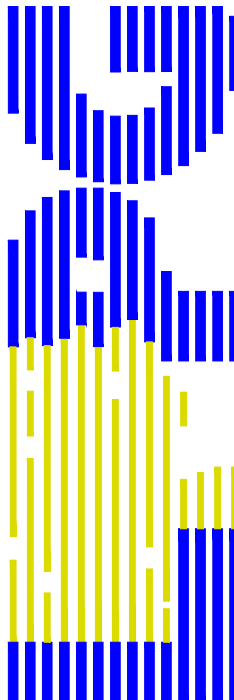
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DATE: 8-30-2022

SHEET: **L-001**

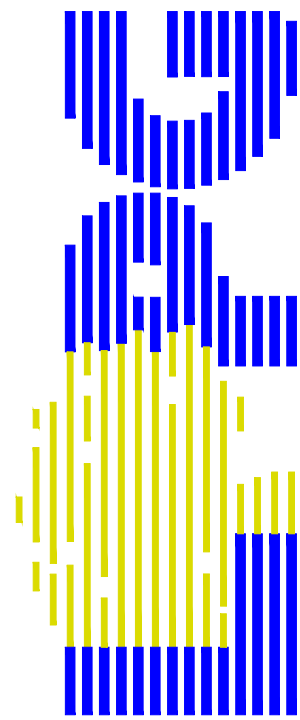
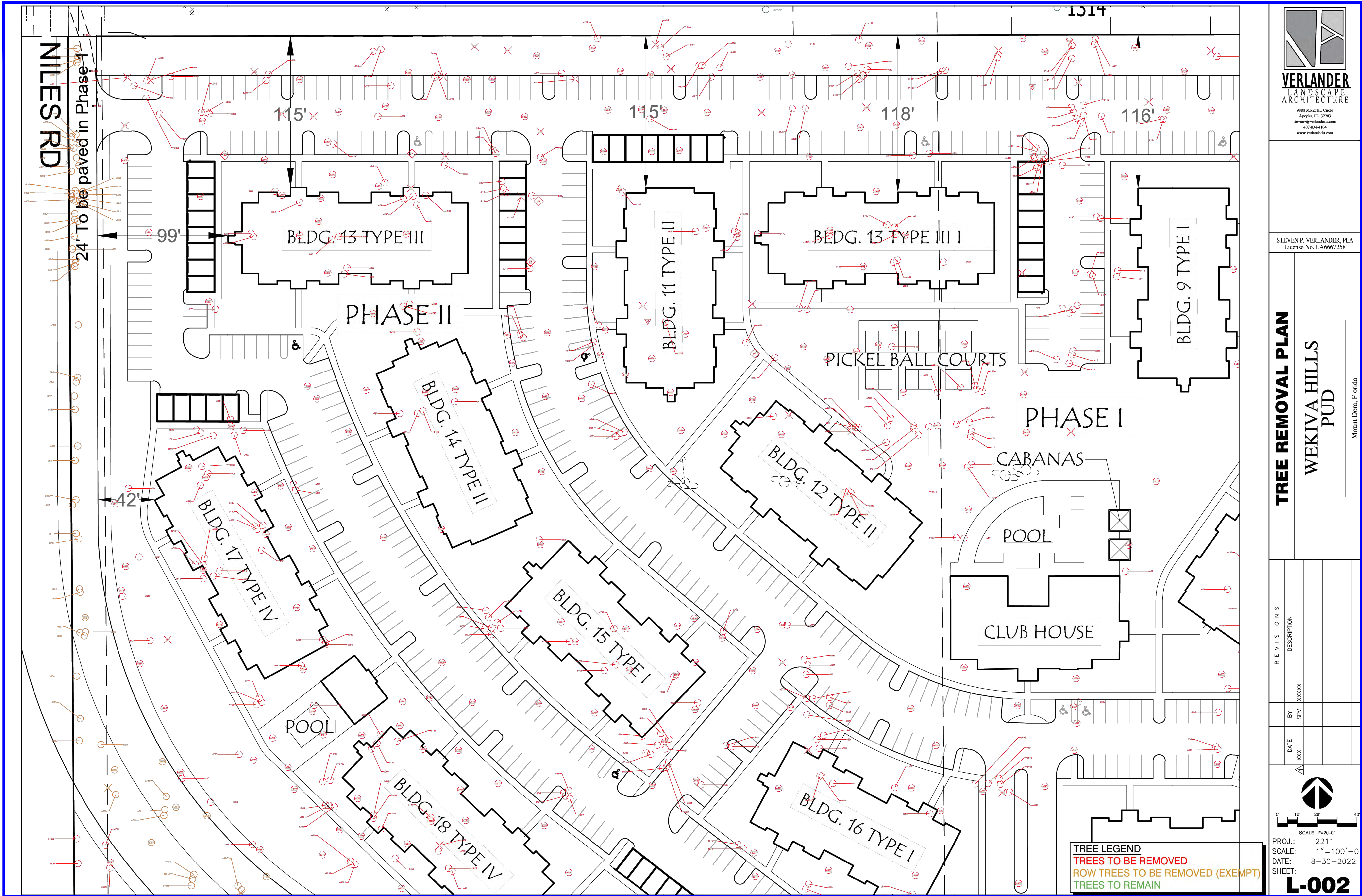
Vista Hills

Final PUD Master Plan
Tree Removal: Entire Site
Mt. Dora, FL



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(352) 385-1940 / FAX (352) 383-4824
PROJ.: 1875-1
OCTOBER 31st, 2022

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PROJ.: 1875-1
OCTOBER 31ST, 2022

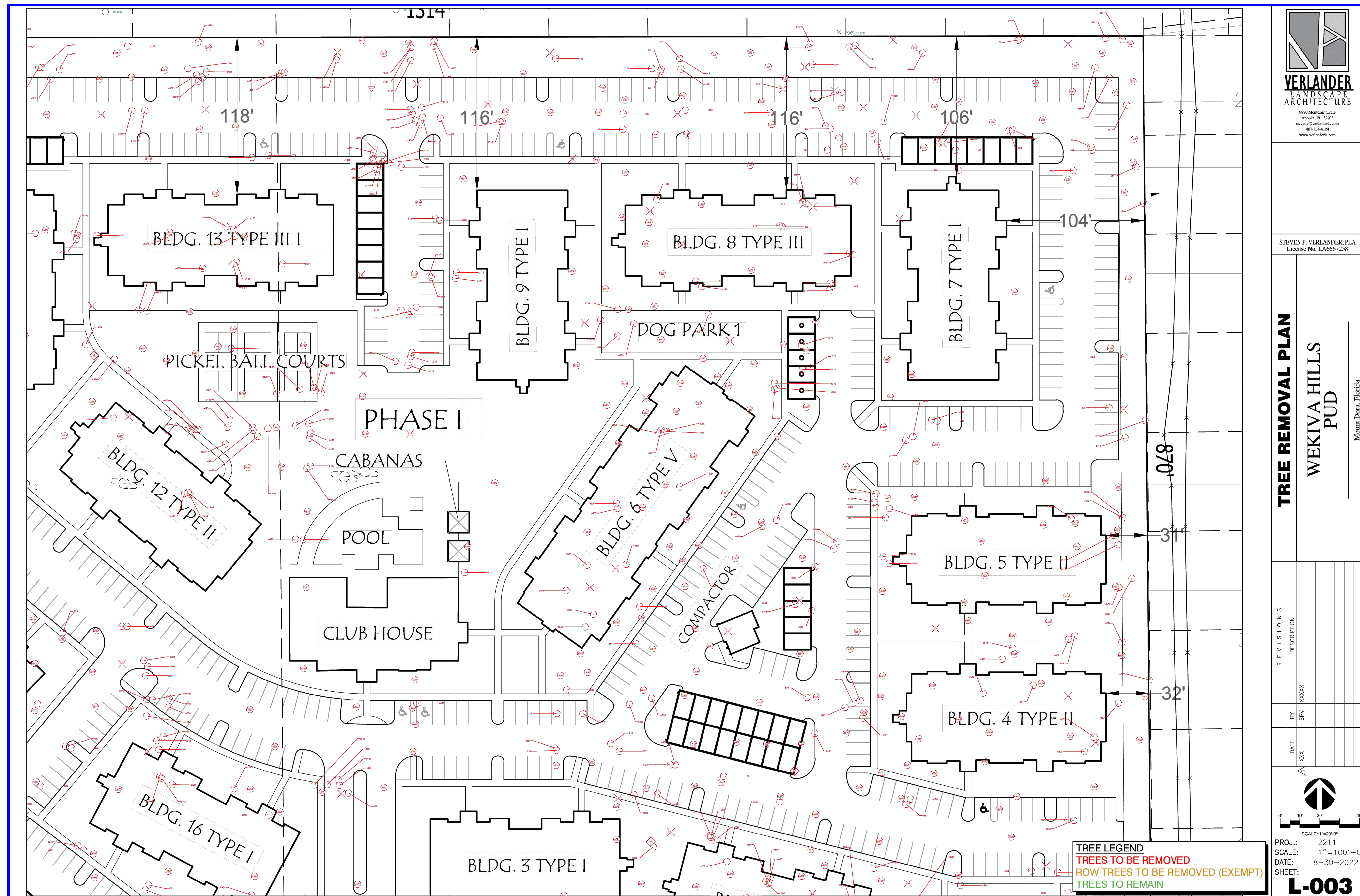
Vista Hills

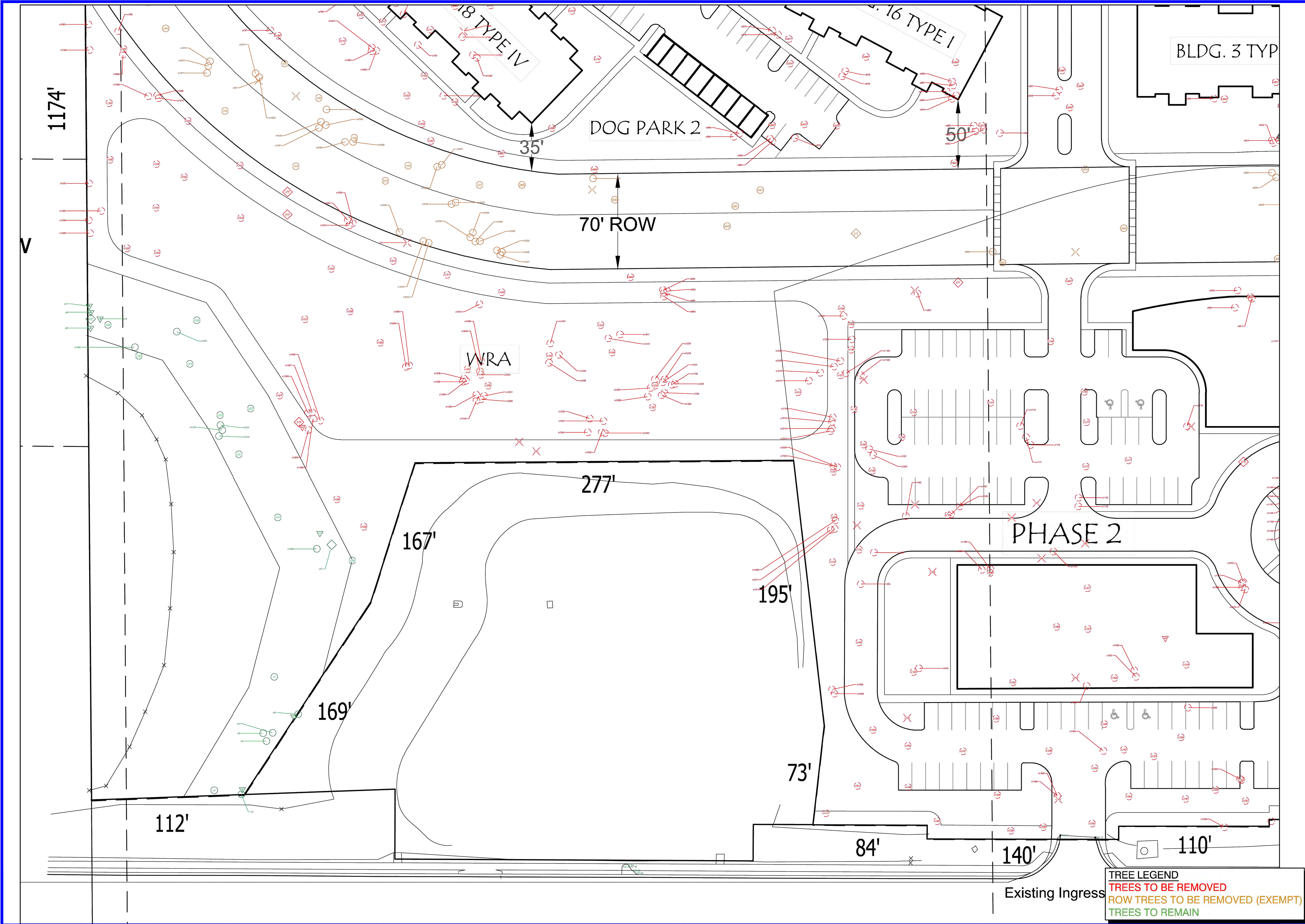
Final PUD Master Plan
Tree Removal: Northwest Multifamily Parcel
Mt. Dora, FL

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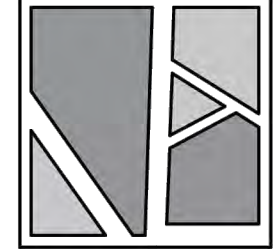
Vista Hills

Final PUD Master Plan
Tree Removal: Northeast Multifamily Parcel
Mt. Dora, FL





TREE LEGEND
TREES TO BE REMOVED
ROW TREES TO BE REMOVED (EXEMPT)
TREES TO REMAIN



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ARCHITECTURE

9880 Montclair Circle
Apopka, FL 32703
steven@verlanderla.com
407-834-4104
www.verlanderla.com

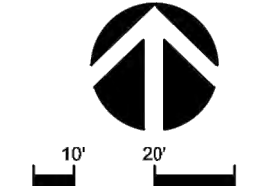
STEVEN P. VERLANDER, PLA
License No. LA6667258

TREE REMOVAL PLAN

**WEKIVA HILLS
PUD**

Mount Dora, Florida

REVISIONS	DESCRIPTION
BY: SPV	XXXXX
DATE: XXX	

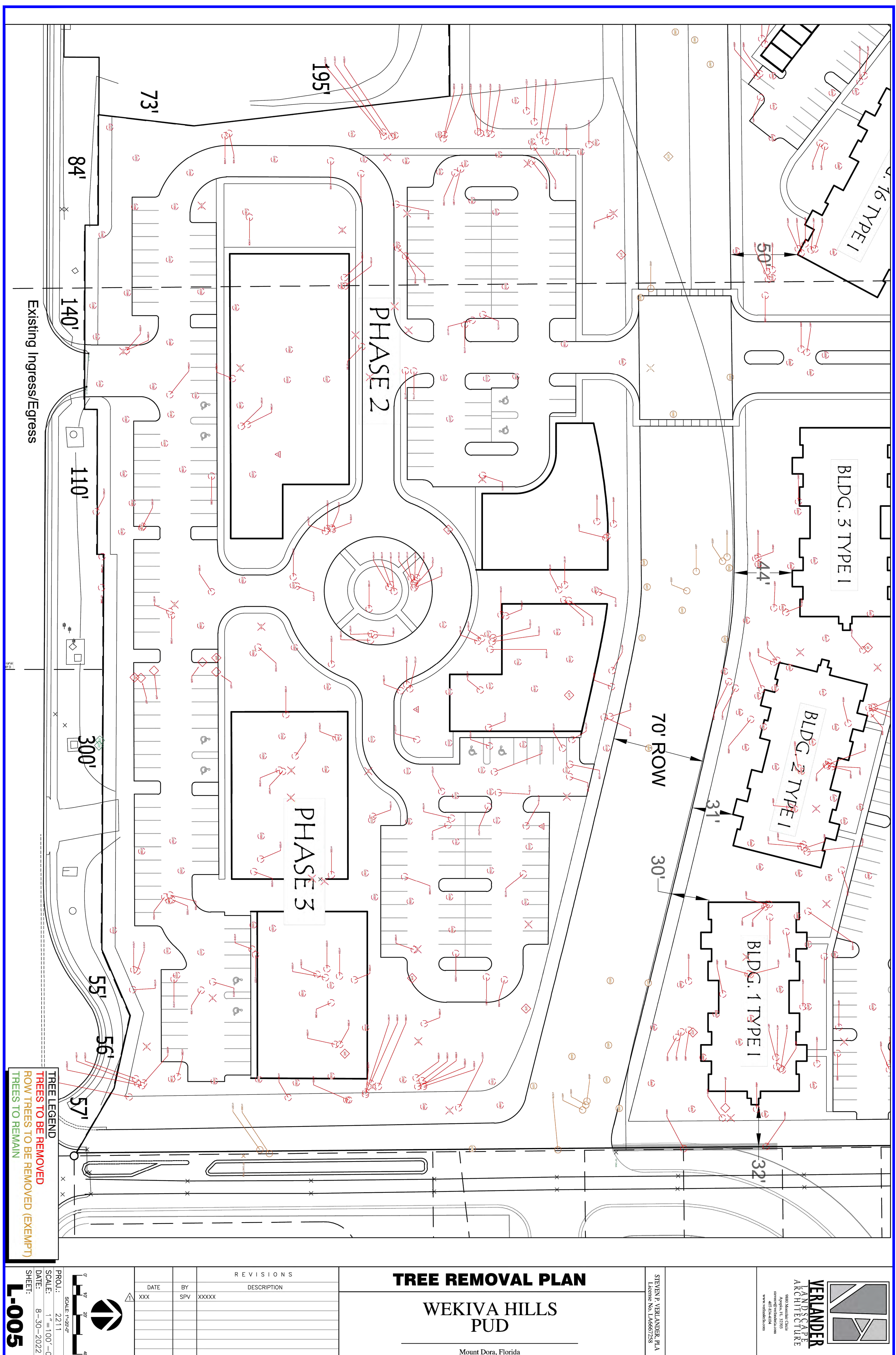


0' 10' 20' 40'

SCALE: 1"=20'-0"

PROJ.: 2211
SCALE: 1"=100'-0"
DATE: 8-30-2022
SHEET:

L-004



Vista Hills

Final PUD Master Plan
Tree Removal: Commercial Parcel



Urban & Regional Planners, Inc.
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(352)385-1940 / FAX (352)383-4824
PROJ.: 1875-1
October 31st, 2022

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Final PUD Master Plan Tree Removal: Excel Chart

PROJ.: 1875-1
October 31st 2022

Legend

Trees to be removed on site

Trees located in proposed R.O.W are to be exempt from mitigation requirements

Tree Removal Summary

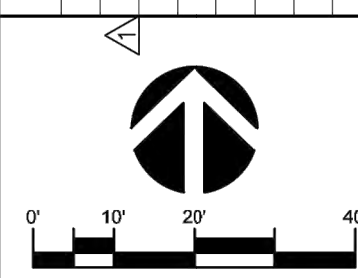
1422 Total Trees to be Removed
128 ROW Exempt Trees
1294 Trees Requiring Mitigation



STEVEN P. VERLANDER, PLA
License No. LA6667258

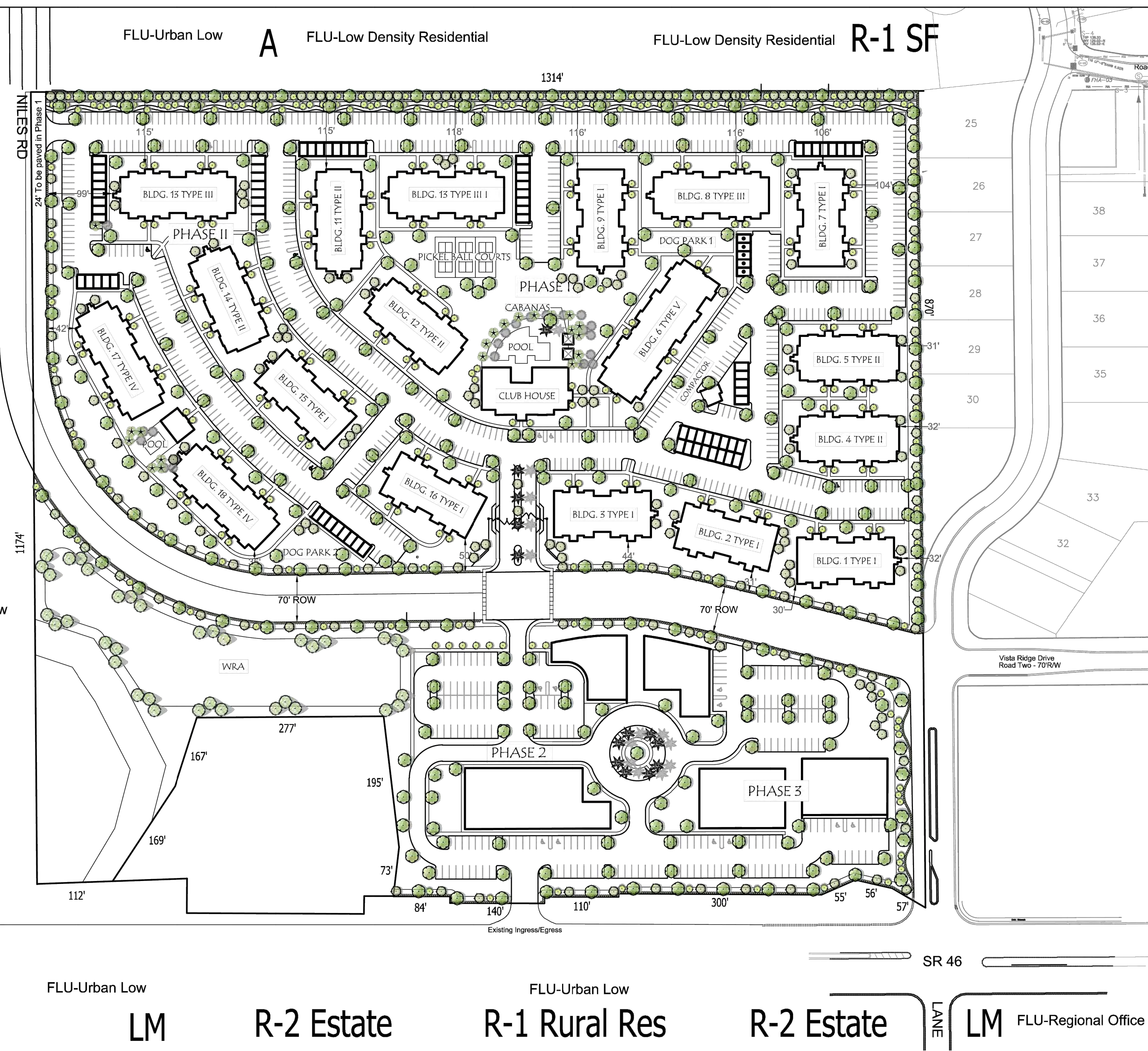
WEKIVA HILLS
PUD

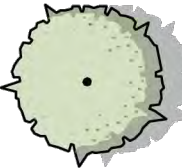
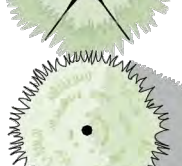
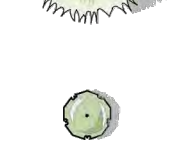
Mount Dora, Florida

[illegible]

PROJ.:	2211
SCALE:	1"=100'-0"
DATE:	8-30-2022
SHEET:	

*The replacement of trees onsite will include trees being counted within buffer-yards.



	<u>CANOPY TREE</u> <i>Quercus shumardii</i> / Shumard Red Oak <i>Quercus virginiana</i> / Southern Live Oak <i>Ulmus alata</i> / Winged Elm	333
	<u>SECONDARY CANOPY TREE</u> <i>Juniperus silicicola</i> / Southern Red Cedar <i>Magnolia grandiflora</i> D.D. Blanchard / Southern Magnolia <i>Pinus ellioti</i> / Slash Pine	222
	<u>UNDERSTORY TREE</u> <i>Eleocharis decipiens</i> / Japanese Blueberry Tree <i>Ilex vomitoria pendula</i> / Weeping Holly <i>Lagerstroemia indica</i> / Crape Myrtle	331
	<u>FEATURE PALM</u> <i>Phoenix dactylifera</i> / Medjool Date Palm	13
	<u>PALM</u> <i>Livistona decipiens</i> / Ribbon Palm <i>Palmetto</i> / Cabbage Palm	21
	<u>POND TREE</u> <i>Acer rubrum</i> / Red Maple <i>Salix babylonica</i> / Weeping Willow <i>Taxodium distichum</i> / Bald Cypress	36
	<u>BUFFER HEDGE</u> <i>Forestiera segregata</i> / Florida Privet <i>Illicium floridanum</i> / Purple Anise <i>Viburnum odoratissimum</i> / Sweet Viburnum	2,155

GENERAL NOTES

1. ADDITIONAL TREES MAY BE REQUIRED TO MEET MITIGATION REQUIREMENTS
2. REFER TO SHEET L-001 AND L-002 FOR TREE REMOVAL PLAN AND CHARTS
3. REFER TO SHEET L-301 FOR BUFFER DETAILS/REQUIREMENTS



VERLANDER
LANDSCAPE
ARCHITECTURE

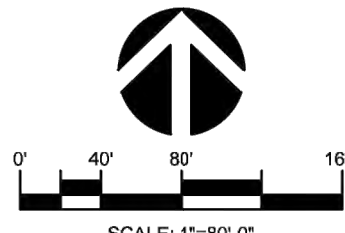
9880 Montclair Circle
Apopka, FL 32703
steve@verlander.com 407-834-7104
www.verlanderla.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

LANDSCAPE PLAN

WEKIVA HILLS PUD

MOUNT DORA, FLORIDA

[illegible]

SCALE: 1"=80'-0"

PROJ.: 2211

SCALE: 1"=80'-0"

DATE: 8-16-2022

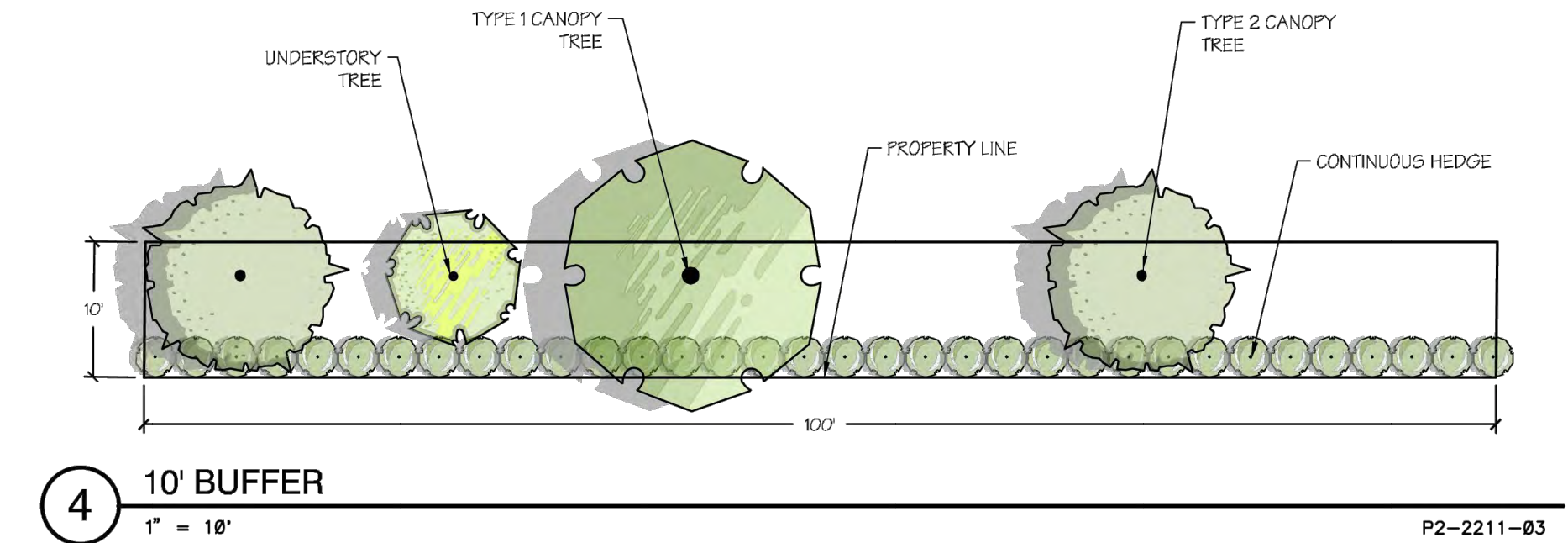
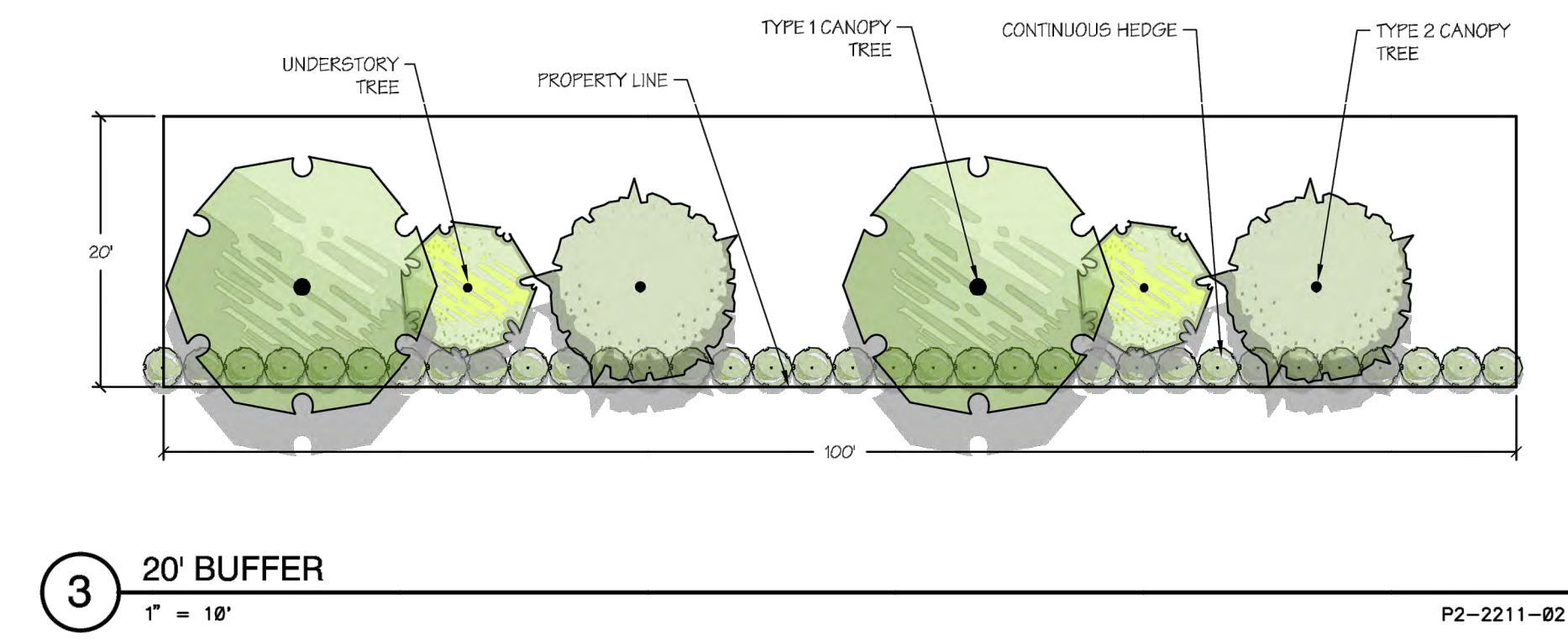
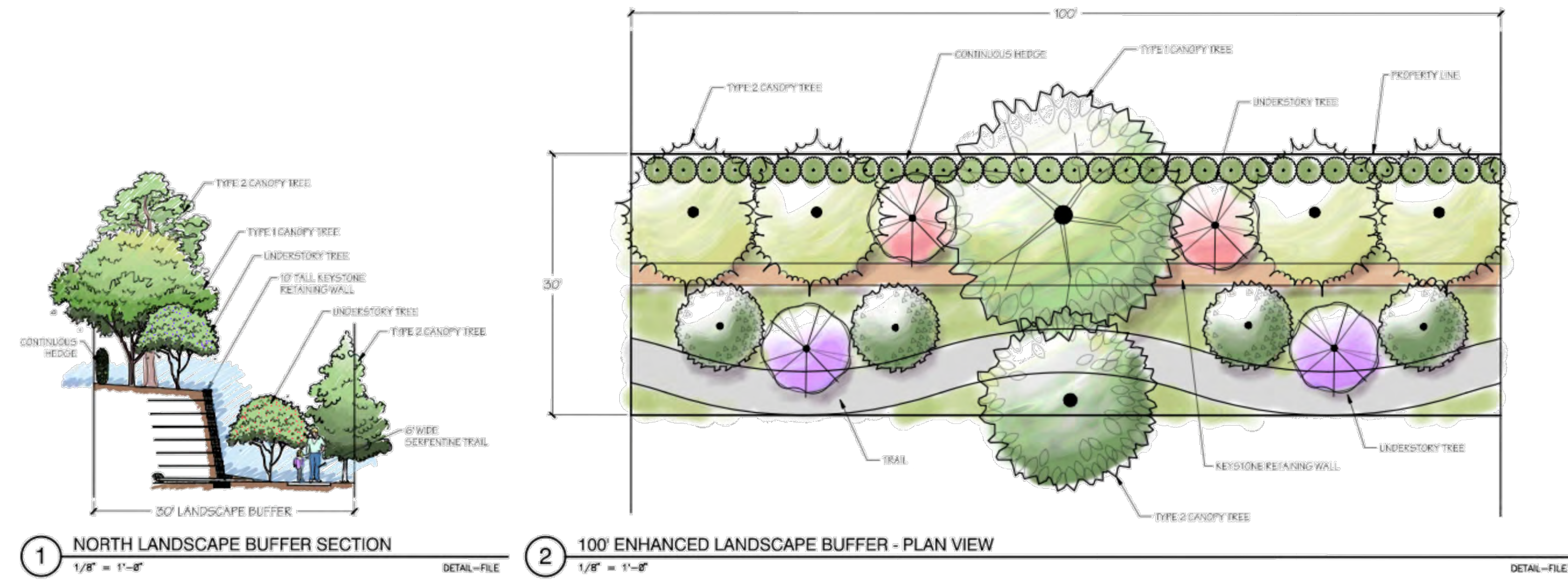
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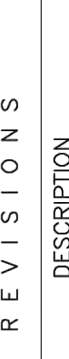
L-300

Vista Hills

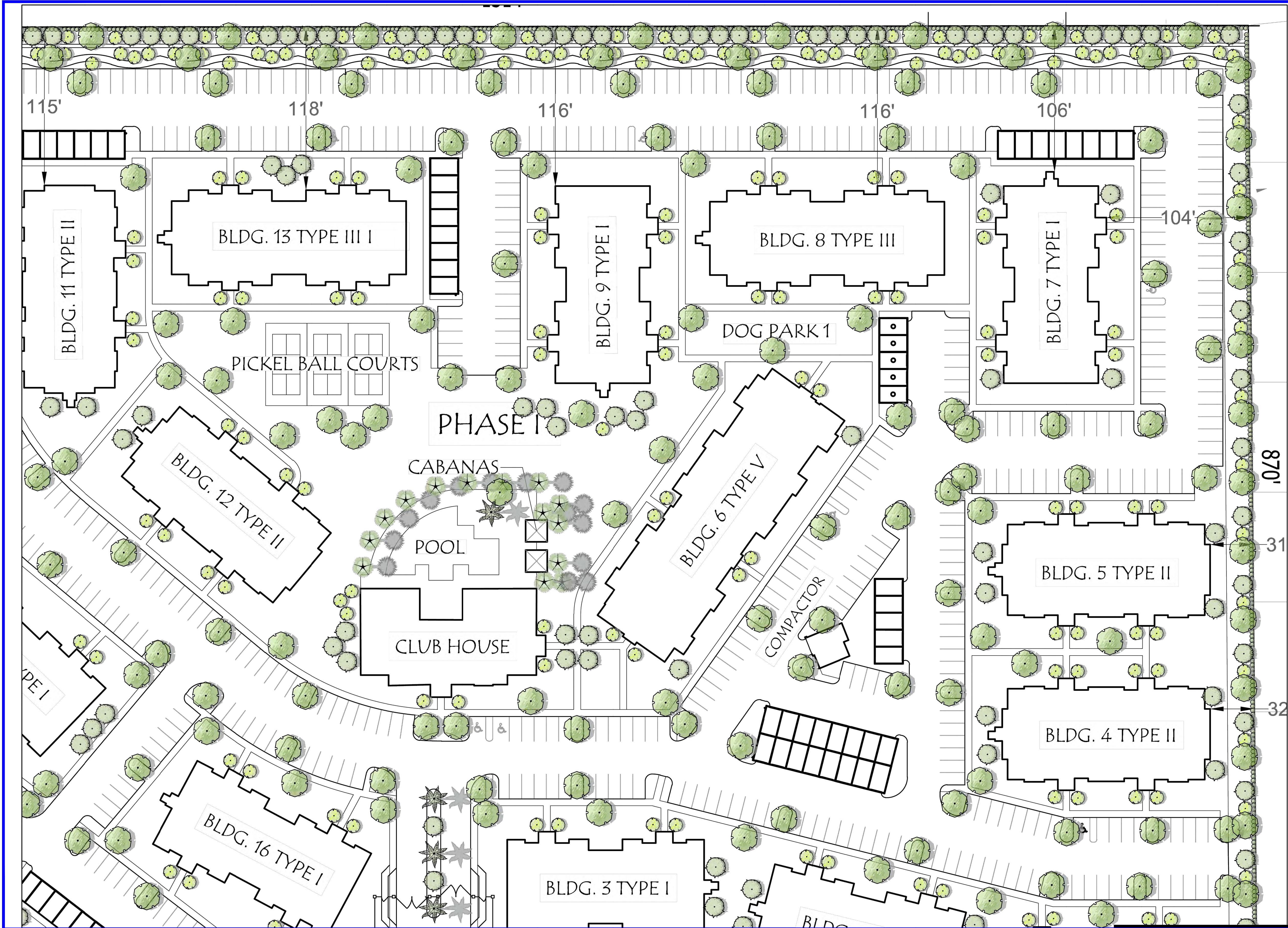
Final PUD Master Plan
Landscape Plan: Buffers

Mt. Dora, FL



 VERLANDER LANDSCAPE ARCHITECTURE 9880 Monarch Circle Apopka, FL 32703 sver@verlander.com 407-834-4104 www.verlanders.com		STEVEN P. VERLANDER, PLA License No. LA6667258	
LANDSCAPE PLAN		WEKIVA HILLS PUD	
REVISIONS		MOUNT DORA, FLORIDA	
DESCRIPTION	BY	DATE	
XXXXX	SPV	XXX	
 0' 40' 80' 160' SCALE: 1"=80'-0"			
PROJ.: 2211 SCALE: 1"=80'-0" DATE: 8-16-2022 SHEET:			
L-301			

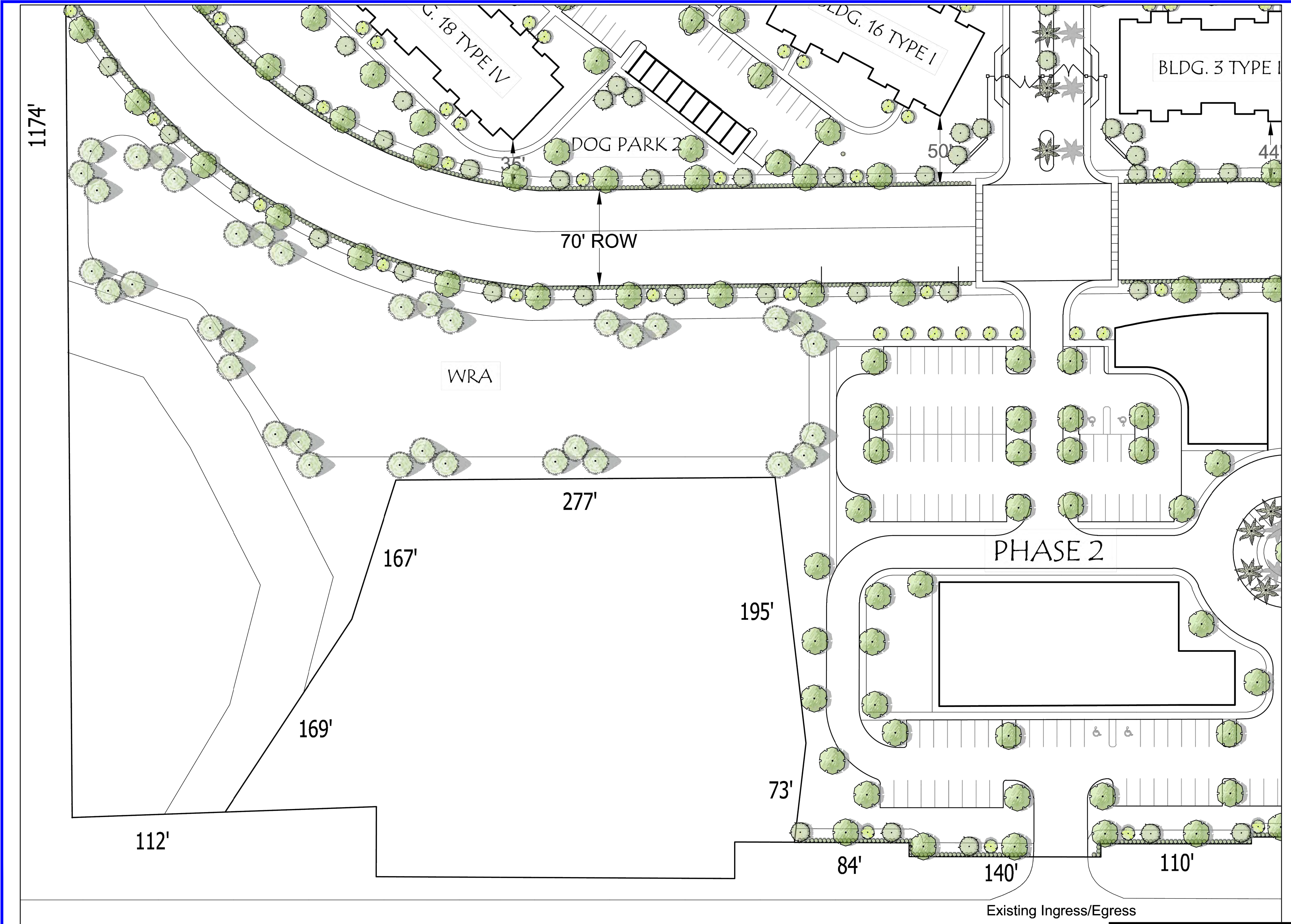


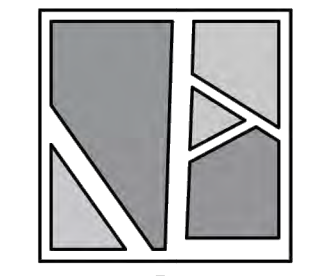


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LANDSCAPE PLAN
WEKIVA HILLS
PUD
Mount Dora, Florida

REVISIONS		DESCRIPTION
DATE	BY	SPV
XXX	XXXX	XXXX
SCALE: 1"=20'-0"		
PROJ.: 2211		
SCALE: 1"=100'-0"		
DATE: 8-30-2022		
SHEET:		
L-303		





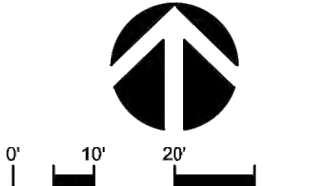
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LANDSCAPE
ARCHITECTURE

9880 Montclair Circle
Apogee, FL 32703
steven@verlanderla.com
407-834-4104
www.verlanderla.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

LANDSCAPE PLAN
WEKIVA HILLS
PUD
Mount Dora, Florida

REVISIONS	
DATE	DESCRIPTION
XXX	XXXX



SCALE: 1"=20'-0"

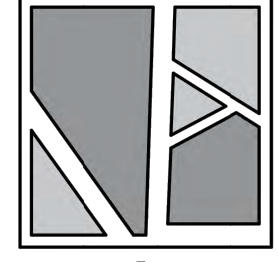
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SCALE: 1"=100'-0"

DATE: 8-30-2022

SHEET: **L-304**





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9880 Monarch Circle
Apogee, FL 32703
407.834.4104
www.verlanderllc.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

LANDSCAPE PLAN

**WEKIVA HILLS
PUD**

Mount Dora, Florida

REVISIONS	DESCRIPTION	BY	DATE
1	XXXXX	SPV	XXX

0' 10' 20' 40'

SCALE: 1"=20'-0"

PROJ.: 2211

SCALE: 1"=100'-0"

DATE: 8-30-2022

SHEET:

L-305



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

DATE: December 5, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Request Adoption of **Resolution 2022-73**, Approving the Master Fee Schedule

Introduction:

This is a request for City Council to approve Resolution No. 2022-73, Master Fee Schedule Updates.

Discussion:

Resolution No. 2022-73 includes Exhibit "A" which lists the existing fees and all updates. City fees are actual pass-through costs for various City services, programs, development applications, permits, library services, etc.

The City uses a "Master Fee" Schedule to establish fees for a variety of services. The current Master Fee Schedule was last adopted by Resolution 2022-03 on January 18, 2022. As such, the Master Fee Schedule now requires updating to ensure all fees are accurately capturing the cost to provide any specific service provided.

Budget Impact:

This fee schedule will set the rates by which certain City revenues are generated to cover the operational costs required to provide those services and/or programs.

Strategic Impact:

This action "memorializes" all of the various ordinances and resolutions establishing (and/or amending) the various fees. Service and program fees are consistent with the Fiscal strategic goals of the City.

Recommendation:

City Council to approve Resolution No. 2022-73.

Attachment(s):

1. Exhibit A Master Fee Schedule

Prepared by: Aneta Barton, Budget Director
Reviewed by: Aneta Barton, Budget Director
Sherry Sutphen, City Attorney
Jeanann Hand, City Clerk
Patrick Comiskey, City Manager

Approved - 11/30/2022
Approved - 11/30/2022
Approved - 11/30/2022
Final Approval - 11/30/2022

RESOLUTION NO. 2022-73

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE MASTER FEE SCHEDULE FOR THE CITY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR REPEAL OF PRIOR FEE RESOLUTION; PROVIDING FOR APPROVAL OF MASTER FEE SCHEDULE; PROVIDING THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, City's budget and financial policies require that to the extent possible and reasonable, City services should be supported by fees and charges in order to provide maximum flexibility in the use of general City taxes to provide for a broader public benefit; and

WHEREAS, the City of Mount Dora has enacted various codes and ordinances which provide for the creation and maintenance of a multitude of City programs and/or services, the nature of which require funding, at least in part, by user fees; and

WHEREAS, the City processes various land development, building and inspection permits, licenses, site plans, maps and administrative changes, the nature of which require funding, at least in part, by user fees; and

WHEREAS, the provisions of controlling Florida law provide authorization for a municipality to levy reasonable fees and charges commensurate with the cost of the activities, functions and programs which are funded by the City; and

WHEREAS, the City adopted its current Master Fee Schedule on January 18, 2022, under Resolution No.: 2022-03; and

WHEREAS, it is fiscally prudent and appropriate for the City, from time-to-time, to establish the reasonable fees and charges for administering the various programs and services provided by the City; and

WHEREAS, the City has determined that all of the fees set forth hereafter are equitable and necessary for the program, service or function supported by the same; and

WHEREAS, the City finds that all conditions precedent and notices required by Florida law, which are necessary to accomplish the actions taken herein have been appropriately implemented.

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

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

SECTION 2. Repeal of Prior Fee Schedule Resolutions. City of Mount Dora Resolution No. 2021-068 is hereby repealed in its entirety.

SECTION 3. Adoption of Master Fee Schedules.

A. The schedule of all City collected fees attached hereto as **Exhibit “A”** is hereby approved and adopted for implementation.

SECTION 4. Implementation of Administrative Actions. The City Manager is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 5. Savings Clause. All prior actions of the City of Mount Dora pertaining to the adoption of the Fee Schedules for fees collected by the City, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 6. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 7. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 8. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 9. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 5th day of December, 2022.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand
City Clerk

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

Sherry G. Sutphen
City Attorney

Exhibit “A”
Master Fee Schedule

Exhibit "A"
CITY OF MOUNT DORA CITY FEE SCHEDULE
Utility Rates

Miscellaneous		CURRENT
Account Setup Fee - Residential & Non-Residential Accounts		\$ 30.00
Hydrant & Temporary Meter Account Setup Fee (Water)		\$ 75.00
Credit for signing up for Auto Draft & Ebill - New & Existing Accounts		\$ (25.00)
Late fee Penalty (3 Days past due)		
The 3% late fee will be added to accounts on the day after the due date plus 3 days from the invoice.		
Staff may waive late fee penalty charge once in a twelve month period if requested by the customer.		3%
Delinquent Fee (Business Hours)		
Added to accounts when payment not received on the thirtieth (30) day by 5:00 p.m. after the invoice date.		
Staff may waive delinquent charge once in a twelve month period if requested by the customer.		\$30.00
Reconnection Charge (Business Hours) not associated with delinquency disconnection		\$30.00
Reconnection Charge (After Hours till 9 p.m.)		\$100.00
Reconnection Charge (After Hours between 9 p.m. & 6 a.m.)		\$250.00
Lock and Pull Meters		\$30.00
Accounts that are not paid 5 to 7 business days after it has been turned off for non-payment, the City will either lock or pull those meters and an additional \$30.00 service fee will be charged to the account. All past due fees and service fees will need to be paid in full before service is restored. This fee is non-waivable and applies to each meter.		
Water Meter Tampering (Unauthorized access to meters or systems) + cost		
1st Offense		\$ 75.00
2nd Offense		\$ 150.00
3rd and subsequent tamperings		\$ 250.00
Electric Meter Tampering (Unauthorized access to meters or systems) + cost		\$ 250.00
Lien File Fees		\$ 20.00
Lien Research Fee - Standard three (3) business days		\$ 30.00
Lien Research Fee - Expedited one (1) business day		\$ 50.00
Meter test charge if equipment determined not defective		\$ 55.00
Regular Backflow Monitor and Test		\$ 4.17
Fire Backflow Monitor and Test		\$ 9.17
Manual Read - monthly required charge for all temporary Hydrant meters		\$ 5.00
Disconnection Charge - if required by Ordinance not related to a delinquent account		\$ 30.00
Garage Sale Permits		\$ 5.00
Garage Sale Permits - Online		Free
Storage Fee - related to any item abandoned, found and/or located on City right-of-way or easement and stored		\$ 10.00
by the City (doesn't not include forfeiture / impoundment fees)		
Digital Meter Opt-Out - non-refundable enrollment fee		\$ 95.00
Digital Meter Opt-Out - monthly manual meter reading fee		\$ 13.00
The Digital Meter Opt-Out was supported by the Public Service Commission under Docket No. 20180088-El		
Deposits		
1. RESIDENTIAL UTILITY DEPOSITS ARE BASED ON CREDIT SCORE AS VERIFIED BY APPROVED PROVIDER: IF CREDIT IS ACCEPTABLE - NO DEPOSIT REQUIRED		
2. MULTI FAMILY & NON-RESIDENTIAL UTILITY DEPOSITS ARE BASED ON AN AMOUNT EQUAL TO TWICE THE ESTIMATED AVERAGE MONTHLY BILL		
ROUNDED UP TO THE NEAREST FIFTY DOLLAR INCREMENT FOR ALL REQUIRED UTILITIES.		
3. ALL DEPOSITS ARE HELD IN A NON INTEREST BEARING ACCOUNT - THEREFORE NO INTEREST PAID ON ANY DEPOSITS HELD		
4. RESIDENTIAL DEPOSITS MAY BE REFUNDED IF NO DELINQUENCY WITHIN A 24 MONTH PERIOD		
5. IN THE EVENT THE UTILITY SERVICE IS DISCONNECTED 2 OR MORE TIMES FOR NON-PAYMENT OR HAS RECEIVED 2 OR MORE RETURNED CHECKS WITHIN		
A 12 MONTH PERIOD, OR INSUFFICIENT UTILITY CREDIT SCORE, THE CITY WILL REQUIRE A DEPOSIT(S) AS OUTLINED BELOW.		

CITY OF MOUNT DORA CITY FEE SCHEDULE

Utility Rates

Water	CURRENT
Residential	\$ 40.00
Temporary Hydrant Meter	\$ 1,500.00
Wastewater	
Residential	\$ 75.00
Irrigation	
Residential	\$ 60.00
Reclaimed Water	
Residential	\$ 60.00
Sanitation	
Residential	\$ 25.00
Electric	
Residential	\$ 240.00
Temporary Electric Meter	\$ 250.00

UTILITY PAYMENT PLANS

At the discretion of the City a payment plan may be established for accounts that are currently disconnected or have a past due balance greater than three hundred dollars (\$300.00). The monthly payment plan shall be for a period equal to the number of months in arrears but at no time longer than six months and will be in addition to the normal monthly utility bill. There will be no waiver/reduction of the accrued late fees and delinquency charges and an additional administration fee of \$30.00 will be charged for setting up and administering the payment plan. Upon establishment of the payment plan, agreement by the customer and receipt of the first payment then service can be restored. If a customer fails to complete the payment plan in full, the City shall be entitled to take all legal action permissible, including but not limited to, delivering the underlying utility lien to the county court for enforcement and/or forwarding this matter to a collection agency to secure payment.

No more than one payment plan per rolling 12 month period.

WATER METERS INSTALLATION	CURRENT
¾ inch	\$ 414.40
1 inch	\$ 466.20
1 ½ inch	\$ 802.90
2 inch	\$ 906.50
4 inch	Cost + 10%
6 inch	Cost + 10%
Upgrades	Cost + 10%

UTILITY RATES - ALL RATE CLASSES - INSIDE CITY

Water	CURRENT
Availability Per Unit (not metered) - monthly	\$ 11.77
Availability Per Unit (metered) - monthly	\$ 8.23
0 to 8,977 (per 1,000 gallon) of Consumption	\$ 2.05
8,977 - 17,953 (per 1,000 gallon) of Consumption	\$ 4.11
17,953 - 26,930 (per 1,000 gallon) of Consumption	\$ 6.16
26,930 and up (per 1,000 gallon) of Consumption	\$ 8.21
Sewer	CURRENT
Availability Per Unit (not metered) - monthly	\$ 31.83
Availability Per Unit (metered) - monthly	\$ 22.29
All Consumption per 1,000 gallon	\$ 6.51
- Residential Caps at 8,977 if no other meter	
- Commercial has no caps on consumption	
Irrigation	CURRENT
Availability Per Unit (not metered) - monthly	\$ 11.77
0 to 17,953 (per 1,000 gallon) of Consumption	\$ 4.11
17,953 - 26,930 (per 1,000 gallon) of Consumption	\$ 6.16
26,930 and Up (per 1,000 gallon) of Consumption	\$ 8.21
Reclaimed Water	CURRENT
Availability Per Unit (not metered) - monthly	\$ 11.77
0 to 17,953 (per gallon) of Consumption	\$ 0.00060440
17,953 - 26,930 (per gallon) of Consumption	\$ 0.00090090
26,930 and Up (per gallon) of Consumption	\$ 0.00119740

CITY OF MOUNT DORA CITY FEE SCHEDULE

Utility Rates

Stormwater		CURRENT
Stormwater fee - monthly	\$	15.50
UTILITY RATES - ALL RATE CLASSES - OUTSIDE CITY		
Water		CURRENT
Availability Per Unit (not metered) - monthly	\$	14.71
Availability Per Unit (metered) - monthly	\$	10.29
0 to 8,977 (per 1,000 gallon) of Consumption	\$	2.57
8,977 - 17,953 (per 1,000 gallon) of Consumption	\$	5.13
17,953 - 26,930 (per 1,000 gallon) of Consumption	\$	7.70
26,930 and up (per 1,000 gallon) of Consumption	\$	10.26
Sewer		CURRENT
Availability Per Unit (not metered) - monthly	\$	39.78
Availability Per Unit (metered) - monthly	\$	27.87
All Consumption per 1,000 gallon	\$	8.13
- Residential Caps at 8,977 if no other meter		
- Commercial has no caps on consumption		
Irrigation		CURRENT
Availability Per Unit (not metered) - monthly	\$	14.71
0 to 17,953 (per 1,000 gallon) of Consumption	\$	5.13
17,953 - 26,930 (per 1,000 gallon) of Consumption	\$	7.70
26,930 and Up (per 1,000 gallon) of Consumption	\$	10.26
Reclaimed Water		CURRENT
Availability Per Unit (not metered) - monthly	\$	14.71
0 to 17,953 (per gallon) of Consumption	\$	0.00075550
17,953 - 26,930 (per gallon) of Consumption	\$	0.00112612
26,930 and Up (per gallon) of Consumption	\$	0.00149674

CITY OF MOUNT DORA CITY FEE SCHEDULE

Sanitation Utility

SANITATION RATES		
SERVICE	DESCRIPTION	CURRENT
RESIDENTIAL FEES		
Sanitation - Recycling	SA-CANS RS/GN/MF	\$ 22.11
COMMERCIAL FEES		
1 Toter x1/wk(Cans)	SA-TOTER 1X1	\$ 27.87
1 Toter x2/wk	SA-TOTER 1X2	\$ 56.59
1 Toter x3/wk	SA-TOTER 1X3	\$ 85.31
2 Toter x1/wk	SA-TOTER 2X1	\$ 56.31
2 Toter x2/wk	SA-TOTER 2X2	\$ 113.76
2 Toter x5/wk	SA-TOTER 2X5	\$ 286.08
3 Toter x1/wk	SA-TOTER 3X1	\$ 84.74
3 Toter x2/wk	SA-TOTER 3X2	\$ 170.90
4 Toter x1/wk	SA-TOTER 4X1	\$ 112.86
7 Toter x1/wk	SA-TOTER 7X1	\$ 198.13
Shared dumpster 8 yard x1/wk	SA-SH2	\$ 64.73
Shared dumpster	SA-RTSU	\$ 107.30
Shared dumpster 4 yard x2/wk	SA-SH3	\$ 108.81
Shared dumpster 8 yard x2/wk	SA-SH1	\$ 128.36
Shared dumpster	SA-REST	\$ 310.05
Dumpster 2 yard x1/wk	SA- D 2X1	\$ 110.50
Dumpster 2 yard x2/wk	SA- D 2X2	\$ 216.77
Dumpster 2 yard x3/wk	SA- D 2X3	\$ 319.86
Dumpster 2 yard x4/wk	SA- D 2X4	\$ 400.63
Dumpster 2 yard x5/wk	SA- D 2X5	\$ 360.61
Dumpster 2 yard x6/wk	SA- D 2X6	\$ 571.84
Dumpster 3 yard x1/wk	SA- D 3X1	\$ 165.16
Dumpster 3 yard x2/wk	SA - D 3X2	\$ 329.42
Dumpster 3 yard x3/wk	SA - D 3X3	\$ 493.63
Dumpster 3 yard x4/wk	SA - D 3X4	\$ 657.80
Dumpster 3 yard x5/wk	SA - D 3X5	\$ 821.62
Dumpster 3 yard x6/wk	SA - D 3X6	\$ 986.26
Dumpster 4 yard x1/wk	SA - D 4X1	\$ 213.52
Dumpster 4 yard x2/wk	SA - D 4X2	\$ 419.79
Dumpster 4 yard x3/wk	SA - D 4X3	\$ 619.62
Dumpster 4 yard x4/wk	SA - D 4X4	\$ 800.38
Dumpster 4 yard x5/wk	SA - D 4X5	\$ 968.42
Dumpster 4 yard x6/wk	SA - D 4X6	\$ 1,123.65

CITY OF MOUNT DORA CITY FEE SCHEDULE

Sanitation Utility

SANITATION RATES		
DW- shared residential	SA- SHARED RS	\$ 25.74
DW- shared commercial	SA- SHARED GN	\$ 27.79
DW- restaurant A (1-49)	SA-RST1	\$ 77.13
DW- restaurant B (50-99)	SA-RST2	\$ 153.16
DW- restaurant C (over 100)	SA-RST3	\$ 305.28
Dumpster 6 yard x1/wk	SA - D 6X1	\$ 310.28
Dumpster 6 yard x2/wk	SA - D 6X2	\$ 610.02
Dumpster 6 yard x3/wk	SA - D 6X3	\$ 900.31
Dumpster 6 yard x4/wk	SA - D 6X4	\$ 1,180.94
Dumpster 6 yard x5/wk	SA - D 6X5	\$ 1,428.17
Dumpster 6 yard x6/wk	SA - D 6X6	\$ 1,656.26
Dumpster 8 yard x1/wk	SA - D 8X1	\$ 407.01
Dumpster 8 yard x2/wk	SA - D 8X2	\$ 813.07
Dumpster 8 yard x3/wk	SA - D 8X3	\$ 1,200.03
Dumpster 8 yard x4/wk	SA - D 8X4	\$ 1,574.25
Dumpster 8 yard x5/wk	SA - D 8X5	\$ 1,935.56
Dumpster 8 yard x6/wk	SA - D 8X6	\$ 2,279.42
Dumpster 10 yard x1/wk	SA - D 10X1	\$ 507.72
Dumpster 10 yard x2/wk	SA - D 10X2	\$ 1,014.49
Dumpster 10 yard x3/wk	SA - D 10X3	\$ 1,521.34
Dumpster 10 yard x4/wk	SA - D 10X4	\$ 2,028.07
Dumpster 10 yard x5/wk	SA - D 10X5	\$ 2,534.91
Dumpster 10 yard x6/wk	SA - D 10X6	\$ 3,041.65
Dumpster lock	SA-LK GN	\$ 11.88
Extra 2 yard pickup	SA-XTRA2PU	\$ 43.31
Extra 3 yard pickup	SA-XTRA3PU	\$ 57.17
Extra 4 yard pickup	SA-XTRA4PU	\$ 76.20
Extra 6 yard pickup	SA-XTRA6PU	\$ 114.27
Extra 8 yard pickup	SA-XTRA8PU	\$ 152.42
Extra 10 yard pickup	SA-XTRA10PU	\$ 190.49
1 Cart x2/wk	SA-CART1X2	34.64
2 Carts x2/wk	SA-CART2X2	69.29
4 Carts x2/wk	SA-CART4X2	138.55
Compactor 3 yard x4/wk	SA-CO 3X4	\$ 1,161.82
Compactor 4 yard x4/wk	SA-CO 4X4	\$ 1,589.61

CITY OF MOUNT DORA CITY FEE SCHEDULE

Sanitation Utility

SANITATION RATES		
Front Load Compaction Equipment		
4 cubic yard Vertipak or Similar	SA-Vertipak - 4	\$ 64.43
6 cubic yard Vertipak or Similar	SA-Vertipak - 6	\$ 94.20
8 cubic yard Vertipak or Similar	SA-Vertipak - 8	\$ 123.80
Roll offs are billed by Waste Management Directly*		
Roll off/Compactor 10 yard	SA-CO 10 - Load charge	\$ 199.95
Roll off/Compactor 20 yard	SA-CO 20 - Load charge	\$ 216.68
Roll off/Compactor 30 yard	SA-CO 30 - Load charge	\$ 249.99
Roll off/Compactor 40 yard	SA-CO 40 - Load charge	\$ 266.61
*Roll off fees above do not include disposal cost nor the \$40/ton deduction from Covanta.		
Roll off/Compactor 10 yard	Delivery Charge	\$ 101.15
Roll off/Compactor 20 yard	Delivery Charge	\$ 101.15
Roll off/Compactor 30 yard	Delivery Charge	\$ 117.31
Roll off/Compactor 40 yard	Delivery Charge	\$ 117.31
Roll off/Compactor 10 yard	Monthly Rental	\$ 101.15
Roll off/Compactor 20 yard	Monthly Rental	\$ 101.15
Roll off/Compactor 30 yard	Monthly Rental	\$ 117.31
Roll off/Compactor 40 yard	Monthly Rental	\$ 117.31

CITY OF MOUNT DORA CITY FEE SCHEDULE

Electric Department

ELECTRIC UTILITY RATES	
Miscellaneous Rates	Current
Private Area Light	
Install light on existing Pole	\$ 202.00
Install light on new wood Pole	\$ 517.00
Permanent Single Phase	\$ 100.00
Permanent Three Phase up to 200 amperes	\$ 400.00
Permanent Three Phase over 200 amperes	\$ 550.00
Overhead Service Drops	actual cost + 10%
All Other Overhead Service Drops,	actual cost + 10%
Underground Service	actual cost + 10%
Connection Charges	
Reconnection Charge if disconnected at pole + COST	\$ 175.00
Temporary - Electric Meter	\$ 100.00
Change over from one type of service to another	Subtract new service connection
Pole Attachment lease rate - cable	\$ 14.30
Pole Attachment lease rate - telecom	\$ 20.58
Electric Residential	Current
Customer Charge (per kw hour)	\$ 11.02
Energy Charge (per kw hour)	\$ 0.049640
Power Cost (per kw hour)	\$ 0.112000
Gross Receipts Tax (percentage)	2.563%
General Service - Non Demand	Current
Single Phase (per month)	\$11.02
Three Phase (per month)	\$24.82
Energy Charge (per kw hour)	\$0.049640
General Service - Demand	Current
Customer Charge (per month)	\$24.92
Demand Charge (per kw hour-mo)	\$6.05
Energy Charge (per kw hour)	\$0.006910
Public Street & Highway Lighting Service	Current
175 Watt Mercury Vapor	\$ 11.95
100 Watt High Pressure Sodium	\$ 12.44
150 Watt High Pressure Sodium	\$ 10.32
Antique Lights - Highland Phase 1 & 2	\$ 12.44
Antique Lights - Community Development	\$ 13.27
400 Watt High Pressure Sodium - Palm Island	\$ 20.18
400 Watt High Pressure Sodium Cobra - Highway	\$ 23.53
400 Watt MH Shoebox - FBC/FBF	\$ 21.37
26 Watt FL Acorn	\$ 12.64
40 Watt FL Acorn	\$ 12.64
40 Watt LED Acorn - Corncob	\$ 9.70
55 Watt LED Acorn - Retrofit	\$ 11.32
66 Watt LED Acorn - Sternberg	\$ 19.53
110 Watt LED Cobra - Street	\$ 11.39
80 Watt LED Cobra - Street	\$ 9.50
Private Area Lighting Service	Current
100 Watt High Pressure Sodium	\$ 12.12
57 Watt LED Dusk to Dawn	\$ 10.21
Power Cost	Current
Power Cost Charge (per kwh)	\$ 0.1120000
Note: Actual Cost charges are to include a 10% administrative fee.	

CITY OF MOUNT DORA CITY FEE SCHEDULE

Building & Fire Services/Impact Fees

***City Impact Fees are subject to change with Council approval.

***County Impact Fees are subject to change with notification from the County.

Building Services/Permitting	
COMMERCIAL & MULTI FAMILY PERMIT FEES	FEE SCHEDULE
Commercial and Multi-Family New Construction, or Additons	\$150.00 base fee; plus \$8.00 per \$1,000.00 or fraction thereof construction value.
Commercial and Multi-Family Alteration, In-ground Pools, or Spas	\$75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value.
Commercial and Multi-Family Sub-Contractors	\$75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value.
Commercial and Multi-Family Foundation Permit Fee <i>(All Impact Fees shall be paid prior to issuance of foundation permit.)</i>	\$150.00
Commercial and Multi-Family stand-alone permits. Permit involving more than one trade shall be grouped as commercial alteration or addition	
Commercial and Multi-Family stand-alone permits: Mechanical, roofing, electrical, gas plumbing and sign....	\$75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value.
Change in Use is considered a commercial alteration and the applicable fees shall apply.	
RESIDENTIAL (ONE & TWO FAMILY) PERMIT FEES	
One-Two Family Dwellings new construction, or additions (fee includes first plan review, first listed inspections and sub contractor fees)	ICC Value x sqft x 0.007
One-Two Family Dwellings Alterations or in ground pools	\$75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value
One-Two Family Dwellings Sub-Contractors	\$75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value
One-Two Family Dwellings Foundation Permit Fee	\$75.00 (includes sub-contractors listed)
**Residential stand-alone permits. Permit involving more than one trade shall be grouped as a One-Two Family Dwellings alteration or addition	
Plumbing, re-pipe, or upgrade (including water heater replacement)	\$50.00
Electrical, new service, or upgrade	\$50.00
AC and heating unit replacement or upgrade	\$50.00
Fences	\$50.00
Stucco	\$50.00
Siding	\$50.00
Soffit and fascia	\$50.00
Re-roofing	\$50.00
One-Two Family Dwelling Flagpole over 20 feet in height	\$50.00
Spa	\$75.00
Private above-ground pool	\$75.00
Windows and/or Doors	\$50.00
**NOTE: One-Two Family Dwelling Permits are also subject to the following: State of Florida Building Surcharge, Lien Law Fees, and Plan Review Fees	
DEMOLITION OR MOVING A STRUCTURE PERMIT	
Permits for demolition of building or structures	\$75/per structure
Moving a building or structure <i>(Additional permits shall be required for the foundation and reconnecting services to the building or structure.)</i>	\$150/per structure
WORK WITHOUT A PERMIT	
Issuance of permit after construction has commenced	\$150.00 or double amount or permit fee, whichever is greater
Release of Stop Work Order	\$250.00
UNSAFE STRUCTURES	
Release of Unsafe designation	\$250.00
RE-INSPECTION FEES	
Re-Inspection Fee	\$50.00
USE OF A PRIVATE PROVIDER	
Use of a Private Provider Inspection Service	Reduction in Permit Fees by 25%
Use of a private provider for Plan Review services	Reduction in Permit Fees by 25%
Use of a Private Provider for Plan Review and Inspection services	Reduction in Permit Fees by 50%
OTHER INSPECTIONS	
Inspections during other than normal business hours	\$55.00/hr with a three hour minimum
Inspections outside of enforcement of the Florida Building Code, including City Codes or Ordinances	\$55.00/hr billable at 10 Minute intervals
CONSTRUCTION PLAN REVIEW	
Use of a private provider for Plan Review services	Reduction in Fees by 5%
COMMERCIAL/MULTI FAMILY PLAN REVIEW	
Construction Plan Review by the Building Official or Fire Official in conjunction with a building permit application	50% of the Building Permit Fee
Plan Review Fee for Re-Submittal	50% of the Plan Review Fee
Revision fee for Commercial & Multi-Family Plan Review	\$50.00 plus \$5.00 per page
Commercial and Multi-Family Fire Life Safety Plan Review	\$.05 cents per square foot
RESIDENTIAL PLAN REVIEW	
Construction Plan Review by the Building Official or Fire Official in conjunction with a building permit application	10% of the Building Permit Fee
Plan Review Fee for Re-Submittal	50% of the Plan Review Fee
Revision fee for One & Two Family Dwellings	\$50.00
Change of Model for One & Two Family Dwellings	10% of the permit fee

CITY OF MOUNT DORA CITY FEE SCHEDULE

Building & Fire Services/Impact Fees

*****City Impact Fees are subject to change with Council approval.**

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MASTER FILE FEES	
Master filing review and approval for: Single Family Residents/Swimming Pools/Screen Enclosures/Boat Docks/Sheds/Solar Panels/HVAC Tie-Downs/Pre-Engineered Fire Suppression Systems. Master filing is active until code change or plan change.	\$50.00
REJECTION OF PLANS	
Rejection of the design documents based on Florida Building codes three or more times for failure to correct a code violation which was specifically and continuously noted in each rejection per FS 553.80	4X the amount of the plans review fee assessed on the permit
Rejection of an inspection based on Florida Building codes three or more times for failure to correct a code violation which was specifically and continuously noted in each rejection per FS 553.80	4X the amount of the re-inspection fee
PERMIT SERVICES	
Change of Primary Contractor	\$50.00
Change of Subcontractor	\$30.00
OTHER PERMIT RELATED FEES	
Temporary or conditional certificate of occupancy	\$110.00
Replacement of building permit card	\$5.00
Extension of Permit	\$50.00 or 10% of original permit fee whichever is greater.
PERMIT RENEWALS (ON EXPIRED PERMITS)	
No inspections conducted	100% of Original Fee
Slab inspection approved, slab poured	80% of Original Fee
Rough all inspections approved	50% of Original Fee
Insulation inspection approved	30% of Original Fee
Pending final inspection only	10% of Original Fee
MISCELLANEOUS	
Local Product Approval (per hour - 1 Hour Minimum)	\$65.00
Evaluation of Alternative Material and Methods (When required by the Building Official to be reviewed by a 3rd 1 hour minimum party the expenses, will be paid by applicant.)	\$65/hour with 1 hour minimum
Flood Determination Letter	\$50.00
State of Florida Building Surcharge	3.0% of Permit Fee/Min. Amount \$4.00
Lien Law Fee	\$5.00
Rental License & Inspection	\$80.00
Rental Re-Inspections	\$50.00
Administrative Charge for Processing of Lake County Impact Fees	\$100.00 or 3%, whichever is less
Notary for business other than Building Department business	\$5.00
Lien Search	\$25.00
Calculation of Occupant Load - existing buildings	\$100.00
Technology Fee per permit (Pass through fee)	\$5.00
FIRE INSPECTIONS, PLAN REVIEW AND PERMITTING (NEW CONSTRUCTION AND RENOVATIONS)	
FIRE INSPECTION FEES	
Fire Alarm Inspection	\$70.00 plus \$1.50 per device after six
Fire Sprinkler Inspection	\$70.00 plus \$1.50 per head after six
*Plus,(if applicable) Standpipe Inspection	\$50.00
*Plus,(if applicable) Fire Pump Inspection	\$50.00
*Plus, (if applicable) 24 hour air test	\$50.00
Underground Fire Inspection	\$70.00
Hood Inspection	\$70.00
Fire Suppression System Inspection	\$50.00
Commercial and Multi-Family (except one and two family dwellings) Fire Final (Life Safety Inspection) Inspection	\$50.00
Request for building or hydrant flow	\$50.00
The inspection of non-cooking vendors/booths less than 200 square feet vender/booth individual area, that are entirely within a primary building, will be inspected as part of that building. Businesses with cooking facilities will be charged standard fire inspection fee. Additionally, in the event multiple businesses are registered as having the same physical address, the fire inspection fees shall be charged only to the property owner and not to each tenant.	
FIRE SYSTEMS PERMITS FEES	
Fire alarm, sprinkler, underground, suppression, hood, etc...	\$75.00 base fee; plus \$7.00 per \$1,000 or fraction thereof construction value
FIRE SYSTEMS PLAN REVIEW	
Fire alarm, sprinkler, underground, suppression, hood, etc	\$75.00
FIRE DEPARTMENT FEES	
FIRE DEPARTMENT FEES	
Authorized Burn	\$125.00
Firework/Pyrotechnic Display - includes inspection	\$300.00
Sparkler Sales	\$75.00
Fire Watch - Fire Personnel	Actual Cost + 10% administrative fee
Fire watch - Equipment	\$100.00 per vehicles, per day
Tent with occupancy load over 30 persons or those used for assembly	\$25.00
Food Truck Inspection	\$30.00 for 6 months
Routine Fire inspections up to 2,000 sq ft	\$50.00
Routine Fire inspections from 2,001 sq ft to 4,000 sq ft	\$125.00
Routine Fire inspections from 4,001 sq ft to 7,500 sq ft	\$150.00
Routine Fire inspections from 7,501 sq ft to 15,000 sq ft	\$200.00
Routine Fire inspections over 15,001 sq ft	\$250.00
Re-inspections (1st Reinspection is included)	\$50.00

CITY OF MOUNT DORA CITY FEE SCHEDULE

Building & Fire Services/Impact Fees

***City Impact Fees are subject to change with Council approval.

***County Impact Fees are subject to change with notification from the County.

IMPACT FEES					
WATER IMPACT FEES					
	Inside City	Outside City	**Note: For all establishments not listed in the table, the total value (ERU) shall be determined by multiplying the number of fixture units by twenty-five (25) and divide the numerator by 300 GPD/ERU, then multiply by \$1,340.00 (inside City). Connection for buildings outside City Limits will increase impact fees by 25%.		
Single Family	\$ 1,340.00	\$ 1,675.00			
Duplex (1-2 Bedrooms)	\$ 1,116.22	\$ 1,395.28			
Duplex (3+ Bedrooms)	\$ 1,340.00	\$ 1,675.00			
Multi Family (1-2 Bedrooms)	\$ 1,116.22	\$ 1,395.28			
Multi Family (3+ Bedrooms)	\$ 1,340.00	\$ 1,675.00			
Mobile Home (1-2 Bedroom)	\$ 893.78	\$ 1,117.23			
Mobile Home (3+ Bedroom)	\$ 1,116.22	\$ 1,395.28			
Multifamily Apartment Assisted Living (per unit)	\$ 893.78	\$ 1,117.23			
**Note: For all establishments not listed in the table, the total value (ERU) shall be determined by multiplying the number of fixture units by twenty five (25) and divide the numerator by 300 GPD/ERU, then multiple by \$2,526.82 (inside City) or \$3,158.52 (outside the City)					
SEWER IMPACT FEES					
	Inside City	Outside City	**Note: For all establishments not listed in the table, the total value (ERU) shall be determined by multiplying the number of fixture units by twenty-five (25) and divide the numerator by 300 GPD/ERU, then multiply by \$4,215.00 (inside City). Connection for buildings outside City Limits will increase impact fees by 25%.		
Single Family	\$4,215.00	\$5,268.75			
Duplex (1-2 Bedrooms)	\$3,511.00	\$4,388.75			
Duplex (3+ Bedrooms)	\$4,215.00	\$5,268.75			
Multi Family (1-2 Bedrooms)	\$3,511.00	\$4,388.75			
Multi Family (3+ Bedrooms)	\$4,215.00	\$5,268.75			
Mobile Home (1-2 Bedroom)	\$2,811.40	\$3,514.25			
Mobile Home (3+ Bedroom)	\$3,511.10	\$4,388.88			
Multifamily Apartment Assisted Living (per unit)	\$2,811.40	\$3,514.25			
**Note: For all establishments not listed in the table, the total value (ERU) shall be determined by multiplying the number of fixture units by twenty five (25) and divide the numerator by 300 GPD/ERU, then multiple by \$2,526.82 (inside City) or \$3,158.52 (outside the City)					
RECLAIMED WATER IMPACT FEES					
	Inside City	Outside City			
Single Family (400 GPD) - 0.12 acres	\$500.00	\$625.00			
Duplex 0.06 acres or less	\$250.00	\$312.50			
Multifamily Apartment Assisted Living	\$333.50	\$416.88			
Mobile Home - 0.10 acres or less	\$333.50	\$416.88			
Commercial - billed at 1ERU per 0.12 acres of greenspace/landscaping area	\$500.00	\$625.00			
**Note: For all establishments not listed in the table, the total value (ERU) shall be determined by multiplying the number of fixture units by twenty five (25) and divide the numerator by 300 GPD/ERU, then multiple by \$2,526.82 (inside City) or \$3,158.52 (outside the City)			**Note: For all establishments not listed in the table, the total value (ERU) shall be determined by multiplying the number of fixture units by twenty-five (25) and divide the numerator by 300 GPD/ERU, then multiply by \$4,215.00 (inside City). Connection for buildings outside City Limits will increase impact fees by 25%.		
CITY IMPACT FEES					
Residential	TOTAL	PARKS & RECS	PUBLIC LIBRARY	POLICE	FIRE/EMS
Single Family	\$5,055.38	\$2,814.64	\$1,498.41	\$298.52	\$443.81
Multi-Family	\$3,169.14	\$1,412.45	\$751.92	\$776.14	\$228.63
Non-Residential					
Commercial (per 1000 Sq Feet)	\$1,409.43	\$0.00	\$0.00	\$1,032.87	\$376.56
Office (per 1000 Sq Feet)	\$421.29	\$0.00	\$0.00	\$71.64	\$349.65
Institutional (per 1000 Sq Feet)	\$2,344.47	\$0.00	\$0.00	\$71.64	\$2,272.83
Industrial (per 1000 Sq Feet)	\$321.51	\$0.00	\$0.00	\$240.81	\$80.70
Warehouse (per 1000 Sq Feet)	\$283.62	\$0.00	\$0.00	\$256.72	\$26.90

CITY OF MOUNT DORA CITY FEE SCHEDULE

Planning & Development Department

Development Applications	
Annexation (Voluntary) Petition*:	
One single-family residence	\$500.00
All Others	\$2,000.00
*The City has an Annexation Incentive program that allows for these fees to be waived..	
As-Built Drawings:	
Projects 9.99 acres in land area or less	\$200.00
Projects 10.00 to 99.99 acres in land area	\$500.00
Projects greater than 100.00 acres in land area	\$750.00
Appeals (All Decisions)	\$200.00
Comprehensive Plan:	
Text Amendment	\$4,000.00
Future Land Use Large-Scale Map Amendment	\$4,000.00
Future Land Use Small-Scale Map Amendment	\$2,500.00
Concurrency Reviews	\$500.00
Conditional Use Permit	\$1,000.00
Development Agreements (Includes Amendments)	\$500.00
Development Plan (Final)	\$2,000.00
Duplex Division	\$500.00
Minor Subdivisions	\$1,500.00
Mural Permit	\$100.00
Outdoor Amplified Sound Permit	\$100.00
Plan and Plats:	
Preliminary Plat (Land Subdivision)	\$2,500.00
Final Plat	\$1,500.00
Final Construction Plan	\$2,500.00
Replat	\$1,500.00
Plan and Plat For Utilities (Outside City); Plus Pass-Through Fees listed herein	\$1,000.00
Planned Unit Development (PUD):	
Preliminary PUD	\$2,500.00
Final PUD	\$3,500.00
PUD Amendment	\$3,000.00
Rezoning to Mixed Use (MU-1 and MU-2 Zoning)	\$3,000.00
Rezoning All Classifications (Not PUD)	\$3,000.00
Site Plans:	
Site Plan Multi Family, Commercial, Office or Non-Residential	\$2,500.00
Minor Site Plan	\$1,500.00
Site Development Permit (In City)	2.5% of Total Construction Value
Site Development Permit for Outside City Utility Services	2.5% of for Total Utility Construction Value Only
Variance	
Non-Residential	\$1,000.00
Existing single-family dwelling unit	\$250.00
Vacate rights-of-way, alleyways, easements, or plats	\$1,500.00
Pass Through fees shall be collected for any and all of the development applications	Section 2.7.4 of the City's Land Development Code
More than two reviews by the development review committee staff for any development applications, PUD master plan, rezoning, and land use shall be considered a new application and, therefore, require an original application fee per each subsequent submittal.	Original Planning and Development Fee
*Resubmittal Fee: If substantial revisions are required as determined by the development review staff, all planning, zoning, and development applications shall be submitted within 60 days from the development review comment report at which the recommendations were made. After the 60 day time-frame a new application fee is required prior to any further city reviews	Original Planning and Development Fee

CITY OF MOUNT DORA CITY FEE SCHEDULE

Planning & Development Department

Zoning	
Addressing	
City Initiated	Free
Addressing Assignments - 0-99	Free
Addressing Assignments - 100 or greater numbers	\$1.00 per address number, maximum fee of \$500.00
Business Tax Receipts	
Home Based	See Chapter 40 of the City Code of Ordinances
Zoning Review (Home Based Businesses Only)	\$25.00
Commercial	See Chapter 40 of the City Code of Ordinances
Dog-Friendly Dining Permit	\$100.00
Electric Carriage Permit (Semi-Annually)	\$100.00
Horse-Drawn Vehicle Inspection and Permit (Annual)	\$100.00
Outdoor Amplified Sound Permit	\$100.00
Sandwich Board Permit	\$75.00
Sidewalks Café	\$100.00
Zoning Permit	\$75.00
Zoning Verification or determinations letter	\$75.00
Zoning Review (All Building Permits which require Zoning approval)	
Residential	\$75.00
Accessory Structure	\$50.00
Commercial	\$100.00
Zoning Inspection	
Zoning Inspection (All Building Permits which require Zoning approval)	Free
Zoning Re-Inspection	\$50.00
Landscape Inspection (includes new home)	Free
Landscape Re-Inspection	\$50.00
Public Notice Fees	
Advertisements	At Cost
Mailings to abutting property owners	At Cost
*Resubmittal Fee: If substantial revisions are required as determined by the development review staff, all planning, zoning, and development applications shall be submitted within 60 days from the development review comment report at which the recommendations were made. After the 60 day time-frame a new application fee is required prior to any further city reviews.	Original Planning and Development Fee
Historic	
Minor Historic Certificate of Appropriateness (includes extensions)	\$100.00
Major Historic Certificate of Appropriateness	\$150.00
Historic Marker or Plaque	Actual Production Cost
Other Services	
Notary seal for non-city business	Free
Pass Through Fees	
Pass Through-Fees: The City is hereby authorized to assess and collect fees, cost, and expenses relating to the review, inspection, appeal, regulation and defense of development activities pursuant to this Section. The Complete Pass Through Fees regulations are as contained	

CITY OF MOUNT DORA CITY FEE SCHEDULE

Library Services

Library Fees	
	Current Fees
<u>Library Services</u>	US Dollars
<i>Library Membership Fee (outside Lake County)</i>	
Annual	\$40.00
Six Months	\$20.00
<i>Library Card Replacement Fee</i>	
One Time	Free
Additional Replacements	\$2.00
<i>Overdue Fines</i>	
Books/CDs/DVDs/DADs (Per Day)	\$0.10
Computer Games/Cake Pans/Ukuleles (Per Day)	\$1.00
Processing Fee for Materials Not Returned	\$5.00
Max. on the \$.10 fine item is \$2.90 (After 29 Days, the Full Replacement Cost of the Item is Charged)	\$2.90
<i>Replacement Cost for Missing/Damaged Parts</i>	
DVD Artwork	\$5.00
Plastic Browser Sleeve	\$3.00
<i>Facility and Equipment Use Fees</i>	
Mount Dora Nonprofit Civic/Educational/Intellectual Organization	Free
Non-Local Nonprofit Civic/Educational/Intellectual Organization	\$40.00
Individuals/Homeowners Associations	\$15.00 per hour (min. 2 hours)
Business and Commercial Meetings, Seminars, Etc.	\$75.00
<i>Printing & Copying</i>	
Per Page from Public Computer B&W	\$0.10
Per Page from Public Computer Color	\$0.30
Per Page from Public Computer Legal Size	\$0.30
Per Page from Photocopier	\$0.15
Faxing Per Page - Outgoing Only	\$1.00
Food for Fines (each item donated must equal a dollar)	\$1.00
<i>Equipment Purchases</i>	
USB Drives	\$3.00
Headphones	\$1.00

The Fees for the Library are per an Interlocal Agreement with Lake County.

CITY OF MOUNT DORA CITY FEE SCHEDULE

Parks & Recreation Department

Definitions:

Resident: Incorporated Mount Dora residents may rent facilities for social and private functions. This includes weddings, banquets, birthday celebrations, anniversary parties, retirement parties, recognition parties, and meetings. Additional fees for personnel may apply. Proof of residence (e.g., driver's license, utility bill, property tax statement) is required.

Non-Resident: Any user that resides outside of Mount Dora proper. The purpose of the rental is for private functions that include parties, ceremonies, and meeting space. Additional fees for personnel may apply.

Commercial: Any user with the intent of charging ticketed fees or promoting enterprise for monetary gain.

Different fees may be established by executed contract.

Cemetery	Resident	Non-Resident	Commercial
Burial Space	\$ 1,200.00	\$ 1,800.00	N/A
Niche Space	\$ 800.00	\$ 1,200.00	N/A
Niche Engraving	Cost + 10%	Cost + 10%	N/A
Additional Internment Right (Additional Cremation Burial Right, up to 4)	\$ 200.00	\$ 400.00	N/A
Administration Fee (Transfer of Ownership, Grave Marking, Cremation Opening/Closing	\$ 200.00	\$ 200.00	N/A
After Hours Administration Fee (Cremation Opening/Closing on Evenings/Weekends)	\$ 300.00	\$ 300.00	N/A
Miscellaneous Fees		Current	
Memorial Bench & Plaque (Standard) - Includes all cost to install plus a 10% administrative fee		Cost + 10%	
Tree Donation (Standard Crepe Myrtle) - Includes all cost to install plus a 10% administrative fee		Cost + 10%	
Registration Processing Fee (Non-Refundable)		\$ 20.00	
Facility Rentals	Resident	Non-Resident	Commercial
Facility Rental Deposits (Refundable less \$5 non-refundable administrative fee)	\$ 100.00	\$ 100.00	\$ 100.00
Donnelly Park (Building, & Deck) per hour			
Hourly Rate	\$ 30.00	\$ 50.00	\$ 70.00
Daily Rate	\$ 300.00	\$ 500.00	\$ 700.00
Community Building Auditorium (Upper Level, Theatre w/ Stage)			
Hourly Rate	\$ 55.00	\$ 60.00	\$ 65.00
Daily Rate	\$ 550.00	\$ 600.00	\$ 650.00
Community Building (Lobby - Upper Level)			
Hourly Rate	\$ 40.00	\$ 45.00	\$ 50.00
Daily Rate	\$ 400.00	\$ 450.00	\$ 500.00
Community Building (Green Room - Lower Level)			
Hourly Rate	\$ 20.00	\$ 25.00	\$ 30.00
Daily Rate	\$ 200.00	\$ 250.00	\$ 300.00
Community Building (Entire Building)			
Hourly Rate	\$ 115.00	\$ 115.00	\$ 115.00
Daily Rate	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00
The City reserves the right to reschedule any reservation to accommodate a Community Building production or special event that serves the entire community.			
Martin Luther King Jr. Center (per Hour)			
Hourly Rate	\$ 20.00	\$ 40.00	\$ 80.00
Daily Rate	\$ 200.00	\$ 400.00	\$ 800.00
Gilbert Park Pavilion 1 (Large 30x30) (per Hour)			
Hourly Rate	\$ 10.00	\$ 20.00	\$ 40.00
Daily Rate	\$ 100.00	\$ 200.00	\$ 400.00
Gilbert Park Pavilion 2 (Large 24x24)(per Hour)			
Hourly Rate	\$ 5.00	\$ 10.00	\$ 20.00
Daily Rate	\$ 50.00	\$ 100.00	\$ 200.00
Forres Park Pavilion (small, no seating) (per Hour)			
Hourly Rate	\$ 5.00	\$ 10.00	\$ 20.00
Daily Rate	\$ 50.00	\$ 100.00	\$ 200.00

CITY OF MOUNT DORA CITY FEE SCHEDULE

Parks & Recreation Department

Facility Rentals cont'd.	Resident / Non-Profit	Non-Resident	Commercial
Evans Park Pad (per Hour)			
Hourly Rate	\$ 30.00	\$ 40.00	\$ 50.00
Daily Rate	\$ 300.00	\$ 400.00	\$ 500.00
Sunset Park Pad (per Hour)			
Hourly Rate	\$ 15.00	\$ 20.00	\$ 25.00
Daily Rate	\$ 150.00	\$ 200.00	\$ 250.00
Cauley Lott Park Pavilion (per Hour)			
Hourly Rate	\$ 10.00	\$ 20.00	\$ 40.00
Daily Rate	\$ 100.00	\$ 200.00	\$ 400.00
Frank Brown Sports Complex Pavilion (per Hour)			
Hourly Rate	\$ 5.00	\$ 10.00	\$ 20.00
Daily Rate	\$ 50.00	\$ 100.00	\$ 200.00
Frank Brown Sports Complex Concession Stand			
Hourly Rate	\$ 15.00	\$ 30.00	\$ 60.00
Daily Rate	\$ 150.00	\$ 300.00	\$ 600.00
Frank Brown Sports Complex Athletic Fields (Softball & Multipurpose)			
Field Rental (Each) per Hour	\$ 10.00	\$ 20.00	\$ 40.00
Field Rental (Each) per Day	\$ 100.00	\$ 200.00	\$ 400.00
Dragging & Lining per Field	\$ 20.00	\$ 20.00	\$ 20.00
Lighting per Hour	\$ 40.00	\$ 40.00	\$ 40.00
Lincoln City Sports Complex Concession Stand			
Hourly Rate	\$ 15.00	\$ 30.00	\$ 60.00
Daily Rate	\$ 150.00	\$ 300.00	\$ 600.00
Lincoln City Sports Complex Athletic Fields (Softball & Baseball)			
Field Rental (Each) per Hour	\$ 10.00	\$ 20.00	\$ 40.00
Field Rental (Each) Per Day	\$ 100.00	\$ 200.00	\$ 400.00
Dragging & Lining per Field	\$ 20.00	\$ 20.00	\$ 20.00
Lighting per Hour	\$ 40.00	\$ 40.00	\$ 40.00
Outdoor Courts per Hour (basketball, tennis, pickleball, racquetball)			
Hourly Rate	\$ 5.00	\$ 10.00	\$ 20.00
Daily Rate	\$ 50.00	\$ 100.00	\$ 200.00
Lincoln Avenue Pool			
Swimming Pool per Hour	\$ 25.00	\$ 50.00	\$ 100.00
Lifeguards - 2 Guard Minimum per Hour	\$ 15.00	\$ 15.00	\$ 15.00

All rentals require a 2 hour minimum. Rental fees for community outreach events may be waived per the discretion of the Leisure Services Department with approval of the City Manager.

After School Care			Current
Registration Fee			\$ 25.00
3 Day Rates			
Morning Only			\$ 12.00
Afternoon Only			\$ 30.00
Both			\$ 40.00
Full Week Rates			
Morning Only			\$ 20.00
Afternoon Only			\$ 45.00
Both			\$ 60.00
Teacher Work Day (Teacher In Service)			\$ 5.00
Late Fee - 1 day late			\$ 10.00

CITY OF MOUNT DORA CITY FEE SCHEDULE

Parks & Recreation Department

Clubs, Camps & Sports			Current
Senior Club			Free
Archery			\$ 40.00
Softball & Kickball (per Team)			\$ 275.00
Softball & Kickball (per Player)			\$ 25.00
Youth Soccer (each)			\$ 75.00
Youth Soccer (Pee Wee)			\$ 65.00
Youth Flag Football			\$ 80.00
Youth Basketball (each)			\$ 75.00
Camps (per week) (non-specialty) 1% discount per week when purchased in bulk (3-10 weeks/3-10%)			\$ 110.00
Specialty Camps (per week)			\$140-\$220
Camp Snack Fee (per week)			\$ 15.00
T-Shirt Fee			\$ 10.00
Swim Team (per month)			\$ 50.00
Triathlon			\$ 65.00
Virtual 5K			\$ 25.00
Classes			Current
Group Swim Lessons (8 lessons)			\$ 45.00
Private Swim Lessons (5 lessons)			\$ 150.00
Semi Private Swim Lessons (2 swimmers) (5 lessons)			\$ 75.00
Lap Swim per visit			\$ 2.00
Open Swim per visit			\$ 2.00
Lifeguard Certification			\$ 150.00
Water Safety Instructor Certification			\$ 300.00
Fitness Class (per visit)			\$ 3.00
Passes			Current
Monthly Group Fitness Pass (Aquatic & Land)			\$ 24.00
Annual Aquatic & Fitness Pass			\$ 225.00
Monthly Family Aquatic Pass (Family up to 5)			\$ 50.00
Special Event			Current
Special Event Application fee is comprised of the following: administrative processing, use of traffic and pedestrian control devices (signage & barricades), use of public right of way and associated parks within the event footprint.			
Significant Event (150,000 + Attendance)			\$ 650.00
Large Event (50,000 + Attendance)			\$ 425.00
Medium Event (25,000+ Attendance)			\$ 300.00
Small Event (5,000+ Attendance)			\$ 125.00
Community Event (500+ Attendance)			\$ 75.00
Vendor Fees			\$50-\$250
Recreation programs excluding specialty camps & private lessons offer 25% and 50% discount scholarships approved by application, a 25% discount for City employees, and a \$5 sibling discount excluding Before / After School Care Program. Additional fees may be discounted or waived per the discretion of the Park & Recreation Department with approval of the City Manager.			

CITY OF MOUNT DORA CITY FEE SCHEDULE

ADDITIONAL FEES / COSTS

Photo Copies	Current
One Side Letter or Legal (per page)	\$0.15
Two Sided Letter or Legal (per page)	\$0.20
11 x 17" Paper (per page)	\$0.25
Over 11 x 17" Plan Sheet (per page)	Actual Cost
Certified Copies (per page)	\$1.00
CD/DVD	\$3.00
Fingerprint Card	\$10.00
Electronic Fingerprint Card	\$74.50
Standard Colored GIS Maps	
18" x 24" (Per Sheet)	\$2.50
24" x 36" (Per Sheet)	\$4.50
36" x 48" (Per Sheet)	\$7.50
Custom Large Maps	.75 Per Sq Ft + \$1.50 per Sheet
Over 11 x 17" Plan Sheet	Actual Cost
Reports and Code Copies	
Land Development Code	Actual Cost
Comprehensive Code	Actual Cost
City of Mount Dora Historic Design Guidelines	Actual Cost

PERSONNEL

All charges to any firm, company or individual requiring outside services are to cover the total salary and benefits of the assigned personnel with an administrative fee included. All charges will be based on the actual salary and benefit burden of the positions requested / required plus a 10% administration fee. For special events, permitted by the city the rates charged include

EQUIPMENT COST

Any City owned vehicles, specialty equipment used for emergency events, call-outs and code enforcement actions or any other activities shall be charged based on the most current FEMA Schedule of Equipment Rates along with a ten percent (10%) administration fee and a thirty percent (30%) mobilization/demobilization fee.

All request by a firm, company or individual for City personnel or equipment shall pay a 50% deposit of the total cost prior to services provided. Remaining balance must be paid within seven days after completion of personnel and equipment being provided. In no case shall additional personnel or equipment be provided if there is an outstanding balance with the City.

FEE REDUCTIONS / MODIFICATIONS

The City Manager or his/her designee may reduce any miscellaneous fee if part of an interlocal agreement, memorandum of understanding between units of government or other agency, individual or company that the City Council has an agreement. However, said reduction shall not be less than the costs and expenses incurred by the city plus a 10% administrative fee. Only the City Council may reduce said fees below the cost and expenses incurred by the City. This City Manager may not reduce fees related to utility rates.

The City Manager may increase any fee necessary in order to recoup all costs and expenses incurred by the City plus a 10% administrative fee listed within the Fee Schedule. The City Manager may create any new program fees necessary related to Leisure Services programs and implement as part of any future Fee Schedule.



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

DATE: December 5, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: East Fifth Avenue and North Clayton Street Intersection

Introduction:

This is an opportunity for City Council to discuss options for improvements at the intersection of East Fifth Avenue and North Clayton Street.

Discussion:

The Lake County Engineer approached the City Engineer for comments related to a long-time and persistent concern the County has related to accidents occurring at the intersection of E. 5th Avenue and N. Clayton Street.

At the present time, the County Engineer has agreed to allow the specific intersection improvements proposed by the City Engineer at the intersection provided that engineering plans are presented to Lake County for approval. The Lake County Engineer has offered to share the cost of design and construction for this project on an even 50/50 percent cost share basis. Engineering costs are expected to be about \$12K. Construction costs are not determined at this time, but anticipated to be less than \$100K.

Staff would like to receive direction on whether to proceed with drafting a cost share agreement with Lake County for this project or pursue other options. East 5th Avenue remains a Lake County road under their maintenance obligation. The preponderance of accidents occur when vehicles enter 5th Avenue from north and south along Clayton Street, a City street, with the majority of those accidents involving drivers entering 5th Avenue from Clayton Street from the south.

The objective is to reconfigure the intersection to move both stop bars on Clayton as close as possible to 5th Avenue, north and south, such that drivers on Clayton can see and be seen better by drivers on 5th Avenue. This involves some relocation of sidewalks, reconstruction of curbs, signing and pavement markings in the intersection. Some traffic calming measures may be utilized on 5th Avenue.

Other options to consider may include:

- Request that improvements be made by Lake County without a monetary contribution by the City, or at a different cost share percentage.
- Make the intersection a 4-way stop condition based on a recommendation to Lake County by their consulting traffic engineer in 2017.
- Alternatively, restrict entry to 5th Avenue from Clayton Street to right-turn only movements, among other recommendations, in their 2017 study.

At present, Lake County has no solutions to offer other than those in their 2017 traffic safety study.

Budget Impact:

There is no specific budget impact for this discussion.

Strategic Impact:

This item supports Objective 2.2 of the City's Strategic Plan: Enhance pedestrian safety-crosswalk and traffic calming solutions.

Recommendation:

Council consider options to enhance safety at the intersection of Fifth and Clayton.

Attachment(s):

Prepared by: Jeanann Hand, City Clerk
Reviewed by: GEORGE MAREK, Interim Public Works Director
Jeanann Hand, City Clerk
Patrick Comiskey, City Manager

Approved - 11/30/2022
Approved - 11/30/2022
Final Approval - 11/30/2022