



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

Email: plandev@cityofmountdora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

December 21, 2022 at 10:00 AM

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes
- IV. Public participation/hearing for non-agenda items
- V. New Business
 - A. **Request for FLUM;** Orange Lake Development LLC (Project Name); US Hwy 441 (Location); Orange Lake Development LLC (Owner); Orange Lake Development LLC (Applicant); Project No. FLUM22-04SM.
 - 1.Swearing in of witnesses by City Attorney
 - 2.Ex Parte Communication regarding this item.
 - 3.Staff/Applicant presentation
 - 4.Public Input
 - 5.Commission deliberation and action
 - B. **Request for Rezoning;** Orange Lake Development LLC (Project Name); US Hwy 441 (Location); Orange Lake Development LLC (Owner); Orange Lake Development LLC (Applicant); Project No. Z22-04.
 - 1.Swearing in of witnesses by City Attorney
 - 2.Ex Parte Communication regarding this item.
 - 3.Staff/Applicant presentation
 - 4.Public Input
 - 5.Commission deliberation and action
 - C. **Request for FLUM;** MKMS LLC & Mt Dora Hills (Mount Dora Mixed Use) (Project Name); 21500 SR 46 (Location); Mt Dora Hills, LLC & MK & AD Land Investments, LLC(Owner); Amco Development Inc.(Applicant); Project No. FLUM22-05SM.
 - 1.Swearing in of witnesses by City Attorney
 - 2.Ex Parte Communication regarding this item.
 - 3.Staff/Applicant presentation
 - 4.Public Input
 - 5.Commission deliberation and action
 - D. **Request for Rezoning WBID-E (Final PUD) ;** MKMS LLC & Mt Dora Hills

(Mount Dora Mixed Use) (Project Name); 21500 SR 46 (Location); Mt Dora Hills, LLC & MK & AD Land Investments, LLC(Owner); Amco Development Inc.(Applicant); Project No. PUD22-04.

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

VI. Other Business

- A. Planning Officials Training: February 10, 2023- 8:00 am-5:00pm
Please RSVP with staff by the end of the day : December 21, 2022

VII. Announcement of next scheduled meeting date

- A. Regularly Scheduled Meeting: Wednesday, January 18, 2023 (10:00 am)

VIII. Adjournment

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

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

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



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
November 16, 2022

Call to Order

Having been duly advertised as required by law Chairman, Harmon Massey called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, November 16, 2022.

Roll Call with Determination of Quorum

Committee Members: Harmon Massey, *Chairperson*, Miles Beach, *Vice-Chair*, Tom Dring, Kris Haukoos, Cathy Hoechst, James Homich and Barbara Tietmeyer

Absent: Tom Dring

City Staff and Attorney: Vince Sandersfeld, Planning Director; Michele Janiszewski, Senior Planner; Sherry Sutphen, City Attorney; Emily Ragusa, Associate Planner; Whitney Scott, Administrative Coordinator

Presenters: Ginger Simoens'; *Miller's Ale House*, Greg Beliveau; *LPG Urban & Regional Planners, Inc*, Stephen Allen; *Civil Corp Engineering*, Mark Romano; *CPH*, Allan Bradley; *The Huber Group*

Approval of Minutes

Mr. Homich motioned to approve the meeting minutes dated October 19, 2022. Mr. Beach seconded the motion and the minutes were approved unanimously with a 6 - 0 vote.

Election

A. Nominate Vice-Chair

Mr. Homich motioned to nominate Mr. Beach for Vice-Chair.

Ms. Haukoos seconded the motion and the board voted to appoint Mr. Beach as Vice-Chair for the Planning & Zoning Commission.

Mr. Beach accepted the motion.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
November 16, 2022

Public participation/hearing for non-agenda items

None

New Business

A. Request for CUP; Win 1 Ministries Worship Center (Project Name); Eudora Rd & Old Highway 441 in the Golden Triangle (Location); Moore Properties, et Al Corporation (Owner); Win 1 Ministries Nonprofit (Applicant). Project No.CUP22-04.

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

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

Mr. Massey clarified with Ms. Sutphen that there are no ex parte voting conflicts amongst the committee, due to the prior approval of a similar CUP application.

Ms. Janiszewski gave a summary of the application and stated that staff recommends approval of the request to rescind and replace the previously approved CUP to allow an additional church or worship use on the subject property.

On a motion by Ms. Hoechst, seconded by Ms. Haukoos, the Board voted to approve the application with a 6-0 vote.

B. Request for Final PUD; Vista Hills Route 46 Properties, LLC (Project Name); Bobwhite Lane, CR46, North of Vista View (Location); Route 46 Properties, LLC (Owner); LPG Urban & Regional Planners, Inc. (Applicant); Halff Associates, Inc. (Engineer); Verlander Landscape Architect, LLC (Landscape Architect). Project No. PUD22-03.

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



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
November 16, 2022

City Attorney, Sherry Sutphen addressed the swearing in of witnesses.

No Ex Parte Communication regarding this agenda item.

Mr. Massey, Ms. Hoechst and Ms. Sutphen had a conversation about a possible conflict due to their previous time served on City Council. Mr. Sutphen stated that there was no conflict.

Ms. Janiszewski gave a summary of the application and stated that 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.

Mr. Beliveau from LPG Urban & Regional Planners, Inc. provided a presentation of the proposed project.

Mr. Homich and Mr. Beliveau had a conversation regarding whether or not the trail system is going to provide family use, with sufficient room for children traveling by bikes.

Mr. Beliveau stated that there is a trail system parallel to Niles Road. He further clarified that the trail links to an internal loop that will provide sufficient space.

Ms. Haukoos asked for clarification on the impact fee credits that will be applied for, previously mentioned by Mr. Beliveau.

Mr. Beliveau stated that since it's a collector road that is being built by a developer, they are allowed to receive credits for any collector road constructions.

Ms. Haukoos asked if this was a school impact fee waiver.

Mr. Beliveau stated that they are paying school impact fees. This credit is strictly for traffic roads.

Ms. Janiszewski further clarified that for the cross section, it's a twelve foot paved trail and a five foot sidewalk on the other side.

Mr. Beach asked staff about the utilities available in the area and if they are being phased in.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
November 16, 2022

Ms. Janiszewski stated that the utilities department reviews each application that comes through to ensure that there are utilities available.

Mr. Beliveau stated that their client previously worked with the city's utility department for the extension along SR 46 and that utilities are available.

Ms. Haukoos and Ms. Janiszewski had a conversation regarding what utilities the city provides in this area.

Ms. Janiszewski clarified that for electric, Duke Energy is primarily the provider for areas southwest of 441. When looking at utilities for developments; water, sewer and reclaimed are more of the focus.

Mr. Massey stated that the power distribution plan does not follow the city's guidelines.

Mr. Beliveau and Mr. Homich discussed how the trail will be accessed by the residents in the location.

Mr. Beliveau reiterated that the internal trails will connect to the Niles trail and loop internally.

Mr. Massey clarified that the Preliminary PUD was previously approved by City Council and that this agenda item is just to address the Final PUD.

On a motion by Ms. Hoechst, seconded by Ms. Tietmeyer, the Board voted to approve the application with a 6-0 vote.

C. Request for Site Plan; Offices at Mount Dora (Project Name); 18660 US Highway 441 (Site Address); Downtowne Mount Dora Inc (Property Owner); CivilCorp. Engineering LLC (Applicant); CivilCorp. Engineering LLC (Engineer); Innovations Design Group, Inc (Landscape Architect); TREBARC (Architect). Project No. SP21-05.

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

City Attorney, Sherry Sutphen addressed the swearing in of witnesses.

No Ex Parte Communication regarding this agenda item.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
November 16, 2022

Mr. Massey disclosed that he knows the owner but has not had continuous contact or discussions regarding the following Site Plan request. Ms. Sutphen stated that there is no conflict.

Ms. Janiszewski gave a summary of the application and stated that staff recommends approval of the above-referenced site plan, subject to demonstrating compliance with the Land Development Code (LDC) and other applicable regulations. Approval subject to engineering requirements prior to submittal of the Site Development Permit.

Mr. Beach mentioned his concerns regarding the continuing development in this area, due to the heavy traffic area feeding into Donnelly and US Hwy 441. Mr. Beach inquired what the city is doing to work with the state on improving the intersection.

Ms. Janiszewski stated that she cannot speak for any specific plans that the city has had to develop the intersection.

Ms. Janiszewski explained that Culver's and Townplace Suites will have a one-way access road to the east of them, which will help alleviate possible congestion.

Mr. Sandersfeld stated that there was traffic impact analysis provided and it did not trigger any capacity triggers on 441. F.D.O.T has control over this road, but staff is working with them to help alleviate the situation.

Mr. Homich and Mr. Sandersfeld had a conversation regarding an access easement road to prevent congestion.

Mr. Homich recommended a cross-access easement for the future.

Mr. Sandersfeld stated that this topic can be addressed with owners in the future. Mr. Sandersfeld also disclosed that it's only encouraged in the city's code but not mandated.

Ms. Sutphen cautioned against doing any kind of reservation because it would be telling the owner that we are taking property from them and it is not mandated in our code.

Mr. Allen stated that a F.D.O.T access permit has been obtained and that D.O.T also encouraged a cross-axis. There is currently a double access already that they wanted to keep but D.O.T would not allow it.

Mr. Allen notated that they chose to do a centered axis drive, which was permitted through D.O.T.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
November 16, 2022

Ms. Haukoos questioned whether or not the billboards on the property are long term leases or partial ownership.

Ms. Janiszewski stated they are offsite on the adjacent property.

Mr. Beach questioned the size of the canopy trees on the south border.

Ms. Janiszewski stated that the larger trees are a minimum of two or three caliber branches.

Mr. Sandersfeld stated that they meet our code replacement because there are really no existing trees. There will be nine live oaks at 3.5 inch caliber, and the others are two inches which are code compliant.

Mr. Homich asked about the exterior of the building, questioned if there is a code that requires different frontage styles.

Mr. Sandersfeld stated that we have architectural guidelines but it does not dictate styles. He further elaborated that the design elements and features are consistent with the code.

On a motion by Mr. Beach, seconded by Ms. Hoechst, the Board voted to approve the application with a 5-1 vote. Mr. Homich declined to approve the Site Plan application due to the access easement.

D. Request for Minor Site Plan; Millers Ale House (Project Name); 17314 US Hwy 441 (Site Address); CFT NV Development, LLC (Owner); Millers Ale House c/o Cuhaci Peterson (Applicant); CPH Engineers, Inc (Engineer); CPH Engineers, Inc (Landscape Architect); Cuhaci Peterson (Architect). Project No. SP22-12.

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

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



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
November 16, 2022

Ms. Janiszewski gave a summary of the application and stated that staff recommends approval of the above-referenced Minor Site Plan request subject to the Applicant satisfactorily demonstrating compliance with the Land Development Code. Approval subject to engineering requirements prior to submittal of the Site Development Permit. Approval subject to satisfactory addressing outstanding DRC comments and item provided in the attached City correspondence dated October 4, 2022.

Ms. Haukoos, Mr. Homich and Ms. Janiszewski had a conversation regarding the access road in front of Target and Panda Express.

Ms. Haukoos and Mr. Homich stated that they do not believe it will be accessible to the public, without causing traffic back-up. They recommended correcting the damaged area and widening the cross access easement.

Mr. Romano stated that CPH currently has no plans to address, if deemed by DRC to be substantial, it can be provided in resubmittal.

Ms. Simoens stated that this a ground lease and as the applicant, they are leasing property within a boundary. She further stated that the improvements outside of their application are left up to the land owner to maintain.

Ms. Simoens clarified that Panda Express is the owner of the property being leased.

Ms. Simoens also stated that there are existing OEA & ERA declarations that have been recorded, controlling the common area access. Ms. Simoens recommended contacting the owners to correct and maintain the area.

Ms. Sutphen stated for clarification purposes, that if access point needs to be repaired/maintained the committee has right to request the applicant/owner to do so under the code.

Mr. Massey, Ms. Haukoos and the applicant discussed possible issues at the current turning lane Westbound on US Hwy 441.

Mr. Massey recommended the issue being brought to the attention of the state.

Ms. Simoens asked if these comments are something that can be worked with staff on to resolve for their Site Plan application.

Ms. Janiszewski stated that it's up to the board's discretion to table item until next meeting or approve with conditions.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
November 16, 2022

Mr. Homich recommended staff working with adjacent owner of property to improve area and questioned what authority the city has to enforce improvements.

Ms. Sutphen stated that the city has no authority over the property owner but can condition the application on the restructure of the access point, in addition to other conditions being requested. Ms. Sutphen clarified that the applicant can relay conditions for improvement to the owner.

Ms. Simoens asked for clarification on how the approval would be conditioned upon on, if the owners redact, don't want to make improvements or allow additional space.

Ms. Sutphen stated that the approval with conditions does not include any issues with the adjacent property, limiting access revisions to what the property owner owns.

Ms. Haukoos and Ms. Sutphen had a conversation for clarification on the approval with conditions process for the proposed application.

Mr. Homich motioned to approve with conditions from DRC. He further motioned that the necessary improvements to the east access be worked out with the owner.

Ms. Hoechst seconded the motion to approve with conditions.

Mr. Sandersfeld revised the motion and stated that it needs to be a condition worked out with city staff to their satisfaction, meeting the engineering design standards of the ingress/egress to eliminate any issues.

On a motion by Mr. Homich, seconded by Ms. Hoechst, the Board voted to approve the application with conditions with a 6-0 vote.

E. Request for Site Plan; Mount Dora Self Storage (Project Name); 19630 US 441 (Site Address); Simpson Family Partnership LTD (Owner); The Huber Group, LLC (Applicant); Kimley-Horn and Associates Inc. (Engineer); Kimley-Horn and Associates Inc. (Landscape Architect); Total Solutions Group (Architect). Project No. SP22-04.

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

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



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
November 16, 2022

Ms. Janiszewski gave a summary of the application and stated that staff recommends approval of the above-referenced request. The approval subject to engineering requirements prior to submittal of the Site Development Permit. For clarification, the exterior color of the building to be earth tone. The illustration provided appears to be "red" exterior color trim, which is not acceptable earth-tone color scheme.

Mr. Homich addressed concerns with the second entrance on the Southside of the location, due to the lack of stacking at the intersection.

Mr. Sandersfeld stated that in this case, the city would require an ingress/egress and that larger vehicles need 2 access points. In emergency situations, entrance would provide alternative route.

The applicant Mr. Bradley addressed the colors on the pictures provided in the Site Plan.

Mr. Bradley specified that the earth tone colors are considered as accent colors rather than feature colors.

Mr. Bradley stated that some will have smooth or stucco finishes.

Mr. Beach asked if the city accepts or requires physical samples.

Mr. Sandersfeld stated that the city requires actual paint numbers/code. He further clarified that they must be earth tone colors and the earth tone pallet samples must be submitted to the city at the time of permitting.

Mr. Bradley confirmed that he can provide sample chips.

On a motion by Ms. Hoechst, seconded by Ms. Haukoos, the Board voted to approve the application with a 6-0 vote.

Other Business

Mr. Homich inquired about the status of the downtown parking exempt district.

Mr. Sandersfeld stated that the city's intent is to address after the building height topic is settled.

Mr. Sandersfeld explained that it will be done systematically. In the future, the goal is to conduct a data collection study. Provided a brief description of how study would be conducted.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
November 16, 2022

Mr. Homich, Ms. Hoechst and Mr. Sandersfeld discussed costs associated with data collection study.

Ms. Hoechst asked if paid parking will be implemented in the future.

Mr. Sandersfeld stated that paid parking may potentially be implemented in the future.

Ms. Haukoos and members discussed whether or not parking restrictions are being enforced downtown.

Ms. Hoechst stated that the intent is to be enforced, but she has not witnessed it being done while in the downtown area.

Ms. Haukoos addressed the committee continuing to approve housing developments being built in areas where schools are already at capacity.

Ms. Haukoos stated there is an overdevelopment with housing but underdevelopment with schools and asked committee to consider when approving future projects.

Mr. Sandersfeld stated that staff meet with school representative last year to talk about capacity issue and future capital improvement programs.

Announcement of next scheduled meeting date

A. Regularly Scheduled Meeting: Wednesday, December 21, 2022 (10:00 am)

Adjournment

The meeting was adjourned at 11:16 a.m.

Whitney Scott,
Administrative Coordinator

Harmon Massey, Commission Chair



CITY OF MOUNT DORA

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

DATE: December 21, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Application to Amend the Future Land Use Map; Small-Scale FLUM Amendment Request (Review Type); Change in Land Use from Public Lands and Institutions to Commercial; 2.16 Acres (Site Area); Located on the south side of U.S. Highway 441, west of the Hope City Church; Lingyan Chen (Applicant); Orange Lake Development, LLC (Owner). Project No. FLUM22-04SM.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the small-scale application to amend the Future Land Use category on 2.16 +/- acres from Public Lands and Institutions to Commercial and forwards the same to City Council.

REFERENCES/SUPPORT:

Mount Dora Comprehensive Plan 2045
Policy 4.g (6) FLUE of the Mount Dora Comprehensive Plan 2045

SITE SUMMARY:

Owners	Orange Lake Development, LLC
Applicant	Lingyan Chen
General Location:	Located on the south side of U.S. Highway 441, west of the Hope City Church
Alternate Key Nos.	1477352
Zoning District:	PLI (Public Lands and Institutions)
Proposed Zoning District:	C-3
Future Land Use Category:	Public Lands and Institutions
Proposed Land Use Category	Commercial
Overlays:	None
Site Area:	2.16 +/- acres
Existing Use:	Vacant Lands

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	ROW	NA	NA	Arterial Road	U.S. HWY 441
South	City	PLI	PLI	Church	City Hope Church
East	City	PLI	PLI	Church	City Hope Church
West	City & County	COMM & Urban Low	C-3 & R-1	Undeveloped & Residential	SFDU

DEVELOPMENT STANDARDS MATRIX:

Standard	Public Lands & Institutes	Commercial
Floor Area Ratio (FAR)	Not Defined	0.35
Maximum Square Footage	No Defined	32,931 square feet
Density	None	Max. 12 Units / Acre*
Maximum Dwelling Units	None	25 Units
Impervious Surface Ratio (ISR)	Max. 70%	Max. 65%
Open Space	Not Specified	Not Specified
Building Height	75 feet	Not Specified
*Residential Units only permitted within the RP, C-1, C-2, and C-2A zoning districts. Applicant is seeking to rezone the property C-3.		

ANALYSIS:

The property contains 2.16 acres and is undeveloped. The applicant has applied to amend the future land use map to change it from Public Lands and Institutions (PLI) to Commercial (COMM). An application to rezone the property from PLI to C-3 is being processed simultaneously with the FLUM application.

Goal 1, Objective 4, Policy g.6, Future Land Use Element of the Comprehensive Plan describes the Commercial land use category. This category is limited to retail businesses and intended to be located in nodes along intersections of arterial and non-residential collectors, and along U.S. Hwy 441/S.R. 19A or in planned commercial centers. The subject property is located along U.S. Highway 441 and is compliant with the location criteria for this land use established in the Comprehensive Plan.

The proposed land use category only allows residential uses within the RP, C-1, C-2, and C-2A zoning districts. The Applicant applied to rezone the property C-3 which does not allow residential uses so there are no plans to develop residential uses on the property. The Applicant does not have specific development plans for the property at this time but indicated they are seeking to construct a strip center with less than 20,000 square feet of gross commercial area.

The abutting property to the east has an existing entrance to U.S. Highway 441. A cross-access agreement will be required if the development seeks to utilize this entrance. The property has access to Highview Avenue, a forty (40) foot right-of-way platted in Replat of Mountain View Subdivision (Plat Book 9, Page 49). The right-of-way will need to be brought up to City standards if seeking to utilize it for access.

The properties to the west of the subject property are platted tracts in the Dora Plaza Plat (Plat Book 73, Page 58) and include a 24' cross access easement. Future development of the site will need to connect to the abutting cross-access easement.

PUBLIC IMPACTS AND CAPACITY ANALYSIS:

Housing

The Applicant applied to rezone the property C-3 which does not allow residential uses so there will be no impact to the amount of housing within the City.

Traffic

Goal 1, Objective 3, Policy b, Transportation Elements of the Comprehensive Plan establishes the minimum acceptable roadway operating conditions on principal arterials, minor arterials, and collectors as LOS D.

Further review and evaluation would be undertaken when a development application and traffic study is provided to ensure the proposed development will not adversely impact the roadway network.

Water

Goal 1, Objective 1, Policy d, Infrastructure Element, 2045 Comprehensive Plan, establishes the water level-of-service standards as 350 gallons per day (GPD) per equivalent residential unit (ERU). The City does not have an established level-of-service for non-residential uses. According to the U.S. Energy Information Administration, the average estimate for water consumption in large buildings (greater than 200,000 square feet) is 55.6 gallons per 1,000 square feet commercial/office and 127 gallons per 1,000 square feet Healthcare uses (the most intense use permitted within the PLI land use category)

Based on the calculations, the development has the potential to decrease the water demand. Exact calculations on GPD can only be assessed with details of the proposed development.

Land Use	Max. Non-Residential Square Feet GPD	Total GPD
Public Lands & Institute	$(65,862 * 1,000) \times 127$	8,364 GPD
Commercial	$(32,931 / 1,000) \times 55.6$	1,830 GPD
*Max Square Footage calculated using the PLI zoning district's established FAR of 0.70.		

Wastewater

Goal 1, Objective 1, Policy d, Infrastructure Element, 2045 Comprehensive Plan, establishes the sewer level-of-service standard as 300 GPD per ERU. Flow requirements from commercial, industrial, institutional, or other special development areas shall be established from existing records or by estimated projections using the best available data; however, in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise.

A thorough review of wastewater demands will be undertaken once a development application is submitted.

Reclaim Water

Conversation Element requires participation in the City reuse for irrigation purposes. Goal 2, Objective 1, Policy c. (1) of the Infrastructure Element requires water conservation practices by utilizing the City reclaimed system available.

Stormwater

Goal 2, Objective 1, Policy b, Infrastructure Element of the Comprehensive Plan requires stormwater facilities to be designed to accommodate the 25-year / 24- hour storm design event and ensure the peak post-development runoff does not exceed peak pre-development runoff rate. Compliance with this provision will be undertaken with the submittal of a development application.

Parks and Recreation

Goal 1, Objective, 1, Policy a, Recreation and Open Space Element of the Comprehensive Plan states that all residents shall have access to a community or neighborhood park within a ten (10) minute walk. The standards for a community and neighborhood park are defined in the Comprehensive Plan. The proposed land use category only allows residential uses within the RP, C-1, C-2, and C-2A zoning districts. The Applicant applied to rezone the property C-3 which does not allow residential uses so there will be no impact to the Level-of-Service established for Parks.

Environmental

According to the Lake County Interactive Map, there is no indication of floodzone or wetlands on the subject property. Map VI-4: Natural Communities shows area contains Upland Hardwood Forests and Mixed Upland (Coniferous / Hardwood) communities. Map VI-3: Soils shows the area has Type ‘A’ soils. Further review of potential impacts to the environment and natural communities will be undertaken with the future development application.

NOTIFICATIONS:

JPA Notice to Lake County: November 8, 2022
JPA Notice to Orange County: November 8, 2022
Courtesy Notice to Lake County School District: November 8, 2022
Non-Legal Notice PZC and Notice to City Council: December 9, 2022
Notice to Surrounding Owners: December 9, 2022
Ordinance Enactment Legal Ad: January 6, 2023

PUBLIC HEARING SCHEDULE:

PZC: December 21, 2022
City Council FLUM Single Reading and Adoption: January 17, 2023

ATTACHMENTS:

Vicinity Map
Future Land Use Composite City-County Map
Future Land Use Map Amendment
Zoning Composite City-County Map
Application

Legend



City Limits



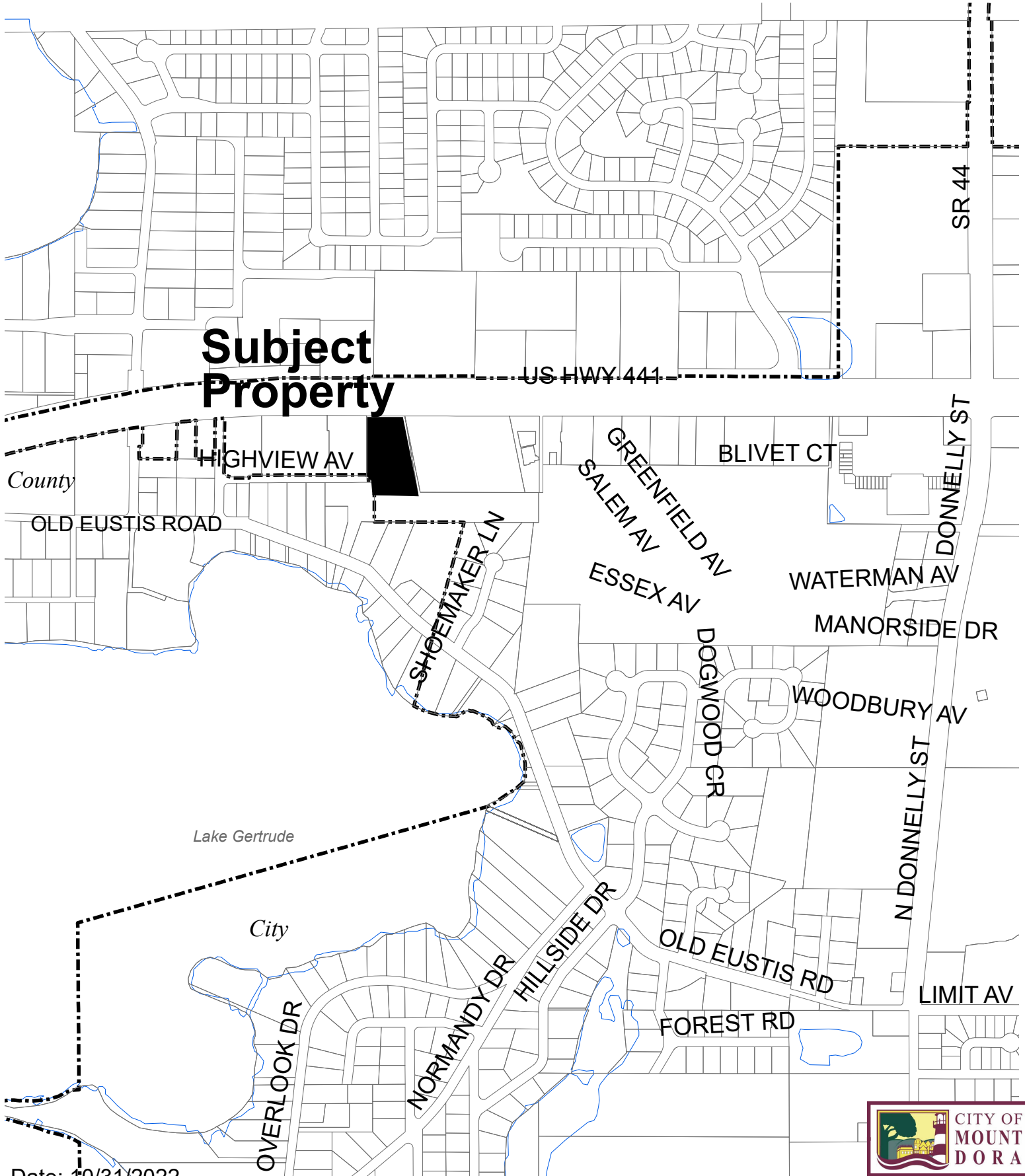
Subject Property

Vicinity Map

N



N.T.S.



Date: 10/31/2022

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



Orange Lake Development, LLC Future Land Use Area Map (Composite City & Lake County)

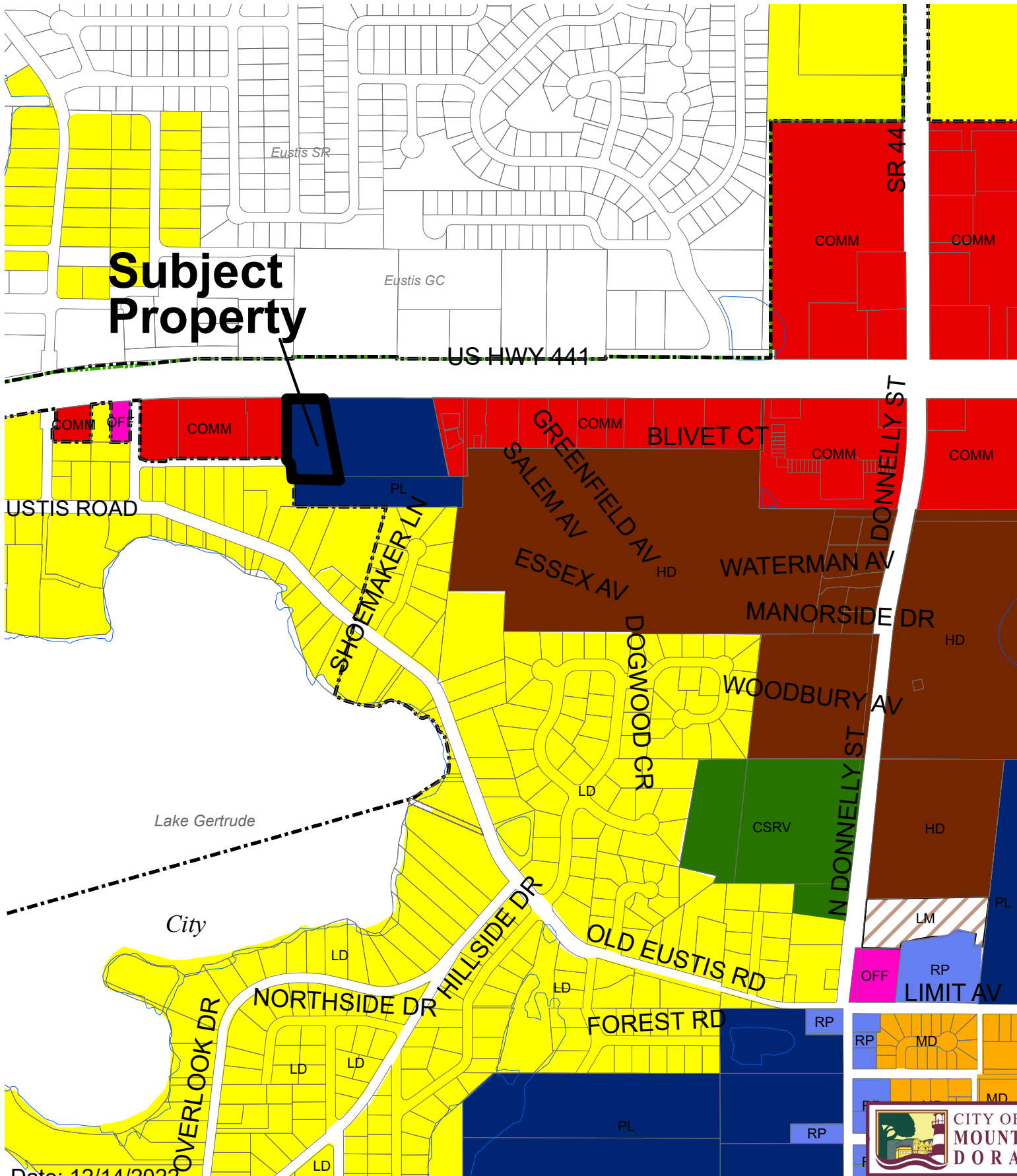
Legend

-  City Limits
-  Subject Property
-  JPA Boundary

N



N.T.S.



Date: 12/14/2022

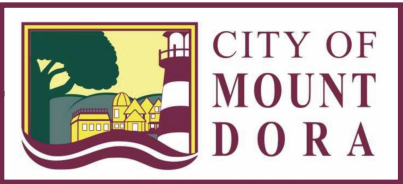
Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112

City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

FLUM Amendment - Orange Lake Development LLC

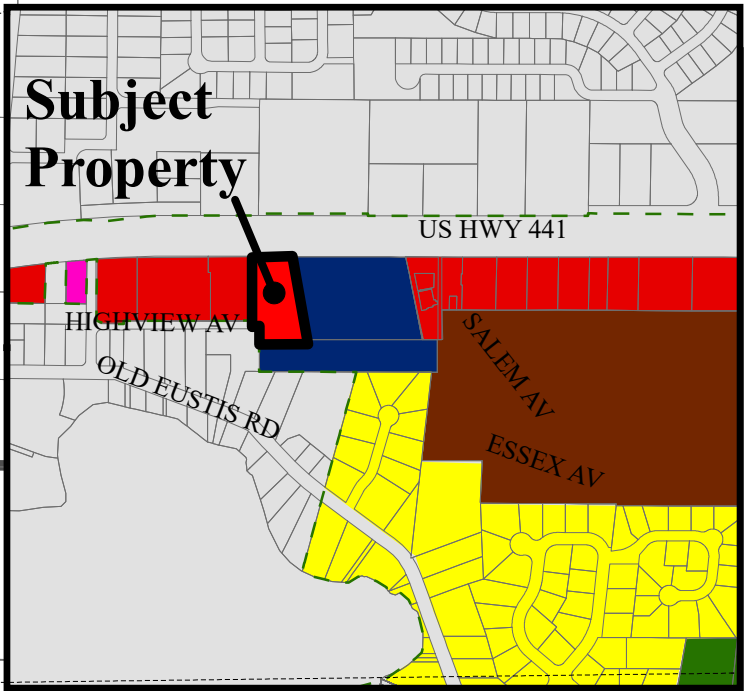
Exhibit "A"
Ordinance No. 2023-01



0 1,400 2,800 Feet

Map II-2a

Small-Scale FLUM Amendment

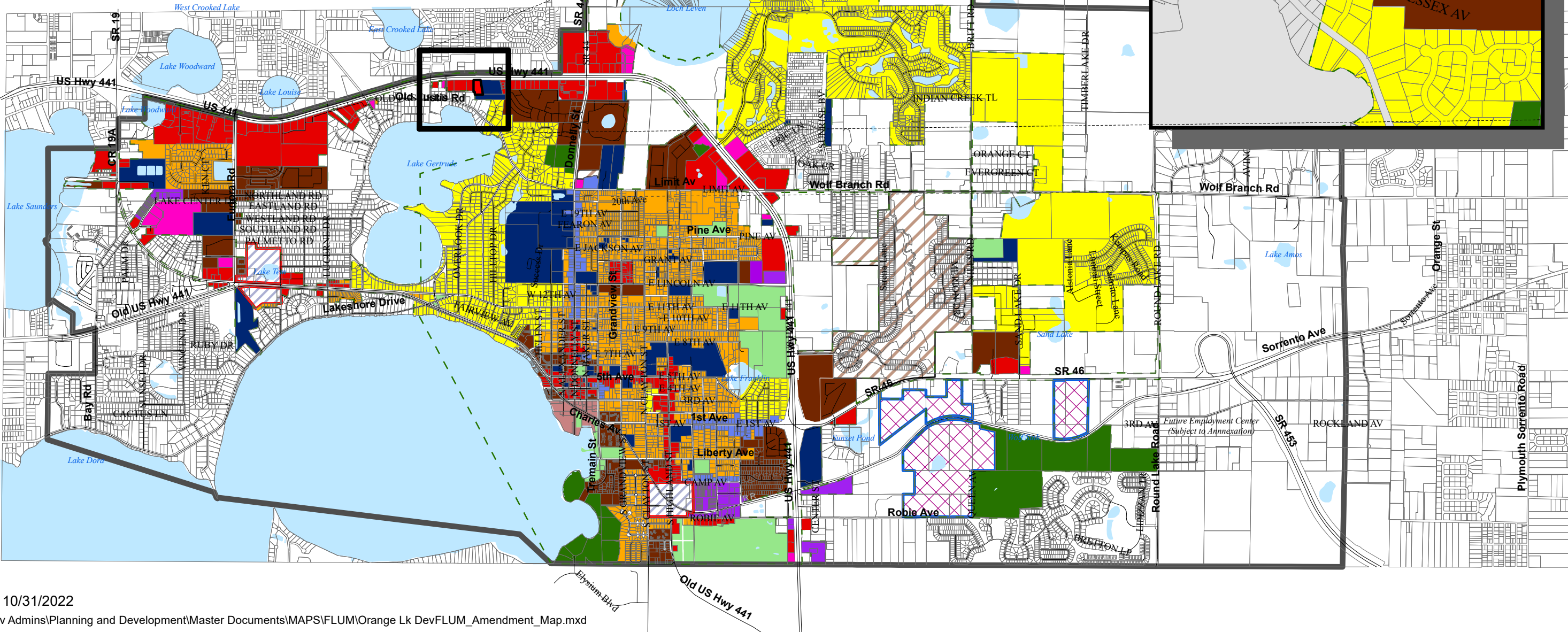


LEGEND:

- Mixed Use Traditional (MU-1)
- Mixed Use Downtown (MU-2)
- Employment Center
- Residential Professional/Office
- Low Density Residential (2.5 DU/AC or Less)
- Low/Medium Density Residential (4 DU/AC or Less)
- Medium Density Residential (6 DU/AC or Less)
- High Density Residential (18 DU/AC or Less)
- Industrial
- Commercial
- Office
- Recreation
- Public Lands/Institutions
- Conservation
- Water Bodies/Lakes

Features

- City Limits
- JPA
- Rail Road



Orange Lake Development, LLC Zoning Area Map (Composite City & Lake County)

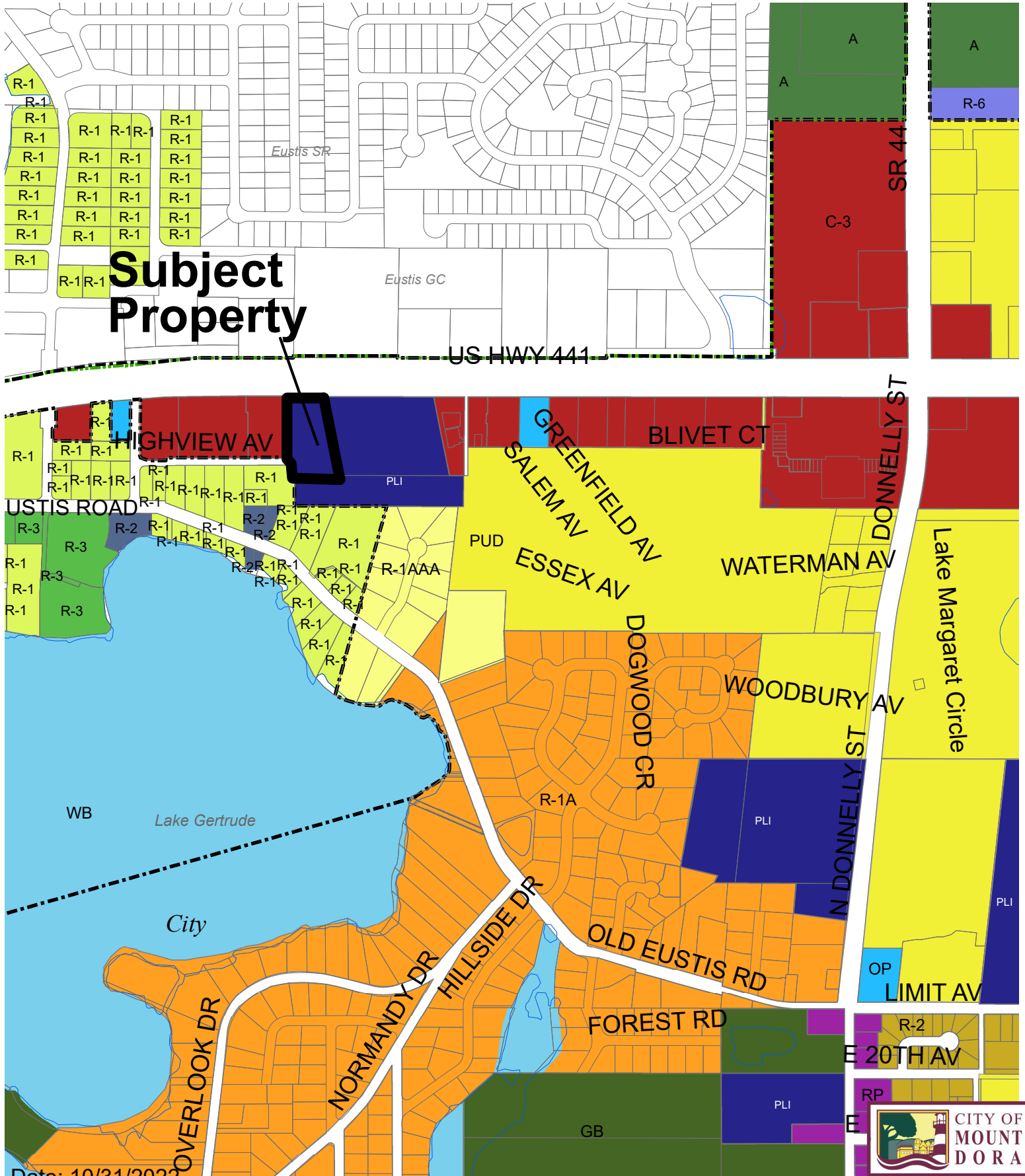
Legend

-  City Limits
-  Subject Property
-  JPA Boundary

N



N.T.S.



**Subject
Property**



FLUM22-04SM

CITY OF
MOUNT
DORACity of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112E-mail: plandev@cityofmountdora.comFUTURE LAND USE MAP AMENDMENT
SMALL-SCALE (10 ACRES OR LESS)
APPLICATIONDate : 11/18/2022 Project Name: _____

1. Applicant's Name: Lingyan Chen
 Company's Name: Orange Lake Development LLC
 Address: 2432 Dahlgren Way
 City, State & Zip: Winter Garden FL 34787
 Phone: 4074632449 E-mail: orange.lake.florida@gmail.com

2. Owner's Name: Lingyan Chen
 Company's Name: Orange Lake Development LLC
 Address: 2432 Dahlgren Way
 City, State & Zip: Winter Garden FL 34787
 Phone: 4074632449 E-mail: orange.lake.florida@gmail.com

3. The property generally located and list adjacent streets: 2D # 19-19-27-0406
- 00 B - 00001
Alternate Key 1477352

4. The address(s) of the property: 05 Hwy 441 Mount Dora, FL 32757

5. Size of property in Acres: 2.11 Square Feet: 91751

6. Current Zoning District: PL1

7. Requested Zoning District: C-3
 (Separate application required for change in zoning district)

8. Future Land Use Category : Current PL1, apply for C-3

9. Requested Future Land Use Category: Vacant lots

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

Small strip Center, and office mix

11. Building Size Existing: 8 Proposed: _____

12. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

Direction	City/County	FLU	Zoning	Existing Use(s)
North				
South				
East				
West				

(districts/categories may be abbreviated)

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

Strip Center, 10 units

14. Proposed use of property: Strip Center.

15. List the specific Comprehensive Plan Policy that allows proposed use: _____

16. State the reason for this request: PL1 change to C-3.

17. Describe changed condition justifying the amendment: _____

On major road, surround by strip centers.

18. Describe whether and how the proposed amendment is consistent with the City of Mount Dora's Comprehensive Plan: _____

19. Describe the extent to which the proposed amendment is compatible with existing land uses: _____

Left of lots, strip center is approved by city.

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: Small strip center under 20,000 SF.
21. Describe the extent of environmental impacts on the resources of proposed amendment: Small strip center under 20,000 SF
22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: _____

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, Lingyan Chen, being first duly sworn, depose and say that I apply for the request contained herein, and that all answers, information, sketches, data and other supplementary matter attached to or included herewith as part of this application, are accurate and true to the best on my knowledge and belief.

[Signature]
Signature of Applicant

Lingyan Chen
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 27 day of October 2022 by Lingyan Chen who is personally known to me or who has produced FL DL as identification and who did _____ or did not X take an oath.

SEAL:



[Signature]
Notary Public

Emily Ragusa
Print or Type Name



**CITY OF
MOUNT
DORA**

**Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112**

E-mail: plandev@cityofmoundora.com

AGENT AUTHORIZATION

I/we, (Property owner name(s)) Lingyan Chen, as the owner(s)
of the real property described as follows,
ACT# 1477352 (Address, Parcel ID or
Alternate Key Number of subject property), do hereby authorize myself
to act as my/our Agent, to execute any petitions/applications or other documents necessary to
affect the request for a landuse amendment to Comm and to appear on
my/our behalf before any administrative, legislative or quasi-judicial body in the City pertaining
to the application described above and to act in all respects as my/our Agent in matters pertaining
to the application and City process. I hereby certify that I am the owner of the property described
herein, which property is within the regulation of the City of Mount Dora, and that I freely adopt
this plan of division.

Lingyan Chen
Printed Name of Property Owner

[Signature]
Signature of Property Owner

10/27/22
Date

Printed Name of Property Owner

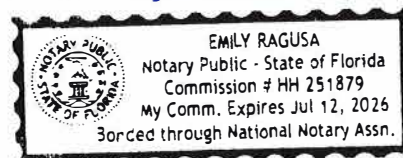
Signature of Property Owner

Date

State of Florida
County of Lake

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 27th day of October, 2022, by Lingyan Chen

Personally known OR Produced Identification
Type of Identification Produced: FL DL



[Signature]
Notary Signature

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



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

Detail by Entity Name

Florida Limited Liability Company
ORANGE LAKE DEVELOPMENT, LLC.

Filing Information

Document Number L17000090578
FEI/EIN Number N/A
Date Filed 04/24/2017
State FL
Status ACTIVE

Principal Address

2432 DAHLGREN WAY
WINTER GARDEN, FL 34787

Mailing Address

2432 DAHLGREN WAY
WINTER GARDEN, FL 34787

Registered Agent Name & Address

CHEN, LINGYAN
2432 DAHLGREN WAY
WINTER GARDEN, FL 34787

Authorized Person(s) Detail

Name & Address

Title MGR

CHEN, LINGYAN
2432 DAHLGREN WAY
WINTER PARK, FL 34787

Annual Reports

Report Year	Filed Date
2020	04/12/2020
2021	02/24/2021
2022	04/01/2022

Document Images

[04/01/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

02/24/2021 -- ANNUAL REPORT	View image in PDF format
04/12/2020 -- ANNUAL REPORT	View image in PDF format
04/01/2019 -- ANNUAL REPORT	View image in PDF format
06/30/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- Florida Limited Liability	View image in PDF format

Source: [Sunbiz](#) - Department of Banking and Finance

PROPERTY RECORD CARD

General Information

Name:	ORANGE LAKE DEVELOPMENT LLC	Alternate Key:	1477352
Mailing Address:	2432 DAHLGREN WAY WINTER GARDEN, FL 34787 Update Mailing Address	Parcel Number:	19-19-27-0406-00B-00001
		Millage Group and City:	00MD Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	US HWY 441 MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MOUNT DORA, MOUNTAIN VIEW REPLAT OF BLKS A-B & D SUB BEG 48.5 FT E OF W LINE OF BLK B ON S LINE OF HWY, RUN W 68.5 FT, S 336.33 FT, E 40 FT, S TO A PT 140.93 FT N OF S LINE OF NW 1/4, S 89-51-42 E 229.91 FT, N 09-26-56 W 421.91 FT TO S LINE OF HWY 441, W 132 FT TO POB PB 9 PG 49 ORB 5679 PG 849		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		91751.000	Square Feet	\$0.00	\$555,094.00
				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
5679 / 849	03/2021	Warranty Deed	Qualified	Vacant	\$650,000.00
1804 / 1538	03/2000	Warranty Deed	Unqualified	Vacant	\$240,000.00
1015 / 1107	06/1989	Warranty Deed	Unqualified	Vacant	\$167,000.00
1010 / 1385	04/1989	Quit Claim Deed	Unqualified	Vacant	\$1.00
1010 / 1384	04/1989	Quit Claim Deed	Unqualified	Vacant	\$1.00
1010 / 1383	04/1989	Quit Claim Deed	Unqualified	Vacant	\$1.00
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	\$555,094	\$555,094	\$555,094	5.0364	\$2,795.68
SCHOOL BOARD STATE	\$555,094	\$555,094	\$555,094	3.2500	\$1,804.06
SCHOOL BOARD LOCAL	\$555,094	\$555,094	\$555,094	2.9980	\$1,664.17
LAKE COUNTY WATER AUTHORITY	\$555,094	\$555,094	\$555,094	0.3083	\$171.14
NORTH LAKE HOSPITAL DIST	\$555,094	\$555,094	\$555,094	0.5000	\$277.55
ST JOHNS RIVER FL WATER MGMT DIST	\$555,094	\$555,094	\$555,094	0.1974	\$109.58
CITY OF MOUNT DORA	\$555,094	\$555,094	\$555,094	5.9603	\$3,308.53
LAKE COUNTY MSTU AMBULANCE	\$555,094	\$555,094	\$555,094	0.4629	\$256.95
LAKE COUNTY VOTED DEBT SERVICE	\$555,094	\$555,094	\$555,094	0.0918	\$50.96
				Total: 18.8051	Total: \$10,438.62

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

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

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties

regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on March 21, 2022.

[Site Notice](#)



This instrument prepared by:
Frank McMillan, Attorney at Law
351 South State Road 434
Altamonte Springs, FL 32714

Parcel No. ID 191927040600B00001

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 31st day of March, 2021, between

FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS, a Florida non-profit corporation with offices at: 351 South State Road 434, Altamonte Springs, FL 32714, hereinafter referred to as **GRANTOR**,

and **ORANGE LAKE DEVELOPMENT, LLC** whose address is 2432 Dahlgren Way, Winter Garden, FL 34787, hereinafter referred to as **GRANTEE**:

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

WITNESSETH: That the Grantor, for and in consideration of the sum of -----TEN and no/100 (\$10.00) -----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate, lying and being in Lake County, Florida, to wit:

Lands as described on Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE IS MADE SUBJECT TO: Covenants, restrictions and easements of record, if any; however this reference shall not operate to reimpose the same; and further subject to taxes accruing subsequent to December 31, 2020, and deed restrictions as contained hereafter;

and Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, claiming by, through or under the Grantor.

Grantor further acknowledges that this conveyance is not a conveyance of all or substantially all of the corporate assets of the Grantor; that the corporation is currently in existence; and that the officers signing on behalf of the corporation are authorized to execute this deed on behalf of and to bind the Corporation. (Resolution attached)

Special Warranty Deed
Florida Conference Association of Seventh-day Adventists to
Orange Lake Development, LLC
Page 2

This conveyance is subject to the following additional restrictions. The subject property shall not be used directly or indirectly for any of the following purposes:

- A. Any adult book store, theater or other "adult" entertainment facility, package store, bar, nightclub or similar facility; provided, however, that such restriction shall not prohibit a restaurant deriving 51% or more of its gross revenue from food and non-alcoholic beverages.
- B. Any purpose that would create objectionable noise, smoke, odor, dust, noxious gases, glare, heat, vibration, or industrial wastes or any other activity dangerous to public health or safety.
- C. Any purpose that would create noise so as to be heard beyond the limits of the property.

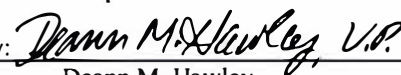
These restrictions shall be in perpetuity and run with the land for such time as the property immediately adjacent to the east is owned by and used by Florida Conference Association of Seventh-day Adventists, a Florida non-profit corporation, and any subsequent purchaser or assignee which uses the adjacent property for church, religious or educational purposes. These restrictions may be enforced by injunctive relief and damages.

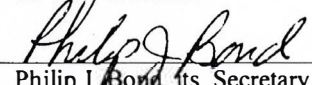
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

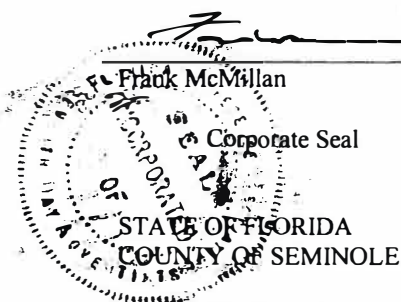
Signed, sealed and delivered
in the presence of:


Print Name: William Cochran

Florida Conference Association of
Seventh-day Adventists,
a Florida corporation

By: 
Deann M. Hawley
Its Vice President

Attest: 
Philip J. Bond, Its Secretary
351 South State Road 434
Altamonte Springs, FL 32714



The foregoing instrument was acknowledged before me this 30th day of March, 2021 by means of physical presence of Deann M. Hawley and Philip J. Bond as Vice President and Secretary, respectively, of Florida Conference Association of Seventh-day Adventists, on behalf of the corporation. They are personally known to me.




Frank McMillan
Notary Public/
Commission Expires: 08/28/2023

EXHIBIT A

FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS TO
ORANGE LAKE DEVELOPMENT, LLC

That part of Mountain View Subdivision, according to the plat thereof recorded in Plat Book 9, Page 49, Public Records of Lake County, Florida, and that part of the Northwest 1/4 of Section 19, Township 19 South, Range 27 East, Lake County, Florida, bounded and described as follows: Begin 48.50 feet East of the West line of Block "B" of said Mountain View Subdivision, said Point being on the South Right-Of-Way line of Highway No. 441, and run South 89°57'40" West along said South Right-Of-Way line of Highway No. 441 a distance of 68.50 feet to a concrete monument labeled L.B. 707; thence South 00°02'30" East, 336.33 feet to a concrete monument labeled L. B. 707; thence South 89°51'15" East, 40.00 feet to a concrete monument labeled L.B. 707; thence South 00°02'30" East, 79.07 feet to an iron pin labeled L.B. 707 and a Point hereby designated as Point "A"; return to the Point of Beginning and run North 89°57'40" East along said South Right-Of-Way line of Highway No. 441 a distance of 132.00 feet to a concrete monument labeled L.B. 707; thence South 09°26'56" East, 421.91 feet to an iron pin labeled L.B. 707; thence North 89°51'42" West, 229.34 feet to the aforementioned Point "A".

BEING THE SAME LANDS AS DESCRIBED IN OR BOOK 1804, PAGE 1538, OF PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS MORE PARTICULARLY SET FORTH IN A SEPARATE EASEMENT AGREEMENT EXECUTED BY THE PARTIES THIS DATE OVER THE FOLLOWING DESCRIBED LANDS:

THAT PART OF MOUNTAIN VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 49, PUBLIC RECORDS OF LAKE COUNTY, SITUATED IN SECTION 19, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND CONCRETE MONUMENT LABELED LB 707 BEING ON THE SOUTH RIGHT-OF- WAY LINE OF HIGHWAY NO. 441, AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 834 PAGE 1406 AS WELL AS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 1565, PAGE 0991 OF SAID PUBLIC RECORDS; THENCE S89°56'46"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 40.55 FEET; THENCE S09°21'17"E PARALLEL WITH THE WEST LINE OF SAID LANDS DESCRIBED IN OR 834 PG 1406 A DISTANCE OF 101.37 FEET TO A POINT OF INTERSECTION WITH A LINE THAT MEASURES 100.00 FEET SOUTH, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH RIGHT OF WAY LINE; THENCE N89°56'46"W PARALLEL WITH SAID RIGHT OF WAY LINE A DISTANCE OF 40.55 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LANDS DESCRIBED IN OR 834 PG 1406; THENCE N09°21'17"W PARALLEL ALONG SAID WEST LINE A DISTANCE OF 101.37 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

FRANK MCMILLAN, LAW OFC OF
351 S STATE ROAD 434
SUITE 101
ALTAMONTE SPRINGS FL 32714

CERTIFICATE OF RESOLUTION

I, Philip J. Bond as Secretary of Florida Conference Association of Seventh-day Adventists, a Florida corporation not for profit, do hereby certify that the following is a true and correct copy of a Resolution adopted by the Board of Trustees of said corporation at a duly called meeting held on March 8, 2021:

"Upon motion duly made and seconded, VOTED to approve the sale of the property generally referred to as a portion of the Mt. Dora Church Property and described as:

Lands lying in Lake County, Florida, more particularly described on Exhibit A attached hereto

to a Buyer and at a price to be approved by Deann M. Hawley, Vice President, subject to costs and other matters as set forth in a commercially reasonable Contract for Sale, and that Elisa T. Rahming or Deann M. Hawley as Vice President and Philip J. Bond as Secretary or Andrew Elliot as Assistant Secretary of the corporation are authorized to execute a Deed of Conveyance, and any one officer is authorized to execute such other documents as may be required to close this transaction."

I do further certify that (a) all provisions in the articles of incorporation and bylaws pertaining to the conveyance of real property have been met; and (b) that the subject property does not constitute all or substantially all of the assets of Florida Conference Association of Seventh-day Adventists, a Florida corporation not for profit; and (c) that the membership of the corporation is not required to approve such sale and that no consent from any national or regional church body is required to consummate this transaction.

In Witness Whereof, I have set my hand and affixed the corporate seal this 30th day of March,

2021

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF SEMINOLE


Philip J. Bond
Secretary

The foregoing Certificate of Resolution was acknowledged before me this 30th day of March 2021 by Philip J. Bond as Secretary of the Florida Conference Association of Seventh-day Adventists, a corporation not for profit, who is personally known to me.




Notary Public

EXHIBIT A

FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS TO
ORANGE LAKE DEVELOPMENT, LLC

That part of Mountain View Subdivision, according to the plat thereof recorded in Plat Book 9, Page 49, Public Records of Lake County, Florida, and that part of the Northwest 1/4 of Section 19, Township 19 South, Range 27 East, Lake County, Florida, bounded and described as follows: Begin 48.50 feet East of the West line of Block "B" of said Mountain View Subdivision, said Point being on the South Right-Of-Way line of Highway No. 441, and run South 89°57'40" West along said South Right-Of-Way line of Highway No. 441 a distance of 68.50 feet to a concrete monument labeled L.B. 707; thence South 00°02'30" East, 336.33 feet to a concrete monument labeled L. B. 707; thence South 89°51'15" East, 40.00 feet to a concrete monument labeled L.B. 707; thence South 00°02'30" East, 79.07 feet to an iron pin labeled L.B. 707 and a Point hereby designated as Point "A"; return to the Point of Beginning and run North 89°57'40" East along said South Right-Of-Way line of Highway No. 441 a distance of 132.00 feet to a concrete monument labeled L.B. 707; thence South 09°26'56" East, 421.91 feet to an iron pin labeled L.B. 707; thence North 89°51'42" West, 229.34 feet to the aforementioned Point "A".

BEING THE SAME LANDS AS DESCRIBED IN OR BOOK 1804, PAGE 1538, OF PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS MORE PARTICULARLY SET FORTH IN A SEPARATE EASEMENT AGREEMENT EXECUTED BY THE PARTIES THIS DATE OVER THE FOLLOWING DESCRIBED LANDS:

THAT PART OF MOUNTAIN VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 49, PUBLIC RECORDS OF LAKE COUNTY, SITUATED IN SECTION 19, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND CONCRETE MONUMENT LABELED LB 707 BEING ON THE SOUTH RIGHT-OF- WAY LINE OF HIGHWAY NO. 441, AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 834 PAGE 1406 AS WELL AS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 1565, PAGE 0991 OF SAID PUBLIC RECORDS; THENCE S89°56'46"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 40.55 FEET; THENCE S09°21'17"E PARALLEL WITH THE WEST LINE OF SAID LANDS DESCRIBED IN OR 834 PG 1406 A DISTANCE OF 101.37 FEET TO A POINT OF INTERSECTION WITH A LINE THAT MEASURES 100.00 FEET SOUTH, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH RIGHT OF WAY LINE; THENCE N89°56'46"W PARALLEL WITH SAID RIGHT OF WAY LINE A DISTANCE OF 40.55 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LANDS DESCRIBED IN OR 834 PG 1406; THENCE N09°21'17"W PARALLEL ALONG SAID WEST LINE A DISTANCE OF 101.37 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

DORA PLAZA

SHEET 1 OF 3

PLAT BOOK 73 PAGE 56

A REPLAT OF A PORTION OF THE REPLAT OF BLOCKS A-B & D OF MOUNTAIN VIEW SUBDIVISION PLAT BOOK 9, PAGE 49
AND LOTS 50, 50 1/2, 51 AND A PORTION OF 51 1/2 OF PLAT OF EL BONITO PLAT BOOK 5, PAGE 46

SECTION 24, TOWNSHIP 12 SOUTH, RANGE 24 EAST
CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION

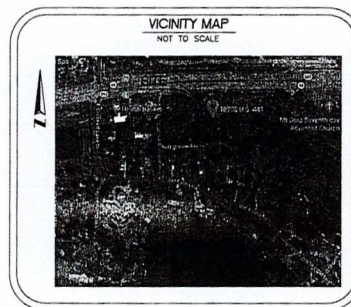
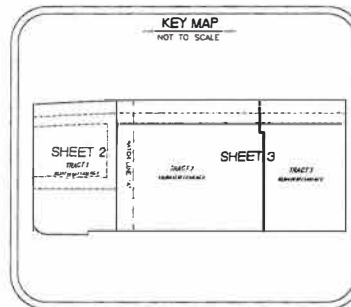
PARCEL NO. 1

ALL OF BLOCK A ACCORDING TO THE REPLAT OF BLOCKS A-B & D OF MOUNTAIN VIEW SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 49, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, TOGETHER WITH THAT PART OF THE RIGHT-OF-WAY OF PALMER AVENUE, NOW VACATED, LYING WITHIN SAID BLOCK A, AND THAT PART OF THE WEST 1/2 OF THE RIGHT-OF-WAY OF LAKE DRIVE, NOW VACATED, LYING EAST OF AND ADJACENT TO SAID BLOCK A, LESS AND EXCEPT ALL THAT PART OF SAID LAND LYING NORTH OF THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 500.

PARCEL NO. 2

LOTS 50, 50 1/2, 51 AND 51 1/2, IN EL BONITO, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THAT PART THEREOF LYING NORTH OF THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 500.

CONTAINING 236,215.52 SQUARE FEET, OR 5.422 ACRES MORE OR LESS.



SURVEYOR'S NOTES:

- 1) Bearings shown are based on the Northerly right of way line of Highway Avenue being an assumed bearing of N 89°48'19" W for angular designation only.
- 2) A Direct Global Positioning (GPS) Observation was made, in accordance with Third Order, Class II requirements, as set forth in Standards and Specifications for Geodetic Control Networks Federal Geodetic Control Committee, September 1984.
- 3) The area shown in this Plat is in Zone X, area outside 100 year flooding according to the Community Flood Rate Map Community Panel Numbers 12069C0358E and 12069C0359E, dated 12/18/2012. This Surveyor can not substantiate to the accuracy of these Flood Maps and the local Flood Plain Official should be contacted to verify their accuracy.
- 4) State Plane Coordinates of Permanent Reference Monuments: (Mean Scale Factor: 0.9999979; Bearings shown hereon have been adjusted accordingly.)

Point	Y (Northing)	X (Easting)
D1	1632772.376	446792.280
D2	1632456.336	446792.999
- 5) Utility and drainage easements to be provided to the City with each Parcel site plan approval process.

SHEET INDEX

SHEET 1 of 2 - Legal Description, Dedication, Surveyors

SHEET 2 of 2 - Boundary Information, Geometry

SHEET 3 of 3 - Boundary information, Geometry and Legend

LEGEND

- PRM - Permanent Reference Monument
- Set 4" X 4" Concrete Monument & Cop LB #8086 (Unless Otherwise Noted)
- PCP - Permanent Control Point
- Sat 1/2" Iron Rod & Cop LB #8086 (Unless Otherwise Noted)
- P.S.M. Professional Surveyor and Mapper
- L.B. Licensed Business
- R. Radius
- L. Length
- Δ Delta
- CH Chord Direction
- C. Chord
- PRM Permanent Reference Monument
- PCP Permanent Control Point
- P. Point of Intersection
- PC Point of Curvature
- PT Point of Tangency
- P.B. Plat Book
- P. Page
- (C) As Calculated
- (M) As Measured
- (P) Per Plat
- F.D.O.T. Florida Department of Transportation
- S.F. Square Feet

DORA PLAZA

DEDICATION

STATE OF FLORIDA
COUNTY OF LAKE
DORA PLAZA INVESTMENTS, LLC, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates the 24-foot Gross Access Easement and the 30-foot Gross Access Easement, as designated herein, for use by the traveling public.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed and acknowledged by its undersigned thereunto duly authorized on this day of August, 2020.

A. Luthra
Aashu Luthra, Manager
A & V Investment Group, LLC

Hareesh Karamchandani
Hareesh Karamchandani, Manager
Sol 441 LLC

Notary Public
Notary Public, State of Florida

The foregoing instrument was acknowledged by means of a signed presence or online notarization this day of August, 2020, by *Notary Public*

My commission expires **2/4/2024**

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
This plat is hereby approved by the Lake County Planning Department.

Notary Public
Notary Public, State of Florida

My commission expires **2/4/2024**

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify, that this plat was prepared under my direction and supervision and that this plat complies with all the survey requirements of Chapter 177, Florida Statutes, and that said land is located in the City of Mount Dora, Lake County, Florida.

Galen K. Bell
Galen K. Bell, P.S.M. 4224
Date **7/31/20**

Deep South Surveying
Certificate of Authorization Number LB 8086

CERTIFICATE OF REVIEW BY THE CITY SURVEYOR
I HEREBY CERTIFY that this plat has been reviewed for the conformity to the requirements of Chapter 177, Part I of Florida Statutes. No confirmation of mathematical closure or line placement of PRM's and PCP's in the field was made in this review.

R. L. Roberts
R. L. Roberts, P.S.M.
Date **8/11/2020**

Florida Registration Number 3144
State of Florida
CPM, Inc. LB87143

CERTIFICATE OF APPROVAL OF MUNICIPALITY
THIS IS TO CERTIFY, that this plat was presented to the City of Mount Dora, Lake County, Florida and approved by the City of Mount Dora for record on the 22nd day of August, 2020, provided this plat is recorded in the office of the Clerk of the Circuit Court, of Lake County, Florida within ten days from the date of approval by the City of Mount Dora, Florida.

Mayor
Mayor
Date **8-11-2020**

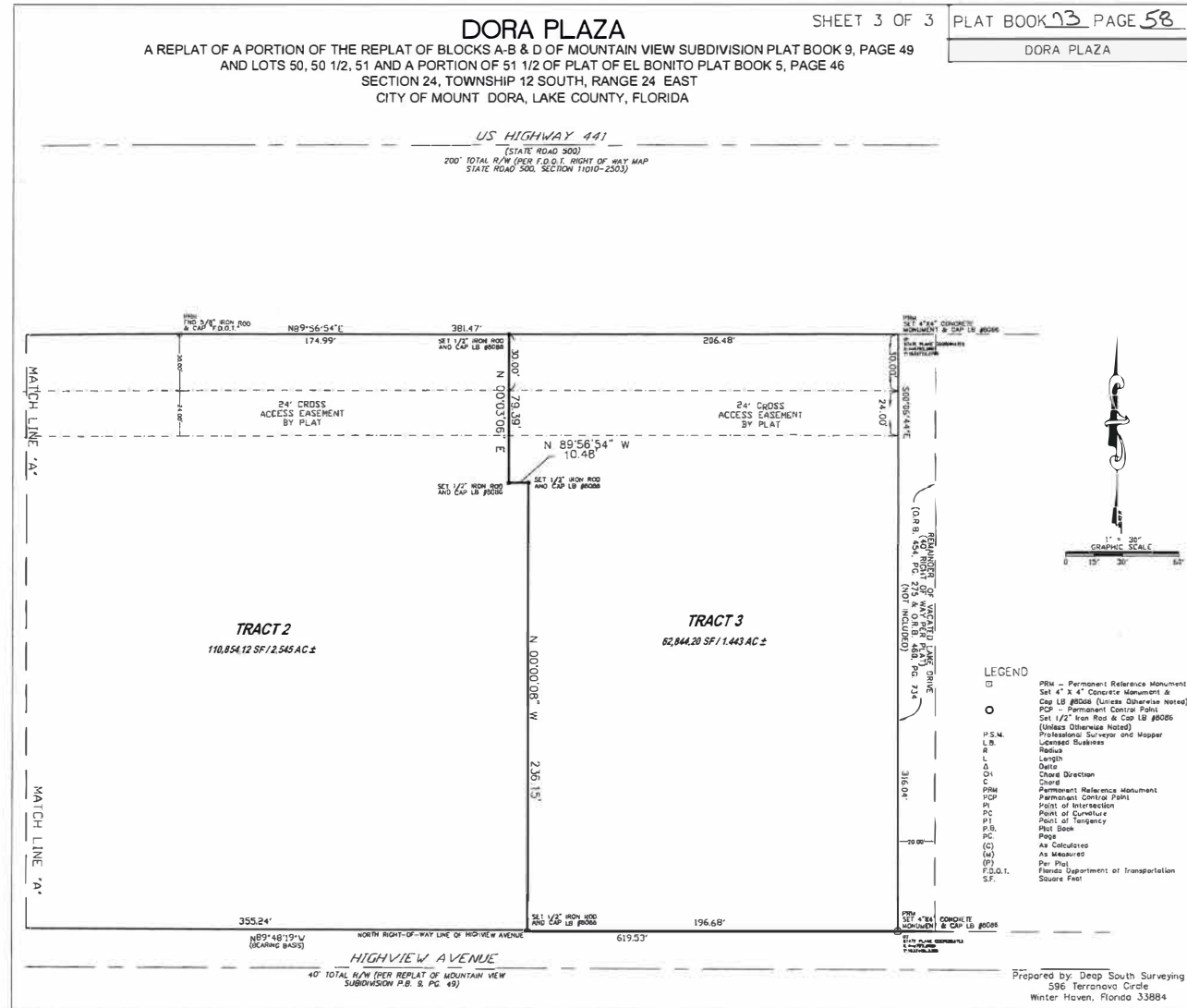
Notary Public
Notary Public, State of Florida

My commission expires **2/4/2024**

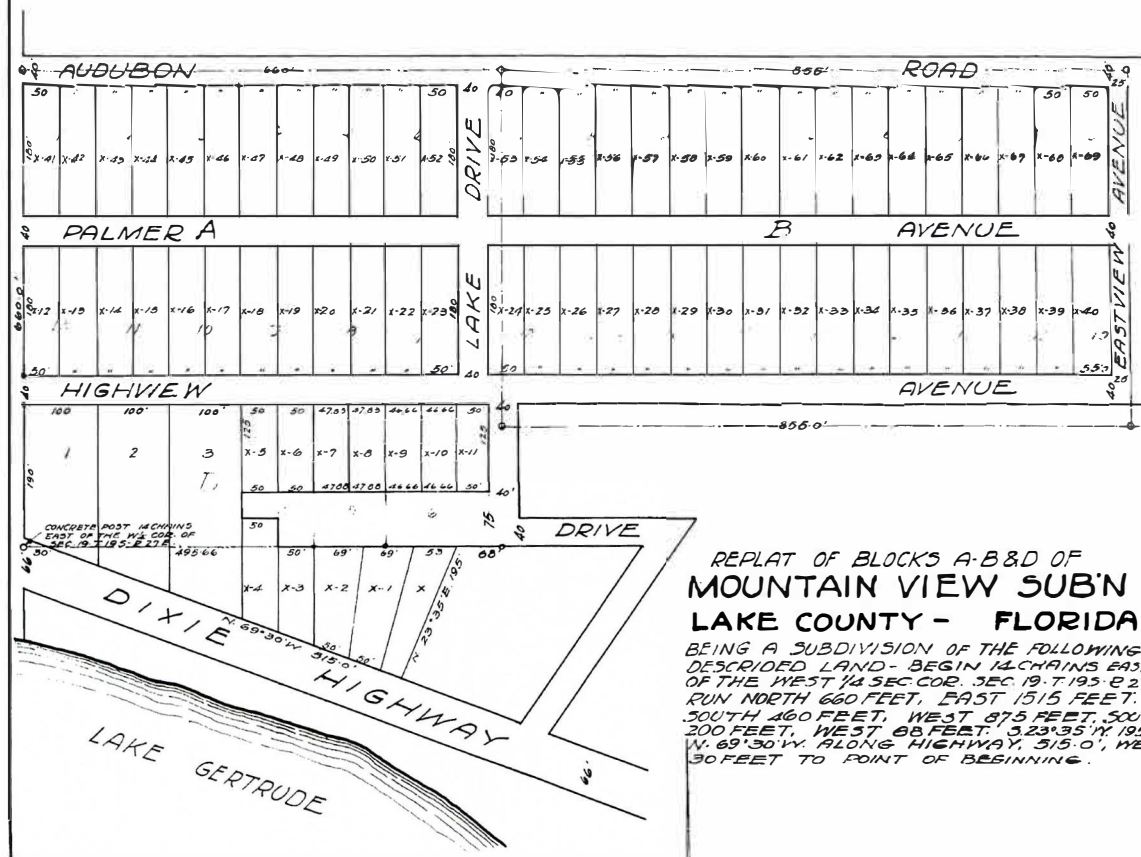
DEEP SOUTH
SURVEYING

596 Tatanova Circle
Winter Haven, Florida 33884
863.797.3366
www.deepsouthsurveying.com
Certificate of Authorization LB8086

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



9-4141



REPLAT OF BLOCKS A-B & D OF
MOUNTAIN VIEW SUB'N
LAKE COUNTY - FLORIDA

BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED LAND - BEGIN 14 CHAINS EAST MONUMENTS HAVE BEEN PLACED OF THE WEST 1/4 SEC. COR. SEC. 19, T. 19 S. R. 27 E. RUN NORTH 660 FEET, EAST 1515 FEET, SOUTH 460 FEET, WEST 875 FEET, SOUTH 200 FEET, WEST 88 FEET, 323°35'N, 195 FEET, N. 69°30'W, ALONG HIGHWAY, 515.0', WEST 30 FEET TO POINT OF BEGINNING.

State of Florida } s.s.
County of Lake }
We the undersigned owners of the real estate situate and included in this plat do hereby authorize the same to be recorded in the public records of LAKE COUNTY, FLORIDA, and do hereby devote to the public the streets, avenues, roads and drives therein shown, and do hereby warrant that we are the owners of the said property included in and situate in said plat with full authority to authorize the record of the plat thereof and to execute this dedication.

Witness our hands and seals this 3 day of May A.D. 1926.
Signed, sealed and delivered in the presence of:
William J. Ritchie (Seal)
Bernice C. Ritchie (Seal)
Witnesses

State of Florida } s.s.
County of Lake }
I hereby certify that on this 3 day of May A.D. 1926, before me an officer duly authorized to administer oaths and take acknowledgments personally appeared William J. Ritchie and Bernice C. Ritchie to me well known, and known to me to be the persons described in and who authorized the drawing of this plat and survey and acknowledged that the same was drawn for the purposes stated above, and the said Bernice C. Ritchie known to me to be the wife of William J. Ritchie did acknowledge on a separate and private examination taken and made by and before me, separately and apart from her said husband, that she joined in the offering and filing of the said plat for record for the purposes of relinquishing, renouncing, and conveying all her right and title either dower or separate property, statutory or equitable in and to the lands described therein, and that she executed said dedication freely, and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.
Witness my hand and official seal this day and year aforesaid.

Notary Public
My commission expires Oct. 2, 1928

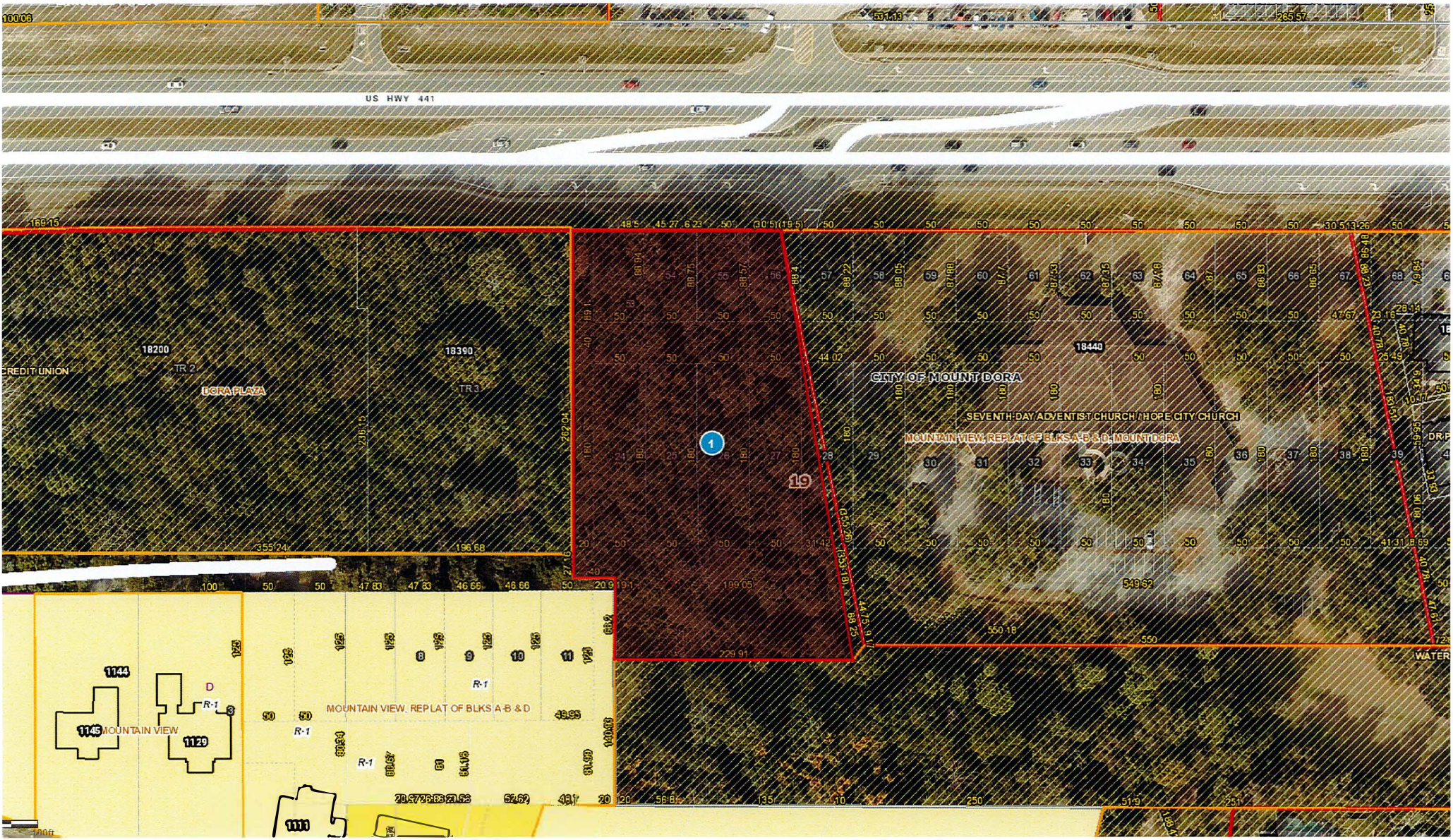
CERTIFICATE.
I hereby certify that the above is a true and correct plat of a survey and that permanent reference has been made to the public records of Lake County, Florida, for the purpose of recording the same.
Registered Engineer #233

This is to certify that this plat was presented to the Board of County Commissioners, LAKE COUNTY, FLORIDA, and approved by them for record on the 3 day of May A.D. 1926.

Attest
Chairman
Clerk

CLOSE FREEMAN & DURRELL
TAVARES. FLORIDA. ENGINEERS.

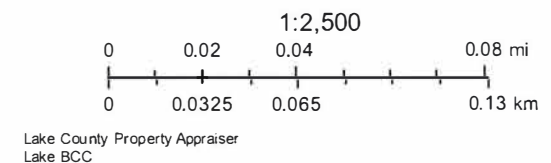
Scale: One Inch = 100 feet. April 1926.

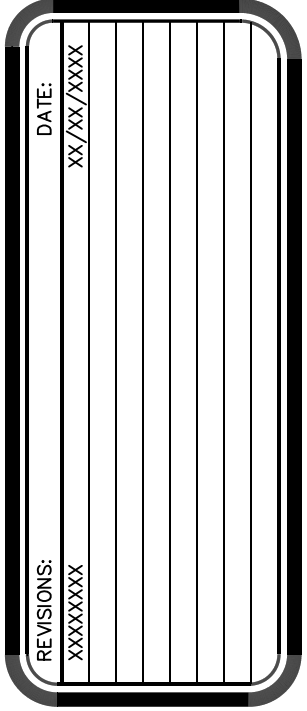




October 27, 2022

- | | | | | | |
|--|----------------------|--|---------------------|--|---------------------------|
| | Boat Ramps | | Street Names | | Address Locations |
| | County Boundary | | Local Streets 5K | | Property Name |
| | Surrounding Counties | | Building Footprints | | Tax Parcels Alternate Key |



[illegible]

PREPARED FOR:

SELENA CHEN
ORANGE LAKE DEVELOPMENT LLC
BO PENG REALTY

ELLIS SURVEYS LLC
Land Surveying & Planning
P.O. Box 160952
Altamonte Springs, FL 32716
Florida Licensed Business LB-7970
P. 407-834-4003 F. 407-869-5454
www.ellisurveys.com

- PROJECT NO. 21-848
SCALE: 1" = 30'
DRAWN BY: RAE
CHECKED BY: CEJE
DATE DRAWN 02/15/21
FIELD BOOK/PAGE: FILE

©COPYRIGHT 2021 BY ELLIS SURVEYS LLC

1. PREPARED AS A BOUNDARY SURVEY SURVEY. DATE OF LAST FIELDWORK: 02/04/21.
2. MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITH BENEFIT OF ABSTRACT OF TITLE BY REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED JANUARY 4, 2021 AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
5. MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
6. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
7. PARCEL LIES IN FLOOD ZONE "X", A NON-FLOOD HAZARD AREA AS SHOWN ON FEDERAL INSURANCE RATE MAP COMMUNITY PANEL 120690C359E, DATED 12/18/12.
8. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY OF SR 500 AS BEARING S89°56'46"E AS PER PLAT.
9. SOME TOPOGRAPHIC FEATURES OR SYMBOLS MAY BE EXAGGERATED IN SCALE FOR CLARITY THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
10. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.



CITY OF MOUNT DORA

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

DATE: December 21, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Application to Rezone Property from PLI Public Lands and Institutions to C-3 Highway Commercial (Review Type); 2.16 Acres (Site Area); Located on the south side of U.S. Highway 441, west of the Hope City Church; Lingyan Chen (Applicant); Orange Lake Development, LLC (Owner).
Project No. RZ22-04.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the application to rezone 2.16+/- acres from Public Lands and Institutions (PLI) to Highway Commercial (C-3) and forwards the same to City Council. Approval subject to adoption of the Commercial Future Land Use designation.

REFERENCES/SUPPORT:

Section 3.3. *LDC* – Procedures for rezoning
Section 3.4.8. *LDC* – C-3 Highway Commercial District
FLUM Ordinance No. 2023-01 (in process)

SITE SUMMARY:

Owners	Orange Lake Development, LLC
Applicant	Lingyan Chen
General Location:	Located on the south side of U.S. Highway 441, west of the Hope City Church
Alternate Key Nos.	1477352
Zoning District:	Public Lands and Institutions
Proposed Zoning District:	C-3
Future Land Use Category:	Public Lands and Institutions
Proposed Land Use Category	Commercial
Overlays:	None
Site Area:	2.16 +/- acres
Existing Use:	Vacant Land

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	ROW	NA	NA	Arterial Road	U.S. HWY 441
South	City	PLI	PLI	Church	City Hope Church
East	City	PLI	PLI	Church	City Hope Church
West	City & County	COMM & Urban Low	C-3 & R-1	Undeveloped & Residential	SFDU

DEVELOPMENT STANDARDS MATRIX:

Standard	Public Lands & Institutes	Highway Commercial
Floor Area Ratio (FAR)	0.70	0.35
Maximum Square Footage	65,862	32,931 square feet
Density	None	None
Maximum Dwelling Units	None	None
Impervious Surface Ratio (ISR)	Max. 70%	Max. 65%
Open Space	Not Specified	Not Specified
Building Height	35 feet	65 feet

ANALYSIS:

The property contains 2.16 acres and is undeveloped. The applicant has applied to rezone the property from PLI to C-3 which is being processed simultaneously with a FLUM application. The C-3 uses allowed by right, conditional uses, and prohibited uses are provided in this staff report on pages 4 and 5.

The Applicant does not have specific development plans for the property at this time but indicated they are seeking to construct a strip center with less than 20,000 square feet of gross commercial area. Based on the FAR requirements, the property could be developed with up 32,931 SF of building space. This parcel is adjacent to existing C-3 zoning to the west. The lands adjacent are zoned PLI.

This parcel does touch the at the southwest corner existing Lake County right-of-way listed as Highview Avenue. As past of the site plan review ingress/egress from this roadway would be prohibited as it serves existing County residential lots. This is a similar review imposed on the adjacent Dora Plaza development. Further, a 6ft high wall (brick, block, or stucco) is required adjacent to any residential zoned lands within a 40 feet wide landscaped buffer [Buffer Type “C” of Section 6.6.2(4.c) *LDC*].

The abutting property to the east has an existing entrance to U.S. Highway 441. A cross-access agreement will be required if the development seeks to utilize this entrance. The property has access to Highview Avenue, a forty (40) foot right-of-way platted in Replat of Mountain View Subdivision (Plat Book 9, Page 49). The right-of-way will need to brought up to City standards if seeking to utilize it for access.

The properties to the west of the subject property are platted tracts in the Dora Plaza Plat (Plat Book 73, Page 58) and include a 24' cross access easement. Future development of the site will need to connect to the abutting cross-access easement.

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 applicant is seeking to make the property's zoning district consistent with the property's proposed land use category. The Applicant has submitted an application to establish a Commercial land use category on the property.

The property was previously owned by the abutting property owner, the Seventh Day Adventist / Hope City Church, but was sold to the current property owner in 2021. The current property owner is seeking to develop the property with commercial uses.

2. **The effect of the change, if any, on the particular property and on surrounding property.**

The assignment of the C-3 zoning district is consistent with the proposed underlying land use for the subject property and the abutting properties to the west. As such, approving the application will continue the pattern of commercial development in the area. The assignment of commercial zoning will provide a commercial node at this location.

3. **The amount of undeveloped land having the same classifications as that requested in the general area and throughout the city.**

The abutting properties to the west are also zoned C-3. The Most C-3 zoned property is developed or in the process of being developed. As such, although there are vacant properties with the same zoning district in the immediate area, this area is intended to be developed with commercial development and the rezoning application will not create a surplus of vacant C-3 zoned property.

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 depending upon the proposed use(s).

5. **The impact on the natural environment:**

According to the Lake County Interactive Map, there is no indication of floodzone or wetlands on the subject property. Map VI-4: Natural Communities shows area contains Upland Hardwood Forests and Mixed Upland (Coniferous / Hardwood) communities. Map VI-3: Soils shows the area has Type 'A' soils. Further review of potential impacts to the environment and natural communities will be undertaken with the future development application. There are no anticipated, adverse impacts on the natural environment as a result of this rezoning.

6. **Other Criteria as may be applicable:**

Staff did not identify any additional, pertinent information regarding this application.

Section 3.4.8. *C-3 Highway Commercial District.*

1. *Description of district.* This district is established to provide concentrated shopping center-type developments at the intersections of major highways without adversely impacting the safety and traffic circulation efficiency of those highways. Areas suitable for shopping center development are generally along S.R. 19A and along U.S. 441, and along Old U.S. Highway 441 west of Morningside Drive, at major intersections or where secondary service roads are provided. This district is appropriate in areas designated as "commercial" or "industrial" on the future land use map of the comprehensive plan.
2. *Permitted uses:*
 - a. Business establishments with retail sales including: Antiques, arts, bakeries (with baking of products for sale on the premises), bicycles, books, drugs, electrical appliances, florists, gifts, groceries, hardware, jewelry, luggage, music, newsstands, office supplies, paint and wallpaper stores, photographic, plumbing fixtures sales and service, radios and televisions, department stores, restaurants, bars and cocktail lounges and liquor stores.
 - b. Service establishments without products, including: Financial institutions, walk-in theaters and health spas.
 - c. Personal service establishments including: Art studios, barber shops, beauty shops, photographic studios (excluding processing labs), shoe repair, tailoring and watch and clock repair.
 - d. Offices: Administrative, business and professional.
 - e. Motels and hotels.
 - f. Veterinarian Office and Animal Clinic with no outside housing and no outside overnight boarding. In multiple tenant buildings (shopping centers, etc.) building sound proofing shall be required.
 - g. Theaters.
 - h. Parking garages.
 - i. Convenience stores and gas stations.
 - j. Car washes.
 - k. Dry cleaners and laundromats.
 - l. Accessory uses which are normally associated with uses permitted herein when in conjunction with uses properly licensed for operation on the same site
3. *Conditional uses (See section 2.5.1.5):*
 - a. Emergency shelters.
 - b. Treatment and recovery facilities.
 - c. Group housing.
 - d. Adult living facilities.
 - e. Automobile sales, (including no more than three recreational vehicles), motorcycle sales, service stations; however, only minor repairs may be made to vehicles provided such repairs are made within an enclosed building.
 - f. Bus passenger terminals; provided, however, that no vehicle repair on related maintenance operation shall be conducted on the premises.
 - g. Group care facilities.

- h. Public and semipublic uses such as: Private schools, churches, hospitals and clinics (including animals), community centers, libraries, museums, nursing and/or convalescent homes, schools (private, business, trade, vocation, public and professional) and public utilities.
 - i. Day care centers, provided the use is located on a single platted lot, is a single building, and is single user.
 - j. Other uses which are similar or compatible to the uses permitted herein and which are not specifically permitted in a more permissive district and which are not prohibited and which promote the intent and purposes of this district. This determination shall be made by the planning and zoning commission.
4. *Prohibited uses:*
- a. All uses not allowed as either a permitted use or a conditional use above are prohibited unless adopted as part of a planned unit development.
 - b. Day care centers located in shopping centers (including multiple unit buildings or sites).
 - c. Medical marijuana dispensaries.
 - d. Non-medical marijuana sales.
 - e. Cannabis farms.

NOTIFICATIONS:

JPA Notice to Lake County: November 8, 2022

JPA Notice to Orange County: November 8, 2022

Courtesy Notice to Lake County School District: November 8, 2022

Non-Legal Notice PZC and Notice to City Council: December 9, 2022

Notice to Surrounding Owners: December 9, 2022

Ordinance Enactment Legal Ad: January 6, 2023

PUBLIC HEARING SCHEDULE:

PZC: December 21, 2022

City Council FLUM Single Reading and Adoption: January 17, 2022

ATTACHMENTS:

Vicinity Map

Future Land Use Composite City-County Map

Zoning Composite City-County Map

Application

Legend



City Limits



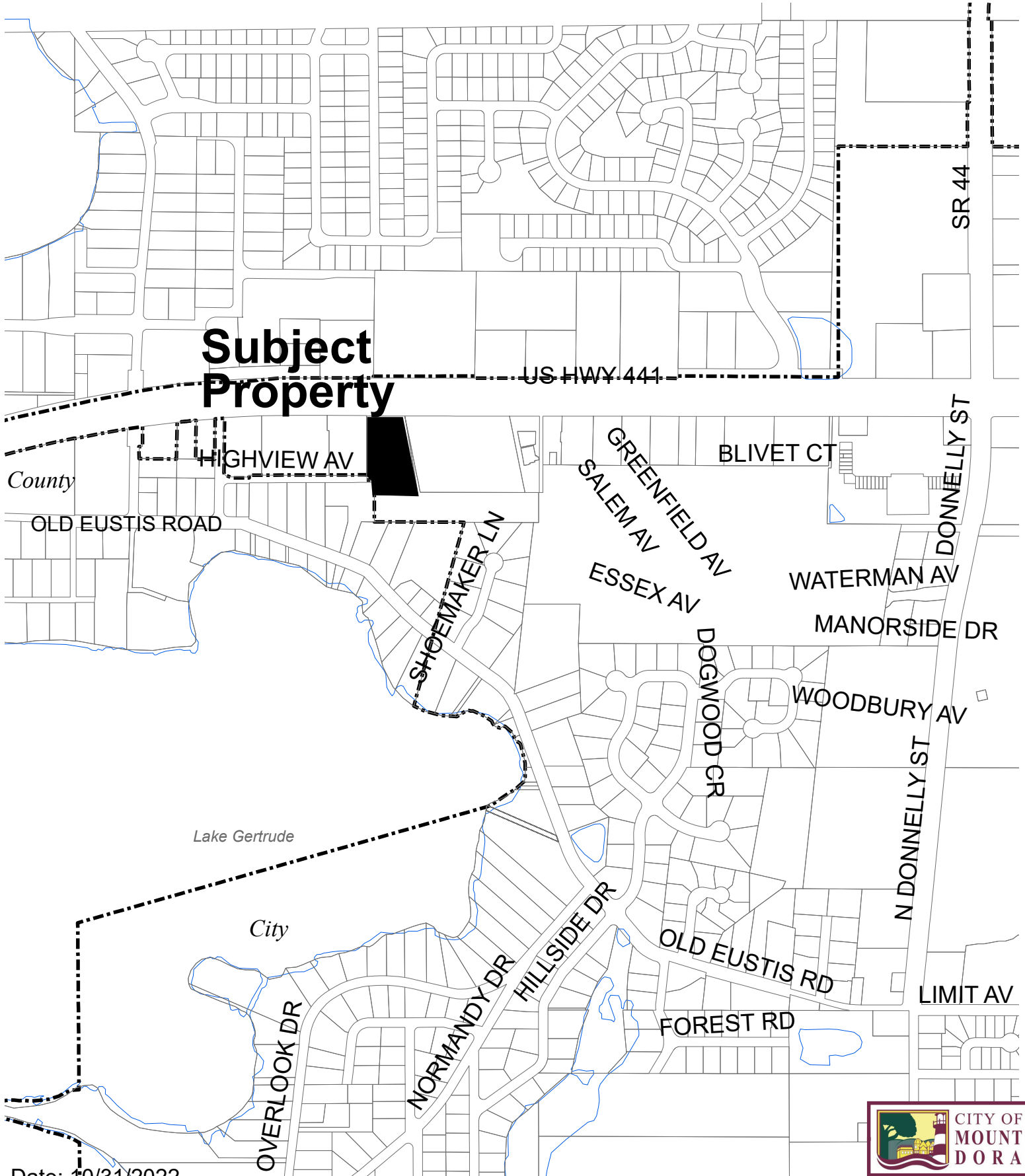
Subject Property

Vicinity Map

N



N.T.S.



**Subject
Property**

County

Lake Gertrude

City

Date: 10/31/2022

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



Orange Lake Development, LLC Future Land Use Area Map (Composite City & Lake County)

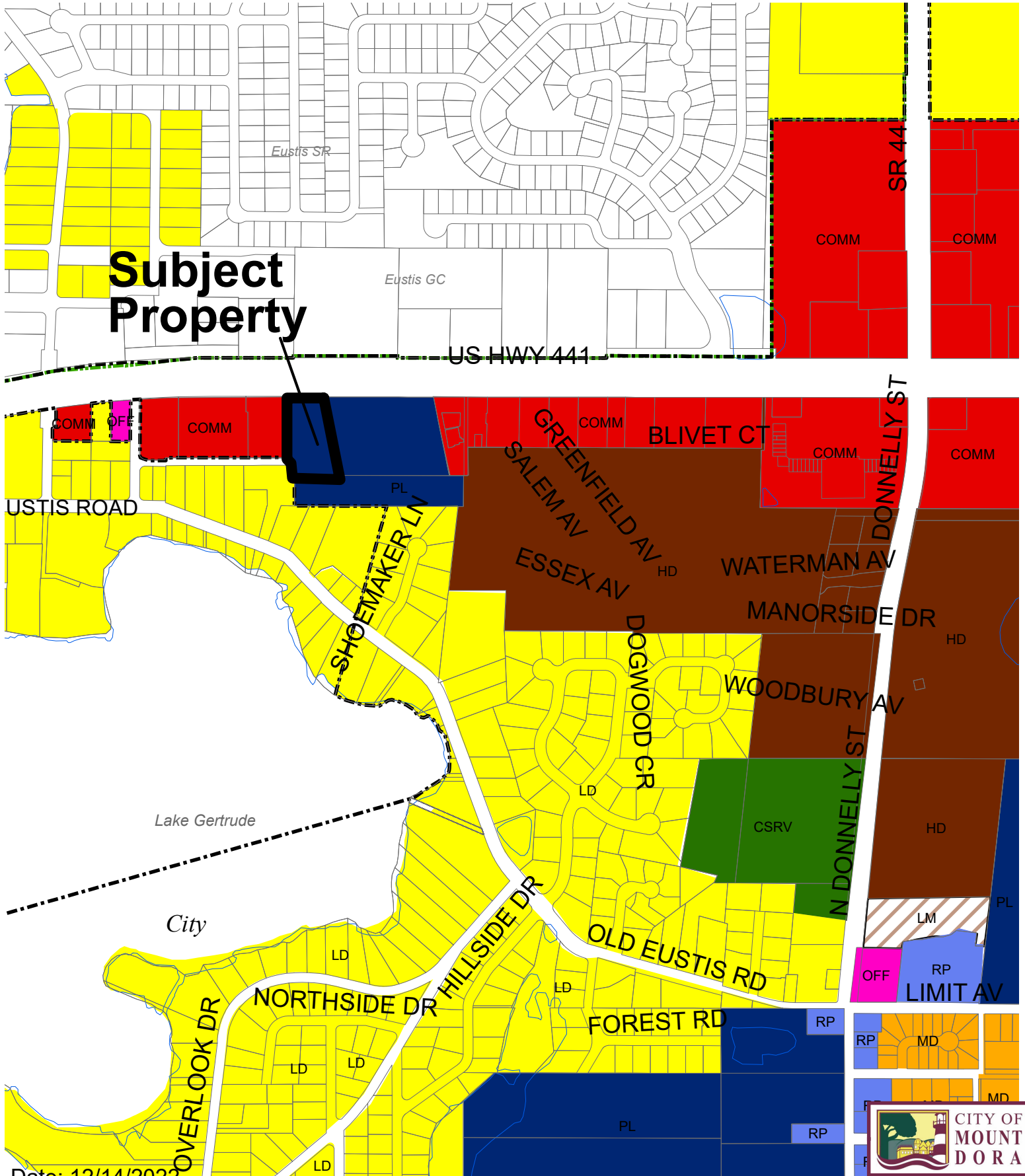
Legend

-  City Limits
-  Subject Property
-  JPA Boundary

N



N.T.S.



Date: 12/14/2022

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



Orange Lake Development, LLC Zoning Area Map (Composite City & Lake County)

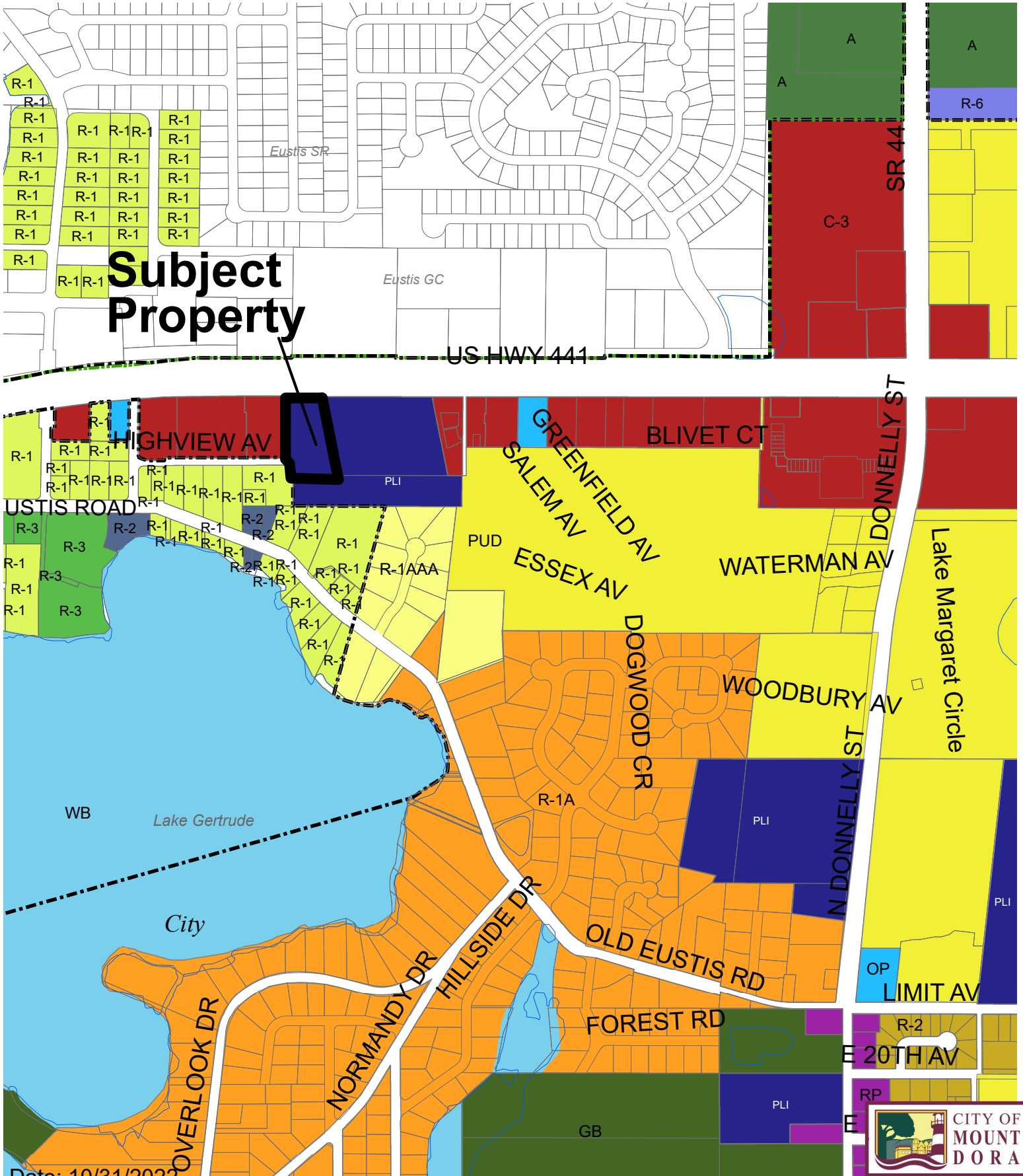
Legend

-  City Limits
-  Subject Property
-  JPA Boundary

N



N.T.S.



Date: 10/31/2022

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



RECEIVED

By scottw at 10:55 am, Oct 27, 2022



**CITY OF
MOUNT
DORA**

Z22-04

City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191

E-mail: plandev@cityofmountdora.com

**REZONING
APPLICATION**

Date: 10/18/2022

1. Applicant's Name: Lingyan Chen
Company's Name: Orange Lake Development LLC
Address: 2432 Dahlgren Way
City, State & Zip: Winter Garden FL 34787
Phone: 4074632449 E-mail: orangelakeflorida@gmail.com
2. Owner's Name: Lingyan Chen
Company's Name: Orange Lake Development LLC
Address: 2432 Dahlgren Way
City, State & Zip: Winter Garden FL 34787
Phone: 4074632449 E-mail: orangelakeflorida@gmail.com
3. The property generally located and list adjacent streets: Property ID # 19-19-27-0406
-00B-00001
Alternate key 1477352
4. The address(s) of the property: US Hwy 441, Mount Dora, FL 32757
5. Size of property in Acres: 2.11 Square Feet: 91751
6. Current Zoning District: Vacant institutional Non-Church (7000) **PLI**
7. Requested Zoning District: **C-3**
8. Future Land Use Category: **Current PLI, apply for C3 ~~PLI~~**
9. Present use and structures on the property (list number of residential dwelling units):
Vacant lots

10. Building Size (Existing): Ø

11. Proposed use of property: strip center and office mix

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

PLI change to C-3, build strip center under
20,000 SF.

13. Is the proposed use permissible in the requested district? Yes

14. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

Direction	City/County	FLU	Zoning	Existing Use(s)
North				
South				
East				
West				

(districts/categories may be abbreviated)

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, Lingyan Chen, being first duly sworn, depose and say that I apply for the request contained herein, and that all answers, information, sketches, data and other supplementary matter attached to or included herewith as part of this application, are accurate and true to the best on my knowledge and belief.

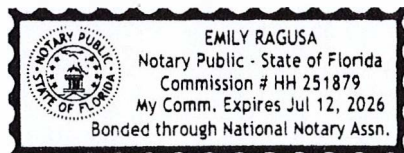
[Signature]
Signature of Applicant

Lingyan Chen
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 27th day of October 20 22 by Lingyan Chen who is personally known to me or who has produced FL DL as identification and who did _____ or did not X take an oath.

SEAL:



[Signature]
Notary Public

Emily Ragusa
Print or Type Name



CITY OF
MOUNT
DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112

E-mail: plandev@cityofmoundora.com

AGENT AUTHORIZATION

I/we, (Property owner name(s)) Lingyan Chen, as the owner(s)
of the real property described as follows,
AK # 1477352 (Address, Parcel ID or
Alternate Key Number of subject property), do hereby authorize myself
to act as my/our Agent, to execute any petitions/applications or other documents necessary to
affect the request for a Rezoning to C3, and to appear on
my/our behalf before any administrative, legislative or quasi-judicial body in the City pertaining
to the application described above and to act in all respects as my/our Agent in matters pertaining
to the application and City process. I hereby certify that I am the owner of the property described
herein, which property is within the regulation of the City of Mount Dora, and that I freely adopt
this plan of division.

Lingyan Chen
Printed Name of Property Owner

[Signature]
Signature of Property Owner

10/27/22
Date

Printed Name of Property Owner

Signature of Property Owner

Date

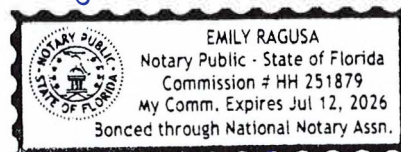
State of Florida

County of Lake

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 27 day of October, 2022, by Lingyan Chen

Personally known OR Produced Identification

Type of Identification Produced: FL DL



[Signature]
Notary Signature

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



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

Detail by Entity Name

Florida Limited Liability Company
ORANGE LAKE DEVELOPMENT, LLC.

Filing Information

Document Number L17000090578
FEI/EIN Number N/A
Date Filed 04/24/2017
State FL
Status ACTIVE

Principal Address

2432 DAHLGREN WAY
WINTER GARDEN, FL 34787

Mailing Address

2432 DAHLGREN WAY
WINTER GARDEN, FL 34787

Registered Agent Name & Address

CHEN, LINGYAN
2432 DAHLGREN WAY
WINTER GARDEN, FL 34787

Authorized Person(s) Detail

Name & Address

Title MGR

CHEN, LINGYAN
2432 DAHLGREN WAY
WINTER PARK, FL 34787

Annual Reports

Report Year	Filed Date
2020	04/12/2020
2021	02/24/2021
2022	04/01/2022

Document Images

[04/01/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

02/24/2021 -- ANNUAL REPORT	View image in PDF format
04/12/2020 -- ANNUAL REPORT	View image in PDF format
04/01/2019 -- ANNUAL REPORT	View image in PDF format
06/30/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- Florida Limited Liability	View image in PDF format

Source: [Florida Department of Banking and Finance](#)

PROPERTY RECORD CARD

General Information

Name:	ORANGE LAKE DEVELOPMENT LLC	Alternate Key:	1477352
Mailing Address:	2432 DAHLGREN WAY WINTER GARDEN, FL 34787 Update Mailing Address	Parcel Number: ⓘ	19-19-27-0406- 00B-00001
		Millage Group and City:	00MD Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	US HWY 441 MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, MOUNTAIN VIEW REPLAT OF BLKS A-B & D SUB BEG 48.5 FT E OF W LINE OF BLK B ON S LINE OF HWY, RUN W 68.5 FT, S 336.33 FT, E 40 FT, S TO A PT 140.93 FT N OF S LINE OF NW 1/4, S 89- 51-42 E 229.91 FT, N 09-26-56 W 421.91 FT TO S LINE OF HWY 441, W 132 FT TO POB PB 9 PG 49 ORB 5679 PG 849		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		91751.000	Square Feet	\$0.00	\$555,094.00
				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
5679 / 849	03/2021	Warranty Deed	Qualified	Vacant	\$650,000.00
1804 / 1538	03/2000	Warranty Deed	Unqualified	Vacant	\$240,000.00
1015 / 1107	06/1989	Warranty Deed	Unqualified	Vacant	\$167,000.00
1010 / 1385	04/1989	Quit Claim Deed	Unqualified	Vacant	\$1.00
1010 / 1384	04/1989	Quit Claim Deed	Unqualified	Vacant	\$1.00
1010 / 1383	04/1989	Quit Claim Deed	Unqualified	Vacant	\$1.00
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	\$555,094	\$555,094	\$555,094	5.0364	\$2,795.68
SCHOOL BOARD STATE	\$555,094	\$555,094	\$555,094	3.2500	\$1,804.06
SCHOOL BOARD LOCAL	\$555,094	\$555,094	\$555,094	2.9980	\$1,664.17
LAKE COUNTY WATER AUTHORITY	\$555,094	\$555,094	\$555,094	0.3083	\$171.14
NORTH LAKE HOSPITAL DIST	\$555,094	\$555,094	\$555,094	0.5000	\$277.55
ST JOHNS RIVER FL WATER MGMT DIST	\$555,094	\$555,094	\$555,094	0.1974	\$109.58
CITY OF MOUNT DORA	\$555,094	\$555,094	\$555,094	5.9603	\$3,308.53
LAKE COUNTY MSTU AMBULANCE	\$555,094	\$555,094	\$555,094	0.4629	\$256.95
LAKE COUNTY VOTED DEBT SERVICE	\$555,094	\$555,094	\$555,094	0.0918	\$50.96
				Total: 18.8051	Total: \$10,438.62

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

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

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties

regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on March 21, 2022.

[Site Notice](#)



This instrument prepared by:
Frank McMillan, Attorney at Law
351 South State Road 434
Altamonte Springs, FL 32714

Parcel No. ID 191927040600B00001

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 31st day of March, 2021, between

FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS, a Florida non-profit corporation with offices at: 351 South State Road 434, Altamonte Springs, FL 32714, hereinafter referred to as **GRANTOR**,

and **ORANGE LAKE DEVELOPMENT, LLC** whose address is 2432 Dahlgren Way, Winter Garden, FL 34787, hereinafter referred to as **GRANTEE**:

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

WITNESSETH: That the Grantor, for and in consideration of the sum of -----TEN and no/100 (\$10.00) -----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate, lying and being in Lake County, Florida, to wit:

Lands as described on Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE IS MADE SUBJECT TO: Covenants, restrictions and easements of record, if any; however this reference shall not operate to reimpose the same; and further subject to taxes accruing subsequent to December 31, 2020, and deed restrictions as contained hereafter;

and Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, claiming by, through or under the Grantor.

Grantor further acknowledges that this conveyance is not a conveyance of all or substantially all of the corporate assets of the Grantor; that the corporation is currently in existence; and that the officers signing on behalf of the corporation are authorized to execute this deed on behalf of and to bind the Corporation. (Resolution attached)

Special Warranty Deed
Florida Conference Association of Seventh-day Adventists to
Orange Lake Development, LLC
Page 2

This conveyance is subject to the following additional restrictions. The subject property shall not be used directly or indirectly for any of the following purposes:

- A. Any adult book store, theater or other "adult" entertainment facility, package store, bar, nightclub or similar facility; provided, however, that such restriction shall not prohibit a restaurant deriving 51% or more of its gross revenue from food and non-alcoholic beverages.
- B. Any purpose that would create objectionable noise, smoke, odor, dust, noxious gases, glare, heat, vibration, or industrial wastes or any other activity dangerous to public health or safety.
- C. Any purpose that would create noise so as to be heard beyond the limits of the property.

These restrictions shall be in perpetuity and run with the land for such time as the property immediately adjacent to the east is owned by and used by Florida Conference Association of Seventh-day Adventists, a Florida non-profit corporation, and any subsequent purchaser or assignee which uses the adjacent property for church, religious or educational purposes. These restrictions may be enforced by injunctive relief and damages.

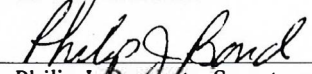
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

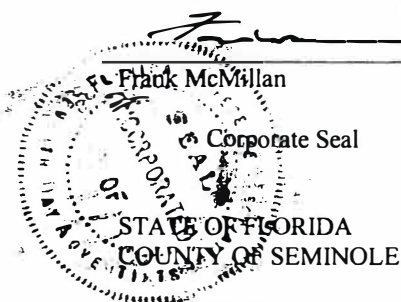
Signed, sealed and delivered
in the presence of:


Print Name: William Cochran

Florida Conference Association of
Seventh-day Adventists,
a Florida corporation

By: 
Deann M. Hawley
Its Vice President

Attest: 
Philip J. Bond, Its Secretary
351 South State Road 434
Altamonte Springs, FL 32714



The foregoing instrument was acknowledged before me this 30th day of March, 2021 by means of physical presence of Deann M. Hawley and Philip J. Bond as Vice President and Secretary, respectively, of Florida Conference Association of Seventh-day Adventists, on behalf of the corporation. They are personally known to me.




Frank McMillan
Notary Public/
Commission Expires: 08/28/2023

EXHIBIT A

FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS TO
ORANGE LAKE DEVELOPMENT, LLC

That part of Mountain View Subdivision, according to the plat thereof recorded in Plat Book 9, Page 49, Public Records of Lake County, Florida, and that part of the Northwest 1/4 of Section 19, Township 19 South, Range 27 East, Lake County, Florida, bounded and described as follows: Begin 48.50 feet East of the West line of Block "B" of said Mountain View Subdivision, said Point being on the South Right-Of-Way line of Highway No. 441, and run South 89°57'40" West along said South Right-Of-Way line of Highway No. 441 a distance of 68.50 feet to a concrete monument labeled L.B. 707; thence South 00°02'30" East, 336.33 feet to a concrete monument labeled L. B. 707; thence South 89°51'15" East, 40.00 feet to a concrete monument labeled L.B. 707; thence South 00°02'30" East, 79.07 feet to an iron pin labeled L.B. 707 and a Point hereby designated as Point "A"; return to the Point of Beginning and run North 89°57'40" East along said South Right-Of-Way line of Highway No. 441 a distance of 132.00 feet to a concrete monument labeled L.B. 707; thence South 09°26'56" East, 421.91 feet to an iron pin labeled L.B. 707; thence North 89°51'42" West, 229.34 feet to the aforementioned Point "A".

BEING THE SAME LANDS AS DESCRIBED IN OR BOOK 1804, PAGE 1538, OF PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS MORE PARTICULARLY SET FORTH IN A SEPARATE EASEMENT AGREEMENT EXECUTED BY THE PARTIES THIS DATE OVER THE FOLLOWING DESCRIBED LANDS:

THAT PART OF MOUNTAIN VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 49, PUBLIC RECORDS OF LAKE COUNTY, SITUATED IN SECTION 19, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND CONCRETE MONUMENT LABELED LB 707 BEING ON THE SOUTH RIGHT-OF- WAY LINE OF HIGHWAY NO. 441, AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 834 PAGE 1406 AS WELL AS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 1565, PAGE 0991 OF SAID PUBLIC RECORDS; THENCE S89°56'46"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 40.55 FEET; THENCE S09°21'17"E PARALLEL WITH THE WEST LINE OF SAID LANDS DESCRIBED IN OR 834 PG 1406 A DISTANCE OF 101.37 FEET TO A POINT OF INTERSECTION WITH A LINE THAT MEASURES 100.00 FEET SOUTH, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH RIGHT OF WAY LINE; THENCE N89°56'46"W PARALLEL WITH SAID RIGHT OF WAY LINE A DISTANCE OF 40.55 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LANDS DESCRIBED IN OR 834 PG 1406; THENCE N09°21'17"W PARALLEL ALONG SAID WEST LINE A DISTANCE OF 101.37 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

FRANK MCMILLAN, LAW OFC OF
351 S STATE ROAD 434
SUITE 101
ALTAMONTE SPRINGS FL 32714

CERTIFICATE OF RESOLUTION

I, Philip J. Bond as Secretary of Florida Conference Association of Seventh-day Adventists, a Florida corporation not for profit, do hereby certify that the following is a true and correct copy of a Resolution adopted by the Board of Trustees of said corporation at a duly called meeting held on March 8, 2021:

"Upon motion duly made and seconded, VOTED to approve the sale of the property generally referred to as a portion of the Mt. Dora Church Property and described as:

Lands lying in Lake County, Florida, more particularly described on Exhibit A attached hereto

to a Buyer and at a price to be approved by Deann M. Hawley, Vice President, subject to costs and other matters as set forth in a commercially reasonable Contract for Sale, and that Elisa T. Rahming or Deann M. Hawley as Vice President and Philip J. Bond as Secretary or Andrew Elliot as Assistant Secretary of the corporation are authorized to execute a Deed of Conveyance, and any one officer is authorized to execute such other documents as may be required to close this transaction."

I do further certify that (a) all provisions in the articles of incorporation and bylaws pertaining to the conveyance of real property have been met; and (b) that the subject property does not constitute all or substantially all of the assets of Florida Conference Association of Seventh-day Adventists, a Florida corporation not for profit; and (c) that the membership of the corporation is not required to approve such sale and that no consent from any national or regional church body is required to consummate this transaction.

In Witness Whereof, I have set my hand and affixed the corporate seal this 30th day of March,

2021

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF SEMINOLE


Philip J. Bond
Secretary

The foregoing Certificate of Resolution was acknowledged before me this 30th day of March 2021 by Philip J. Bond as Secretary of the Florida Conference Association of Seventh-day Adventists, a corporation not for profit, who is personally known to me.




Notary Public

EXHIBIT A

FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS TO
ORANGE LAKE DEVELOPMENT, LLC

That part of Mountain View Subdivision, according to the plat thereof recorded in Plat Book 9, Page 49, Public Records of Lake County, Florida, and that part of the Northwest 1/4 of Section 19, Township 19 South, Range 27 East, Lake County, Florida, bounded and described as follows: Begin 48.50 feet East of the West line of Block "B" of said Mountain View Subdivision, said Point being on the South Right-Of-Way line of Highway No. 441, and run South 89°57'40" West along said South Right-Of-Way line of Highway No. 441 a distance of 68.50 feet to a concrete monument labeled L.B. 707; thence South 00°02'30" East, 336.33 feet to a concrete monument labeled L. B. 707; thence South 89°51'15" East, 40.00 feet to a concrete monument labeled L.B. 707; thence South 00°02'30" East, 79.07 feet to an iron pin labeled L.B. 707 and a Point hereby designated as Point "A"; return to the Point of Beginning and run North 89°57'40" East along said South Right-Of-Way line of Highway No. 441 a distance of 132.00 feet to a concrete monument labeled L.B. 707; thence South 09°26'56" East, 421.91 feet to an iron pin labeled L.B. 707; thence North 89°51'42" West, 229.34 feet to the aforementioned Point "A".

BEING THE SAME LANDS AS DESCRIBED IN OR BOOK 1804, PAGE 1538, OF PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS MORE PARTICULARLY SET FORTH IN A SEPARATE EASEMENT AGREEMENT EXECUTED BY THE PARTIES THIS DATE OVER THE FOLLOWING DESCRIBED LANDS:

THAT PART OF MOUNTAIN VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 49, PUBLIC RECORDS OF LAKE COUNTY, SITUATED IN SECTION 19, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND CONCRETE MONUMENT LABELED LB 707 BEING ON THE SOUTH RIGHT-OF- WAY LINE OF HIGHWAY NO. 441, AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 834 PAGE 1406 AS WELL AS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 1565, PAGE 0991 OF SAID PUBLIC RECORDS; THENCE S89°56'46"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 40.55 FEET; THENCE S09°21'17"E PARALLEL WITH THE WEST LINE OF SAID LANDS DESCRIBED IN OR 834 PG 1406 A DISTANCE OF 101.37 FEET TO A POINT OF INTERSECTION WITH A LINE THAT MEASURES 100.00 FEET SOUTH, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH RIGHT OF WAY LINE; THENCE N89°56'46"W PARALLEL WITH SAID RIGHT OF WAY LINE A DISTANCE OF 40.55 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LANDS DESCRIBED IN OR 834 PG 1406; THENCE N09°21'17"W PARALLEL ALONG SAID WEST LINE A DISTANCE OF 101.37 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

SHEET 1 OF 3

PLAT BOOK 73 PAGE 56

DORA PLAZA

A REPLAT OF A PORTION OF THE REPLAT OF BLOCKS A-B & D OF MOUNTAIN VIEW SUBDIVISION PLAT BOOK 9, PAGE 49
AND LOTS 50, 50 1/2, 51 AND A PORTION OF 51 1/2 OF PLAT OF EL BONITO PLAT BOOK 5, PAGE 46

SECTION 24, TOWNSHIP 12 SOUTH, RANGE 24 EAST
CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION

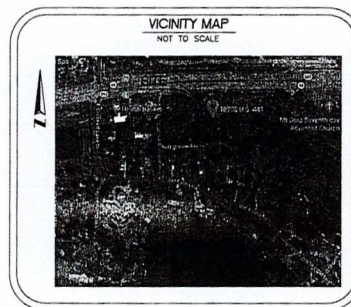
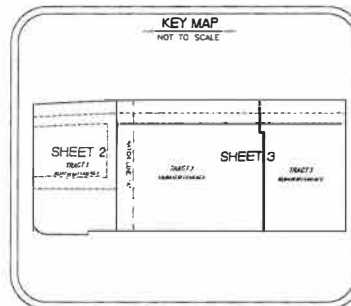
PARCEL NO. 1

ALL OF BLOCK A ACCORDING TO THE REPLAT OF BLOCKS A-B & D OF MOUNTAIN VIEW SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 49, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, TOGETHER WITH THAT PART OF THE RIGHT-OF-WAY OF PALMER AVENUE, NOW VACATED, LYING WITHIN SAID BLOCK A, AND THAT PART OF THE WEST 1/2 OF THE RIGHT-OF-WAY OF LAKE DRIVE, NOW VACATED, LYING EAST OF AND ADJACENT TO SAID BLOCK A, LESS AND EXCEPT ALL THAT PART OF SAID LAND LYING NORTH OF THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 500.

PARCEL NO. 2

LOTS 50, 50 1/2, 51 AND 51 1/2, IN EL BONITO, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THAT PART THEREOF LYING NORTH OF THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 500.

CONTAINING 236,215.52 SQUARE FEET, OR 5.422 ACRES MORE OR LESS.



SURVEYOR'S NOTES:

- Bearings shown are based on the Northerly right of way line of Highway Avenue being an assumed bearing of N 89°48'19" W for angular designation only.
- A Direct Global Positioning (GPS) Observation was made, in accordance with Third Order, Class II requirements, as set forth in Standards and Specifications for Geodetic Control Networks Federal Geodetic Control Committee, September 1984.
- The area shown in this Plat is in Zone X, area outside 100 year flooding according to the Community Flood Rate Map Community Panel Numbers 12069C0358E and 12069C0359E, dated 12/18/2012. This Surveyor can not substantiate to the accuracy of these Flood Maps and the local Flood Plain Official should be contacted to verify their accuracy.
- State Plane Coordinates of Permanent Reference Monuments: (Mean Scale Factor: 0.9999979; Bearings shown hereon have been adjusted accordingly.)

Point	Y (Northing)	X (Easting)
D1	1632772.376	446792.280
D2	1632456.336	446792.999
- Utility and drainage easements to be provided to the City with each Parcel site plan approval process.

SHEET INDEX

SHEET 1 of 2 - Legal Description, Dedication, Surveyors

SHEET 2 of 2 - Boundary Information, Geometry

SHEET 3 of 3 - Boundary information, Geometry and Legend

LEGEND

- PRM - Permanent Reference Monument
- Set 4" X 4" Concrete Monument & Cop LB #8086 (Unless Otherwise Noted)
- PCP - Permanent Control Point
- Sat 1/2" Iron Rod & Cop LB #8086 (Unless Otherwise Noted)
- P.S.M. Professional Surveyor and Mapper
- L.B. Licensed Business
- R. Radius
- L. Length
- Δ Delta
- CH Chord Direction
- C. Chord
- PRM Permanent Reference Monument
- PCP Permanent Control Point
- P. Point of Intersection
- PC Point of Curvature
- PT Point of Tangency
- P.B. Plat Book
- P. Page
- (C) As Calculated
- (M) As Measured
- (P) Per Plat
- F.D.O.T. Florida Department of Transportation
- S.F. Square Feet

DORA PLAZA

DEDICATION

STATE OF FLORIDA
COUNTY OF LAKE
DORA PLAZA INVESTMENTS, LLC, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates the 24-foot Gross Access Easement and the 30-foot Gross Access Easement, as designated herein, for use by the traveling public.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed and acknowledged by its undersigned thereunto duly authorized on this day of August, 2020.

A. Luthra
Aashu Luthra, Manager
A & V Investment Group, LLC

Hareesh Karamchandani
Hareesh Karamchandani, Manager
Sol 441 LLC

Notary Public
Notary Public, State of Florida

The foregoing instrument was acknowledged by means of a signed presence or online notarization this day of August, 2020, by *Notary Public*

My commission expires 2/4/2024

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
This plat is hereby approved by the Lake County Planning Department.

Notary Public
Notary Public, State of Florida

My commission expires 2/4/2024

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify, that this plat was prepared under my direction and supervision and that this plat complies with all the survey requirements of Chapter 177, Florida Statutes, and that said land is located in the City of Mount Dora, Lake County, Florida.

Galen K. Bell
Galen K. Bell, P.S.M. 4224
Date 7/31/20

Deep South Surveying
Certificate of Authorization Number LB 8086

CERTIFICATE OF REVIEW BY THE CITY SURVEYOR
I HEREBY CERTIFY that this plat has been reviewed for the conformity to the requirements of Chapter 177, Part I of Florida Statutes. No confirmation of mathematical closure or line placement of PRM's and PCP's in the field was made in this review.

R. L. Roberts
R. L. Roberts, P.S.M.
Date 8/11/2020

Florida Registration Number 3144
State of Florida
CPM, Inc. LB87143

CERTIFICATE OF APPROVAL OF MUNICIPALITY
THIS IS TO CERTIFY, that this plat was presented to the City of Mount Dora, Lake County, Florida and approved by the City of Mount Dora for record on the 22nd day of August, 2020, provided this plat is recorded in the office of the Clerk of the Circuit Court, of Lake County, Florida within ten days from the date of approval by the City of Mount Dora, Florida.

Mayor
Mayor
Date 8-11-2020

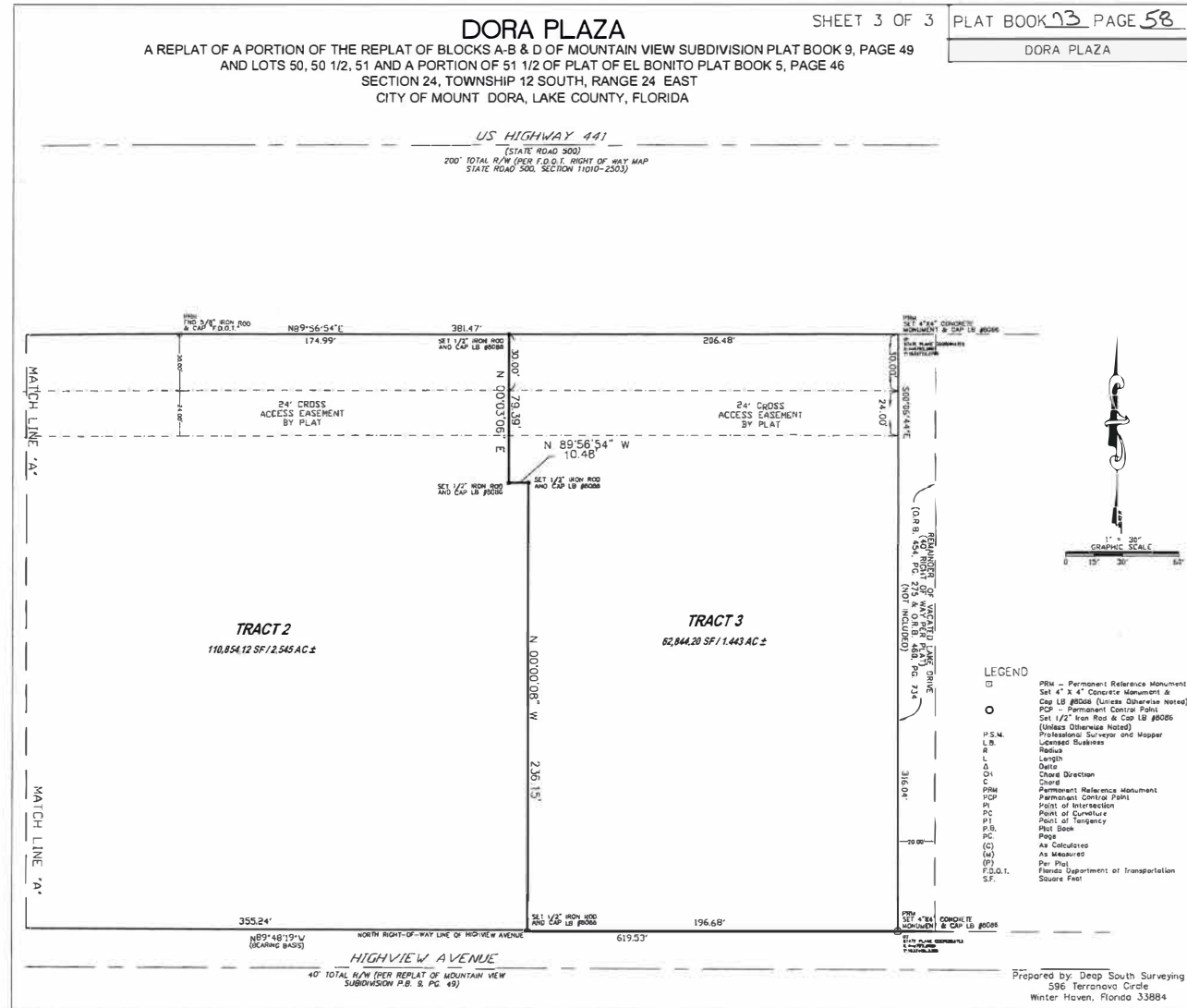
Notary Public
Notary Public, State of Florida

My commission expires 2/4/2024

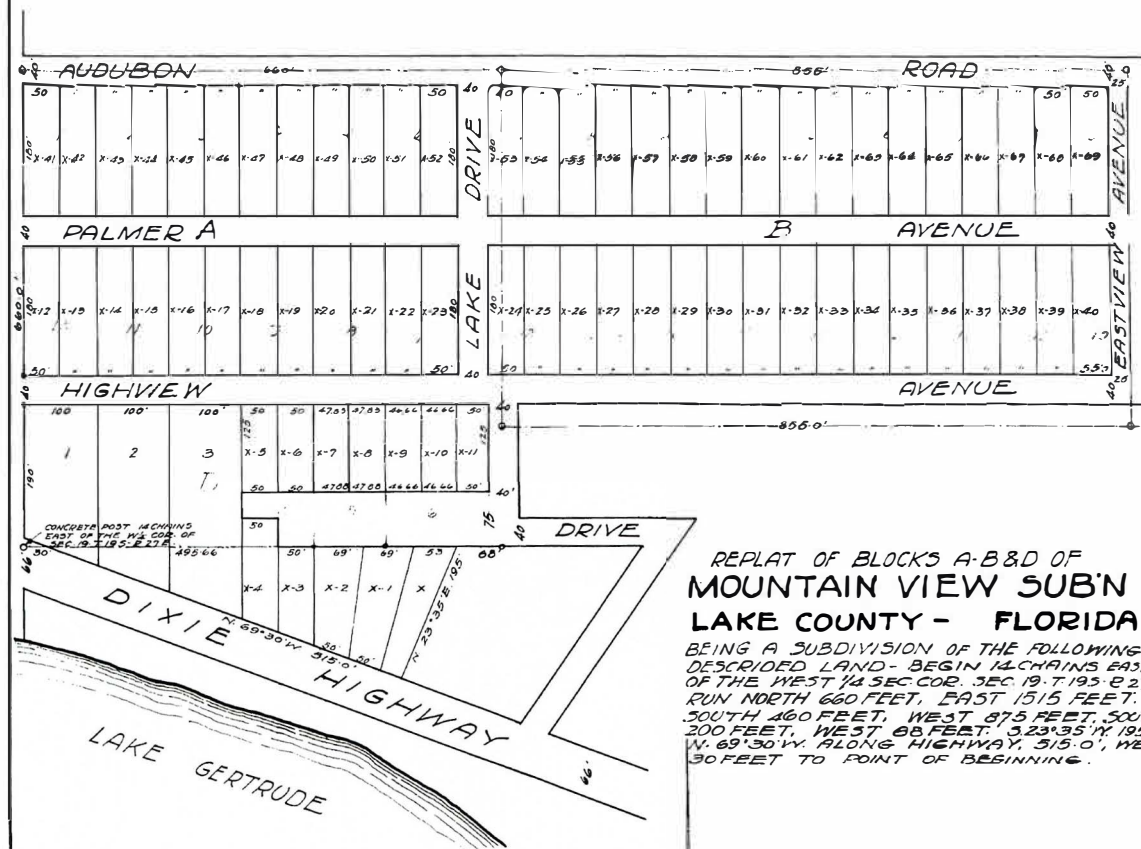
DEEP SOUTH SURVEYING

596 Tatanova Circle
Winter Haven, Florida 33884
863.797.3366
www.deepsouthsurveying.com
Certificate of Authentication LB8086

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



9-4141



REPLAT OF BLOCKS A-B & D OF
MOUNTAIN VIEW SUB'N
LAKE COUNTY - FLORIDA

BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED LAND - BEGIN 14 CHAINS EAST MONUMENTS HAVE BEEN PLACED OF THE WEST 1/4 SEC. COR. SEC. 19, T. 19 S. R. 27 E. RUN NORTH 660 FEET, EAST 1515 FEET, SOUTH 460 FEET, WEST 875 FEET, SOUTH 200 FEET, WEST 88 FEET, 323°35'N, 195 FEET, N. 69°30'W, ALONG HIGHWAY, 515.0', WEST 30 FEET TO POINT OF BEGINNING.

State of Florida } s.s.
County of Lake }
We the undersigned owners of the real estate situate and included in this plat do hereby authorize the same to be recorded in the public records of LAKE COUNTY, FLORIDA, and do hereby devote to the public the streets, avenues, roads and drives therein shown, and do hereby warrant that we are the owners of the said property included in and situate in said plat with full authority to authorize the record of the plat thereof and to execute this dedication.

Witness our hands and seals this 3 day of May A.D. 1926.
Signed, sealed and delivered in the presence of:
William J. Ritchie (Seal)
Bernice C. Ritchie (Seal)
Witnesses

State of Florida } s.s.
County of Lake }
I hereby certify that on this 3 day of May A.D. 1926, before me an officer duly authorized to administer oaths and take acknowledgments personally appeared William J. Ritchie and Bernice C. Ritchie to me well known, and known to me to be the persons described in and who authorized the drawing of this plat and survey and acknowledged that the same was drawn for the purposes stated above, and the said Bernice C. Ritchie known to me to be the wife of William J. Ritchie did acknowledge on a separate and private examination taken and made by and before me, separately and apart from her said husband, that she joined in the offering and filing of the said plat for record for the purposes of relinquishing, renouncing, and conveying all her right and title either dower or separate property, statutory or equitable in and to the lands described therein, and that she executed said dedication freely, and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.
Witness my hand and official seal this day and year aforesaid.

Notary Public
My commission expires Oct. 2, 1928

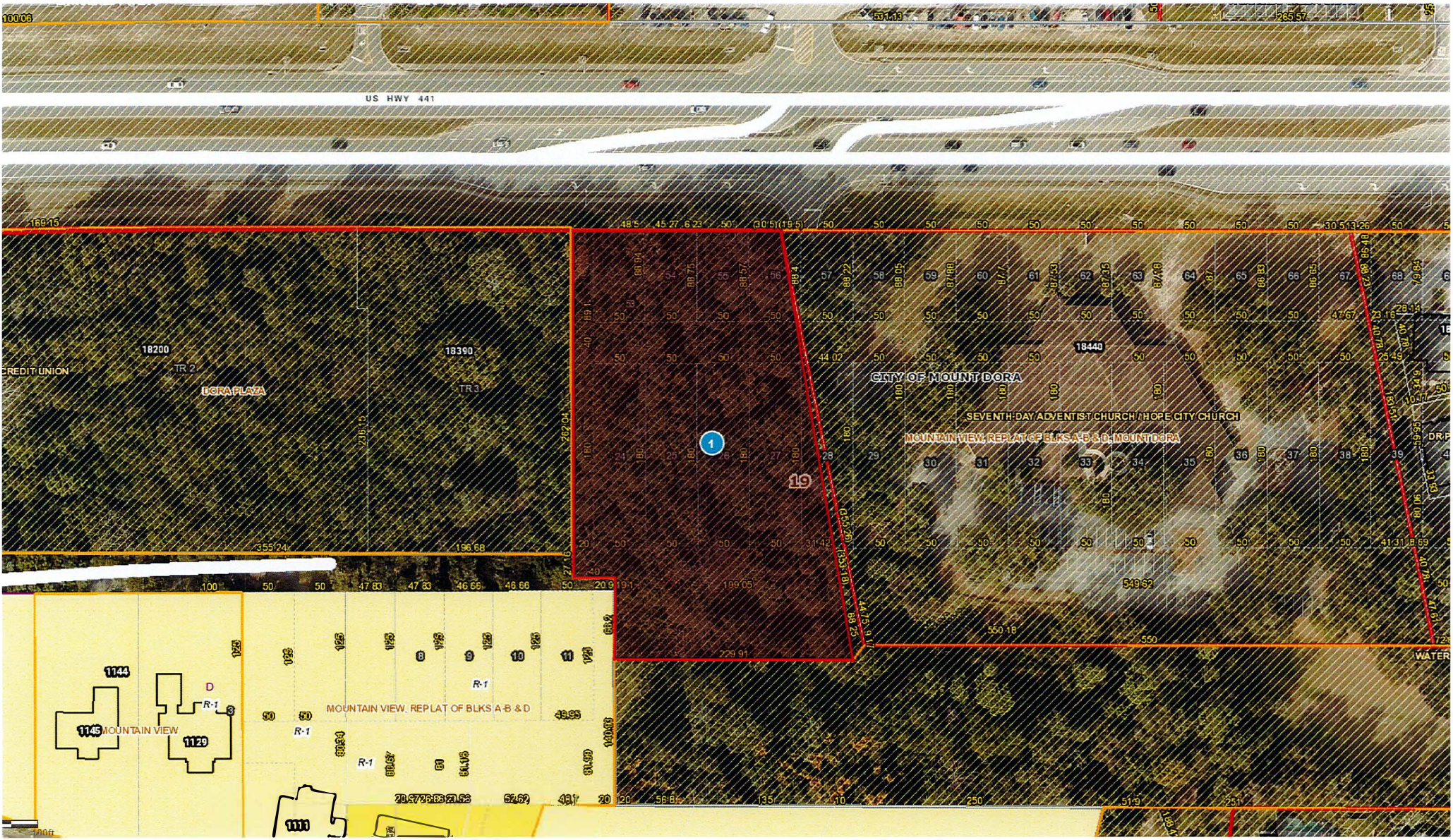
CERTIFICATE.
I hereby certify that the above is a true and correct plat of a survey and that permanent reference has been made to the public records of Lake County, Florida, and that the same has been placed on file in the office of the County Clerk of Lake County, Florida.
Register, Engineer #233

This is to certify that this plat was presented to the Board of County Commissioners, LAKE COUNTY, FLORIDA, and approved by them for record on the 3 day of May A.D. 1926.

Attest
Chairman
Clerk

CLOSE FREEMAN & DURRELL
TAVARES. FLORIDA. ENGINEERS.

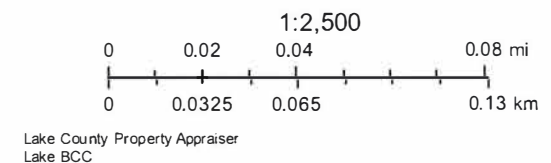
Scale: One Inch = 100 feet. April 1926.





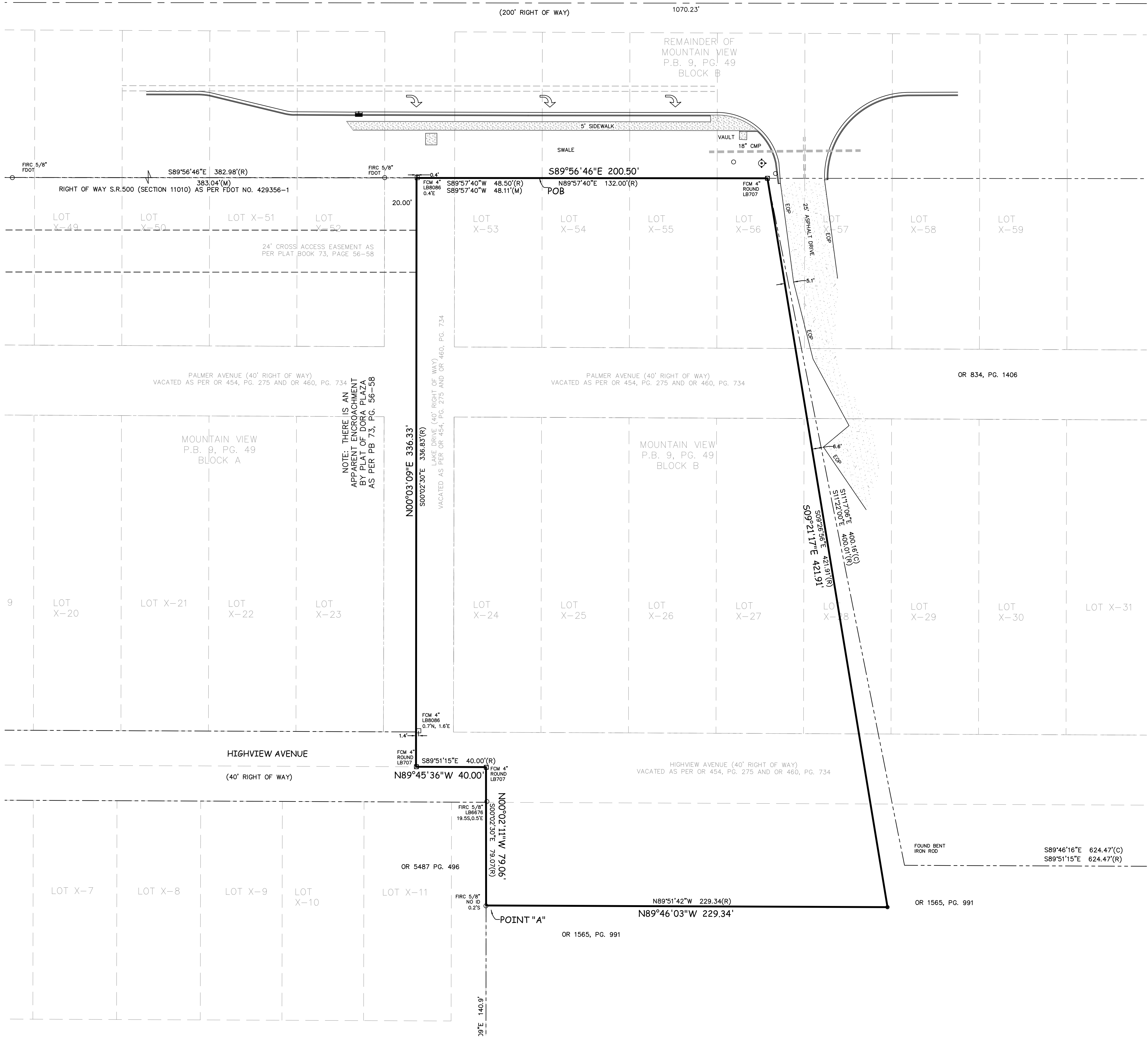
October 27, 2022

- | | | | | | |
|---|----------------------|---|---------------------|---|---------------------------|
|  | Boat Ramps |  | Street Names |  | Address Locations |
|  | County Boundary |  | Local Streets 5K |  | Property Name |
|  | Surrounding Counties |  | Building Footprints |  | Tax Parcels Alternate Key |



BOUNDARY SURVEY
OF

SR 500 - US HIGHWAY 441



DESCRIPTION PROVIDED (OR 1804, PG. 1538):

That part of Mountain View Subdivision, according to the plat thereof recorded in Plat Book 9, Page 49, Public Records of Lake County, Florida, and that part of the Northwest ¼ of Section 19, Township 19 South, Range 27 East, Lake County, Florida, bounded and described as follows: Begin 48.50 feet East of the West line of Block "B" of said Mountain View Subdivision, said Point being on the South Right-Of-Way line of Highway No. 441, and run South 89°57'40" West along said South Right-Of-Way line of Highway No. 441 a distance of 68.50 feet to a concrete monument labeled L.B. 707; thence South 00°02'30" East, 336.33 feet to a concrete monument labeled L. B. 707; thence South 89°51'15" East, 40.00 feet to a concrete monument labeled L.B. 707; thence South 00°02'30" East, 79.07 feet to an iron pin labeled L.B. 707 and a Point hereby designated as Point "A"; return to the Point of Beginning and run North 89°57'40" East along said South Right-Of-Way line of Highway No. 441 a distance of 132.00 feet to a concrete monument labeled L.B. 707; thence South 09°26'56" East, 421.91 feet to an iron pin labeled L.B. 707; thence North 89°51'42" West, 229.34 feet to the aforementioned Point "A".

LEGEND:

- ▲ = SET NAIL AND DISC (LB7970)
- = SET 5/8" IRON ROD&CAP (LB7970) (SIRC)
- = SET 4x4 CONCRETE MONUMENT (LB7970)
- △ = FOUND NAIL AND DISC (FND)
- = FOUND 5/8" IRON ROD & CAP (FIRC)
- = FOUND 4x4 CONCRETE MONUMENT (FCM)
- = FOUND 1" IRON PIPE (FIP)
- ✕ = SET DRILL & X-OUT
- ✕ = FOUND DRILL & X-OUT
- BOC = BACK OF CURB
- BOW = BACK OF WALK
- (C) = CALCULATED
- Δ = CENTRAL ANGLE
- C = CHORD LENGTH
- CB = CHORD BEARING
- CBW = CONCRETE BLOCK WALL
- CBW = CONCRETE BLOCK WALL
- CONC = CONCRETE
- C/L = CENTERLINE OF RIGHT-OF-WAY
- CORC = CORRUGATED METAL PIPE
- DB = DEED BOOK
- DUE = DRAINAGE & UTILITY EASEMENT
- EL = ELEVATION
- EOP = EDGE OF PAVEMENT
- ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
- EX = EXISTING
- FTE = FINISH FLOOR ELEVATION
- FDC = FIBER OPTICS CABLE (UNDERGROUND)
- ID = IDENTIFICATION
- L = ARC LENGTH
- LB = LICENSED BUSINESS
- LS = LIFT STATION
- (M) = MEASURED
- MB = MITERED END SECTION
- NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
- NOVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
- ND = NAIL AND DISC
- OR = OFFICIAL RECORDS
- PE = PLAT BOOK
- PG = PAGE
- P-C = HARD CASE NAIL
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- POB = POINT OF BEGINNING
- PCC = POINT OF COMMENCEMENT
- PVC = POLYVINYL CHLORIDE
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RCP = REINFORCED CONCRETE PIPE
- SWK = CONCRETE SIDEWALK
- (TYP) = TYPICAL
- TOS = TOP OF BANK
- TOE = TOP OF SLOPE
- TOP = TOP OF PIPE
- WF = WOOD FENCE
- FWM = FIRE WATER MAIN
- WM = WATER MAIN
- WL = WATER LINE
- FWL = FIRE WATER LINE
- FM = FORCE MAIN (SANITARY)
- HR = HANDICAP RAMP
- DR = DOWN RAMP
- NON-SKID INDICATORS (NSI)
- UTILITY STUBOUT
- FCC = FIBRE OPTIC CABLE MARKER
- FDC = FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTER ASSEMBLY
- CABLE RISER
- CENTER LINE
- CLEAN OUT
- STORM DRAINAGE MANHOLE
- ELECTRIC BOX
- FIRE ASSEMBLY (FHA)
- FIRE HYDRANT
- GATE VALVE
- GUY WIRE
- IRRIGATION VALVE
- CONCRETE LIGHT POLE
- LIGHT POLE
- OVERHEAD UTILITY LINE
- PRESSURE RELEASE VALVE
- SANITARY SEWER MANHOLE
- SEWER VALVE
- SIGN
- STORM CATCH BASIN
- MITERED END SECTION
- WATER STUBOUT
- TELEPHONE RISER
- TRAFFIC SIGNAL BOX(TSB)
- TRAFFIC SIGNAL POLE(TSP)
- TRANSFORMER
- TEST BORE
- WATER METER
- WATER SERVICE
- WELL
- WOOD POWER POLE
- POWER POLE
- CONCRETE POWER POLE
- YARD LIGHT
- HR = HANDICAP RAMP
- CONCRETE
- CONCRETE
- YARD DRAIN
- REDUCER
- BELL RESTRAINER
- SPOT ELEVATION

SURVEYOR'S NOTES:

- PREPARED AS A BOUNDARY SURVEY SURVEY. DATE OF LAST FIELDWORK: 02/04/21.
- MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITH BENEFIT OF ABSTRACT OF TITLE BY REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED JANUARY 4, 2021 AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
- IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
- MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
- THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
- PARCEL LIES IN FLOOD ZONE "X", A NON-FLOOD HAZARD AREA AS SHOWN ON FEDERAL INSURANCE RATE MAP COMMUNITY PANEL 12069C0359E, DATED 12/18/12.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY OF SR 500 AS BEARING S89°56'46"E AS PER PLAT.
- SOME TOPOGRAPHIC FEATURES OR SYMBOLS MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
- DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

©COPYRIGHT 2021 BY ELLIS SURVEYS LLC

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX/XX/XXXX	
2	XX/XX/XXXX	
3	XX/XX/XXXX	
4	XX/XX/XXXX	
5	XX/XX/XXXX	
6	XX/XX/XXXX	
7	XX/XX/XXXX	
8	XX/XX/XXXX	
9	XX/XX/XXXX	
10	XX/XX/XXXX	

PREPARED FOR:

SELENA CHEN
ORANGE COUNTY REALTY LLC
507 EUGENE BLVD

ELLIS SURVEYS LLC
Land Surveying & Planning
P.O. Box 140982
Altamonte Springs, FL 32716
Florida Licensed Business LB-7970
P. 407-834-4003 F. 407-869-5454
www.ellisurveys.com



PROJECT NO. 21-848
SCALE: 1"=30'
DRAWN BY: BAE
CHECKED BY: GEFE
DATE DRAWN: 02/19/21
FIELD BOOK PAGE: FILE



CITY OF MOUNT DORA

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

DATE: December 21, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Application to Amend the Future Land Use Map; Small-Scale FLUM Amendment Request (Review Type); Change in Land Use from Lake County Regional Office to City Employment Center; 36.43 Acres (Site Area); Located on the south side of State Road 44, between Buttercup Lane and Suneagle Drive; Aaron Hakim, Amco Development (Applicant); Mt Dora Hills, LLC & MK&AD Land Investments, LLC (Owners). Project No. FLUM22-05SM.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the small-scale application to amend the Future Land Use category on 36.43+/- acres from Lake County Regional Office to Mount Dora Employment Center and forward the same to City Council.

Note: The request is only for assignment of “Employment Center” Future Land Use. Although the applicant, in concert, has included a master plan zoning request, it has no bearing on the FLUM Amendment and should be processed independently. Staff felt this aspect needed to be clarified that FLUM categories is being processed due to the recent annexation for inclusion in the Mount Dora Comprehensive Plan 2045.

REFERENCES/SUPPORT:

Mount Dora Comprehensive Plan 2045
Policy 4.g (12) FLUE of the Mount Dora Comprehensive Plan 2045
Annexation Ordinance 2022-11 adopted on August 16, 2022

SITE SUMMARY:

Owners	MK and AD Land Investments, LLC
Applicant	Aaron Hakim, Amco Development
General Location:	Located on the south side of State Road 44, between Buttercup Lane and Suneagle Drive
Alternate Key Nos.	1128544, 1039819, 2843136 and 1084059
Zoning District:	Lake County Light Manufacturing and Planned Industrial
Proposed Zoning District:	PUD with zoning district assignment of WBI-E (Processing under Separate Application)
Future Land Use Category:	Lake County Regional Office
Proposed Land Use Category	City Employment Center

Overlays: Wolf Branch Innovation District
Site Area: 36.43 +/- acres
Existing Use: Vacant Lands

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	ROW	NA	NA	Arterial Road	SR 46
South	City	Conservation	Green Belt	Preservation Area	Wolf Branch Sink Preserve
East	County	Regional Office	Light Industrial	Auto Repair Shop	Peeler Truck Service
West	County	Regional Office	Light Industrial	Residence	Single Family Dwelling Unit

DEVELOPMENT STANDARDS MATRIX:

Standard	County Regional Office	City Employment Center
Floor Area Ratio (FAR)	Max. 3.0	Max. 1.0 by right, 2.0 with conditions
Maximum Square Footage	4,760,672 square feet	1,586,890 square feet by right, 3,173,781 square feet with conditions
Density	One multi-family unit per 10,000 of Gross Leasable Area of commercial space	Min. eight (8) dwelling units per acre
Maximum Dwelling Units	Max. 476 multi-family units	Min. 291 units
Impervious Surface Ratio (ISR)	Max. 75%	Max. 75%
Open Space	Min. 15%	Min. 15%
Building Height	75 feet	Not Specified
Commercial Allocation	Max. 20% of the floor area can be allocated to commercial uses	Max. 20% of the floor area can be allocated to commercial uses

ANALYSIS:

The subject property was annexed into the City of Mount Dora with the adoption of Ordinance 2022-11 on August 16, 2022. The property contains 36.43 acres and is vacant. The applicant has applied to amend the future land use map to change it from Lake Regional Office to City Employment Center. An application to establish a city zoning district is being processed simultaneously with the FLUM application.

The City through previous Comprehensive Plan adopted policies created the Wolf Branch Innovation District and designated lands within the subject areas along SR 46 to be assigned City Employment Center. The applicant's request for the changes initiated by annexation is consistent with these adopted Comprehensive Plan policies.

Goal 1, Objective 4, Policy g.12, Future Land Use Element of the Comprehensive Plan describes the Employment Center land use category. This category is intended to provide a variety of office uses, light industrial, multi-family residential, and limited commercial uses that support office uses. This category is intended to accommodate employment development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint.

With the exception of hotels and motels no more than twenty percent (20%) of the floor area shall be allocated to commercial uses. Of the 20% floor area, only commercial uses that support this category shall be permitted, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an office park or office building. The intent of this provision to prohibit highway oriented commercial uses within this land use category.

This category is required to be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit Facilities. The subject property is located along State Road 46 which is classified as a Principle Arterial Road; as such, this is an appropriate location for the Employment land use category.

The subject property is located within the Wolf Branch Innovation District (WBID). The WBID is a special planning area totaling approximately 850 acres that is expected to accommodate a significant regional employment center along the Wekiva Parkway. In 2017, the City entered into an interlocal agreement with Lake County and Levy Consultants, LLC, in order to collaborate on the economic development of the WBID. The City has since revised the Comprehensive Plan and Land Development Code to incorporate the recommendations made within the Wolf Branch Innovation District Implementation Plan.

PUBLIC IMPACTS AND CAPACITY ANALYSIS:

Housing

The land use change from County Regional Office to City Employment Center would increase the amount of land available for residential uses. The Regional Office land use category allows one multi-family unit per 10,000 square feet gross leasable area of commercial space. At maximum build out, this would result in a maximum of 476 dwelling units. The City Employment Center land use category requires a minimum of eight (8) per net buildable acre which would result in a minimum of 291 dwelling units with no maximum number of units. As such, the subject property will likely provide more dwelling units if developed under the Employment Center land use category.

Traffic

Goal 1, Objective 3, Policy b, Transportation Elements of the Comprehensive Plan establishes the minimum acceptable roadway operating conditions on principal arterials, minor arterials, and collectors as LOS D.

Further review and evaluation would be undertaken when a development application and traffic study is provided to ensure the proposed development will not adversely impact the roadway network.

Water

Goal 1, Objective 1, Policy d, Infrastructure Element, 2045 Comprehensive Plan, establishes the water level-of-service standards as 350 gallons per day (GPD) per equivalent residential unit (ERU). The City does not have an established level-of-service for non-residential uses. According to the U.S. Energy Information Administration the average estimate for commercial/office water consumption in large buildings (greater than 200,000 square feet) is 55.6 gallons per 1,000 square feet.

Based on this information, the land use change has the potential to decrease the demand for water. Exact calculations on GPD can only be assessed with details of the proposed development.

Land Use	Max. Non-Residential Square Feet GPD	Residential GPD	Total GPD
Regional Office	$(4,760,672/1,000) \times 55.6 = 264,693$	$476 \times 350 = 166,600$	Max. 431,293 GPD
Employment Center	$(3,173,781/1,000) \times 55.6 = 176,462$	$291^* \times 350 = 101,850$	278,312 GPD*
*The number of Dwelling Units utilized for the residential calculation was based on the minimum number of dwelling units; residential GDP may be higher.			

Wastewater

Goal 1, Objective 1, Policy d, Infrastructure Element, 2045 Comprehensive Plan, establishes the sewer level-of-service standard as 300 GPD per ERU. Flow requirements from commercial, industrial, institutional, or other special development areas shall be established from existing records or by estimated projections using the best available data; however, in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise. A thorough review of wastewater demands will be undertaken once a development application is submitted.

Reclaim Water

Conversation Element requires participation in the City reuse for irrigation purposes. Goal 2, Objective 1, Policy c. (1) of the Infrastructure Element requires water conservation practices by utilizing the City reclaimed system available.

Stormwater

Goal 2, Objective 1, Policy b, Infrastructure Element of the Comprehensive Plan requires stormwater facilities to be designed to accommodate the 25-year / 24- hour storm design event and ensure the peak post-development runoff does not exceed peak pre-development runoff rate. Compliance with this provision will be undertaken with the submittal of a development application.

Parks and Recreation

Goal 1, Objective, 1, Policy a, Recreation and Open Space Element of the Comprehensive Plan states that all residents shall have access to a community or neighborhood park within a ten (10) minute walk. The standards for a community and neighborhood park are defined in the Comprehensive Plan.

Goal 1, Objective, 1, Policy b, Recreation and Open Space Element of the Comprehensive Plan defines a ‘Community Park’ as containing a minimum of five (5) acres; has an existing condition rating of “Meets Expectations” or better in the most recent adopted Parks and Recreation Master Plan; and contains the following elements: sports fields, cultural/community center with recreational programming, outdoor flex event space, off-street parking, restrooms, picnic pavilions, and destination playground.

Goal 1, Objective, 1, Policy c, Recreation and Open Space Element of the Comprehensive Plan defines a ‘Neighborhood Park’ as containing a minimum of two (2) acres; has an existing condition rating of “Meets Expectations” or better in the most recent adopted Parks and Recreation Master Plan; and contains the following elements: sports courts, small playground, picnic pavilions, on- or off-street parking, as required for ADA accessibility, and open space.

Future development on the site will need to ensure this requirement is met by ensuring a park meeting our standards is within a ten (10) minute walking distance of the site or by providing the facilities on site. Pursuant to Goal 1, Objective 2, Policy c, Recreation and Open Space Element of the Comprehensive Plan, new residential developments of 20 units or greater that are within areas of the City that have a deficient parks LOS, the preference shall be dedication in lieu of fees. Park Impact fees would be granted for the construction and dedication of a community or neighborhood parking meeting our standards.

Environmental

Goal 1, Objective 5, Policy a, Conservation Element of the Comprehensive Plan requires a professionally conducted survey of native vegetative communities for properties greater than thirty (30) acres in size in conjunction with an application for a site plan and plat. The developer and the city shall use the information gathered from the survey to develop and implement a plan to protect state and federally listed endangered and threatened plant and animal species and species of special concern.

In addition, a site assessment produced by an environmental professional verifying the existence or lack thereof of these natural communities shall be required for all sites over 30 acres in size. If any longleaf pine, sand hill, sand pine and xeric oak communities are present on the site, additional protection measures will be required.

According to the Lake County Interactive Map, there is no indication of floodzone or wetlands on the subject property. Map VI-4: Natural Communities shows area contains Upland Hardwood Forests and Mixed Upland (Coniferous / Hardwood) communities. Map VI-3: Soils shows the area has Type ‘A’ soils. Further review of potential impacts to the environment and natural communities will be undertaken with the future development application.

NOTIFICATIONS:

JPA Notice to Lake County: November 8, 2022

JPA Notice to Orange County: November 8, 2022

Courtesy Notice to Lake County School District: November 8, 2022

Non-Legal Notice PZC and Notice to City Council: December 9, 2022

Notice to Surrounding Owners: December 9, 2022

Ordinance Enactment Legal Ad: January 6, 2023

PUBLIC HEARING SCHEDULE:

PZC: December 21, 2022

City Council FLUM Single Reading and Adoption: January 17, 2022

ATTACHMENTS:

Vicinity Map

Future Land Use Composite City-County Map

Future Land Use Map Amendment

Zoning Composite City-County Map

Application

VICINITY MAP

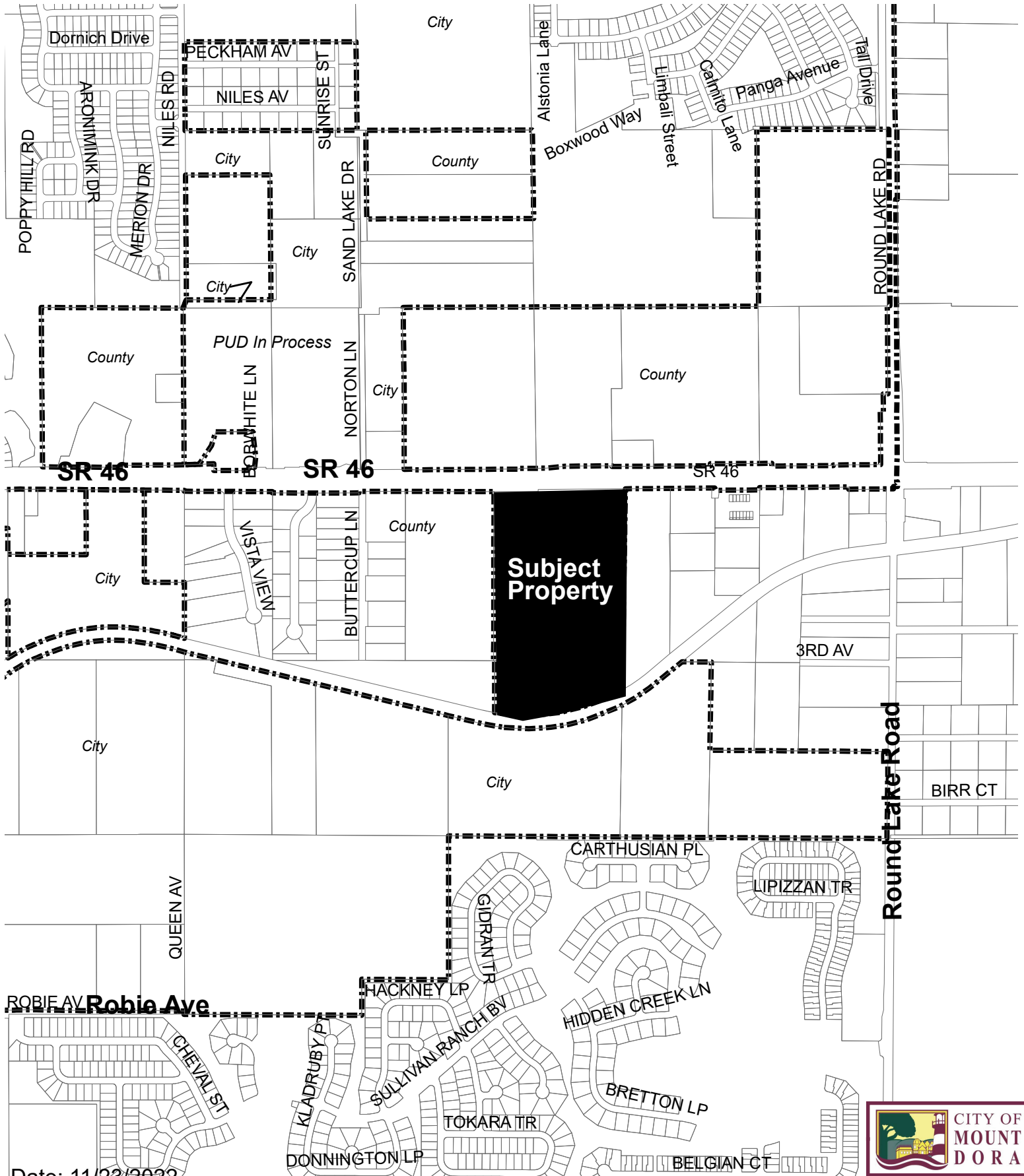
N



N.T.S.

Legend

- City Limits
- JPA Boundary



Date: 11/23/2022

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



MKMS, LLC AND MT. DORA HILLS, LLC Future Land Use Area Map (Composite City & Lake County)

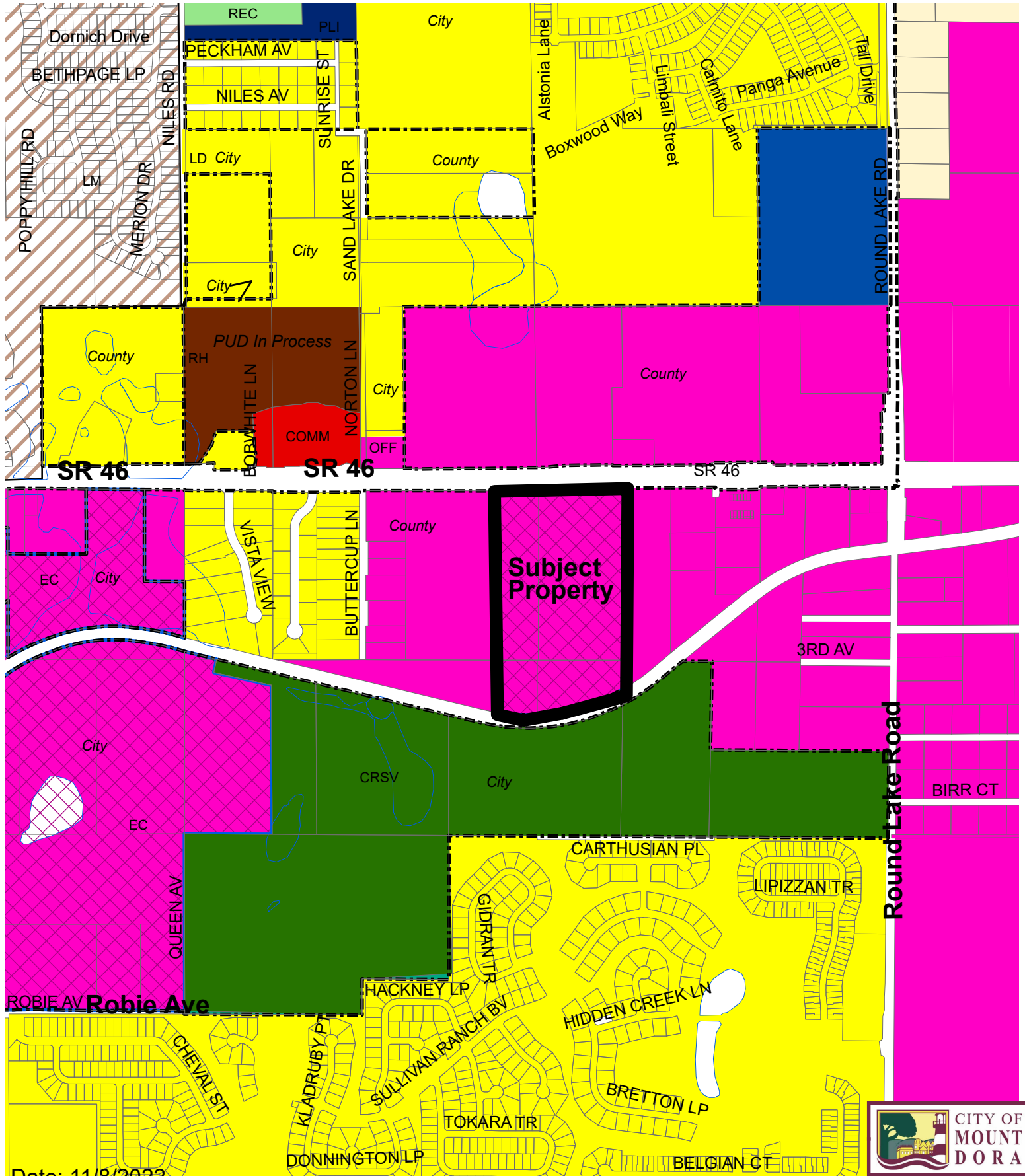
Legend



N



N.T.S.



Date: 11/8/2022

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



City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

FLUM Amendment MK and AD Land Investments, LLC

Exhibit "A"
Ordinance No. 2023-03



0 1,400 2,800 Feet

Map II-2a

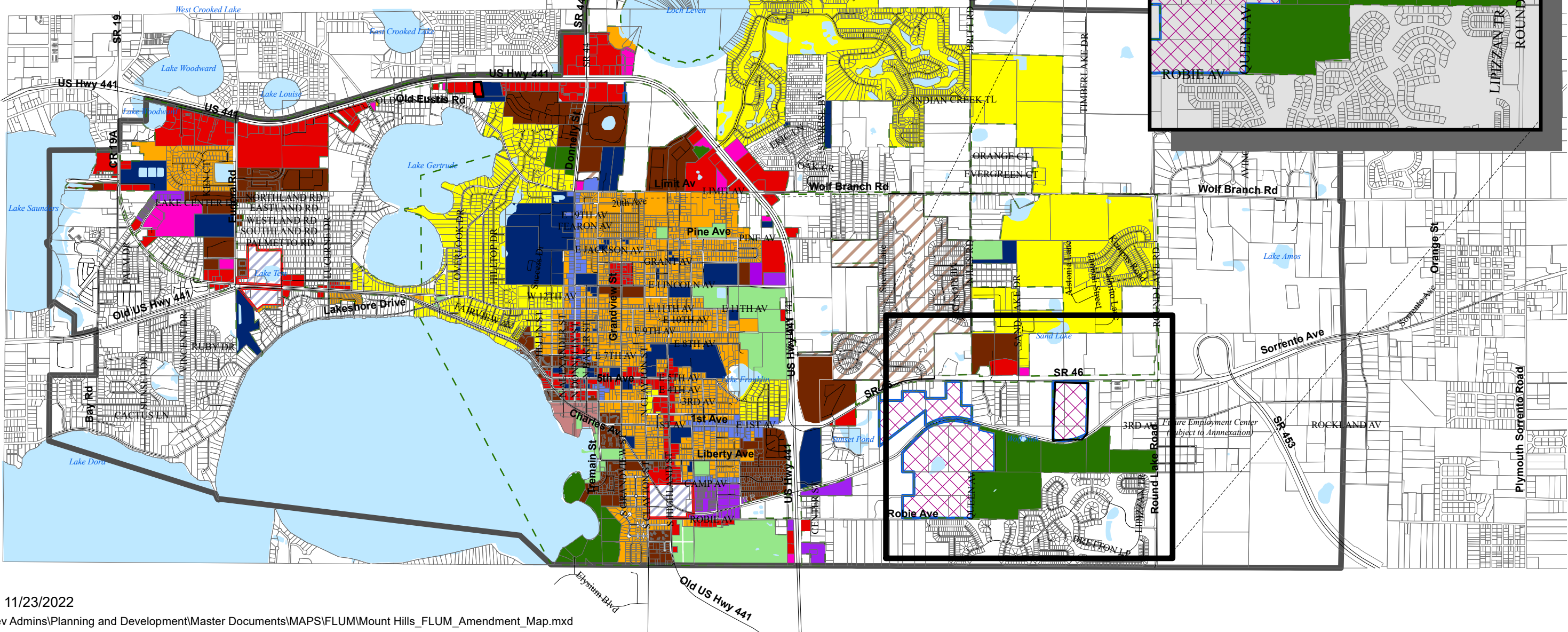
Small-Scale FLUM Amendment

LEGEND:

- Mixed Use Traditional (MU-1)
- Mixed Use Downtown (MU-2)
- Employment Center
- Residential Professional/Office
- Low Density Residential (2.5 DU/AC or Less)
- Low/Medium Density Residential (4 DU/AC or Less)
- Medium Density Residential (6 DU/AC or Less)
- High Density Residential (18 DU/AC or Less)
- Industrial
- Commercial
- Office
- Recreation
- Public Lands/Institutions
- Conservation
- Water Bodies/Lakes

Features

- City Limits
- JPA
- Rail Road



Prepared by: Mount Dora Planning and Development Dept.
510 North Baker Street
Mount Dora, FL 32727
352-735-7112

Print Date: 11/23/2022

Path: U:\Plandev Admins\Planning and Development\Master Documents\MAPS\FLUM\Mount Hills_FLUM_Amendment_Map.mxd

MKMS, LLC AND MT. DORA HILLS, LLC

Zoning Area Map

(Composite City & Lake County)

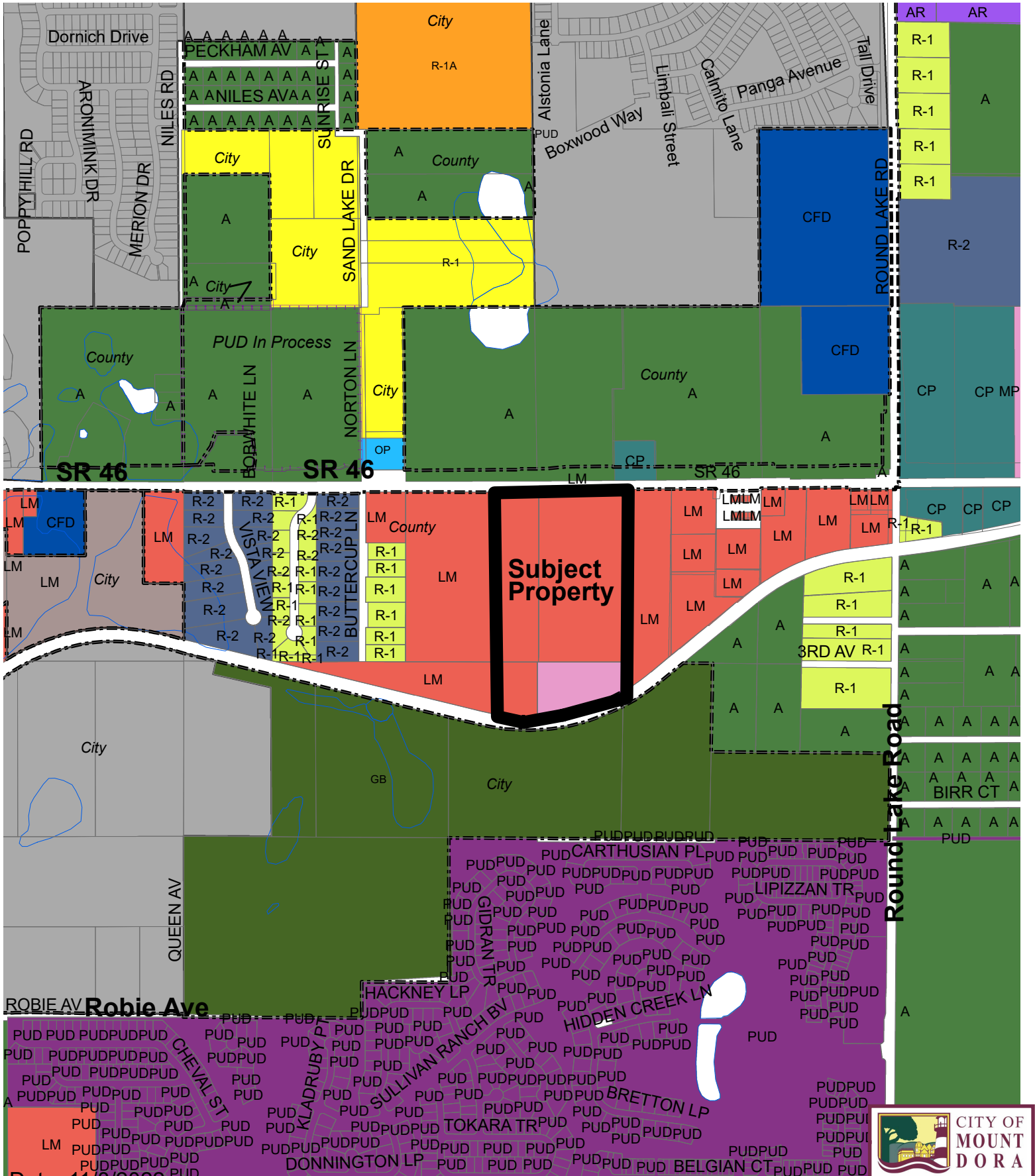
Legend



N



N.T.S.



Date: 11/8/2022

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

RECEIVED

By scottw at 9:14 am, Nov 08, 2022



CITY OF
MOUNT
DORA

FLUM22-05SM

City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112

E-mail: plandev@cityofmoundora.com

**FUTURE LAND USE MAP
AMENDMENT SMALL-SCALE
(50 ACRES OR LESS) APPLICATION**

Date : November 7, 2022 Project Name: Mount Dora Mixed Use

1. Applicant's Name: AMCO Development Inc.; Attn: Aaron Hakim
Company's Name: AMCO Development Inc.
Address: 1830 Plymouth Sorrento Road- Suite 1001
City, State & Zip: Apopka, FL 32712
Phone: 407-462-7850 E-mail: ahakim@amcodev.com, KellyD2@etminc.com, eldridges@etminc.com

2. Owner's Name: MK&AD Land Investments
Company's Name: MK&AD Land Investments
Address: 1019 Flagstone CT
City, State & Zip: Apopka, FL 32703
Phone: 407-462-7850 E-mail: AHAKIM@AMCODEV.COM

3. The property generally located and list adjacent streets: South of State Road 46
and West of SR 453.

4. The address(s) of the property: State Road 46, Mount Dora, FL 32757

5. Size of property in Acres: 38.25 Square Feet: 1,666,170

6. Current Zoning District: County Light Industrial (LM)

7. Requested Zoning District: Planned Unit Development (PUD)
(Separate application required for change in zoning district)

8. Future Land Use Category : County Regional Office

9. Requested Future Land Use Category: Employment Center

10. Present use and structures on the property (list number of residential dwelling units):
Vacant with a accessory structures (sheds, grill, well and equipment, and fencing).

11. Building Size Existing: 250 sf (sheds) Proposed: See PUD Master Plan

12. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Regional Office	Ag	Pasture, DOT Pond, <u>Vacant</u>
South	City	Conservation	Greenbelt	Vacant Government Land
E	County	Regional Office	LM	Auto Sales/Storage
West	County	Regional Office	LM	Single Family Residence

(districts/categories may be abbreviated)

13. Present use and structures on the property (list number of residential dwelling units):
Vacant with accessory structures (sheds, grill, well and equipment, and fencing).

14. Proposed use of property: Mixed Use: Apartments, Senior Living Facility, Office, Commercial, Preschool, Mini Storage, Convention Center, Hotel, Parking Garage.

15. List the specific Comprehensive Plan Policy that allows proposed use: See "Attachment 1"

16. State the reason for this request: See "Attachment 1"

17. Describe changed condition justifying the amendment: See "Attachment 1"

18. Describe whether and how the proposed amendment is consistent with the City of Mount Dora's Comprehensive Plan: See "Attachment 1"

19. Describe the extent to which the proposed amendment is compatible with existing land uses: See "Attachment 1"

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: See "Attachment 1"
21. Describe the extent of environmental impacts on the resources of proposed amendment: See "Attachment 1"
22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: See "Attachment 1"

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, Aaron Hakim, being first duly sworn, depose and say that I apply for the request contained herein, and that all answers, information, sketches, data and other supplementary matter attached to or included herewith as part of this application, are accurate and true to the best of my knowledge and belief.

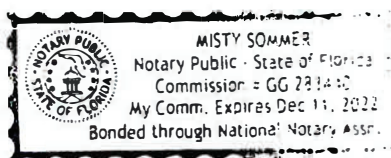
[Signature]
Signature of Applicant

Aaron Hakim - MK&AD LAND INVESTMENTS LLC.
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 7th day of November 2022 by Aaron Hakim who is personally known to me or who has produced FLDL as identification and who did not or did not take an oath.

SEAL:



[Signature]
Notary Public
Misty Sommer
Print or Type Name



CITY OF MOUNT DORA

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

AGENT AUTHORIZATION

I/we, (Property owner name(s)) MK&AD Land Investments, as the
owner(s) of the real property described as follows,
1084059, 1039819, 1128544, and 2843136 (Address, Parcel ID or Alternate Key
Number of subject property), do hereby authorize Aaron Hakim to act
as my/our Agent, to execute any petitions/applications or other documents necessary to affect the request
for PUD Rezoning and Future Land Use Amendment (Application Type), and to appear on my/our
behalf before any administrative, legislative or quasi-judicial body in the City pertaining to the application
described above and to act in all respects as my/our Agent in matters pertaining to the application and City
process.

Aaron Hakim
Printed Name of Property Owner

[Signature]
Signature of Property Owner

12/8/2022
Date

Printed Name of Property Owner

Signature of Property Owner

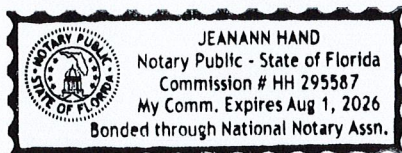
Date

State of Florida
County of LAKE

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 8TH day of DECEMBER, 20 22, by Aaron Hakim.

Personally known OR Produced Identification

Type of Identification Produced: FL DL 14250 - 008 - 83 - 128 - 0



[Signature]
Notary Signature

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

ATTACHMENT 1

Detailed Description of and Reasoning for Request:

The purpose of this application is to request to change from County Regional Office to City Employment Center. The property was annexed into the City limits in August 2022 and was not assigned a future land use or zoning. The Wolf Branch Innovation District Plan was adopted by the City in December of 2020. In the Wolf Branch Innovation District this area is designated for an Employment Center future land use. The Employment Center will pair with the proposed corresponding PUD application for a mixed use project supporting high density residential, commercial, and office uses.

List the specific Comprehensive Plan Policy that allows proposed use:

Future Land Use Element Policy 4.g.12 provides the outline for the vision for the Employment Center future land use. The Employment Center future land use is required to be on an arterial or collector road and provide substantial employment opportunities.

Changed condition justifying the amendment:

The property was annexed into the City limits in August 2022 and was not assigned a future land use or zoning. The Wolf Branch Innovation District Plan was adopted by the City in December of 2020. The Wolf Branch Innovation District area is designated for an Employment Center future land use.

How the proposed amendment is consistent with the City of Mount Dora's Comprehensive Plan:

Future Land Use Element Policy 4.g.12 encourages high density and high intensity development within the Wolf Branch Innovation District.

Future Land Use Element Objective 6 encourages compact development. This development will be high intensity and high density within a compact area that is planned for growth.

Future Land Use Element Policy 8.a allows for mixed use developments and unconventional development designs.

Future Land Use Element Policy 12 (East) encourages development along State Road 46 and encourages projects that create a jobs-to-housing linkage.

Housing Element Policy 6 indicates that the City should address housing needs for the community. This Employment Center future land use and the corresponding PUD application will provide much needed housing to a Central Florida location that is experiencing a housing shortage.

Transportation Mobility Element Policy 4.h requires a Traffic Impact Analysis to be provided to be approved by the City's Engineer. A Traffic Impact Analysis will be provided indicating the effects the development will have on the surrounding road network.

Infrastructure Element Policy 2.b requires that future development undergo the development review and permitting process to ensure capacity of utilities. Attached is a letter from the City's Utility Engineer indicating there is sufficient capacity for this development.

Capital Improvement Element Objective 3 requires new development maintain the City's adopted level of service. As can be seen below in the "Maintaining the City's Adopted Level of Service" section of this document.

Capital Improvement Element Policy 3.c. requires the evaluation of proposed plan amendments and requests for new development or redevelopment according to the following guidelines:

(1) *The proposed action(s) shall not contribute to a condition of public hazard, as described in the Infrastructure Element.* The proposed amendment will not contribute to a condition of public hazard.

(2) *The proposed action(s) shall not exacerbate any existing condition of public facility capacity deficits, as described in the Transportation Mobility Element; Infrastructure Element; and the Recreation and Open Space Element.* The proposed amendment will not exacerbate any existing conditions of public facility capacity deficits.

(3) *The proposed action(s) shall not generate public facility demands that cannot be accommodated by capacity increases planned in the 5-Year Schedule of Improvements.* The proposed amendment will not generate public facility demands that cannot be accommodated.

(4) *The proposed action(s) shall conform with the Future Land Uses shown on the Future Land Use Map Series of the Future Land Use Element, and the urban service areas described in the Infrastructure Element.* The proposed amendment will conform to the area as designated on the future land use map as the vision for this area is the requested Employment Center future land use.

(5) *If public facilities are developer-provided, they should accommodate user demands and meet adopted LOS standards.* All public facilities will accommodate user demands and meet adopted level of service standards.

(6) *If public facilities are provided by local government, either in part or in whole, they shall demonstrate financial feasibility, as described in this Element.* All public facilities with thin the proposed development will be financially feasible.

(7) *The proposed action(s) shall conform to the facilities plans adopted by local, State, Federal and regional agencies including water management districts.* The proposed amendment will abide by all governing authorities that pertain to the development of the property.

(8) *Criteria for approving Future Land Use Map Amendments must include the requirement to demonstrate that adequate water supplies and associated public facilities are or will be available to meet projected growth demand.* The attached letter from the City's Utility Engineer indicates that water and sewer are available for this development.

Extent to which the proposed amendment is compatible with existing land uses:

The Wolf Branch Innovation District Plan was adopted by the City in December of 2020. In the Wolf Branch Innovation District this area is designated for an Employment Center future land use. The Employment Center will pair with the proposed corresponding PUD application for a mixed use project supporting high density residential, commercial, and office uses.

Extent of environmental impacts on the resources of proposed amendment:

The project will follow all city, state, and federal environmental policies. An Environmental Assessment Report will be submitted at the time of Site Plan submittal to tract the flora, fauna, and any other environmental impacts that development of the site will cause.

Extent to which the proposed amendment will result in an orderly and logical development pattern:

The proposed future land use of Employment Center is the City's vision for the area as part of the Wolf Branch Innovation District plan. The mixed use development is consistent with the plan and in an area of regional development with the connection to SR 453 in close proximity.

Maintaining the City's Adopted Level of Service:

1. Water

The City's Comprehensive Plans required level-of-service standard is 350 gallons per day (GPD) per equivalent residential unit (ERU). The existing future land use of County Regional Office allows up to an FAR of 3.0 with a maximum of 75% ISR and 1 dwelling unit for every 10,000 square feet of commercial and office space. On a 36.43 acre site, 3,570,938.03 square feet of commercial/office space could be built $(1,587,083.57(0.75) \times 3.0)$ and 357 dwelling units $(3,570,938.03/10,000)$. The proposed plan with City Employment Center future land use is requesting approximately 1,900,000 square feet of office/commercial type uses with 1,150 dwelling units (including the 275 proposed ALF units). This is a decrease of approximately 1,670,000 square feet of the currently allowed commercial/office space and an increase of 793 dwelling units. According to the U.S. Energy Information Administration the average estimate for commercial/office water consumption in large buildings (greater than 200,000 square feet) is 55.6 gallons per 1,000 square feet. The existing County Regional Office would create a consumption of 323,494.15 gallons per day $((3,570,938.03/1,000) \times 55.6 + (357 \times 350))$. The proposed project at a maximum would consume 508,640 gallons per day $((1,900,000/1,000) \times 55.6 + (1,150 \times 350))$. This is an increase of approximately 184,645.85 gallons consumed per day.

2. Sanitary Sewer

The City's Comprehensive Plans required level-of-service standard is 300 GPD per ERU and in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise. The existing future land use of County Regional Office allows up to an FAR of 3.0 with a maximum of 75% ISR and 1 dwelling unit for every 10,000 square feet of commercial and office space. On a 36.43 acre site, 3,570,938.03 square feet of commercial/office space could be built $(1,587,083.57(0.75) \times 3.0)$ and 357 dwelling units $(3,570,938.03/10,000)$. The proposed plan with City Employment Center future land use is requesting approximately 1,900,000 square feet of office/commercial type uses with 1,150 dwelling units (including the 275 proposed ALF units). This is a decrease of approximately 1,670,000 square feet of the currently allowed commercial/office space and an increase of 793 dwelling units. The State of North Carolina uses a calculation of 130 gals per 1,000 square feet of commercial space. According to that calculation, The existing County Regional Office would create 571,321.94 gallons of sanitary waste $((3,570,938.03/1,000) \times 130 + (357 \times 300))$. The proposed project at a maximum would create 540,000 gallons $((1,900,000/1,000) \times 130 + (1,150 \times 300))$ of daily sanitary waste. This is an increase of approximately 20,678.06 gallons of daily sanitary waste.

3. Solid Waste

The City's Comprehensive Plans required level-of-service standard is 7.1 pounds per capita per day. The existing future land use of County Regional Office allows up to an FAR of 3.0 with a maximum of 75% ISR and 1 dwelling unit for every 10,000 square feet of commercial and office space. On a 36.43 acre site, 3,570,938.03 square feet of commercial/office space could be built $(1,587,083.57(0.75) \times 3.0)$ and 357 dwelling units $(3,570,938.03/10,000)$. The proposed plan with City Employment Center future land use is requesting approximately 1,900,000 square feet of office/commercial type uses with 1,150 dwelling units (including the 275 proposed ALF units). This is a decrease of approximately 1,670,000 square feet of the currently allowed commercial/office space and an increase of 793 dwelling units. The City of Los Angeles did a study in 1993 that claimed 13 pounds of solid waste is generated for every 1,000 square feet of commercial space. The existing County Regional Office would create a consumption of 52,758.94 pounds per day $((3,570,938.03/1,000) \times 13 + (357 \times 2.5 \text{ person per household}) \times 7.1)$ of solid waste. The proposed project at a maximum would create approximately 45,112.5 pounds $((1,900,000/1,000) \times 13 + (1,150 \times 2.5 \text{ person per household}) \times 7.1)$ of daily solid waste. This is a DECREASE of approximately 7,846.44 pounds of daily solid waste.

4. Parks and Recreation

All residents shall have access to a Community or Neighborhood Park as defined in Policies 1(b) and 1(c) within a 10-minute walk. All City parks, regardless of park type, that were constructed prior to January 1, 2020 shall count towards the 10-minute walk LOS standard. The proposed development will have direct access to the regional trail and will provide a trailhead. The proposed development will also have on-site outdoor amenities for the project.

5. Schools

Though projects within the City are exempt from school concurrency review, the proposed project will work closely with the Lake County School Board to ensure adequate capacity is available within the Lake County School system.

6. Traffic

According to Comprehensive Plan Transportation Policy 3.e: “On State roads designated as constrained by FDOT and on City roads designated in this comprehensive plan as constrained or scenic facilities, Mount Dora shall not schedule improvements to increase the number of through lanes. The City shall monitor traffic volumes and operating conditions on designated constrained or scenic facilities.” The property fronts on State Road 46 which was recently widened to a 6 lane divided highway. Capital Improvements Element Policy a.7 requires that new development on principle arterial roadways not fall below a LOS D at peak hours. With the recent widening to 6 lanes State Road 46 is currently well above a LOS D at peak hours. The proposed development will not cause the roadway to fall below LOS D.

Prepared By and Return To:

Matthew G. Petra, Esq.
Zimmerman, Kiser & Sutcliffe, P.A.
315 E. Robinson Street, Suite 600
Orlando, Florida 32801
(407) 725-7010
Parcel Identification (Folio) Number(s): 34-19-27-0001-000-00100,
34-19-27-0200-004-00100, and 34-19-27-0100-00E-00200

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is executed and delivered this 15th day of November, 2022, by **MT. DORA HILLS, LLC, , a Florida limited liability company**, whose address for purposes of this instrument is 5152 Isleworth Country Club Drive, Windermere, Florida 34786 (hereinafter referred to as the "Grantor"), to **MK & AD LAND INVESTMENTS, LLC, a Florida limited liability company**, whose address for purposes of this instrument is 1019 Flagstone Court, Apopka, Florida 32703 (hereinafter referred to as the "Grantee");

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, conveys and quit claims to the said Grantee and Grantee's successors and assigns forever, all of Grantor's right, title and interest in and to the following described land, if any, situate, lying and being in the County of Lake, State of Florida, to-wit:

See Exhibit "A"

TO HAVE and TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, same together with all and singular the appurtenances thereunto, and all the estate, right, title interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

[Signatures on the Following Page(s)]

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:

MT. DORA HILLS, LLC,
a Florida limited liability company

Rachel Guzman
Witness
Print Name: Rachel Guzman

By: *Michael Keotahlian*
Michael Keotahlian, Manager

Matthew G. Petra
Witness
Print Name: Matthew G. Petra

By: *Juliette Keotahlian*
Juliette Keotahlian, Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 15 day of November, 2022, by **Michael Keotahlian and Juliette Keotahlian, as Managers of MT. DORA HILLS, LLC, a Florida limited liability company,** who are either personally known to me or have produced FL Drivers License as identification.

Rachel Guzman
Notary Public, State and County Aforesaid
Name: _____
My Commission Expires:
My Commission Number is:

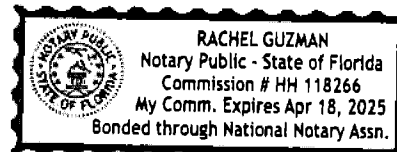


Exhibit "A"

The West ½ of the Northwest ¼ of the Northeast ¼ of Section 34, Township 19 South, Range 27 East, Lake County, Florida, less the right-of-way for State Road No. 46.

And

Lots 1 through 20, Block 4, Wood's Replat of Block "A" Sunset Hills Subdivision, the plat thereof recorded in Plat Book 11, Page 53, Public Records of Lake County, Florida.

And

East 15.00 feet of James Avenue, Wood's Replat of Block "A" Sunset Hills Subdivision, the plat thereof recorded in Plat Book 11, Page 53, Public Records of Lake County, Florida.

And

East 314.15 feet of Lot 2, Block 3, Sunset Hills, the plat thereof recorded in Plat Book 6, Page 112, Public Records of Lake County, Florida.



**CITY OF
MOUNT
DORA**

PUBLIC WORKS AND UTILITIES

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

Office of the City Manager
352-735-7126
Fax: 352-735-4801

Finance Department
352-735-7118
Fax: 352-735-1406

Human Resources
352-735-7106
Fax: 352-735-9457

Planning and Development
352-735-7112
Fax: 352-735-7191

Annex Building
900 N. Donnelly St.
Mount Dora, FL 32757

Public Works & Utilities
352-735-7151
Fax: 352-735-1539

Parks and Recreation
352-735-7183
Fax: 352-735-3681

Public Safety Complex
1300 N. Donnelly St.
Mount Dora, FL 32757

Police Department
352-735-7130
Fax: 352-383-4623

Fire Department
352-735-7140
Fax: 352-383-0881

W. T. Bland Public Library
1995 N. Donnelly St.
Mount Dora, FL 32757
352-735-7180
Fax: 352-735-0074

Website:
www.cityofmountdora.com

August 3, 2022

Reference: General Water / Sewer Availability Inquiry: Mount Dora Hills- Alt
Keys: 1084059; 1128544; 1039819; 2843136, Mt. Dora, FL

To Whom It May Concern:

This letter is written to confirm that the aforementioned site is within the City of Mount Dora's utility service area for water, force main sewer, and reclaimed water. Water and sewer services are available to the site as defined by the City's Land Development Code 6.4.1 and 6.4.3. The City's provision of service is subject to:

1. The City's review of the proposed project for conformance to the City Land Development Code and City Ordinances, including but not limited to, the owner/developer's construction or extension of on-site and off-site utility system improvements as necessary, to provide service to the site.
2. The owner/ developer's execution of all necessary development agreements including annexation or a covenant to annex, if required.
3. The owner/ developer preparing and securing all necessary permits.
4. The owner/ developer's payment of all appropriate connection and impact fees

Please be advised the release of this document does **not** constitute the reservation of water capacity or a commitment to serve. Additionally, and regardless of availability, the construction and dedication of dry lines may be required in accordance with the City's Land Development Code. Should you have any questions, please feel free to contact the Public Services Division at (352) 735-7151 or via email at krammk@cityofmountdora.com or gawc@cityofmountdora.com.

Sincerely,

Christopher Gaw,
Utilities City Engineer

CC: Joshua Kramm, Water/Sewer Utility Line Manager
Development File: General Water / Sewer Availability Inquiries



CITY OF MOUNT DORA

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

DATE: December 21, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Application to Change the Zoning from Lake County Light Industrial (LM) and County Planned Industrial (MP) to City Planned Unit Development and assign the zoning district as Wolf Branch Innovation Employment (WBI-E); 36.43 Acres (Site Area); Located on the south side of State Road 46, between Buttercup Lane and Suneagle Drive; Aaron Hakim, Amco Development (Applicant); MK and AD Land Investments, LLC (Owners).
Project No. PUD22-04.

SUMMARY OF RECOMMENDATION:

STAFF RECOMMENDATION TO BE PROVIDED AT THE DECEMEBER 21, 2022,
PLANNING AND ZONING COMMISSION MEETING

REFERENCES/SUPPORT:

Section 3.3 *LDC* – Procedures for rezoning
Section 3.4.15 *LDC* – WBI-E Wolf Branch Innovation Employment District.
Policy 4.g (12) FLUE of the Mount Dora Comprehensive Plan 2045
Annexation Ordinance 2022-11 adopted on August 16, 2022

Wolf Branch Innovation District (WBID) Design Guidelines Ordinance No. 2020-20 adopted 5-4-2021 Link:

<https://ci.mount-dora.fl.us/DocumentCenter/View/13000/WBID-Design-Standards-?bidId=>

WBID History and Other Recourse Document Link to City Web Page:

<https://ci.mount-dora.fl.us/1348/Wolf-Branch-Innovation-District>

SITE SUMMARY:

Owners	MK and AD Land Investments, LLC
Applicant	Aaron Hakim, Amco Development
General Location:	Located on the south side of State Road 44, between Buttercup Lane and Suneagle Drive
Alternate Key Nos.	1128544, 1039819, 2843136 and 1084059

Zoning District: Lake County Light Manufacturing and Planned Industrial
 Proposed Zoning District: PUD with zoning district assignment of WBI-E
 Future Land Use Category: Lake County Regional Office
 Proposed Land Use Category: City Employment Center (Processing under Separate Application)
 Overlays: Wolf Branch Innovation District
 Site Area: 38.25 +/- acres
 Existing Use: Vacant Land

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	ROW	NA	NA	Arterial Road	SR 46
South	City	Conservation	Green Belt	Preservation Area	Wolf Branch Sink Preserve
East	County	Regional Office	Light Industrial	Auto Repair Shop	Peeler Truck Service
West	County	Regional Office	Light Industrial	Residence	Single Family Dwelling Unit

DEVELOPMENT STANDARDS MATRIX:

Standard	Proposed PUD	WBI Employment Zoning District	Employment Center Land Use Category
Floor Area Ratio (FAR)	Max. 2.0	Max. 1.0 by right, 2.0 with conditions	Max. 1.0 by right, 2.0 with conditions
Maximum Square Footage (SF)	3,332,340 SF	1,666,170 SF by right, 3,332,340 SF with conditions	1,666,170 SF by right, 3,332,340 SF with conditions
Density	28.75 DU / acre	Min. 8 DU / acre	Min. 8 DU/ acre
Jobs to Housing Ratio	Undetermined at this time	Min. 900 SF Employment / DU	Not Specified
Maximum Dwelling Units (DU)	1,100 DU		Min. 291 DU, Max Not Specified
Impervious Surface Ratio (ISR)	Max. 75%	Max. 75%	Max. 75%
Open Space	Min. 15%	Min. 15%	Min. 15%
Building Height	350'	100'	Not Specified
Commercial Allocation	Undetermined at this time.	Max. 20% of the floor area can be allocated to commercial uses	Max. 20% of the floor area can be allocated to commercial uses

ANALYSIS:

The subject property was annexed into the City of Mount Dora with the adoption of Ordinance 2022-11 on August 16, 2022. The property contains 38.25 acres and is vacant. The applicant has proposed a PUD in order to request modification to building height and permitted uses. The zoning will be assigned Wolf Branch Innovation Employment (WBI-E) district.

The subject property is located within the Wolf Branch Innovation District (WBID). The WBID is a special planning area totaling approximately 850 acres that is expected to accommodate a significant regional employment center along the Wekiva Parkway. In 2017, the City entered into an interlocal agreement with Lake County and Levy Consultants, LLC, in order to collaborate on the economic development of the WBID. The City has since revised the Comprehensive Plan and Land Development Code to incorporate the recommendations made within the Wolf Branch Innovation District Implementation Plan prepared by Levey Consulting and GAI Consultants, Inc. dated September 20, 2022. The City has implemented the uses allowed by right, prohibited uses, performance standards, and design guidelines. The City created specific master planned design requirements to assist development proposal to create work-force type uses in two separate districts: (WBI-G) Gateway with location criteria specific to SR 46 and Round Lake Road Intersection; and remaining lands to be zoned WBI-E for the Employment zoning. This project is located in the Employment section of the district.

The Applicant is proposing a mixed use development with a mixture of residential, commercial, and office uses which is consistent with the Implementation Plan. The Applicant is seeking to develop the property consistent with the Wolf Branch Innovation Employment (WBI-E) zoning district but is seeking a Planned Unit Development (PUD) in order to obtain waivers (or deviations) from the WBI-E zoning district. The Development Standards Matrix outlines the development standards between the Employment Center land use category, WBI-E zoning district, and the proposed master PUD. The notable differences are the maximum building height and permitted uses.

The WBI-E zoning district allows a maximum 100' building height and the Applicant is seeking a 350' maximum building height due to the topography of the site. The WBI-E zoning district establishes a 25 foot setback for buildings are located adjacent to residential uses not located within the WBI-E or WBI-G District and requires an additional one (1) foot setback for each three (3) feet of additional building height above thirty-five (35) feet (LDC Section 3.4.15. (7)(c)). The PUD proposes a 100 foot building height limitation for the tracts fronting State Road 46 and a 350' building height limitation for interior buildings. The PUD plan proposes a minimum ten (10) foot side setback without standards for buildings exceeding thirty (35) feet in height.

LDC Section 3.4.15. (7)(g)(11), states that single-use highway commercial uses not located within a mixed use building are prohibited within the WBI-E zoning district. Mixed use means at least two of the following uses within a single building: commercial, office, or residential. Multiple commercial buildings developed on the same site are not allowed by definition of mixed use. The Applicant is seeking to include single-use commercial uses are a permitted use on the subject property. Goal 1, Objective 4, Policy g.12, Future Land Use Element of the Comprehensive Plan, specifically prohibits single-use highway commercial uses.

Goal 1, Objective 4, Policy g.12, Future Land Use Element of the Comprehensive Plan, establishes a 1.0 Floor Area Ratio (FAR) for development within the Employment Center land use category and allows a 2.0 FAR with certain exceptional design and performance criteria as described within the LDC. LDC Section 3.4.15. (7)(e), provides the public benefit elements necessary to allow a maximum 2.0 FAR as: (1) Dedicated public park open to the public managed privately; (2) Additional open space above the required minimum; (3) Park and ride lot; (4) Off-site infrastructure including streets and trails; and/or (5) Land donation for transportation improvements. The PUD master plan indicates that a trailhead to the future trail network will be provided on site to serve as the public benefit. The PUD plans depicts a bike shop, public restrooms, and a playground area for the trailhead but does not include the size of the trailhead park. The intensity increase may be allowed at the sole discretion of City Council.

The Applicant is seeking to develop the property with a 2.0 FAR which would allow 3,332,340 square feet of building floor area. This requirement applies to all commercial, employment, industrial, and residential uses developed on the site. The Applicant provided maximum square footage allotments for various uses but does not have specific numbers established at this time.

With the exception of hotels and motels no more than twenty percent (20%) of the floor area shall be allocated to commercial uses. Of the 20% floor area, only commercial uses that support this category shall be permitted, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an office park or office building. The intent of this provision to prohibit highway oriented commercial uses within this land use category.

Based on the information provided, the development would be developed with 36% commercial uses. The numbers provided on the concept plan are the maximum square footages allotted to each use and do not reflect how the property may be developed.

Use	Residential	Employment	Commercial
Apartments	650 Units		
Condos	450 Units		
Senior Living Facility		467,310 SF	
Office		900,000 SF	
Commercial			750,000 SF
Convention Center		100,000 SF	
Mini-Warehousing Storage		150,000 SF	
Hotels		437,000	
Specialty Grocer			55,000 SF
Tract 1		80,000 SF	
Tract 2		100,000 SF	
Total Use Allotments	1,100 Dwelling Units	2,234,310 SF	805,000 SF

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 property was annexed into the city limits in August of 2022 and was not assigned a land use category or zoning district. The subject property is located within the WBID which was adopted by City Council in December of 2020. The Wolf Branch Innovation District area is designated for an Employment Center future land use.

The applicant is seeking to make the property's zoning district consistent with the property's land use category. The proposed PUD will pair with the Employment Center land use category for a mixed use project supporting high density residential, commercial, and office uses.

2. The effect of the change, if any, on the particular property and on surrounding property:

The PUD is generally consistent with the WBI-E zoning district which was established in conjunction with the Implementation Plan. The proposed development is consistent with the intent of the WBID and Employment land use category but is more intense than imagined and does not provide accommodations to buffer the development from the abutting properties which have not been developed consistent with the WBID.

3. The amount of undeveloped land having the same classifications as that requested in the general area and throughout the city.

This is consistent with the Comprehensive Plan which seeks intense and mixed-use development within the WBID.

4. The availability and provision of adequate services and facilities:

Parks:

Goal 1, Objective, 1, Policy a, Recreation and Open Space Element of the Comprehensive Plan states that all residents shall have access to a community or neighborhood park within a ten (10) minute walk. The standards for a community and neighborhood park are defined in the Comprehensive Plan. Future development on the site will need to ensure this requirement is met by ensuring a park meeting our standards is within a ten (10) minute walking distance of the site or by providing the facilities on site. Pursuant to Goal 1, Objective 2, Policy c, Recreation and Open Space Element of the Comprehensive Plan, new residential developments of 20 units or greater that are within areas of the City that have a deficient parks LOS, the preference shall be dedication in lieu of fees. Park Impact fees would be granted for the construction and dedication of a community or neighborhood parking meeting our standards.

Traffic:

Goal 1, Objective 3, Policy b, Transportation Elements of the Comprehensive Plan establishes the minimum acceptable roadway operating conditions on principal arterials, minor arterials, and collectors as LOS D.

Further review and evaluation would be undertaken when a development application and traffic study is provided to ensure the proposed development will not adversely impact the roadway network

Water:

Goal 1, Objective 1, Policy d, Infrastructure Element, 2045 Comprehensive Plan, establishes the water level-of-service standards as 350 gallons per day (GPD) per equivalent residential unit (ERU). The City does not have an established level-of-service for non-residential uses. Utilizing the U.S. Energy Information Administration the average estimate for water consumption in large buildings (greater than 200,000 square feet), staff was able to estimate the water usage (below). Exact calculations on GPD can only be assessed with details of the proposed development.

Land Use	Average GPD	Proposed PUD	Total GPD
Dwelling Units	350 / Unit	1,100 Units	385,000
Senior Living	135.5 / 1,000 SF		
Office	40 / 1,000 SF	900,000	36,000
Commercial	34.3 / 1,000 SF	750,000	25,725
Convention Center	70.2 / 1,000 SF	100,000	7,020
Mini-Warehouse	9.3 / 1,000 SF	150,000	1,395
Hotel	113.8 / 1,000 SF		
Specialty Grocer	34.3 / 1,000 SF	55,000	1,887
Parcels 1 & 2	55.6 / 1,000 SF	180,000	10,008
Estimated Total Water Consumption			

Note: As of printing of this staff report, data is still under review.

A thorough review of wastewater demands will be undertaken once a development application is submitted. Capacity levels for the full built-out at 3.2 million square feet will impact facilities and additional improvements are more than likely required.

Wastewater:

Goal 1, Objective 1, Policy d, Infrastructure Element, 2045 Comprehensive Plan, establishes the sewer level-of-service standard as 300 GPD per ERU. Flow requirements from commercial, industrial, institutional, or other special development areas shall be established from existing records or by estimated projections using the best available data; however, in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise.

Use	Calculation	Proposed PUD	Total
Residential	300 GPD	1,000 Units	300,000 GPD
Non-Residential Uses	2,000 GPD / Acre	36.43 Acres	72,860 GPD
Minimum Wastewater Demands			372,860 GPD

A thorough review of wastewater demands will be undertaken once a development application is submitted. Capacity levels for the full built-out at 3.2 million square feet

will impact facilities and additional improvements are more than likely required.

5. **The impact on the natural environment:**

A professionally conducted survey of native vegetative communities is required for properties greater than thirty (30) acres in size in conjunction with an application for a site plan and plat. The developer and the city shall use the information gathered from the survey to develop and implement a plan to protect state and federally listed endangered and threatened plant and animal species and species of special concern.

In addition, a site assessment produced by an environmental professional verifying the existence or lack thereof of these natural communities shall be required for all sites over 30 acres in size. If any longleaf pine, sand hill, sand pine and xeric oak communities are present on the site, additional protection measures will be required.

According to the Lake County Interactive Map, there is no indication of floodzone or wetlands on the subject property. Map VI-4: Natural Communities shows area contains Upland Hardwood Forests and Mixed Upland (Coniferous / Hardwood) communities. Map VI-3: Soils shows the area has Type A soils. Further review of potential impacts to the environment and natural communities will be undertaken with the future development application.

6. **Other Criteria as may be applicable:**

Staff did not identify any additional, pertinent information regarding this application.

NOTIFICATIONS:

JPA Notice to Lake County: November 8, 2022

JPA Notice to Orange County: November 8, 2022

Courtesy Notice to Lake County School District: November 8, 2022

Legal Notice PZC and Notice to City Council: December 9, 2022

Notice to Surrounding Owners: December 9, 2022

Non-Legal with Map Ad City 2nd Reading and Adoption: January 27, 2023

Ordinance Enactment Legal Ad: January 27, 2023

PUBLIC HEARING SCHEDULE:

PZC: December 21, 2022

City Council 1st Reading: January 17, 2023

City Council 2nd Reading: February 7, 2023

ATTACHMENTS:

Vicinity Map

Future Land Use Composite City-County Map

Zoning Composite City-County Map

Employment Center FLUM Definition

Application

Mount Dora Mixed Use Master Plan

MKMS, LLC AND MT. DORA HILLS, LLC Future Land Use Area Map (Composite City & Lake County)

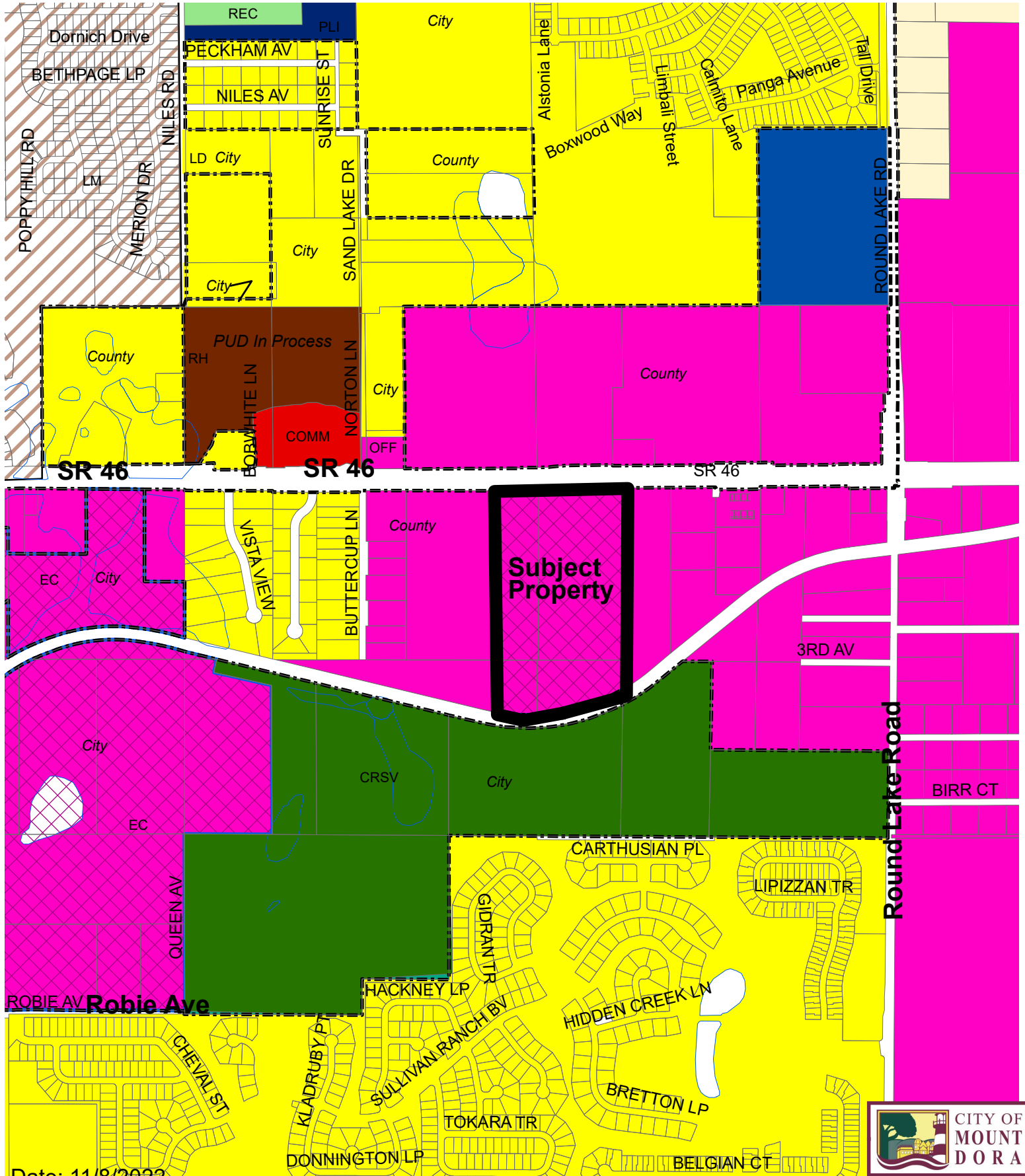
Legend



N



N.T.S.



Date: 11/8/2022

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



VICINITY MAP

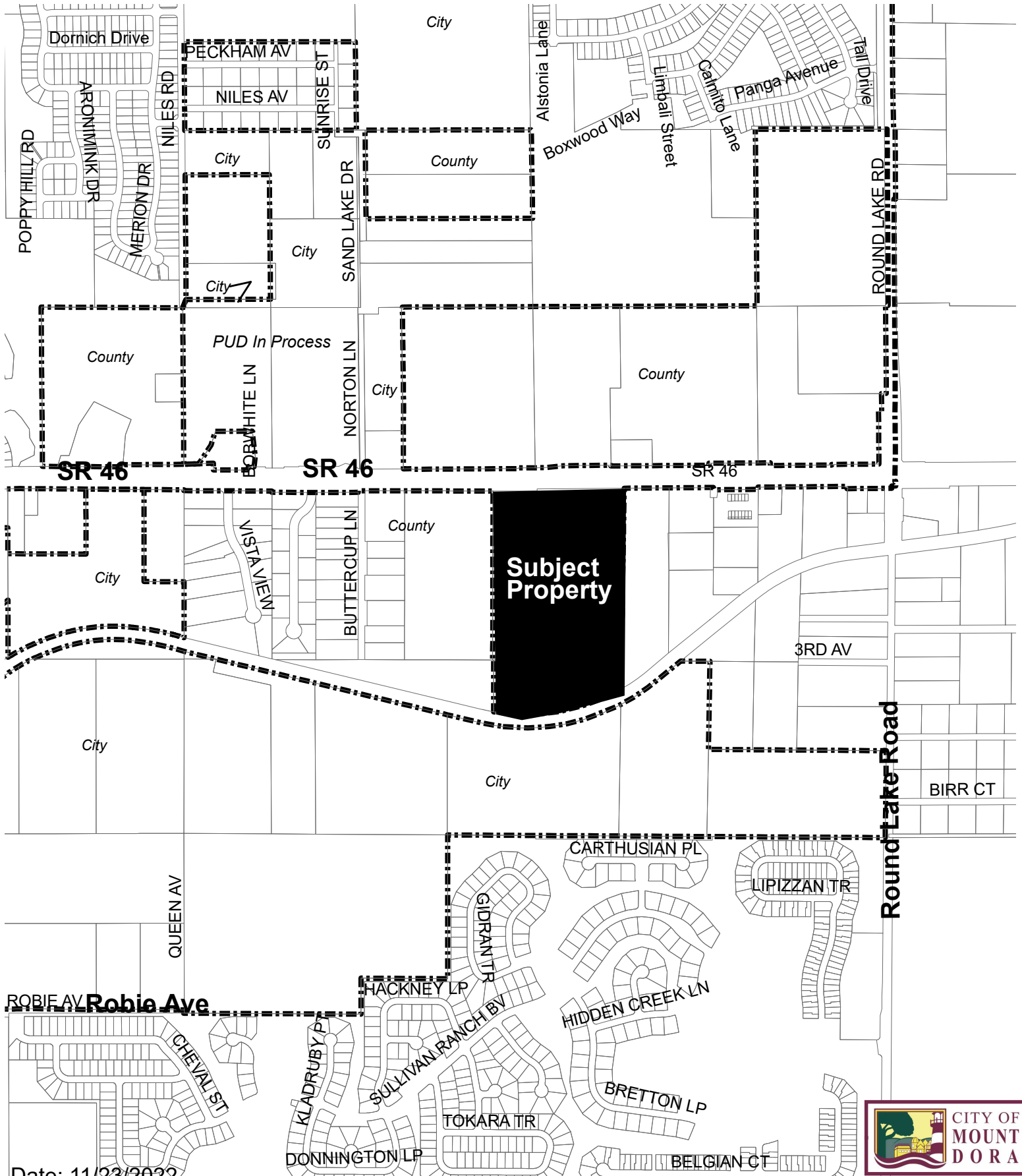
N



N.T.S.

Legend

- City Limits
- JPA Boundary



Date: 11/23/2022

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



MKMS, LLC AND MT. DORA HILLS, LLC

Zoning Area Map

(Composite City & Lake County)

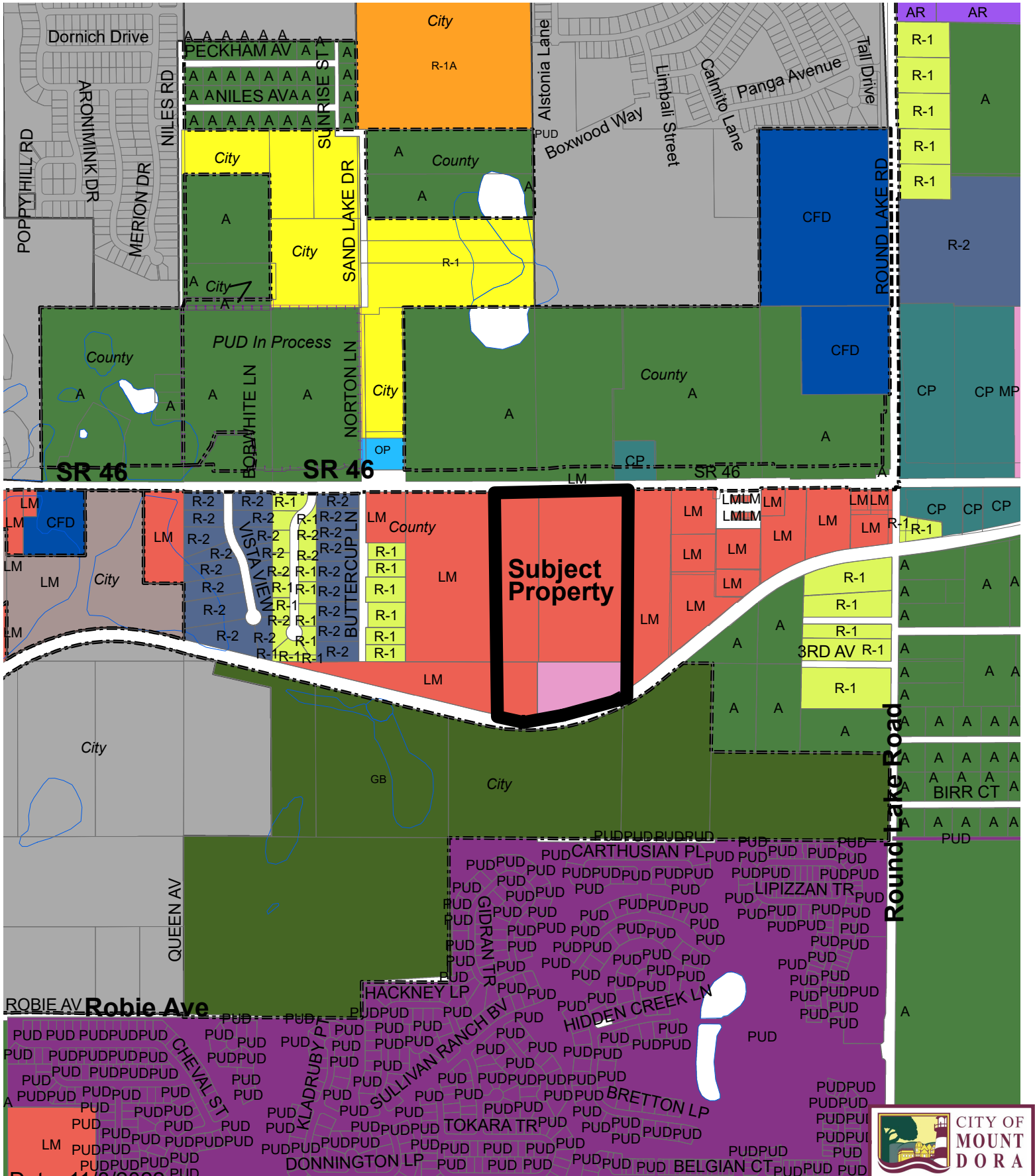
Legend



N



N.T.S.



Date: 11/8/2022

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

uses. Conversion of existing residential structures to professional offices, personal service establishments and adult living facilities shall be allowed with a Conditional Use Permit. Construction of new structures to be used for professional offices, personal service establishments and adult living facilities shall be of an appropriate size and scale to enhance the residential nature of the district. Educational facilities shall not be allowed in this district. Impervious surface ratio is 0.80. Maximum FAR is 0.30.

- (12) **Employment Center:** This category provides for a variety of office uses, light industrial, multi-family residential, and limited commercial uses that support office uses. This category is intended to accommodate employment development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint. This Future Land Use Category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. With the exception of hotels and motels, and land within the Gateway District defined below, no more than twenty percent (20%) of the floor area shall be allocated to commercial uses. Of the 20% floor area, only commercial uses that support this category shall be permitted, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an office park or office building. Office parks may utilize these allocations within the boundary of the office park. It is the express intent of this provision to prohibit highway-oriented commercial uses except as provided for within the Gateway District. Developments within this Category are not subject to Commercial Location Criteria. Zoning applications within the Employment Center Future Land Use Category must be accompanied by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum, buffering, setbacks, lighting and building height, to ensure compatibility with adjacent uses. Design standards shall be provided in the Land Development Regulations that ensure that Employment Center development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A floor area ratio (FAR) of up to a maximum 1.0 will be allowed by right. The Land Development Regulations may provide for an FAR up to 2.0 with certain exceptional design and performance criteria. The maximum Impervious Surface Ratio shall be 0.75.

Employment Center Typical Uses Include:

- General office, including: research and development, health care, services, finance, insurance and real estate;
- Limited commercial retail trade uses that support office land uses;
- Light industrial uses such as manufacturing, wholesale trade, office/showroom, transportation, communications, electric, gas and sanitary services. Activities are limited to those without off-site impacts and take place primarily within an enclosed building;

- Day care facilities;
- Health Services, including in-patient care/hospitals;
- Civic uses;
- Religious organizations;
- Colleges, universities and professional schools;
- Public order and safety;
- Hotels and other lodging places; and
- Utilities.

Typical Uses Requiring a Conditional Use Permit (CUP)/Planned Unit Development (PUD):

- Light industrial uses as provided above that take place primarily outside an enclosed building;
- Heliports; and
- Residential uses at a minimum of 8 dwelling units per acre, subject to a maximum of 25% of the Employment Center land area. Residential uses wholly contained within vertically mixed-use buildings may occupy up to 50% of the Employment Center land area.

Prohibited Uses:

- Residential uses less than 8 dwelling units per acre;
- Single-use highway commercial uses;
- Heavy industrial uses; and
- Cross-dock truck dependent warehouse/distribution uses.

Gateway Sub-District

This designation is a sub-area within the Employment Center Future Land Use Category for the Wolf Branch Innovation District. (See FLU Map Series Map II-4). The Gateway is centered on the intersection of Round Lake Road and State Road 46. It is intended to establish a high quality, mixed-use built environment providing goods and services for the surrounding area. The design of the Sub-District shall exhibit a high level of walkability, with building placement and architectural design indicative of exemplary character. The resulting development should become the iconic impression of the Wolf Branch Innovation District.

All development proposals shall be required to pursue the Planned Unit Development zoning district. Retail commercial uses shall be allowed to occupy up to 75% of a mixed-use development site. Residential uses at a minimum of 8 dwelling units per acre, may occupy up to 60% of any mixed-use site.

In addition to the permitted uses and development standards in the Employment Center, the following Gateway Sub-District criteria shall govern development proposals:

FAR	.35 Minimum	1.0 Maximum
Minimum Site Size	3 acres	



CITY OF
MOUNT
DORA

RECEIVED

By scottw at 9:02 am, Nov 08, 2022

PUD22-04

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

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

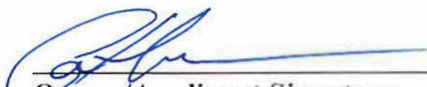
Date: November 7, 2022 Project Name: Mount Dora Mixed Use

1. Applicant's Name: AMCO Development Inc.: Attn Aaron Hakim
Company's Name: AMCO Development Inc.
Address: 1830 Plymouth Sorrento Road - Suite 1001
City, State & Zip: Apopka, FL 32712
Phone: 407-462-7850 E-mail: AHAKIM@AMCODEV.COM;
KellyD2@etminc.com; eldridges@etminc.com
2. Property Owner's Name(s): MK&AD Land Investments
Company's Name: MK&AD Land Investments
Address: 1019 Flagstone Court
City, State & Zip: Apopka, FL 32703
Phone: 407-462-7850 E-mail: AHAKIM@AMCODEV.COM
3. Engineer's Name: _____
Company's Name: _____
Address: _____
City, State & Zip: _____
Phone: _____ E-mail: _____
4. Landscape Architect: _____
Company's Name: _____
Address: _____
City, State & Zip: _____
Phone: _____ E-mail: _____

5. The property generally located and list adjacent streets: South of State Road 46 and west of State Road 453.
6. Size of property in Acres: 38.25 Square Feet: 1,666,170
7. Zoning District: County LM Future Land Use Category: County Regional Office (pending FLUMA for City Employment Center)
8. Number of Structures and/or units to be built: 7 buildings with office, commercial, and residential
9. Is the proposed use(s) permissible in requested district? Residential exceeding 8 units/acre, Office, and Commercial are allowed uses in the Employment Center.
10. Provide description of the proposed use: Mixed Use: Apartments, Senior Living, Office, Hotel, Commercial, Amphitheater, Convention Center, Parking Garage, and Mini Storage.
11. Provide phase breakdown and description of phases: See attached Master Plan.
12. State the reason for this request (attach written summary if additional space is needed):
The mixed use project will provide housing, employment, and recreation to the Wolf Branch Innovation district. The PUD allows for the combination and flexibility of uses.
13. Has an application been filed within the last 12 months (describe, if yes)? Property was recently annexed into the City and this PUD application is accompanied by a Small Scale Future Land Use Map Amendment application.

CERTIFICATION AND SIGNATURE

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


Owner/Applicant Signature

11/07/2022
Date



CITY OF MOUNT DORA

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

AGENT AUTHORIZATION

I/we, (Property owner name(s)) MK&AD Land Investments, as the
owner(s) of the real property described as follows,
1084059, 1039819, 1128544, and 2843136 (Address, Parcel ID or Alternate Key
Number of subject property), do hereby authorize Aaron Hakim to act
as my/our Agent, to execute any petitions/applications or other documents necessary to affect the request
for PUD Rezoning and Future Land Use Amendment (Application Type), and to appear on my/our
behalf before any administrative, legislative or quasi-judicial body in the City pertaining to the application
described above and to act in all respects as my/our Agent in matters pertaining to the application and City
process.

Aaron Hakim
Printed Name of Property Owner

[Signature]
Signature of Property Owner

12/8/2022
Date

Printed Name of Property Owner

Signature of Property Owner

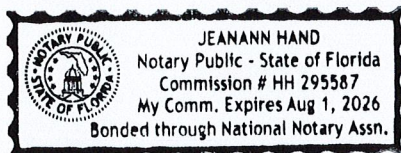
Date

State of Florida
County of LAKE

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 8TH day of DECEMBER, 20 22, by Aaron Hakim.

Personally known OR Produced Identification

Type of Identification Produced: FL DL 14250 - 008 - 83 - 128 - 0



[Signature]
Notary Signature

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

Prepared By and Return To:

Matthew G. Petra, Esq.
Zimmerman, Kiser & Sutcliffe, P.A.
315 E. Robinson Street, Suite 600
Orlando, Florida 32801
(407) 725-7010
Parcel Identification (Folio) Number(s): 34-19-27-0001-000-00100,
34-19-27-0200-004-00100, and 34-19-27-0100-00E-00200

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is executed and delivered this 15th day of November, 2022, by **MT. DORA HILLS, LLC, , a Florida limited liability company**, whose address for purposes of this instrument is 5152 Isleworth Country Club Drive, Windermere, Florida 34786 (hereinafter referred to as the "Grantor"), to **MK & AD LAND INVESTMENTS, LLC, a Florida limited liability company**, whose address for purposes of this instrument is 1019 Flagstone Court, Apopka, Florida 32703 (hereinafter referred to as the "Grantee");

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, conveys and quit claims to the said Grantee and Grantee's successors and assigns forever, all of Grantor's right, title and interest in and to the following described land, if any, situate, lying and being in the County of Lake, State of Florida, to-wit:

See Exhibit "A"

TO HAVE and TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, same together with all and singular the appurtenances thereunto, and all the estate, right, title interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

[Signatures on the Following Page(s)]

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:

MT. DORA HILLS, LLC,
a Florida limited liability company

Rachel Guzman
Witness
Print Name: Rachel Guzman

By: *Michael Keotahlian*
Michael Keotahlian, Manager

Matthew G. Petra
Witness
Print Name: Matthew G. Petra

By: *Juliette Keotahlian*
Juliette Keotahlian, Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 15 day of November, 2022, by **Michael Keotahlian and Juliette Keotahlian, as Managers of MT. DORA HILLS, LLC, a Florida limited liability company,** who are either personally known to me or have produced FL Drivers License as identification.

Rachel Guzman
Notary Public, State and County Aforesaid
Name: _____
My Commission Expires:
My Commission Number is:

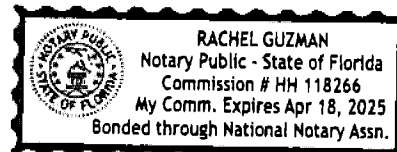


Exhibit "A"

The West ½ of the Northwest ¼ of the Northeast ¼ of Section 34, Township 19 South, Range 27 East, Lake County, Florida, less the right-of-way for State Road No. 46.

And

Lots 1 through 20, Block 4, Wood's Replat of Block "A" Sunset Hills Subdivision, the plat thereof recorded in Plat Book 11, Page 53, Public Records of Lake County, Florida.

And

East 15.00 feet of James Avenue, Wood's Replat of Block "A" Sunset Hills Subdivision, the plat thereof recorded in Plat Book 11, Page 53, Public Records of Lake County, Florida.

And

East 314.15 feet of Lot 2, Block 3, Sunset Hills, the plat thereof recorded in Plat Book 6, Page 112, Public Records of Lake County, Florida.

((H2200381545 3)))

Division of Corporations

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H22000389545 3)))



H2200038954534EC5

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.
Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6383

From:

Account Name : ZIMMERMAN, KISER, & SUTCLIFFE, P.A.
Account Number : I19990000006
Phone : (407)425-7010
Fax Number : (407)425-2747

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: corporate@zkslawfirm.com

**LLC AMND/RESTATE/CORRECT OR M/MG RESIGN
MK & AD LAND INVESTMENTS, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	05
Estimated Charge	\$25.00

Electronic Filing Menu

Corporate Filing Menu

| help

((H22000389545 3))

((H22000389545 3)))

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: MK & AD Land Investments, LLC

Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Matthew G. Petra, ESQUIRE

Name of Person

ZIMMERMAN, KISER & SUTCLIFFE, P.A.

Firm/Company

315 E. ROBINSON STREET, STE 600

Address

ORLANDO, FLORIDA 32801

City/State and Zip Code

CORPORATE@ZKSLAWFIRM.COM

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Matthew G. Petra, ESQUIRE

407

425-7010

at ()

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

☒ \$25.00 Filing Fee

☐ \$30.00 Filing Fee &
Certificate of Status

☐ \$55.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☐ \$60.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6227
Tallahassee, FL 32314

STREET/COURIER ADDRESS:
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

((H22000389545 3)))

((H22000389545 3))

ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF

MK & AD Lead Investments, LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 4/29/2021 and assigned
Florida document number L21000200525.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

1019 Flagstone Court

Apopka, Florida 32703

Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

1019 Flagstone Court

Apopka, Florida 32703

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

New Registered Office Address:

Enter Florida street address

Florida

City

Zip Code

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

((H22000389545 3))

((H22000389545 3))

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager

AMBR = Authorized Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
MGRM	THE KEOTAHLEAN FAMILY LIMITED PARTNERSHIP	5152 Isleworth Country Club DR	☐ Add
		Windermere, FL 34786	☒ Remove
			☐ Change
MGR	Param Holdings LLC	1019 Flagstone Ct	☐ Add
		Apopka, FL 32703	☐ Remove
			☒ Change
			☐ Add
			☐ Remove
			☐ Change
			☐ Add
			☐ Remove
			☐ Change
			☐ Add
			☐ Remove
			☐ Change

((H22000389545 3))

((H22000389545 3)))

D. If amending any other information, enter change(s) here: (Attach additional sheets, if necessary.)

E. Effective date, if other than the date of filing: _____ (optional)

(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of:

(b) The 90th day after the record is filed.

Dated November 15, 2022

Signature of a member

Signature of a member or authorized representative of a member

Aaron Hakim

Typed or printed name of signer

Page 3 of 3

Filing Fee: \$25.00

((H22000389545 3)))

LEGEND

PHASE 1

PHASE 2

PHASE 3

PHASING SCHEDULE

FIRST PHASE:

INDEPENDENT SENIOR LIVING FACILITY
ASSISTED LIVING FACILITY
SELF STORAGE—MULTI STORY INTERIOR UNITS
BUILDING A: OFFICE SPACE
TRACT 1 DEVELOPMENT (MEDICAL
OFFICE/RESTAURANTS/PRE-SCHOOL)
FOOD HALL MARKET
PARKING GARAGE

SECOND PHASE:

HOTEL
APARTMENTS/CONDOMINIUMS
COMMERCIAL/OFFICE DEVELOPMENT

THIRD PHASE:

TRACT 2 DEVELOPMENT (MEDICAL
OFFICE/RESTAURANTS/PRE-SCHOOL)

OWNER: MK&AD LAND INVESTMENTS, LLC
1019 FLAGSTONE COURT
APOPKA, FL 32703
(407) 462-7850

DEVELOPER: AMCO DEVELOPMENT INC
1830 PLYMOUTH SORRENTO ROAD—SUITE 1001
APOPKA, FL 32712
(407) 462-7850

SURVEYOR: NIETO-WHITTAKER SURVEYING, LLC
1728 N. RONALD REAGAN BLVD.
LONGWOOD, FLORIDA 32750
(407) 636-8460

TRAFFIC ENGINEER: TRAFFIC PLANNING DESIGN, INC.
535 VERSAILLES DR.
MAITLAND, FL 32751
(407) 628-9955

PUD RESTRICTIONS

MAXIMUM 650 APARTMENTS
MAXIMUM 450 CONDOS
MAXIMUM 275 SENIOR LIVING UNITS (MIX OF ALF AND ILF)
MAXIMUM 900,000 SQUARE FEET OF OFFICE
MAXIMUM 750,000 SQUARE FEET OF COMMERCIAL
MAXIMUM 100,000 SQUARE FEET OF CONVENTION CENTER
MAXIMUM 150,000 SQUARE FEET OF MINI-WAREHOUSING STORAGE
MAXIMUM 325 HOTEL ROOMS WITH MAXIMUM 2 INDEPENDENT HOTELS ON PROPERTY
MAX BLDG SQUARE FOOTAGE FOR TRACT 1: 80,000
MAX BLDG SQUARE FOOTAGE FOR TRACT 2: 100,000
MAX BLDG SQUARE FOOTAGE FOR SPECIALITY GROCER: 55,000

PUD PERMITTED USES

1. MEDICAL AND PHARMACEUTICAL RESEARCH COMPLEXES.
2. GENERAL OFFICE BUILDINGS INCLUDING: RESEARCH AND DEVELOPMENT AND HEALTH CARE.
3. COMMERCIAL RETAIL AND SERVICES LISTED IN THE CITY'S LAND DEVELOPMENT CODE SECTION 3.4.15.8.d.10
4. LIGHT INDUSTRIAL USES SUCH AS MANUFACTURING, WHOLESALE TRADE, OFFICE/SHOWROOM, TRANSPORTATION, COMMUNICATIONS, ELECTRIC, GAS AND SANITARY SERVICES. ACTIVITIES ARE LIMITED TO THOSE WITHOUT OFF-SITE IMPACTS AND TAKE PLACE PRIMARILY WITHIN AN ENCLOSED BUILDING.
5. DAY CARE.
6. PROFESSIONAL OFFICES.
7. FINANCIAL, INSURANCE AND REAL ESTATE OFFICES.
8. TELEPHONE AND UTILITY BUSINESS OFFICES.
9. PUBLIC FACILITIES AND CIVIC USES (INCLUDES PUBLIC UTILITIES, FIRE AND POLICE STATIONS, OR SIMILAR).
10. RECREATION AND PARKS.
11. BANKING CENTERS.
12. TECHNOLOGY BASED RESEARCH AND DEVELOPMENT.
13. MANUFACTURING, WAREHOUSING AND DISTRIBUTION CENTERS ASSOCIATED WITH CORPORATE HEADQUARTERS OR RESEARCH AND DEVELOPMENT FACILITIES.
14. HOSPITALS AND HEALTH SERVICES
15. CHURCHES OR RELIGIOUS ORGANIZATIONS.
16. SCHOOLS (PUBLIC OR PRIVATE).
17. ASSISTED (ADULT) LIVING FACILITIES.
18. MULTIFAMILY DWELLINGS AND CUSTOMARY ACCESSORY USES.
19. PUBLIC AND PRIVATE SCHOOLS, COLLEGES AND UNIVERSITIES.
20. TELECOMMUNICATION TOWERS (SUBJECT TO OTHER APPLICABLE CODES OF SECTION 3.5.6 "HEIGHT" AND SECTION 3.5.21 "COMMUNICATIONS TOWERS.".)
21. PARKING GARAGE
22. MINI-WAREHOUSE STORAGE
23. ENTERTAINMENT VENUES
24. HOTEL
25. SINGLE-USE HIGHWAY COMMERCIAL
26. PET AND ANIMAL FACILITIES/CLINICS



DEVELOPMENT SUMMARY

A. **PROJECT NAME:** MOUNT DORA MIXED USE
B. **CURRENT ZONING DESIGNATION:** COUNTY LM
C. **PROPOSED ZONING DESIGNATION:** CITY PUD
D. **CURRENT FLU:** COUNTY REGIONAL OFFICE
E. **PROPOSED FLU:** CITY EMPLOYMENT CENTER
F. **DATA SUMMARY:**

1. TOTAL PROJECT AREA: 38.23 ± Ac.
2. BUILDING HEIGHT: 100 FT. IN HEIGHT FRONTING STATE ROAD 46 (TRACTS 1 & 2). 350 FT FOR INTERIOR BUILDINGS. INTERIOR BUILDINGS ARE ALLOWED TO EXCEED THE 350 FT IN HEIGHT AS THE SITE SLOPES TO THE REAR BUT CANNOT EXCEED THE 350 FT VISIBILITY FROM STATE ROAD 46.
3. MIN. RESIDENTIAL DENSITY: 8 DU/Ac
4. MAX. RESIDENTIAL DENSITY: 40 DU/Ac
4.1. NOTE: FLOOR AREA RATIO WILL ONLY BE COUNTED TOWARDS THE PORTION OF THE PROJECT THAT IS NON-RESIDENTIAL
4.2. DENSITY WILL BE USED TO COUNT FOR RESIDENTIAL PORTIONS OF THE PROJECT
5. MAX. INTENSITY: 2.0 FAR
6. MAX. IMPERVIOUS SURFACE RATIO (ISR): 0.75
7. MIN. OPEN SPACE: 15%

G. **SITE DESCRIPTION**

1. FEMA FLOOD ZONE: X

H. **UTILITY SERVICES**

1. SEWAGE TREATMENT CITY OF MOUNT DORA
2. WATER SUPPLY CITY OF MOUNT DORA
3. RECLAIM CITY OF MOUNT DORA

I. **SETBACKS**

	FRONT	SIDE	REAR
MIN.:	25'	10'	10'
MAX.:	100'	100'	100'

J. **LANDSCAPING/BUFFERS:** LANDSCAPING AND BUFFERS WILL FOLLOW THE REQUIREMENTS OF THE WBI-E ZONING DISTRICT AND SECTION 6.6 OF THE CITY'S LAND DEVELOPMENT CODE

K. **SIGNS:** SIGN DESIGN STANDARDS WILL FOLLOW THE C-3 ZONING DISTRICT OF THE CITY'S LAND DEVELOPMENT CODE

CONCEPT PLAN NOTES

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
3. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.
4. THE PROJECT WILL FOLLOW THE ARCHITECTURE GUIDELINES OF THE CITY'S LAND DEVELOPMENT CODE, SPECIFICALLY 3.4.15, THE WBI-E ZONING ARCHITECTURE REQUIREMENTS.
5. THE PROJECT WILL BE DESIGNED WITH DARK SKY LIGHTING PRINCIPLES.
6. A TRAILHEAD TO THE FUTURE TRAIL NETWORK WILL BE PROVIDED ON THE PROPERTY TO SERVE AS A PUBLIC BENEFIT.

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 22-004

DRAWN BY:

DESIGNED BY:

CHECKED BY:

DATE: NOVEMBER 2022

AMCO DEVELOPMENT

MOUNT DORA MIXED USE

MASTER SITE PLAN FOR AMCO DEVELOPMENT INC.

DRAWING NUMBER

1

T:\2022\22-004\Concept\22-004-concept12.dwg

PLOTTED: December 12, 2022 — 4:07 PM, BY: Katie George



PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 22-004

DRAWN BY:

DESIGNED BY:

CHECKED BY:

DATE: NOVEMBER 2022

MOUNT DORA MIXED USE

MASTER SITE PLAN FOR AMCO DEVELOPMENT INC.

DRAWING NUMBER

2

PLOTTED: December 7, 2022 — 6:00 PM, BY: Katie George

T:\2022\22-004\Concept\22-004-concept12.dwg



MOUNT DORA MIXED USE

MASTER SITE PLAN



ETM NO. 22-004

DRAWN BY:

DESIGNED BY:

CHECKED BY:

DATE: NOVEMBER 2022

REVISIONS:

PLANS PREPARED UNDER THE
DIRECTION OF:



1

DRAWING NUMBER



DRAWING NUMBER	MOUNT DORA MIXED USE			ETM NO. 22-004	REVISIONS:	
	MASTER SITE PLAN			DRAWN BY:		
	NW CORNER SR 46 - AERIAL PERSPECTIVE RENDERING			DESIGNED BY:		
				CHECKED BY:		
				DATE: NOVEMBER 2022		



DRAWING NUMBER

MOUNT DORA MIXED USE

MASTER SITE PLAN

SE CORNER - AERIAL PERSPECTIVE RENDERING



ETM NO. 22-004
DRAWN BY:
DESIGNED BY:
CHECKED BY:
DATE: NOVEMBER 2022

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:





DRAWING NUMBER

MOUNT DORA MIXED USE

MASTER SITE PLAN

SW CORNER - AERIAL PERSPECTIVE RENDERING

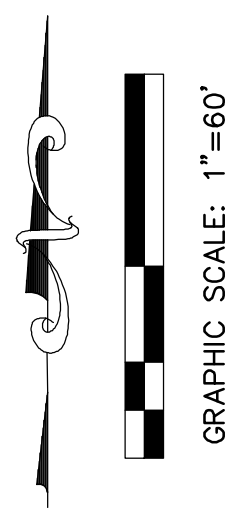


ETM NO. 22-004
DRAWN BY:
DESIGNED BY:
CHECKED BY:
DATE: NOVEMBER 2022

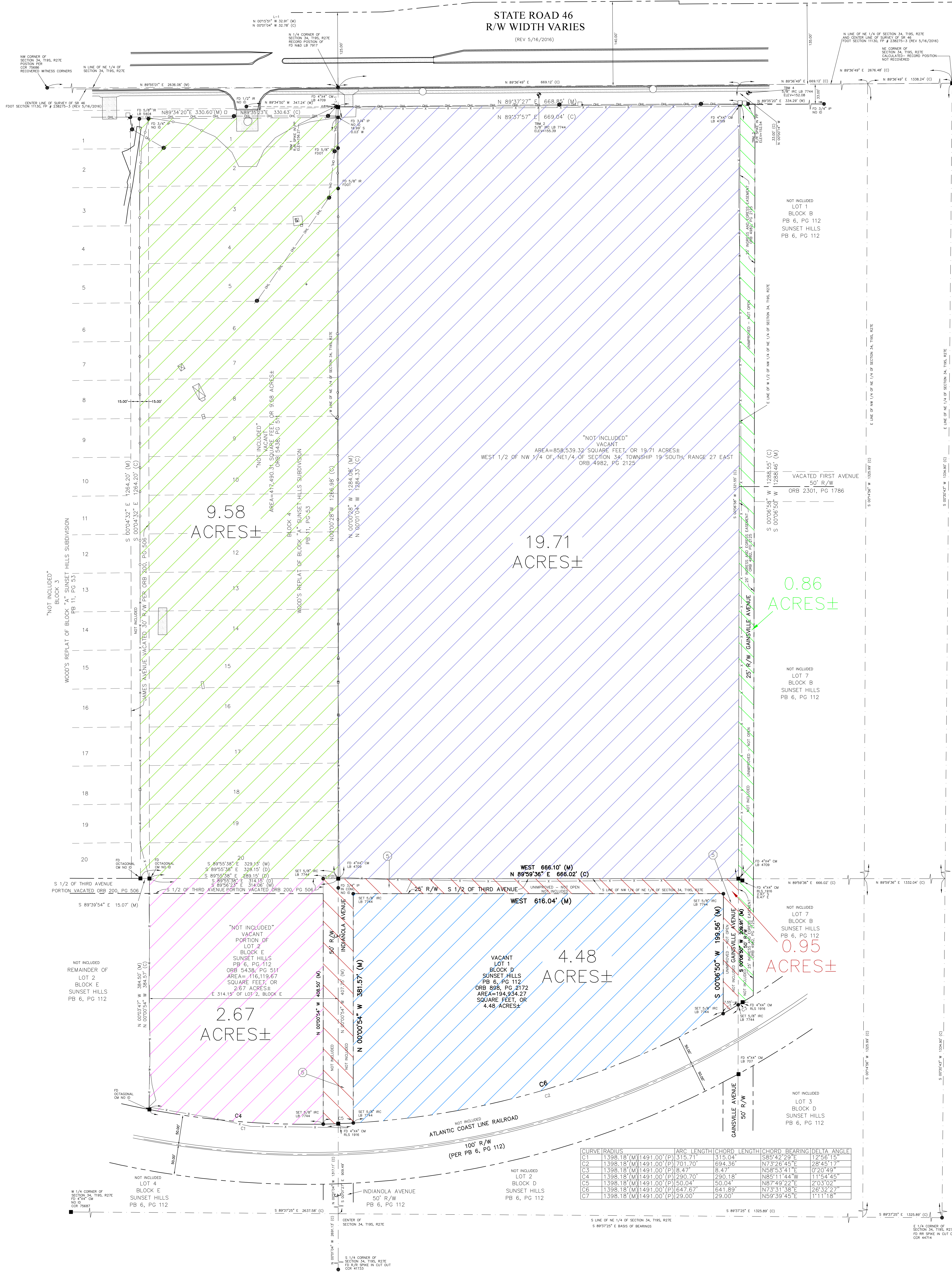
REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:



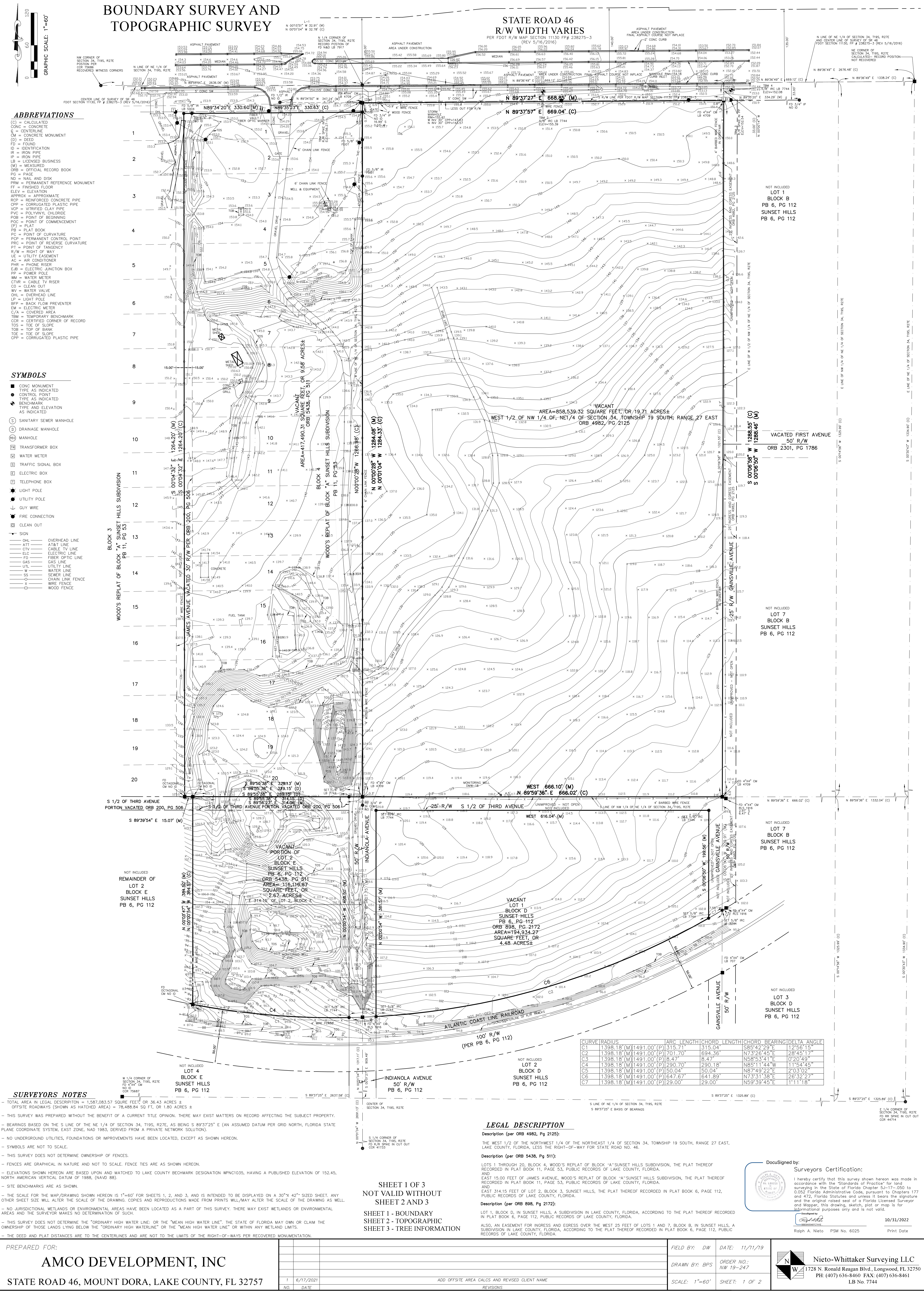


AREA CALCS ONLY



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1398.18'(M)	1491.00'(P)	315.71'	S85°42'29"E	12°56'15"
C2	1398.18'(M)	1491.00'(P)	701.70'	N73°26'45"E	28°45'17"
C3	1398.18'(M)	1491.00'(P)	8.47'	N58°53'11"E	0°20'49"
C4	1398.18'(M)	1491.00'(P)	290.70'	N85°11'44"W	11°54'45"
C5	1398.18'(M)	1491.00'(P)	50.04'	N87°49'22"E	2°03'02"
C6	1398.18'(M)	1491.00'(P)	647.67'	N73°31'38"E	26°32'27"
C7	1398.18'(M)	1491.00'(P)	29.00'	N59°39'45"E	1°11'18"

TOTAL LAND AREA OF THE EXTERIOR BOUNDARY: 37.39 ACRES ±
AREA OF 25.00 R/W OF GAINSVILLE AVE STRIP: 0.86 ACRES ±



ABBREVIATIONS

- (C) = CALCULATED
- CONC = CONCRETE
- (D) = DEED
- FO = FOUND
- ID = IDENTIFICATION
- IR = IRON PIPE
- LB = LICENSED BUSINESS
- MB = MEASURED
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- NO = NAIL AND DISK
- PRM = PERMANENT REFERENCE MONUMENT
- PT = FINISHED FLOOR
- ELEV = ELEVATION
- APPROX = APPROXIMATE
- RCP = REINFORCED CONCRETE PIPE
- CPP = CORRUGATED PLASTIC PIPE
- VCP = VITRIFIED CLAY PIPE
- PVC = POLYVINYL CHLORIDE
- PGB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- (P) = PLAT
- PC = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- UE = UTILITY EASEMENT
- AC = AIR CONDITIONER
- PHR = PHONE RISER
- ELB = ELECTRIC JUNCTION BOX
- CP = POWER POLE
- WM = WATER METER
- CO = CLEAN OUT
- WV = WATER VALVE
- OHL = OVERHEAD LINE
| LP | LIGHT POLE |
| CTV | CABLE TV PREVENTER |
| EM | ELECTRIC METER |
| CA | CORDED AREA |
| TM | TEMPORARY BENCHMARK |
| CCR | CERTIFIED CORNER OF RECORD |
| TOS | TOE OF SLOPE |
| TOT | TOP OF BANK |
| CPP | CORRUGATED PLASTIC PIPE |

SYMBOLS

- CONC MONUMENT
- TYPE AS INDICATED
- CONTROL POINT
- TYPE AS INDICATED
- BENCHMARK
- TYPE AND ELEVATION AS INDICATED
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- MANHOLE
- TRANSFORMER BOX
- WATER METER
- TRAFFIC SIGNAL BOX
- ELECTRIC BOX
- TELEPHONE BOX
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- FIRE CONNECTION
- CLEAN OUT
- OVERHEAD LINE
- AT&T LINE
- CABLE TV LINE
- ELECTRIC LINE
- FIBER OPTIC LINE
- GAS LINE
- UTILITY LINE
- WATER LINE
- SEWER LINE
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE

SURVEYORS NOTES

- TOTAL AREA IN LEGAL DESCRIPTION = 1,587,083.57 SQUARE FEET, OR 36.43 ACRES ±
- OFFSITE ROADWAYS (SHOWN AS HATCHED AREA) = 78,488.84 SQ FT, OR 1.80 ACRES ±
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION, THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.
- BEARINGS BASED ON THE S LINE OF THE NE 1/4 OF SECTION 34, T19S, R27E, AS BEING S 89°37'25" E (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983, DERIVED FROM A PRIVATE NETWORK SOLUTION).
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.
- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED UPON AND MATCHED TO LAKE COUNTY BECHMARK DESIGNATION WPC1035, HAVING A PUBLISHED ELEVATION OF 152.45, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
- SITE BENCHMARKS ARE AS SHOWN.
- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=60' FOR SHEETS 1, 2, AND 3, AND IS INTENDED TO BE DISPLAYED ON A 30"x 42" SIZED SHEET, ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM THIS WILL ALTER THE SCALE OF THE DRAWING AS WELL.
- NO JURISDICTIONAL, WETLANDS OR ENVIRONMENTAL AREAS HAVE BEEN LOCATED AS A PART OF THIS SURVEY, THERE MAY EXIST WETLANDS OR ENVIRONMENTAL AREAS AND THE SURVEYOR MAKES NO DETERMINATION OF SUCH.
- THIS SURVEY DOES NOT DETERMINE THE "ORDINARY HIGH WATER LINE" OR THE "MEAN HIGH WATER LINE", THE STATE OF FLORIDA MAY OWN OR CLAIM THE OWNERSHIP OF THOSE LANDS LYING BELOW THE "ORDINARY HIGH WATERLINE" OR THE "MEAN HIGH WATER LINE" OR WITHIN ANY WETLAND LIMITS.
- THE DEED PLAT DISTANCES ARE TO THE CENTERLINES AND ARE NOT TO THE LIMITS OF THE RIGHT-OF-WAYS PER RECOVERED MONUMENTATION.

LEGAL DESCRIPTION

Description (per ORB 4982, PG 2125):
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR STATE ROAD NO. 46.

Description (per ORB 5438, PG 511):
LOTS 1 THROUGH 20, BLOCK 4, WOOD'S REPLAT OF BLOCK "A" SUNSET HILLS SUBDIVISION, THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 53, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND
EAST 15.00 FEET OF JAMES AVENUE, WOOD'S REPLAT OF BLOCK "A" SUNSET HILLS SUBDIVISION, THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 53, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND
EAST 314.15 FEET OF LOT 2, BLOCK 3, SUNSET HILLS, THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 112, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Description (per ORB 898, PG 2172):
LOT 1, BLOCK D, IN SUNSET HILLS, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 112, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

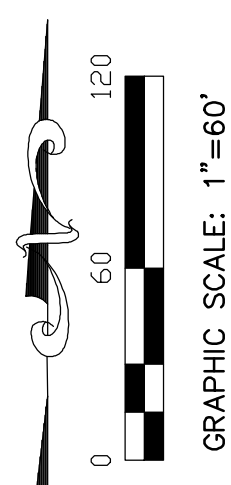
ALSO, AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 25 FEET OF LOTS 1 AND 7, BLOCK B, IN SUNSET HILLS, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 112, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SHEET 1 OF 3
NOT VALID WITHOUT
SHEET 2 AND 3
SHEET 1 - BOUNDARY
SHEET 2 - TOPOGRAPHIC
SHEET 3 - TREE INFORMATION

DocuSigned by:
Surveyors Certification:
I hereby certify that this survey shown hereon was made in accordance with the "Standards of Practice" for land surveying in the State of Florida Chapter 54-17-050 to 05052 Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plot or map is for informational purposes only and is not valid.

10/31/2022
Ralph A. Nieto PSM No. 6025 Print Date

PREPARED FOR: AMCO DEVELOPMENT, INC STATE ROAD 46, MOUNT DORA, LAKE COUNTY, FL 32757	NO. DATE 1 6/17/2021	ADD OFFSITE AREA CALCS AND REVISED CLIENT NAME REVISIONS	FIELD BY: DW DATE: 11/11/19 DRAWN BY: BPS ORDER NO.: NW 19-247 SCALE: 1"=60' SHEET: 1 OF 2	1728 N. Ronald Reagan Blvd., Longwood, FL 32750 PH: (407) 636-8460 FAX: (407) 636-8461 LB No. 7744
---	-------------------------	---	---	--



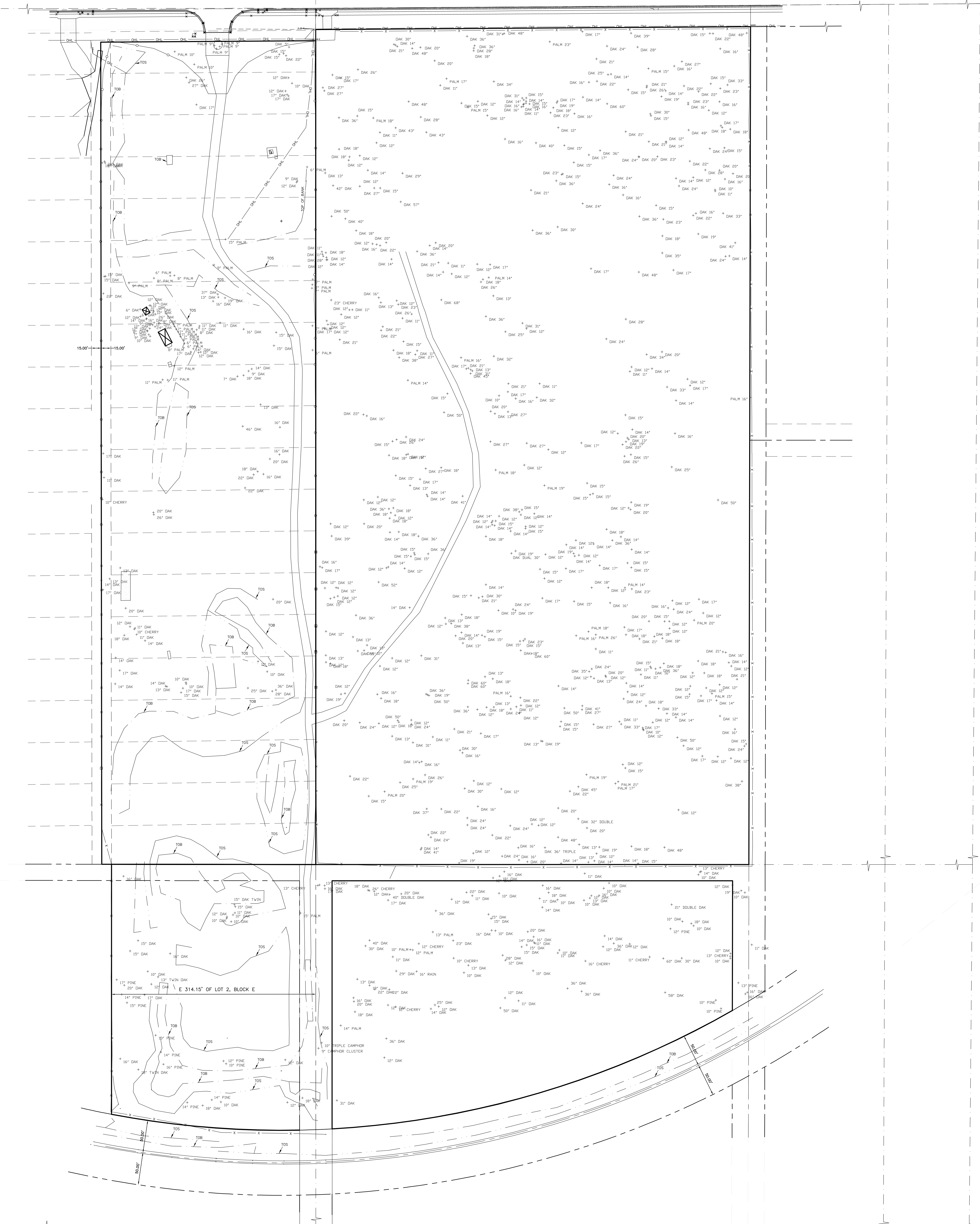
BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY

ABBREVIATIONS

(C) = CALCULATED
CONC = CONCRETE
CL = CENTERLINE
(D) = DEED
FD = FOUND
ID = IDENTIFICATION
IR = IRON PIPE
IP = IRON PIPE
LB = LICENSED BUSINESS
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
PG = PAGE
ND = NAIL AND DISK
PRM = PERMANENT REFERENCE MONUMENT
PT = FINISHED FLOOR
ELEV = ELEVATION
APPROX = APPROXIMATE
RCP = REINFORCED CONCRETE PIPE
CPP = CORRUGATED PLASTIC PIPE
VCP = VITRIFIED CLAY PIPE
PVC = POLYVINYL CHLORIDE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
(P) = PLAT
PFB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
UE = UTILITY EASEMENT
AC = AIR CONDITIONER
PHR = PHONE RISER
EJB = ELECTRIC JUNCTION BOX
PP = POWER POLE
WM = WATER METER
CTVR = CABLE TV RISER
CO = CLEAN OUT
WV = WATER VALVE
OHL = OVERHEAD LINE
LP = LIGHT POLE
DFP = DRAINAGE FLOW PREVENTER
EM = ELECTRIC METER
C/A = COVERED AREA
TBM = TEMPORARY BENCHMARK
CCR = CERTIFIED CORNER OF RECORD
TOS = TOP OF SLOPE
TOB = TOP OF BANK
TVE = TOP OF ELEVATION
CPP = CORRUGATED PLASTIC PIPE

SYMBOLS

■ CONC MONUMENT
● TYPE AS INDICATED
● CONTROL POINT
● TYPE AS INDICATED
● BENCHMARK
● TYPE AND ELEVATION
AS INDICATED
○ SANITARY SEWER MANHOLE
○ DRAINAGE MANHOLE
○ MANHOLE
○ TRANSFORMER BOX
○ WATER METER
○ TRAFFIC SIGNAL BOX
○ ELECTRIC BOX
○ TELEPHONE BOX
● LIGHT POLE
● UTILITY POLE
● GUY WIRE
● FIRE CONNECTION
○ CLEAN OUT
— SIGN
— OVERHEAD LINE
— AT&T LINE
— CABLE TV LINE
— ELEC LINE
— FIBER OPTIC LINE
— GAS LINE
— UTILITY LINE
— WATER LINE
— SEWER LINE
— CHAIN LINK FENCE
— WIRE FENCE
— WOOD FENCE

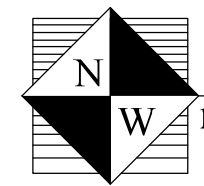


SURVEYORS NOTES

- TOTAL AREA IN LEGAL DESCRIPTION = 1,587,083.57 SQUARE FEET, OR 36.43 ACRES ±
- OFFSITE ROADWAYS (SHOWN AS HATCHED AREA) = 78,488.84 SQ FT, OR 1.80 ACRES ±
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.
- BEARINGS BASED ON THE S LINE OF THE NE 1/4 OF SECTION 34, T19S, R27E, AS BEING S 89°37'25" E (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983, DERIVED FROM A PRIVATE NETWORK SOLUTION).
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.
- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED UPON AND MATCHED TO LAKE COUNTY BECHMARK DESIGNATION WPCN1035, HAVING A PUBLISHED ELEVATION OF 152.45, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
- SITE BENCHMARKS ARE AS SHOWN.
- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=60' FOR SHEETS 1, 2, AND 3, AND IS INTENDED TO BE DISPLAYED ON A 30"X 42" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL/MAY ALTER THE SCALE OF THE DRAWING AS WELL.
- NO JURISDICTIONAL WETLANDS OR ENVIRONMENTAL AREAS HAVE BEEN LOCATED AS A PART OF THIS SURVEY. THERE MAY EXIST WETLANDS OR ENVIRONMENTAL AREAS AND THE SURVEYOR MAKES NO DETERMINATION OF SUCH.
- THIS SURVEY DOES NOT DETERMINE THE "ORDINARY HIGH WATER LINE" OR THE "MEAN HIGH WATER LINE". THE STATE OF FLORIDA MAY OWN OR CLAIM THE OWNERSHIP OF THOSE LANDS LYING BELOW THE "ORDINARY HIGH WATERLINE" OR THE "MEAN HIGH WATER LINE" OR WITHIN ANY WETLAND LIMITS.
- THE DEED AND PLAT DISTANCES ARE TO THE CENTERLINES AND ARE NOT TO THE LIMITS OF THE RIGHT-OF-WAYS PER RECOVERED MONUMENTATION.

SHEET 1 OF 3
NOT VALID WITHOUT
SHEET 2 AND 3
SHEET 1 - BOUNDARY
SHEET 2 - TOPOGRAPHIC
SHEET 3 - TREE INFORMATION

PREPARED FOR:			FIELD BY: DW	DATE: 11/11/19
AMCO DEVELOPMENT, INC			DRAWN BY: BPS	ORDER NO.: NW 19-247
STATE ROAD 46, MOUNT DORA, LAKE COUNTY, FL 32757			SCALE: 1"=60'	SHEET: 2 OF 2
NO. DATE			ADD OFFSITE AREA CALCS AND REVISED CLIENT NAME	
			REVISIONS	



Nieto-Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460 FAX: (407) 636-8461
LB No. 7744

EXHIBIT BUILDING C
PRELIMINARY RENDERINGS

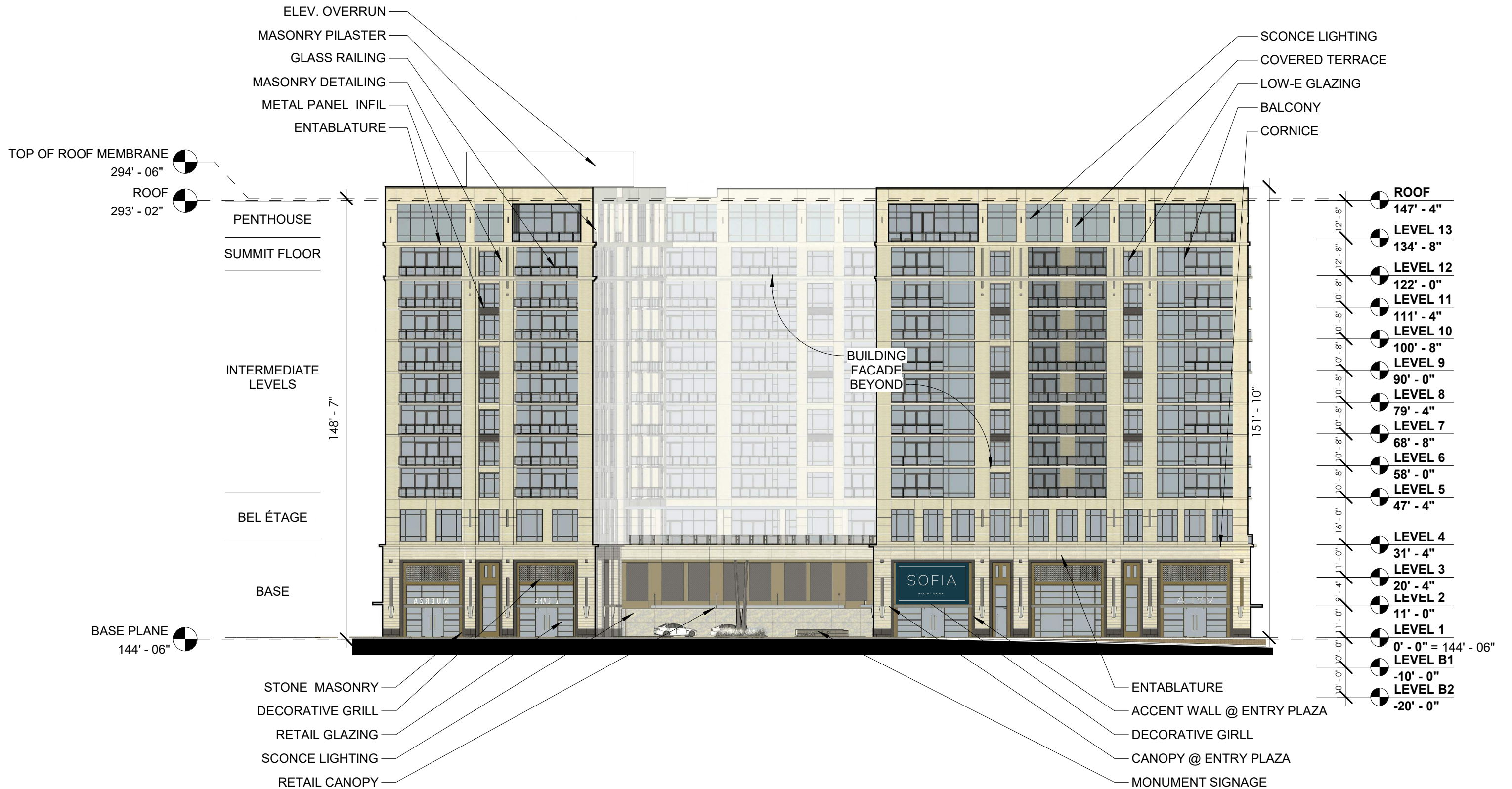


SOFIA

MOUNT DORA

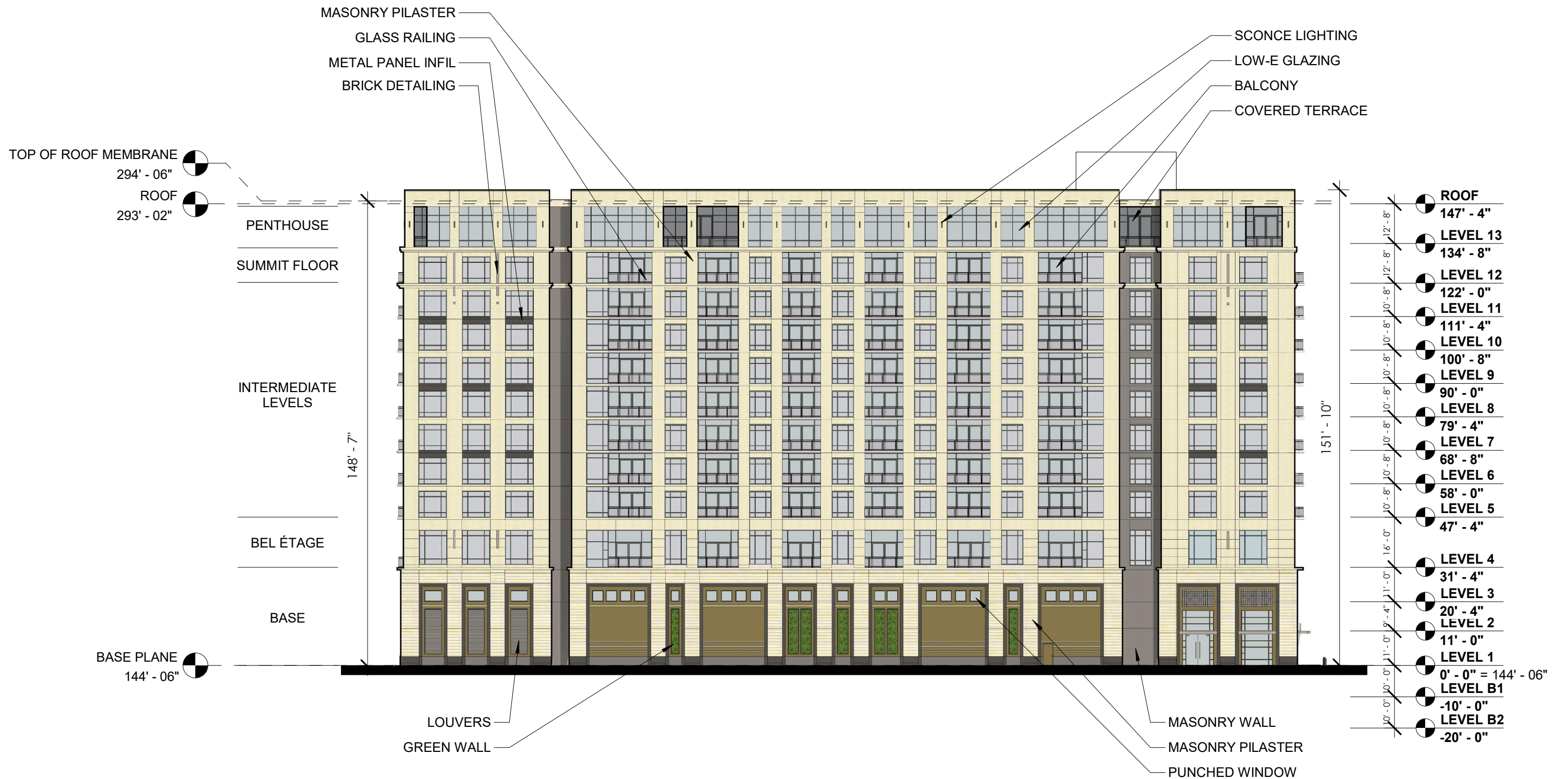
RENDERING





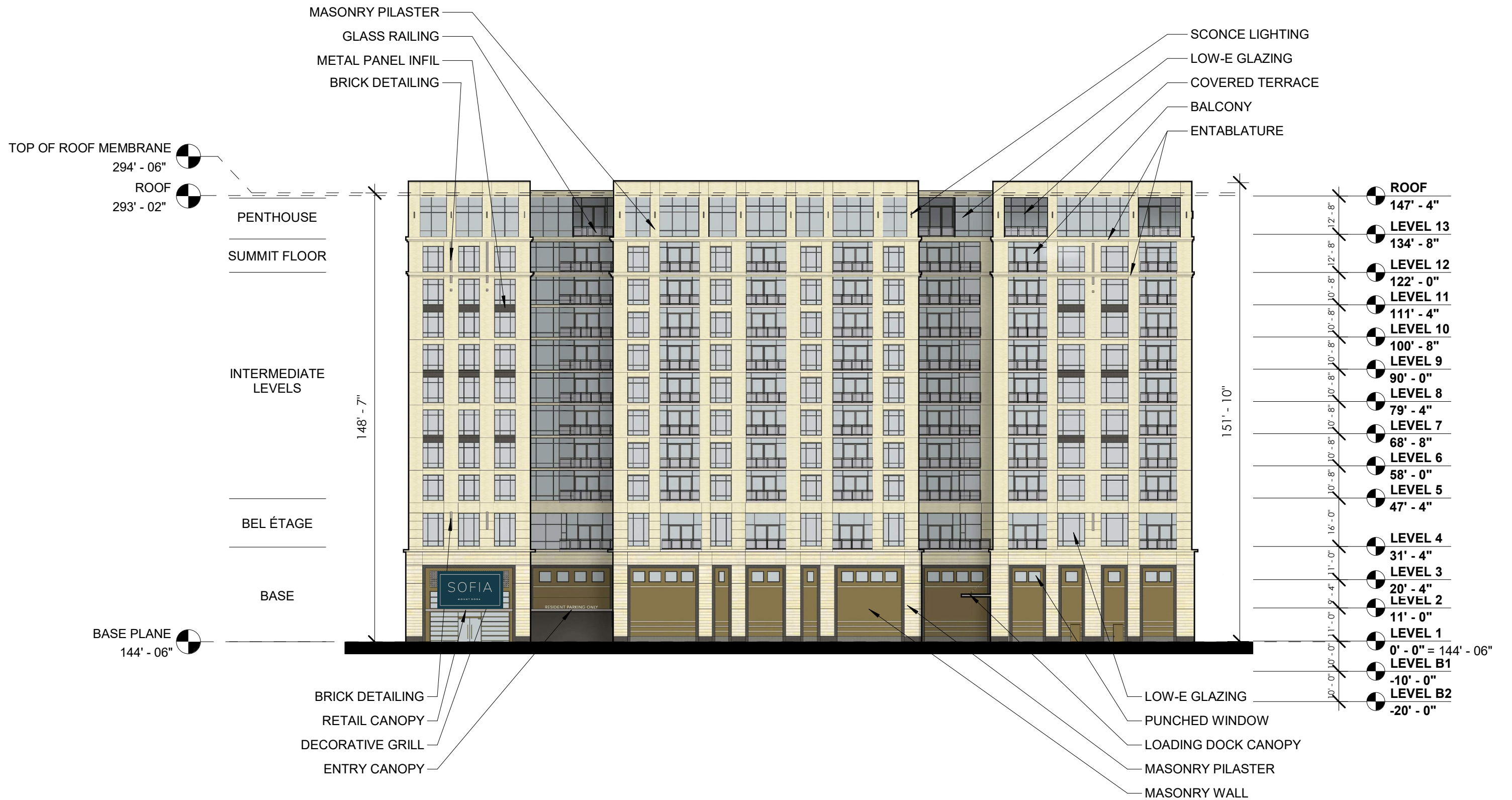
ELEVATION - EAST





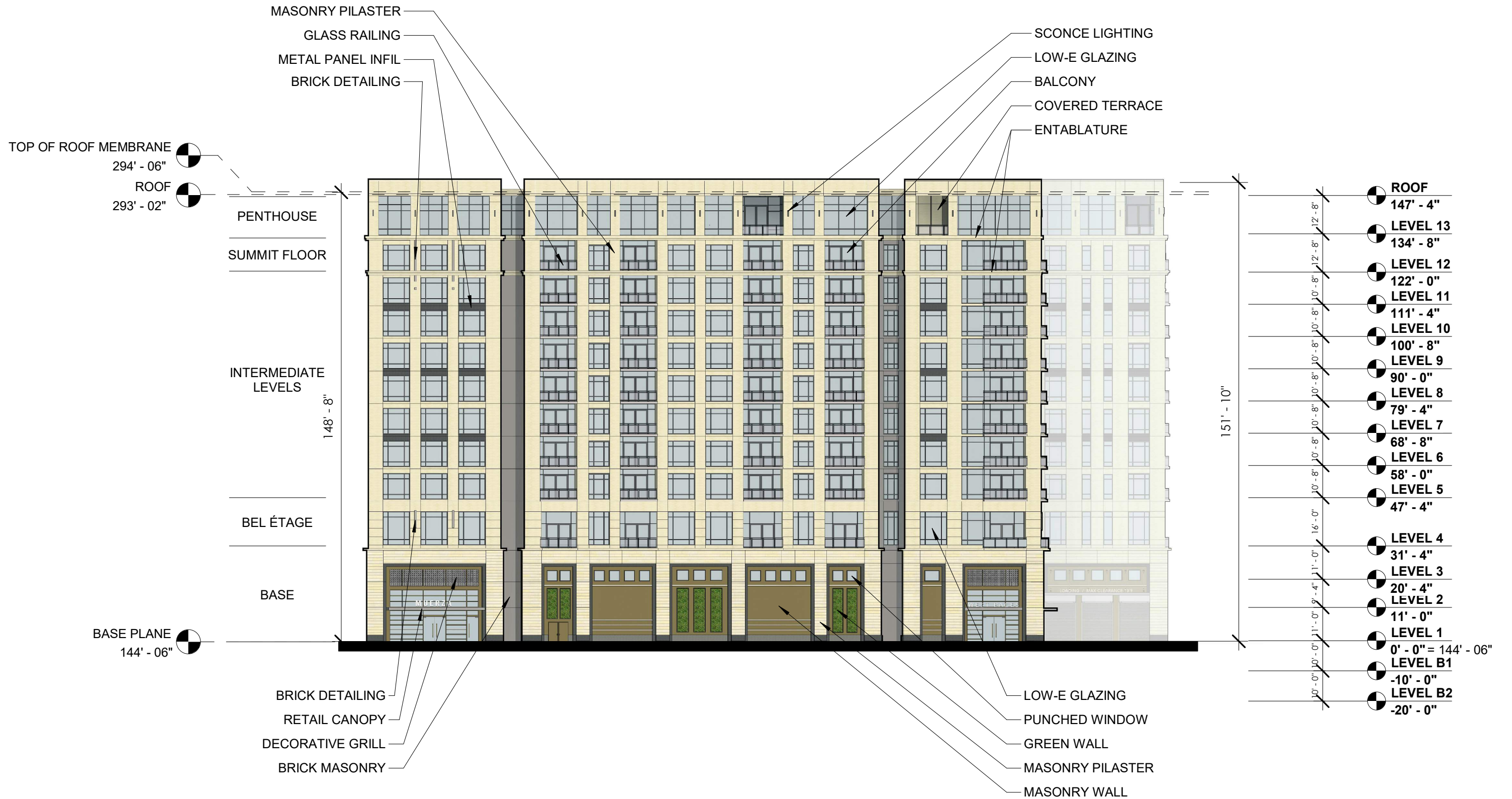
ELEVATION - WEST





ELEVATION - SOUTH





ELEVATION - NORTH





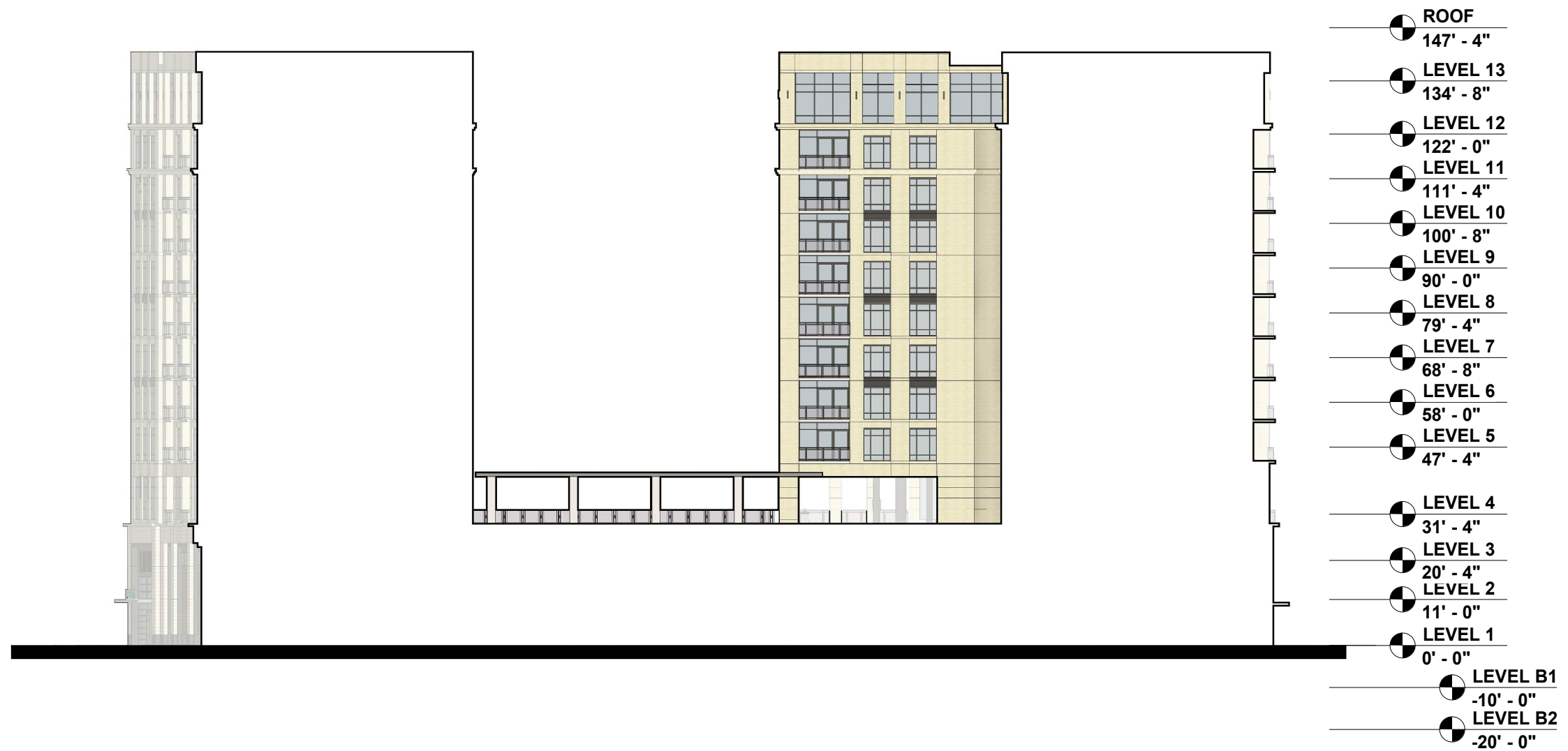
ELEVATION - COURTYARD 1





ELEVATION - COURTYARD 2





ELEVATION - COURTYARD 3





ELEVATION - COURTYARD 4



UNIT FLOORPLANS

2 BED / 2 BATH

3 BED / 3 BATH

- SUITE AMENITIES
- Decora roller shades
 - Glass shower doors
 - In-suite laundry
 - Kitchen islands
 - Minimum 9' ceilings
 - Quartz countertops
 - Spacious balconies
 - Stainless steel appliances
 - Walk-in & walk-thru closets

- BUILDING AMENITIES
- Upper floor terraces
 - Dog park & washing station
 - EV charging stations
 - Fitness Center
 - High-speed Internet
 - Parcel lockers
 - Rooftop terrace with BBQ area
 - Social lounge
 - HighTech Community Center
 - Storage lockers
 - Underground parking

1 BED / 1 BATH



770
SQ. FT.



930
SQ. FT.



877
SQ. FT.



1343
SQ. FT.



1392
SQ. FT.



1403
SQ. FT.



1685
SQ. FT.



1907
SQ. FT.



UNIT FLOORPLANS

Floor plans are artist's rendering. All dimensions are approximate. Actual product and specifications may vary in dimension or detail. Not all features are available in every apartment. Prices and availability are subject to change. Please see a representative for details.



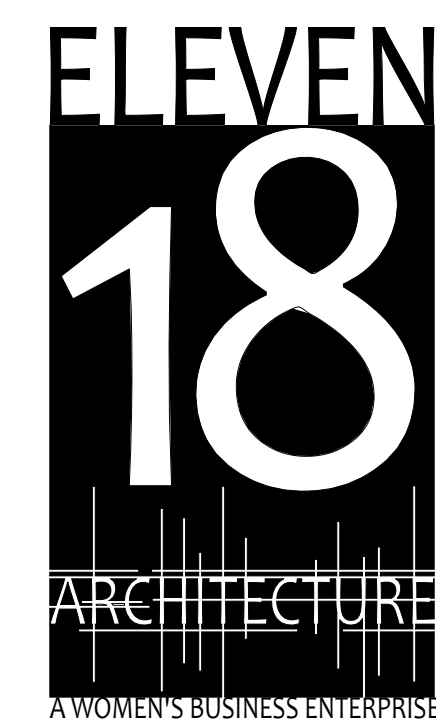


MOUNT DORA SENIOR LIVING
ASSISTED / INDEPENDENT LIVING FACILITY



NOT FOR
CONSTRUCTION

- ☐ Mark Adams, AIA
FL. REG.#AR0094473
- ☐ Matthew A Conte, AIA
FL. REG.#AR0096819
- ☐ Kimberly Day McCann, AIA
FL. REG.#AR0091738



FL License: AA26001884

Mailing Address:
424 E. Central Blvd. #542
Orlando, FL 32801
www.eleven18architecture.com

Physical Address:
1011 E. Colonial Dr. #3
Orlando, FL 32803
407-745-5300

© Copyright 2018 ELEVEN18 ARCHITECTURE, PL
All Rights Reserved Worldwide

PROJECT NAME:

Mt. Dora
Independent
Living
Mt. Dora, FL

PROJECT CLIENT:



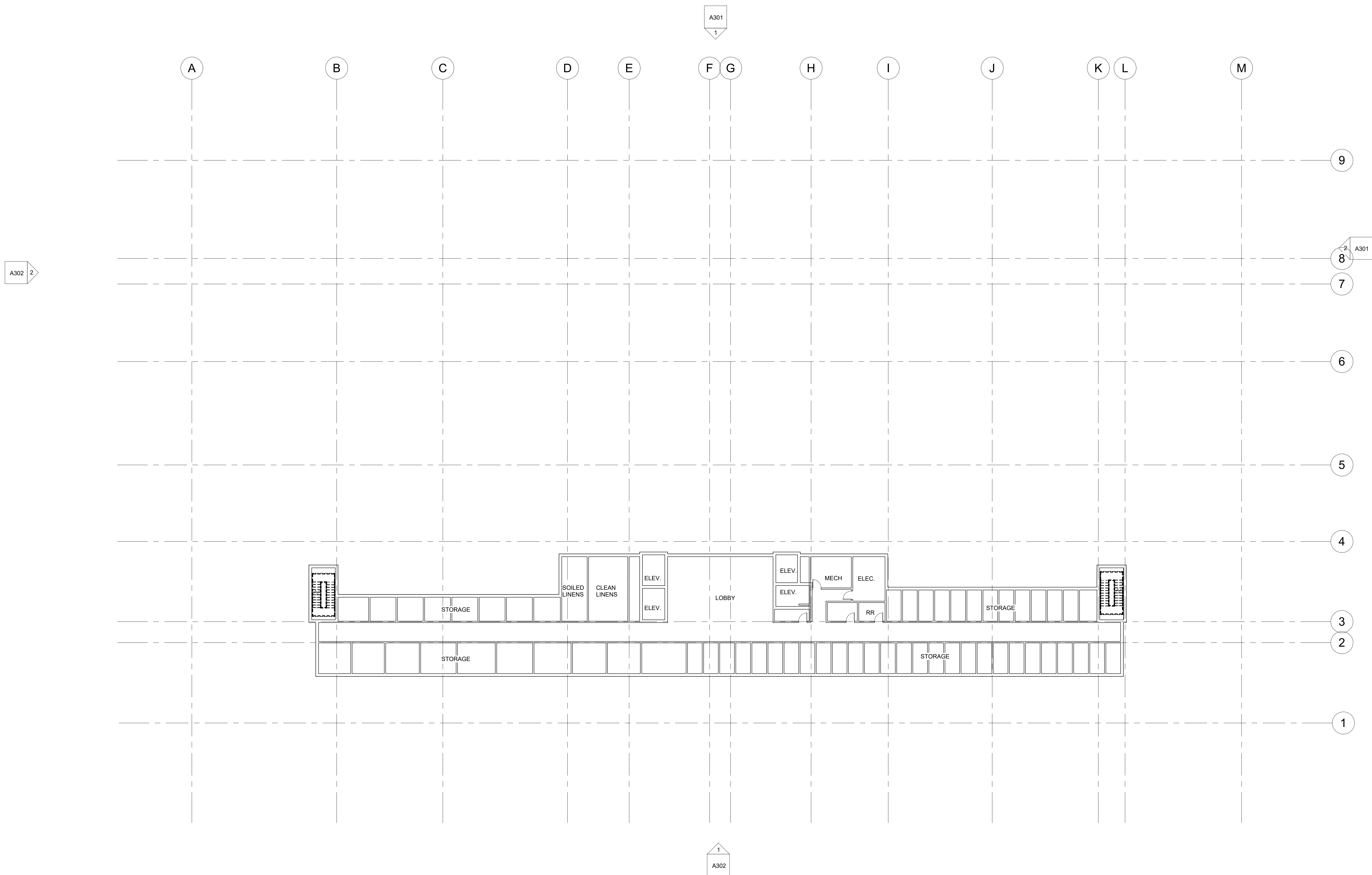
ELEVEN 18 PROJECT LEAD:
Matt Conte
407-745-5300
 pfriday@eleven18architecture.com

PROJECT TEAM:
Gabriela Salazar

[illegible]

A202

Basement - Management



- ELEVEN**
18
ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

© Copyright 2018 ELEVEN18 ARCHITECTURE, PL
All Rights Reserved Worldwide

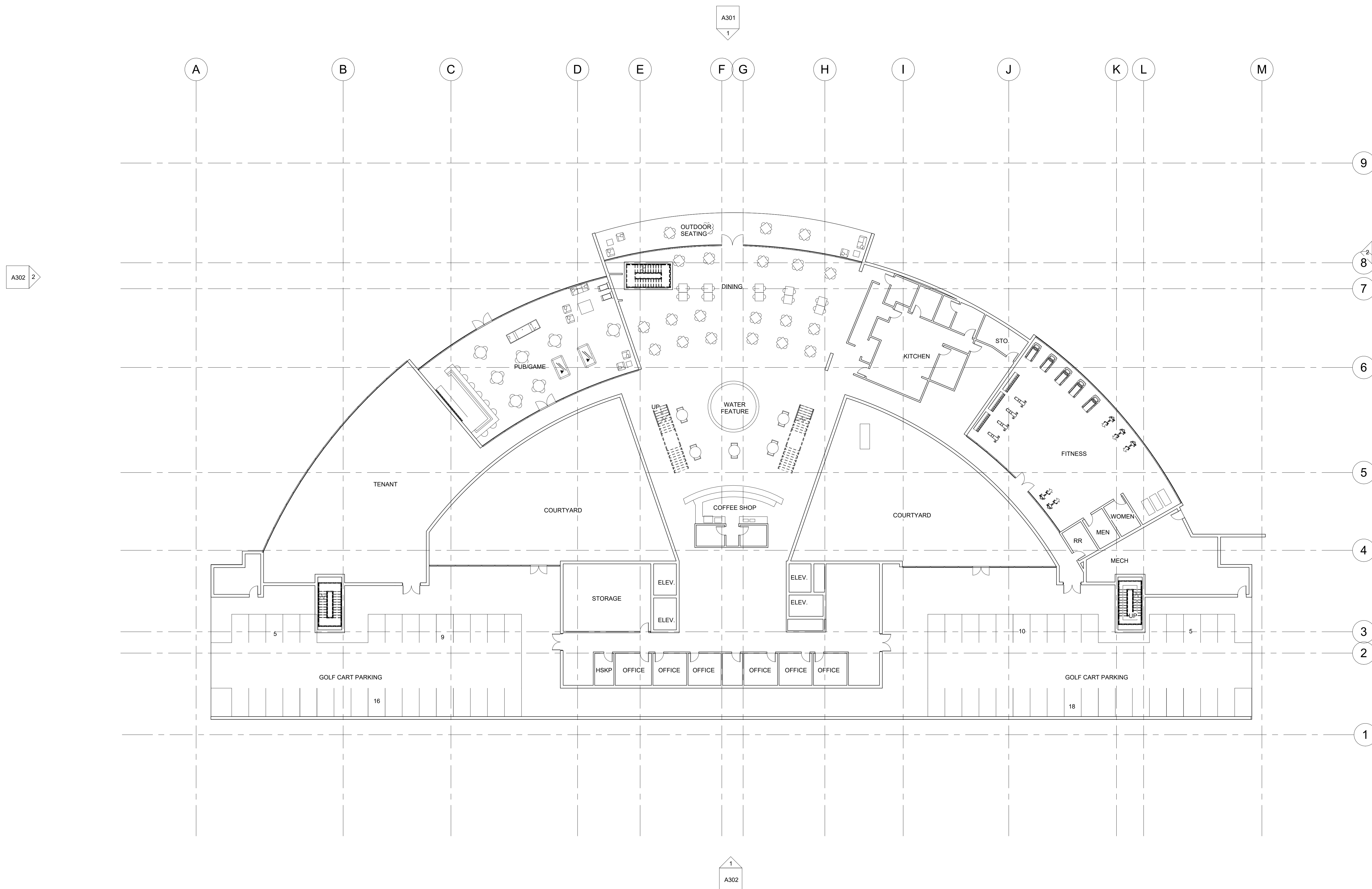
Mt. Dora
Independent
Living
Mt. Dora, FL



PROJECT TEAM:
Gabriela Salazar

[illegible]

A203



NOT FOR
CONSTRUCTION

- ☐ Mark Adams, AIA
FL. REG.#AR0094473
- ☐ Matthew A Conte, AIA
FL. REG.#AR0096819
- ☐ Kimberly Day McCann, AIA
FL. REG.#AR0091738

ELEVEN
18
ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

FL License: AA26001884

Mailing Address:
424 E. Central Blvd. #542
Orlando, FL 32801
www.eleven18architecture.com

Physical Address:
1011 E. Colonial Dr. #307
Orlando, FL 32803
407-745-5300

© Copyright 2018 ELEVEN18 ARCHITECTURE, PL
All Rights Reserved Worldwide

PROJECT NAME:

Mt. Dora

MIL. DOTA

ndenpende

Living

Mt. Dora, FL

PROJECT CLIENT



ELEVEN 18 PROJECT L

Matt Conte

pfriday@eleven18architecture

PROJECT TEAM:

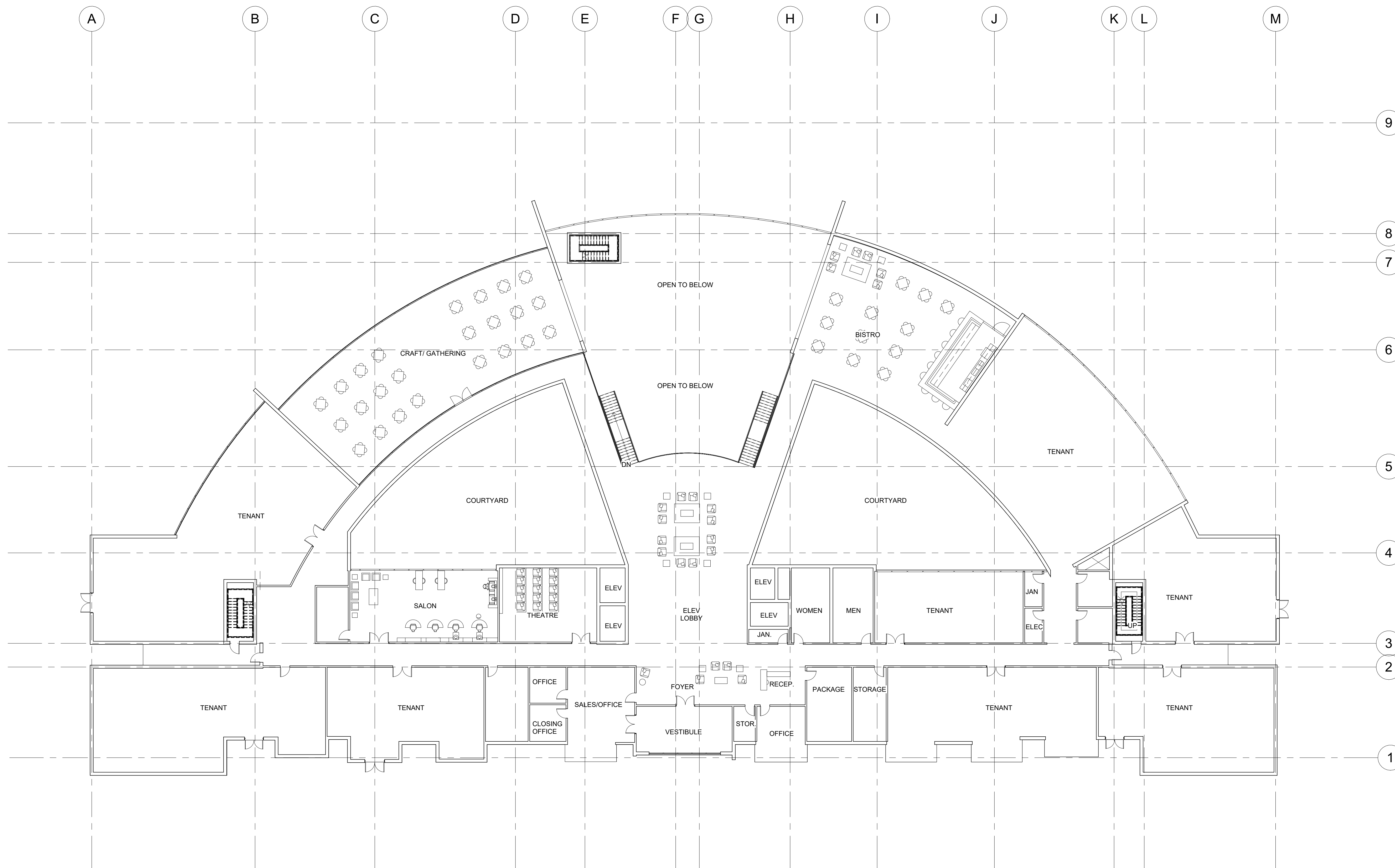
Gabriela Salazar

REVISION

[illegible]

A204

Level 2 - Lobby



① Level 2
 $\frac{1}{16}'' = 1'-0''$

Level 3 - Residential



MOUNT DORA - MIXED USE

Project Narrative

Our plan is to develop and establish a lively, “Place Making” “Live, Work and Play Upscale Mixed-Use Community” within the newly created Wolf Branch Innovation District at the Gateway to Mount Dora while utilizing elevated design guidelines and proven design criteria to capture the essential elements and amenities the future residents and public will want and need within the community. Throughout our design we have focused on providing an attractive pedestrian environment by providing expanded open spaces and have taken steps to create great public places to be enjoyed by all residents, guests, and the public. Phase 1 of the development is situated on just over 38.23 acres and consists of approximately 4.5 million square feet of office, multi-family residential, retail/food and beverage, and hotel space in eight distinct buildings. More specifically the 1st phase of the project is currently planned to include:

- Two high rise buildings consisting of approximately 900k square feet of office space with underground parking
- Four mid to high rise buildings accommodating 1,100 residential units and 325 hotel rooms with underground parking
- One ALF/ILF mid to high rise building accommodating 275 Senior Living residential units and age in place services
- One midrise building consisting of approximately 150,000 square feet of Multi Level Self Storage
- 100,000 square feet of Convention Center / Meeting space within Building D
- One Medical Office Building fronting SR 46 consisting of approximately 60,000 square feet
- 24,500 square feet of Food Market space within the Central Park open to the public
- One Montessori Preschool building fronting SR 46 consisting of approximately 12,500 square feet
- One Specialty Grocery consisting of approximately 55,000 square feet
- Roughly 930,000 square feet of commercial use space including food and beverage and retail space within the development and throughout the eight buildings
- A 5.2-acre man-made lake with walking trails and outdoor fitness equipment that will be accessible to the public and residents
- A minimum of 1.72 acres of Central Park and additional plaza and landscaped open space with outdoor activity stations, amphitheater and entertainment venues accessible to the public
- Newly built roads, and bike paths through our development to align with the Wolf Branch Innovation District Plan for connectivity
- Pedestrian improvements throughout the entire project, all of which will be accessible to the public
- The alignment and access of a trail head on our property to the proposed Wekiva Trail. Currently working with City of Mount Dora and Lake County to facilitate and accommodate conversion from the CSX rail line to Wekiva Trail along Segment 1.



MOUNT DORA - MIXED USE

Preliminary Economic Impacts - Phase 1

This 1st phase of the development is anticipated to involve an investment of nearly \$980 million in acquisition, infrastructure, construction and other development costs over a multi-year construction period. This construction phase of the project is anticipated to create a total of approximately 6,400 construction related jobs and \$633 million of total labor income. Estimated to create over 1650 permanent Jobs retained on site

A more comprehensive Fiscal Impact and Economic Impact analysis is currently underway and will provide more detailed information. These will be provided to the City of Mount Dora upon our receipt from our Economist Advisor.

What community benefits will be provided by the project?

When fully developed, the current plan will provide the following community benefits:

- Mount Dora's first large scale comprehensive mixed use, Live, Work and Play Community providing employment opportunities, retail commercial services and residences in an area that is underdeveloped while catalyzing growth in the immediate surrounding areas.
- 8+ acres of public space and newly built infrastructure including an 5.2 acre lake with outdoor exercise equipment stations, multiple public plazas, splash pad and outdoor AquaPark for children and families
- Large underground central parking garages and shuttle service availability for scheduled event parking during City of Mount Dora downtown events where parking is in short supply
- Connection to the City of Mount Dora street grid, improving access to the Wekiva Trail for pedestrians and aligning a key public right-of-way for future development in the district
- Dedicating space for a Trailhead Access with bike rental shop and public bathroom facility and playground along segment 1 of the proposed Wekiva Trail
- A lively active pedestrian environment that includes creating a minimum of 2 access points from the project to the Hike and Bike Trails located within the conservation land adjacent to the southern portion of the property
- Proposing and participating in the Art in Public Places program and incorporating a minimum of two art pieces into the development
- Constructing 95%+ of required parking within a below grade structure instead of above ground structures
- Treating 100% of the onsite water quality volume through green stormwater infrastructure

ATTACHMENT 1: Justification and Level of Service Analysis

Detailed Description of and Reasoning for Request:

The purpose of this application is to request to change from County Regional Office to City Employment Center. The property was annexed into the City limits in August 2022 and was not assigned a future land use or zoning. The Wolf Branch Innovation District Plan was adopted by the City in December of 2020. In the Wolf Branch Innovation District this area is designated for an Employment Center future land use. The Employment Center will pair with the proposed corresponding PUD application for a mixed use project supporting high density residential, commercial, and office uses.

List the specific Comprehensive Plan Policy that allows proposed use:

Future Land Use Element Policy 4.g.12 provides the outline for the vision for the Employment Center future land use. The Employment Center future land use is required to be on an arterial or collector road and provide substantial employment opportunities.

Changed condition justifying the amendment:

The property was annexed into the City limits in August 2022 and was not assigned a future land use or zoning. The Wolf Branch Innovation District Plan was adopted by the City in December of 2020. The Wolf Branch Innovation District area is designated for an Employment Center future land use.

How the proposed amendment is consistent with the City of Mount Dora's Comprehensive Plan:

Future Land Use Element Policy 4.g.12 encourages high density and high intensity development within the Wolf Branch Innovation District.

Future Land Use Element Objective 6 encourages compact development. This development will be high intensity and high density within a compact area that is planned for growth.

Future Land Use Element Policy 8.a allows for mixed use developments and unconventional development designs.

Future Land Use Element Policy 12 (East) encourages development along State Road 46 and encourages projects that create a jobs-to-housing linkage.

Housing Element Policy 6 indicates that the City should address housing needs for the community. This Employment Center future land use and the corresponding PUD application will provide much needed housing to a Central Florida location that is experiencing a housing shortage.

Transportation Mobility Element Policy 4.h requires a Traffic Impact Analysis to be provided to be approved by the City's Engineer. A Traffic Impact Analysis will be provided indicating the effects the development will have on the surrounding road network.

Infrastructure Element Policy 2.b requires that future development undergo the development review and permitting process to ensure capacity of utilities. Attached is a letter from the City's Utility Engineer indicating there is sufficient capacity for this development.

Capital Improvement Element Objective 3 requires new development maintain the City's adopted level of service. As can be seen below in the "Maintaining the City's Adopted Level of Service" section of this document.

Capital Improvement Element Policy 3.c. requires the evaluation of proposed plan amendments and requests for new development or redevelopment according to the following guidelines:

(1) *The proposed action(s) shall not contribute to a condition of public hazard, as described in the Infrastructure Element.* The proposed amendment will not contribute to a condition of public hazard.

(2) *The proposed action(s) shall not exacerbate any existing condition of public facility capacity deficits, as described in the Transportation Mobility Element; Infrastructure Element; and the Recreation and Open Space Element.* The proposed amendment will not exacerbate any existing conditions of public facility capacity deficits.

(3) *The proposed action(s) shall not generate public facility demands that cannot be accommodated by capacity increases planned in the 5-Year Schedule of Improvements.* The proposed amendment will not generate public facility demands that cannot be accommodated.

(4) *The proposed action(s) shall conform with the Future Land Uses shown on the Future Land Use Map Series of the Future Land Use Element, and the urban service areas described in the Infrastructure Element.* The proposed amendment will conform to the area as designated on the future land use map as the vision for this area is the requested Employment Center future land use.

(5) *If public facilities are developer-provided, they should accommodate user demands and meet adopted LOS standards.* All public facilities will accommodate user demands and meet adopted level of service standards.

(6) *If public facilities are provided by local government, either in part or in whole, they shall demonstrate financial feasibility, as described in this Element.* All public facilities with thin the proposed development will be financially feasible.

(7) *The proposed action(s) shall conform to the facilities plans adopted by local, State, Federal and regional agencies including water management districts.* The proposed amendment will abide by all governing authorities that pertain to the development of the property.

(8) *Criteria for approving Future Land Use Map Amendments must include the requirement to demonstrate that adequate water supplies and associated public facilities are or will be available to meet projected growth demand.* The attached letter from the City's Utility Engineer indicates that water and sewer are available for this development.

Extent to which the proposed amendment is compatible with existing land uses:

The Wolf Branch Innovation District Plan was adopted by the City in December of 2020. In the Wolf Branch Innovation District this area is designated for an Employment Center future land use. The Employment Center will pair with the proposed corresponding PUD application for a mixed use project supporting high density residential, commercial, and office uses.

Extent of environmental impacts on the resources of proposed amendment:

The project will follow all city, state, and federal environmental policies. An Environmental Assessment Report will be submitted at the time of Site Plan submittal to tract the flora, fauna, and any other environmental impacts that development of the site will cause.

Extent to which the proposed amendment will result in an orderly and logical development pattern:

The proposed future land use of Employment Center is the City's vision for the area as part of the Wolf Branch Innovation District plan. The mixed use development is consistent with the plan and in an area of regional development with the connection to SR 453 in close proximity.

Maintaining the City's Adopted Level of Service:

1. Water

The City's Land Development Code required level-of-service standard is 472 gallons per day (GPD) per equivalent residential unit (ERU). The existing future land use of County Regional Office allows up to an FAR of 3.0 with a maximum of 75% ISR and 1 dwelling unit for every 10,000 square feet of commercial and office space. On a 36.43 acre site, 3,570,938.03 square feet of commercial/office space could be built $(1,587,083.57(0.75) \times 3.0)$ and 357 dwelling units $(3,570,938.03/10,000)$. The proposed plan with City Employment Center future land use is requesting approximately 2,200,000 square feet of office/commercial type uses with 1,375 dwelling units (including the 275 proposed ALF units). This is a decrease of approximately 1,370,000 square feet of the currently allowed commercial/office space and an increase of 1,018 dwelling units. According to the U.S. Energy Information Administration the average estimate for commercial/office water consumption in large buildings (greater than 200,000 square feet) is 55.6 gallons per 1,000 square feet. The existing County Regional Office would create a consumption of 367,048 gallons per day $((3,570,938.03/1,000) \times 55.6 + (357 \times 472))$. The proposed project at a maximum would consume 771,320 gallons per day $((2,200,000/1,000) \times 55.6 + (1,375 \times 472))$. This is an increase of approximately 404,272 gallons consumed per day.

2. Sanitary Sewer

The City's Comprehensive Plans required level-of-service standard is 300 GPD per ERU and in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise. The existing future land use of County Regional Office allows up to an FAR of 3.0 with a maximum of 75% ISR and 1 dwelling unit for every 10,000 square feet of commercial and office space. On a 36.43 acre site, 3,570,938.03 square feet of commercial/office space could be built $(1,587,083.57(0.75) \times 3.0)$ and 357 dwelling units $(3,570,938.03/10,000)$. The proposed plan with City Employment Center future land use is requesting approximately 2,200,000 square feet of office/commercial type uses with 1,375 dwelling units (including the 275 proposed ALF units). This is a decrease of approximately 1,370,000 square feet of the currently allowed commercial/office space and an increase of 1,018 dwelling units. The State of North Carolina uses a calculation of 130 gals per 1,000 square feet of commercial space. According to that calculation, The existing County Regional Office would create 571,321.94 gallons of sanitary waste $((3,570,938.03/1,000) \times 130 + (357 \times 300))$. The proposed project at a maximum would create 698,500 gallons $((2,200,000/1,000) \times 130 + (1,375 \times 300))$ of daily sanitary waste. This is an increase of approximately 127,179 gallons of daily sanitary waste.

3. Solid Waste

The City's Comprehensive Plans required level-of-service standard is 7.1 pounds per capita per day. The existing future land use of County Regional Office allows up to an FAR of 3.0 with a maximum of 75% ISR and 1 dwelling unit for every 10,000 square feet of commercial and office space. On a 36.43 acre site, 3,570,938.03 square feet of commercial/office space could be built $(1,587,083.57(0.75) \times 3.0)$ and 357 dwelling units $(3,570,938.03/10,000)$. The proposed plan with City Employment Center future land use is requesting approximately 2,200,000 square feet of office/commercial type uses with 1,375 dwelling units (including the 275 proposed ALF units). This is a decrease of approximately 1,370,000 square feet of the currently allowed commercial/office space and an increase of 1,018 dwelling units. The City of Los Angeles did a study in 1993 that claimed 13 pounds of solid waste is generated for every 1,000 square feet of commercial space. The existing County Regional Office would create a consumption of 52,758.94 pounds per day $((3,570,938.03/1,000) \times 13 + (357 \times 2.5 \text{ person per household}) \times 7.1)$ of solid waste. The proposed project at a maximum would create approximately 53,006 pounds $((2,200,000/1,000) \times 13 + (1,375 \times 2.5 \text{ person per household}) \times 7.1)$ of daily solid waste. This is an increase of approximately 247 pounds of daily solid waste.

4. Parks and Recreation

All residents shall have access to a Community or Neighborhood Park as defined in Policies 1(b) and 1(c) within a 10-minute walk. All City parks, regardless of park type, that were constructed prior to January 1, 2020 shall count towards the 10-minute walk LOS standard. The proposed development will have direct access to the regional trail and will provide a trailhead. The proposed development will also have on-site outdoor amenities for the project.

5. Schools

Though projects within the City are exempt from school concurrency review, the proposed project will work closely with the Lake County School Board to ensure adequate capacity is available within the Lake County School system.

6. Traffic

According to Comprehensive Plan Transportation Policy 3.e: “On State roads designated as constrained by FDOT and on City roads designated in this comprehensive plan as constrained or scenic facilities, Mount Dora shall not schedule improvements to increase the number of through lanes. The City shall monitor traffic volumes and operating conditions on designated constrained or scenic facilities.” The property fronts on State Road 46 which was recently widened to a 6 lane divided highway. Capital Improvements Element Policy a.7 requires that new development on principle arterial roadways not fall below a LOS D at peak hours. With the recent widening to 6 lanes State Road 46 is currently well above a LOS D at peak hours. The proposed development will not cause the roadway to fall below LOS D.

Table 1
Trip Generation Summary

ITE Code	Land Use	Size*	Daily Trips		A.M. Peak Hour Generation				P.M. Peak Hour Generation			
			Rate**	Trips	Rate**	Enter	Exit	Total	Rate**	Enter	Exit	Total
221	Apartments/Condos (Mid-Rise)	1,100 DU	4.73	5,201	0.43	108	364	472	0.39	262	167	429
252	Senior Adult (ILF)	275 DU	2.98	820	0.20	18	35	53	0.25	39	30	69
710	General Office	750 KSF	8.93	6,697	1.26	833	114	947	1.18	150	734	884
820	Shopping Center	900 KSF	37.01	33,309	0.84	469	287	756	3.40	1,469	1,591	3,060
151	Mini-Warehouse	150 KSF	1.45	218	0.09	8	6	14	0.15	11	12	23
310	Hotel/Convention Center	325 Rms	9.54	3,099	0.48	87	68	155	0.66	108	105	213
850	Specialty Grocer (Supermarket)	55 KSF	93.20	5,126	2.86	93	64	157	8.95	246	246	492
720	Medical Office	80 KSF	41.63	3,330	2.46	156	41	197	4.03	96	226	322
932	Food Market (use Sit-Down Restaurant)	25 KSF	107.20	2,680	9.57	131	108	239	9.05	138	88	226
821	Shopping Plaza	100 KSF	91.09	9,109	3.53	219	134	353	9.03	433	470	903
Total Trips				69,589	-----	2,122	1,221	3,343	----	2,952	3,669	6,621
Internal Capture (Daily 16.5%, A.M. 19%, P.M. 14%)				11,482	----	403	232	635	----	413	514	927
Shopping Center Pass-By (19%)				5,284	----	72	44	116	----	240	260	500
Specialty Grocer Pass-By (24%)				1,027	----	18	12	31	----	51	51	102
Sit-Down Restaurant Pass-By (43%)				962	----	46	38	83	----	51	33	83
Shopping Plaza Pass-By (40%)				3,042	----	71	43	114	----	149	162	311
Total Net New Trips				47,791	----	1,512	852	2,364	----	2,048	2,647	4,698

*DU= Dwelling Unit, KSF=1,000 square feet

**Equations Used where R²>.0.75



Vince Sandersfeld
Planning and Development Director
510 N Baker Street
Mount Dora, FL 32757

December 7, 2022

RE: Mount Dora Mixed Use PUD Rezoning (PUD22-04) and Small Scale Future Land Use Amendment (FLUM22-05SM) Response to Comments

Planning and Development

1. The provided agent authorization form references the County and includes three properties. Please complete the enclosed agent authorization form. Each every property owner listed on a warranty deed, or an authorized agents for each of the companies, must complete an agent authorization form.

a. An updated deed was provided via email on November 22nd.

2. At a minimum, provide trip generation information to show whether or not the amendment to change the property from County Regional Office to the proposed Master Plan will adversely impact the road network. Staff is acceptable to utilizing trip generation information in lieu of a full traffic study; however, the Planning & Zoning Commission and City Council may request additional information.

a. A trip generation table has been provided as part of the resubmittal.

3. Please clarify the hotel description (170 key hotel; is this the number of rooms?)

a. Plan has been updated and revised to a maximum of 325 rooms with a maximum of two independent hotels on the property.

4. Pursuant to Land Development Code (LDC) Section 3.4.5.6.b.1.f, update the master PUD documents to include the floor area of commercial or industrial uses; lot coverage with ISR calculations; building separations; building setbacks;

a. As discussed during the meeting with City staff on November 29th, only the maximums are provided.



5. Pursuant to LDC Section 3.4.5.6.b.2, provide preliminary engineering plans for Roads, Water, Sewer, Fire protection, and Water management.

a. Please see the attached plan showing the road specifications as discussed in the November 29th meeting with City staff. Water and Sewer are available as stated in the letter from the City Utility Engineer.

6. Provide a phasing plan to show the specific development (units, commercial square footage, etc.) in each phase and demonstrate how each phase of development can exist as an independent unit capable of creating an environment of sustained desirability and stability.

a. A phasing line has been added to the plan.

7. Update the master plan to include details for the right-of-way width, width of pavement of proposed streets, easements, pedestrian ways, bicycle paths and watercourses.

a. The plan has been updated to show the dimensions of the different internal forms of transportation as well as details on the complete streets required within the Wolf Branch Innovation District.

8. Update the master plan to include the locations, dimensions, design elevations or renderings, and uses of all buildings and structures, including proposed property lines, utilities, plants and permanent signs.

a. The plan has been updated to show dimensions. Signage and utility design will be shown during the site plan process.



9. Provide justification for building height from 100ft to 200ft and include illustrations.

a. Plan has been updated and revised to building height of 350ft.

Our elevated design guidelines are more stringent than the Wolf Branch Innovation District requires and have been implemented throughout to create a sustainable vision to Live, Work and Play within the community. We are focused on expanding open green spaces and creating great plaza spaces for the public and residents and have focused on creating an attractive pedestrian environment with the design. However to do this we are required to build taller and thinner rather than shorter and wider buildings to reach the density threshold necessary to make the project viable.

Our design places roughly 95% of the required parking underground in below grade structures versus above grade structures. This design eliminates the need for the oversized above grade parking garages that are in the WBID Plan and allows us to create open view corridors between buildings, increase green spaces and make the overall pedestrian experience more attractive.

Aerial Perspective Renderings of the site with buildings are attached and the topography of the site has been captured within these renderings. Beginning at SR 46 the natural elevation/grade slopes South towards the railroad with approximately 70ft of elevation change from grade at SR46 to the rear of property. The increased building heights are only proposed to begin at Building A which is setback roughly 350 ft from SR 46. Also attached are independent renderings, elevations and floorplans of Building C with the resubmittal.

It is also noteworthy to mention that our project does include targeted uses following the WBID vision including Health Services, Office Space, Commercial Retail, Education and Multi-Family. A portion of the Job creation this project will provide also falls within the Florida Enterprise qualified target industry of Life Sciences. The employment generated from this project would also count towards the required job creation total the City and County must meet for the DEO Florida Job Growth infrastructure grant that was awarded.

However for this project to be sustainable in design and viable we require increased building heights from the 100 ft building height proposed under the WBID plan. We believe the merits of the project that have been expressed above in addition to the topography changes within the site with 70ft of elevation change from North to South provide justification in obtaining an Increased building height of 350ft calculated at grade from SR 46 in lieu off the 100ft limit, beginning at building A which is setback considerably from SR 46.



10. Update the master plan to include a utility plan showing existing utilities on the site; preliminary layout of the on-site utilities; and clarity on utility ownership (City or Private).

a. Utilities will be public and a note has been added to the master plan.

11. “Future Land Use Element Policy 8.a allows for mixed use developments and unconventional development designs.” Policy 8.a details that unconventional development designs are permitted where the developer can demonstrate improved living environments, protection of natural resources, or increased efficiency of services. Detail how the Planned Development meets these additional requirements.

a. The Planned Development is to provide an increased efficiency of services and an improved living environment through its condensed area and live, work, and play design.

12. Please detail how Planned Development accomplishes landscaping consistent to the theme established throughout the city to promote the theme in the western portion of the planning area and how features of the employment area are to be incorporated into the design of the employment center (i.e., jobs-to-house linkage).

a. The development will follow the guidelines of the Wolf Brach Innovation District zoning for landscaping, promoting the City’s theme for the western portion of the City. There is a note on the master plan stating the Wolf Brach innovation district landscaping will be followed.

13. The project area listed on the Application is as listed on the Concept Plan and is approximately equal to the total of the acreages listed on the Lake County Property Appraiser’s web site. The total area listed on the Boundary Survey and Topographic Survey only lists one parcel’s area. The Boundary Survey and Topographic Survey appears to only provide information for only 1 of the lots included in the project limits (Lot 1 Block D).

a. The plan has been updated to show the correct acreage and an updated survey is attached as part of the resubmittal.

14. Update the master plan to depict the limits of the underground parking structures; access points to commercial tracts;

a. The plan has been updated to show access points and limits of the underground parking.



15. The master PUD lists the ISR as 75% and the open space as 15%; please clarify how the other 10% will be developed/utilized.
a. These are the min/max requirements of the Wolf Branch Innovation District. Comment was discussed and resolved during November 29th meeting.
16. Shared cross-access required to adjacent parcels to east and west.
a. Cross-access areas shown on plan. Cross access agreement to be provided with site plan approval.
17. Provide a summary breakdown of each use total square footage. There is a section on the concept plan that include basic maximums.
a. As discussed during the November 29th meeting, only the minimums and maximums will be provided for the entitlement process.
18. Indicate which roads are private and public.
a. Roads will be public.
19. Attachment 1 references 350 gpd per ERU for the City of Mount Dora as stated in the Comp Plan. However, per the LDC the potable water consumption is rated at 472 gpd based upon 3.5 occupants per single family residence.
a. The Level of Service Analysis has been updated to reflect the LDC requirements instead of the Comprehensive Plan requirements.
20. Attachment 1 should refer to Orange County Utilities ERU factors for water and sanitary sewer absent any direction from the LDC or City Code.
a. This comment was discussed as part of the November 29th meeting and has been resolved.
21. Attachment 1 – how can this development generate more wastewater per day than it will consume potable water?
a. The Level of Service Analysis has been updated and revised as part of the resubmittal.
22. Attachment 1 should also address irrigation through the use of the City's reuse system of from an irrigation well.
a. The project will tie into the reclaim provided on the north side of State Road 46.



Public Works

23. Be aware that there may be no place to discharge stormwater from this site, or if there is a discharge onto other property a drainage easement may be required.

a. Acknowledged. Stormwater calculations will be provided with site plan approval.

Aaron Hakim

Amco Development, Inc.

December 06th, 2022

AMCO DEVELOPMENT

1830 Plymouth Sorrento Road Apopka, FL 32712

Phone 407-462-7850 • Fax 407-520-5412

Email: ahakim@amcodev.com