



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

February 15, 2023 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 Conditional Use Permit; St. Mary's Academy (Project Name); 920 Grant Avenue (Site Address); St. Mary's Missionary Baptist Church, Inc. (Applicant/Owner); Project/Case No. CUP23-01.**
- VI. Presentation
 - A. **Wolf Branch Innovation District**
- VII. Other Business
- VIII. Announcement of next scheduled meeting date
 - A. Regularly Scheduled Meeting: Wednesday, March 15, 2023 (10:00 am)
- IX. 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
JANUARY 18, 2023**

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, January 18, 2023

Roll Call with Determination of Quorum

Present Committee Members: Harmon Massey, Miles Beach, Tom Dring, Kris Haukoos, Adrian Coombes, James Homich and Barbara Tietmeyer

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

Presenters: Mr. Bob Ziegenfuss; *Z Development Services*

Approval of Minutes

On a motion by Ms. Tietmeyer, seconded by Mr. Homich the board voted to approve the meeting minutes dated December 21, 2022.

FOR: Massey, Beach, Dring, Haukoos, Coombes, Homich and Tietmeyer

AGAINST: None

MOTION CARRIED: 7-0

Election

A. Chair

On a motion by Ms. Tietmeyer, seconded by Ms. Haukoos, the board voted to nominate Mr. Massey as Chair for the Planning and Zoning Commission. Mr. Massey accepted.

FOR: Massey, Beach, Dring, Haukoos, Coombes, Homich and Tietmeyer

AGAINST: None

MOTION CARRIED: 7-0

B. Vice-Chair

On a motion by Ms. Haukoos, seconded by Mr. Coombes, the board voted to nominate Mr. Beach as Vice-Chair for the Planning and Zoning Commission. Mr. Beach accepted.

FOR: Massey, Beach, Dring, Haukoos, Coombes, Homich and Tietmeyer

AGAINST: None

MOTION CARRIED: 7-0

Public participation/hearing for non-agenda items

None

New Business

A. Request for Site Plan; Townplace Suites Hotel (Project Name) 2905 JW Simpson Way (Site Address); Simpson Family Partnership LTD (Owner); ABR Mount Dora LLC (Applicant); Z Development Services (Engineer); Cadd Scapes, Inc. (Landscape Architect)Base 4 (Architect). Project No. SP22-08.

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

Ms. Janiszewski gave a summary of the application and stated that staff recommends approval of the above-referenced Site Plan request. Approval subject to engineering requirements prior to submittal of the Site Development Permit.

Civil Engineer for the project Mr. Ziegenfuss, provided a brief summary of the project.

Mr. Ziegenfuss & Mr. Homich discussed the proposed landscape plan.

Mr. Ziegenfuss stated that the plans have been through staff review, and they are willing to look at a mixture of different plant materials.

Mr. Homich suggested taking a more holistic approach. Mr. Homich stated that he would be fine with giving a variance on the code, to fit it in with the existing.

Mr. Homich and Mr. Beach had a discussion regarding possible reasons for the proposed live oaks.

Mr. Sandersfeld stated that staff does want diversification and the applicant may revisit in the re-submittal to be more consistent with the smaller buffer A in the Land Development Code.

Mr. Sandersfeld stated that it's fine if board wants to proceed as a condition to revisit landscape sheet L1, with the consistency goals of the letter A in the Land Development Code.

Ms. Haukoos stated concerns regarding exit onto Fiddler and Donnelly intersection. She indicated that she does not believe the intersection can hold any more traffic.

Mr. Homich asked if Mr. Sandersfeld can provide more of a long range plan for traffic control regarding the project.

Mr. Sandersfeld stated that the traffic report provided, indicates that hotels have different trips than a commuter. The p.m. /a.m. trips will be more sporadic for hotel use.

Mr. Sandersfeld further explained the necessity of the emergency access for additional ingress/egress.

Mr. Sandersfeld stated that it's important to include a stub out to the North and Shopping Centers, due to them all being integrated with drive way access points. The city is working with D.O.T. to fix intersection by widening on both sides.

Mr. Dring asked if there will be any provisions where Fiddler Way comes into Donnelly, turning left.

Mr. Sandersfeld stated that there is currently no proposed turning lanes on Donnelly Street. The City is looking at resurfacing Donnelly, from 5th downtown and etc. The project will have to be moved forward to City Council.

Mr. Coombes expressed his concerns with potential traffic congestion issues and suggested accelerating resurfacing project to take place in the near future.

Ms. Haukoos and Mr. Sandersfeld had a conversation regarding the new Public Works facility location and proposed office use.

Mr. Massey and Mr. Sandersfeld had a discussion on the envisioned addition of the traffic light on U. S. Hwy 441.

Mr. Sandersfeld stated that it will be a full access, new light.

Mr. Beach and Mr. Sandersfeld discussed eliminating entrance/exit for Fiddler access.

Mr. Sandersfeld stated that it is required for emergency access. He further explained that it is necessary for ultimate, pedestrian and secondary access.

Mr. Beach suggested eliminating/deleting Fiddler access, due to another being available to the right on Simpson Way.

Mr. Beach stated that this will help eliminate three intersections close together.

Mr. Sandersfeld stated that staff will work with engineers to re-evaluate need for access point.

Mr. Ziegenfuss and board members discussed access/exit points on intersection.

Mr. Ziegenfuss stated that a traffic study was required and the City's engineer provided comments.

Mr. Ziegenfuss expressed that the traffic study found the Donnelly intersection level of service standards is a D. The project driveway does not trip the standard to be worse.

Mr. Homich suggested adding signage to help eliminate confusion and congestion.

Mr. Homich asked if there are any signage provisions on U.S. HWY 441.

Mr. Ziegenfuss stated no. The buildings itself and the sign on the building becomes the signage for this particular property.

Mr. Coombes and Mr. Ziegenfuss discussed lighting in the area.

Mr. Ziegenfuss stated that they have met all of the City's lighting standards when it comes to shielding around the property.

Mr. Homich motioned to approve with the provisions to address the alternate plans for landscaping. Mr. Coombes seconded the motion.

Ms. Haukoos stated she would like to amend the motion, by adding that the exit/access to Fiddler Rd. be removed.

Mr. Beach suggested that City staff review.

Mr. Sandersfeld and Mr. Coombes discussed Fiddler Rd. being a maintenance/emergency road only.

Mr. Sandersfeld stated that a Civil Engineer would need to look at the standards and is hesitant to remove without a consulting with an Engineer first.

Mr. Dring asked for a timeline view of road development.

Mr. Sandersfeld stated that discussion has taken place internally. Once taken to City Council, we will have a better idea of a time frame.

Mr. Beach and Mr. Ziegenfuss discussed the main access to the site plan.

Mr. Ziegenfuss stated that they are required to do cross-axis by the City and would prefer that travelers come from the back of the house than the front.

Mr. Sandersfeld stated that the suggestion to have an evaluation of the axis point is warranted. Recommended the engineers get together to further discuss.

Mr. Massey and Mr. Homich discussed amending his previous motion.

Mr. Homich amended his motion to include the revision of the South entrance off of Fiddler Rd., to be revisited by the engineers and alternate plans for landscaping.

Mr. Homich restated the motion for clarification.

Mr. Massey asked for a roll-call vote

On a motion by Mr. Homich, seconded by Mr. Coombes, the Board voted to approve the application with conditions and directed the applicant to have engineers revisit the South entrance off of Fiddler Rd. and review alternate plans for landscaping.

FOR: Massey, Beach, Dring, Haukoos, Coombes, Homich
and Tietmeyer

AGAINST: None

MOTION CARRIED: 7

Other Business

Mr. Sandersfeld and board members had a conversation regarding the proposed SR 46 Mixed -Use project discussed at the previous City Council meeting.

Mr. Sandersfeld stated item will go back to the City Council at a later date, if the developer comes with revisions.

Mr. Beach proposed future education opportunities to discuss the Wolf Branch Innovation District with Staff/Planning and Zoning Commission members.

Mr. Coombes asked for sustainable heights for certain types of buildings in the Wolf Branch District.

Mr. Sandersfeld stated that Wolf Branch District height caps at 100 ft and that is the mandated number.

Ms. Janiszewski stated that she will do some research and provide more information for clarification.

Mr. Massey agreed with Mr. Beach's suggestion and asked staff to consider doing so.

Mr. Massey and staff discussed upcoming training for members and staff on February 10, 2023.

Announcement of next scheduled meeting date

A. Regularly Scheduled Meeting: Wednesday, February 15, 2023 (10:00 am)

Adjournment

On a motion by Ms. Haukoos, seconded by Ms. Tietmeter, the meeting was adjourned at 11:00 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**

E-mail: plandev@cityofmoundora.com

DATE: February 15, 2023

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Application for a Conditional Use Permit to allow for Day Care Center use (request) within the R-2 zoning district; located at 920 Grant Avenue (address); Ebonie Stanley (applicant); St. Mary's Missionary Baptist Church, Inc. (owner). Project/Case No. CUP23-01.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced request to allow a Day Care Center within the R-2 Zoning District and issuance of Development Order with the following conditions:

- (a) Construction of a paved driveway access loop connecting to adjacent right-of-way and one hard surface handicapped parking space meeting accessibility requirements prior to the Property being used as a day care center; and
- (b) In the event, the Owners desire to expand the child care center to serve more than twenty (20) children, a Minor Site Plan, meeting City's Land Development Code site design requirements including but not limited to paved parking, landscaping and storm water, must be submitted to the City for review and final approval by the Planning and Zoning Commission pursuant to the City's required plan review process for expansion of the proposed use.

REFERENCES/SUPPORT:

Section 5.1 LDC

SITE SUMMARY:

Owner	St. Mary's Missionary Baptist Church, Inc. Bartell Coleman, Sr.
Applicant	Ebonie Stanley
General Location:	920 Grant Avenue
Alternate Key No.	1467128
Zoning District:	R-2
Future Land Use Category:	Medium Density Residential (6 DU/AC or Less)
Overlays:	Yes, Northeast CRA
Site Area:	0.96 +/- acre
Existing Use:	Church Fellowship Hall
Proposed Use:	Day Care Center

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)
North	City	Public Lands/Institutions	PLI	Church
South	City	Medium Density	R-2	Residential
East	City	Medium Density	R-2	Residential
West	City	Medium Density	R-2	Residential

ANALYSIS:

This request is convert the existing church fellowship hall located on the southwest corner of Grant Avenue and Orange Avenue. The Conditional Use Permit request is to change from the fellowship hall to a day care center. The existing building is single-story with approximately 2,400 square feet in size and built in 2006. The existing parking is unpaved (grass) with a pedestrian walkway from the entrance to Grant Avenue. The applicant has indicated to staff the number of anticipated number of clients for the day care center would be less than 20 children for the first phase. A small playground area will be installed in the rear of the site. The applicant will need to obtain a building permit for the change of use of the structure to ensure compliance with Florida Building Code.

Parking for child care centers is based on one space for each employee, plus one space for each ten clients. Section 6.5.11. LDC – Parking Acceptable materials. A durable all-weather surface shall mean an improved surface of concrete, brick, asphalt, permanent porous grating or other permanent dust-free surfaces. Wood chips or similar materials shall only be allowed for lots of four spaces or less. All handicap spaces shall consist of hard surface materials.

Because this is an existing fellowship hall with unpaved parking, staff would recommend non-parked parking for 20 or less clients. This is consistent with the parking lots that are less than four spaces. If the number of clients exceed 20 then the applicant will be required to install hard surface parking area. The only exception is one handicapped space is required for the conversion from fellowship hall to the day care center. The phase 1 site improvements include hard surface access drive to connect to the adjacent Grant Avenue.

STANDARDS FOR REVIEW:

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

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

This is an existing church fellowship hall. Allowing the subject property to be utilized as a day care is consistent with the surrounding uses and is an accessory use to the church.

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

The proposed day care site is located on a corner lot. The applicant is required to provide access drive to assist in internal traffic management. The change in uses from the fellowship hall to day care center will not impact site development intensity. This is an existing non-residential site.

c. The use is consistent with the Comprehensive Plan.

The subject property is part of the Medium Density Residential land use category. The proposed day care center will be developed in phases with maximum 20 clients for the initial phase. As such, the application is consistent with the Comprehensive Plan.

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

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

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

Notifications:

JPA Notice to Lake County: January 5, 2023

Legal Notice Published in the Newspaper: February 3, 2023

Notices Mailed to Surrounding Owners: February 3, 2023

Public Hearing Schedule:

DRC: January 25, 2023

PZC: February 15, 2023

ATTACHMENTS:

Vicinity Map

Site Plan

Street View Diagram

Application

VICINITY MAP

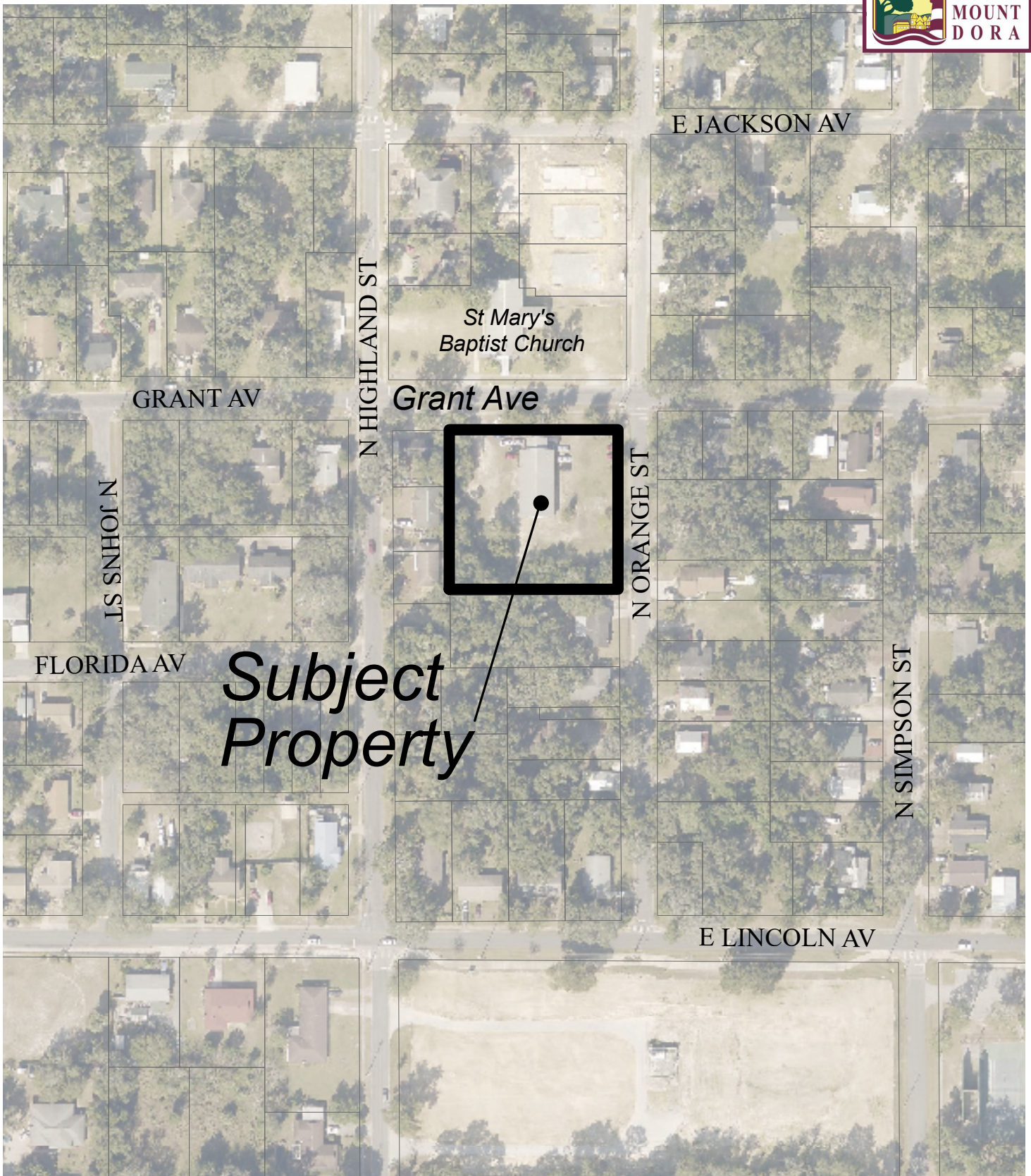
Legend

 Subject Property

N



N.T.S.



Date: 1/5/2023

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

**920 GRANT AVENUE
ST. MARY'S MISSIONARY BAPTIST CHURCH
PROPOSED DAY CARE CUP USE**



**920 GRANT AVENUE
ST. MARY'S MISSIONARY BAPTIST CHURCH
PROPOSED DAY CARE CUP USE**

STREET VIEW DIAGRAM





CITY OF
MOUNT
DORA

CUP23-01

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

CONDITIONAL USE PERMIT (CUP)
APPLICATION

Date: 12/22/2022 Project Name: St. Mary's Academy

1. Applicant's Name: Ebonie Stanley
Company's Name: St. Mary's M. Baptist Church
Address: 917 Grant Ave.
City, State & Zip: Mt. Dora FL 32757
Phone: 321 277 6673 E-mail: _____

2. Owner's Name: Bartell Coleman Sr.
Company's Name: St. Marys M. Baptist Church Inc.
Address: 917 Grant Av.
City, State & Zip: Mt. Dora FL 32757
Phone: (321) 277-6673 E-mail: coleman32703@netzero.com

3. The property generally located and list adjacent streets: 920 Grant Av.
Orange and Highland

4. The address(s) of the property: 920 Grant

5. Building Size Existing: 60X40 Proposed: _____

6. Size of property in Acres: .96 Square Feet: 41,818

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

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

9. Zoning District: R-2
- Future Land Use Category: Medium Density
10. Provide description of the proposed use: To have the building licensed to provide quality care for young children 6mo-4yr.
11. Provide the specific Land Development Code Section. The Conditional Use permit is requested that is expressly permissible in Section _____
12. State the reason for this request (attach written summary if additional space is needed): _____
13. CRITERIA: The Planning and Zoning Commission shall hear and decide requests for Conditional Uses Permits allowed in the City's Land Development Code. In doing so, the Commission may decide such questions, as are involved in determining when conditional uses should be granted and either grant conditional uses with appropriate conditions and safeguards or deny Conditional Use Permit requests. After review of an application and public hearing thereon, the Commission may allow conditional uses only upon a determination that use requested. Describe how this project (the proposed use) meets the below referenced criteria.
- Attach a separate written explanation of the below criteria with narrative explanation, code references, and support documentation.
- a. Is not detrimental to the character of the area or inconsistent with trends of development in the area;
 - b. Does not have an unduly adverse effect on existing traffic patterns, movements and intensity;
 - c. Is consistent with the Comprehensive Plan; and
 - d. Will not adversely affect the public interest.

CERTIFICATION AND SIGNATURE

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

Eileen Starns
Owner/Applicant Signature

12/22/2022
Date

SURROUNDING OWNERS LIST

List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Property owners obtained from the Lake County Property Appraisers web site. Provide a written list (see below). Also provide the owners list in Excel Spread Sheet Format and copy to CD with submittal packet.

Fisher Ricky L & Patricia A.
Name
1446 Highland St.
Address
Mt. Dora FL 32757
City State Zip

Harmon Williams J.
Name
1524 N. Orange St.
Address
Mt. Dora FL 32757
City State Zip

Harris Edris D. Estate
Name
813 Lincoln Ave
Address
Mt. Dora FL 32757
City State Zip

Lamar Majorie M.
Name
1402 N. Orange St.
Address
Mt. Dora FL 32757
City State Zip

Lister Albert Jr. & Carolyn M
Name
1425 N. Simpson St.
Address
Mt. Dora FL 32757
City State Zip

McCall Antonio L & Mitrice
Name
1505 N. Highland St.
Address
Mt. Dora FL 32757
City State Zip

Wiggins Henry S. Estate
Name
1544 N. Highland St
Address
Mt. Dora FL 32757
City State Zip

Williams Yvette J.
Name
1465 N. Highland St.
Address
Mt. Dora FL 32757
City State Zip

Mathis Willie M.
Name
750 E. Jackson St.
Address
Mt. Dora FL 32757
City State Zip

Miller Evelyn G
Name
1422 N. Highland St
Address
Mt. Dora FL 32757
City State Zip

Note: Hearing Notifications (Mailings): The applicant shall pay, as part of the application fee, mailings to surrounding owners for the initial 200 notices. The applicant shall reimburse the City the mailing cost for all notices after 201 and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing. Such cost shall be billed directly to the applicant.

Updated 5/13/2021

PROPERTY RECORD CARD

General Information

Name:	ST MARY'S MISSIONARY BAPTIST CHURCH	Alternate Key:	1467128
Mailing Address:	917 GRANT AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	29-19-27-0050-130-00005
		Millage Group and City:	OMD2 Mount Dora
		2021 Total Certified Millage Rate:	18.7017
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	916 GRANT AVE MOUNT DORA FL, 32757 Update Property Location ⓘ	Property Name:	GREATER ST MARY BAPTIST CHURCH Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA N 200 FT OF E 213.5 FT OF BLK 130 PB 3 PGS 37-43 ORB 1637 PG 1749		

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	CHURCH (7100)	0	0		42800.000	Square Feet	\$0.00	\$42,800.00

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

Commercial Building(s)

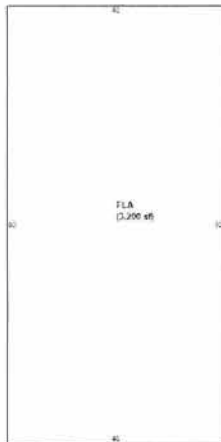
Building 1

Commercial	Building Value: \$201,837.00 Building Use: CHURCH (71C) Structure Type:			
Summary		Section(s)		
Year Built:	2006	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	3500	COMMERCIAL CANOPY (COP)	1.00	300
		FINISHED LIVING AREA (FLA)	1.00	3200
Full Bathrooms:	2	View Larger		
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential	0			

Units:

Kitchens: 0

Fireplaces: 0



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
1637 / 1749	08/1998	Warranty Deed	Qualified	Vacant	\$15,000.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 **WORKING VALUES**.

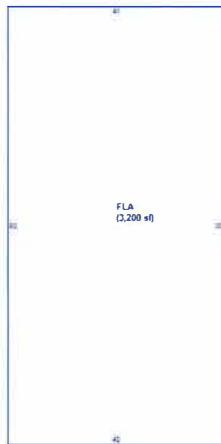
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$244,637	\$244,637	\$0	5.0529	\$0.00
SCHOOL BOARD STATE	\$244,637	\$244,637	\$0	3.5940	\$0.00
SCHOOL BOARD LOCAL	\$244,637	\$244,637	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$244,637	\$244,637	\$0	0.3229	\$0.00
NORTH LAKE HOSPITAL DIST	\$244,637	\$244,637	\$0	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$244,637	\$244,637	\$0	0.2189	\$0.00
CITY OF MOUNT DORA	\$244,637	\$244,637	\$0	5.9603	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$244,637	\$244,637	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$244,637	\$244,637	\$0	0.0918	\$0.00
				Total: 18.7017	Total: \$0.00

Units:

Kitchens: 0

Fireplaces: 0

COP
(300 sf)

Miscellaneous Improvements

There is no improvement information to display.

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Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1637 / 1749	08/1998	Warranty Deed	Qualified	Vacant	\$15,000.00

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

Values and Estimated Ad Valorem Taxes [i](#)

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.

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NORTH LAKE HOSPITAL DIST	\$244,637	\$244,637	\$0	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$244,637	\$244,637	\$0	0.2189	\$0.00
CITY OF MOUNT DORA	\$244,637	\$244,637	\$0	5.9603	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$244,637	\$244,637	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$244,637	\$244,637	\$0	0.0918	\$0.00
				Total: 18.7017	Total: \$0.00

Exemptions Information

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

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

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

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Property data last updated on March 21, 2022.

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Exemptions Information

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

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

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INSTRUMENT WAS PREPARED BY/RETURN TO:
ROBERT F. VASON, JR.
Attorney at Law
Post Office Box 1430
Mount Dora, Florida 32757

REC 5.00 RECEIVED FOR 1637 PAGE 1749
TF 1.00 EXCISE TAXES
MORT. DOC _____
DEED DOC 105.00
INT _____
JAMES C. WATKINS, CLERK LAKE CO. FL
BY HM D.E.

98 64078

WARRANTY DEED

THIS WARRANTY DEED made this **19th** day of **August, 1998**, by **THOMAS TEEMER and KATHERINE TEEMER, husband and wife**, whose address is **572 Ronnoc Lane, New Smyrna Beach, Florida**, hereinafter called Grantors, and **CHARLIE WILLINGHAM, SR., NELLIE POOLE, JOHN McDUFFEY, JR., FRED WILLIAMS and CLARENCE BROWN, JR., as Trustees of ST. MARY'S MISSIONARY BAPTIST CHURCH, an unincorporated church**, whose post office address is 917 Grant Avenue, Mount Dora, Florida 32757, hereinafter called Grantees:

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

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit:

The North 200 feet of the East 213.5 feet of Block 130 in Section 29, Township 19 South, Range 27 East, the Map of Mount Dora, according to the plat thereof as recorded in Plat Book 3, pages 37 through 43, Public Records of Lake County, Florida.

Subject to easements, restrictions, and reservations of record, if any; however, this reference shall not operate to reimpose the same.

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

To have and to hold, the same in fee simple forever.

And said Grantors hereby covenant with said grantee that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant that title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1997.

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

WITNESSES:

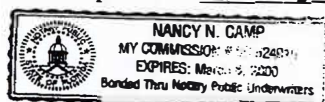
Nancy N. Camp
Print name: Nancy N. Camp
Robert F. Vason, Jr.
Print name: Robert F. Vason, Jr.

Thomas Teemer
THOMAS TEEMER
Katherine Teemer
KATHERINE TEEMER

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 19th day of August, 1998, by THOMAS TEEMER and KATHERINE TEEMER, husband and wife,

() who is personally known to me.
(✓) who has produced drivers license as identification.



Nancy N. Camp
NOTARY PUBLIC



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Officer/Registered Agent Name](#) /

Detail by Officer/Registered Agent Name

Florida Not For Profit Corporation
ST. MARYS BAPTIST CHURCH, INC.

Filing Information

Document Number	N00000001451
FEI/EIN Number	59-3167681
Date Filed	03/06/2000
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/15/2008

Principal Address

917 GRANT AVE
MT.DORA, FL 32757

Mailing Address

917 GRANT AVE
MT.DORA, FL 32757

Registered Agent Name & Address

COLEMAN, BARTELL SR
5506 oakfield st..
orlando, FL 32808

Name Changed: 05/31/2002

Address Changed: 03/05/2019

Officer/Director Detail

Name & Address

Title CEO

COLEMAN, BARTELL SR
1626 CLARCONA RD.
APOPKA, FL 32703

Title TRUS

MCDUFFIE, JOHN
1820 N. ORANGE ST.
MT. DORA, FL 32757

Title VP

smith, willie j.
917 GRANT AVE
MT.DORA, FL 32757

Title TRUSTEE

MCMILLIAN, WILBUR
917 GRANT AVE
MT.DORA, FL 32757

Annual Reports

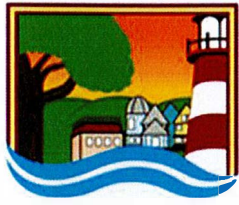
Report Year	Filed Date
2020	06/02/2020
2021	01/15/2021
2022	01/12/2022

Document Images

01/12/2022 -- ANNUAL REPORT	View image in PDF format
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12/15/2008 -- REINSTATEMENT	View image in PDF format

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05/31/2002 -- ANNUAL REPORT	View image in PDF format
03/06/2000 -- Domestic Non-Profit	View image in PDF format

(For the Department of State, Division of Corporations)



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)) Bartell Coleman Sr., as the

owner(s) of the real property described as follows,

AK 1467128 (Address, Parcel ID or Alternate Key

Number of subject property), do hereby authorize EBONY STANLEY to act

as my/our Agent, to execute any petitions/applications or other documents necessary to affect the request

for Conditional Use Permit for Daycare (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.

BARTELL COLEMAN
Printed Name of Property Owner

[Signature]
Signature of Property Owner

1/5/23
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 5th day of January, 2023, by Bartell Coleman Sr.

Personally known OR Produced Identification

Type of Identification Produced: Drivers License



Whitney Linn Scott
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).



