



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

August 16, 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 Small-Scale Future Land Use Map Amendment;** City of Mount Dora, Niles Road (Project Name); SR 46 & Niles Road (Location); City of Mount Dora (Owner); City Public Works Department-Mr. George Marek (Applicant). Project No. FLUM23-03SM.
 - 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;** City of Mount Dora, Niles Road (Project Name); SR 46 & Niles Road. (Location); City of Mount Dora (Owner); City Public Works Department-Mr. George Marek (Applicant). Project No.Z23-02.
 - 1. Swearing in of witnesses by City Attorney
 - 2. Ex Parte Communication regarding this item.
 - 3. Staff/Applicant presentation
 - 4. Public Input
 - 5. Commission deliberation and action

I. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: September 20, 2023

II. 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 (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352735-7126, ext. 1111, or by email at clerk@cityofmounddora.com.

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

July 19, 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, July 19, 2023.

Roll Call with Determination of Quorum

Present: 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; Ryan Winkler, Senior Planner ; Whitney Scott, Administrative Coordinator; Sherry Sutphen, City Attorney

Presenters: Ms. Janiszewski, Senior Planner; Timothy Green, Green Consulting Group; Chuck Hiott, Halff Engineering & Associates; Matt Britten, Brightwork Acquisitions, LLC; Ms. Eschete, Adjacent Property Owner on Baker Street ; Mr. Austen Guenther, G3 Development

Approval of Minutes

Mr. Dring motioned to approve the meeting minutes dated June 21, 2023. Mr. Coombes seconded the motion and the minutes were approved unanimously with a 6- 0 vote.

Public participation/hearing for non-agenda items

None

New Business

A. Request for Site Plan; Inspire Donnelly Woods (Project Name); East of Donnelly Street and North of Limit Ave (Location); Liberty Senior Properties of Mt Dora, LLC (Owner); Green Consulting Group, Inc. (Applicant); Halff Associates, Inc. (Engineer).Green Consulting (Landscape Architect); Meeks Partners (Architect). Project No. SP23-03.

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

July 19, 2023

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

Mr. Massey disclosed that as a prior council member, he recalled a past agenda item pertaining to the area. Ms. Sutphen stated no conflict

Ms. Janiszewski provided a summary of the proposed application and stated that Staff recommends approval of the above-referenced Site Plan with conditions. Approval is subject to satisfactorily addressing engineering requirements prior to the issuance of the City Development Permit. Approval conditioned the applicant to provide a contribution to the City's sidewalk bank.

Ms. Haukoos arrived at 10:03 a.m. Ms. Sutphen asked that Ms. Haukoos's arrival be noted for the record.

Mr. Dring asked for clarification on staff's recommendations/conditions for approval. Ms. Janiszewski stated there were a few outstanding engineering comments from CPH Consulting.

Discussion on the project location and entrance when entering Mount Dora.

Mr. Beach expressed his concerns with the lack of landscaping buffer. Mr. Beach stated that he would like to see the buffer maintained and further landscaped.

Conversation regarding traffic impact, topography, sidewalks/ walkability and number of handicap parking spaces.

Ms. Janiszewski stated that the applicant is providing more parking than our code requires and is compliant with ADA standards. When considering the traffic pattern, she also explained that the public will have the option of utilizing either access points.

The applicant, Mr. Green stated that the buffer was kept natural and the building won't be visible from Donnelly. He further clarified that due to the slope, adding a sidewalk would take away from the buffer. Walkability is difficult because of the slope, but a sidewalk will be available in future development.

Discussion on the possibility of adding a right turn only, accessing onto Donnelly Street. Mr. Green confirmed that due to the traffic impact studies, the second entrance was added.

Engineer, Mr. Hiott stated it is possible but would they would like to keep it full access unless required by the City.



CITY OF MOUNT DORA, FLORIDA PLANNING AND ZONING COMMISSION MINUTES

July 19, 2023

Further conversation regarding adding amendment for a right turn only onto Donnelly Street and adding sidewalks/pedestrian crosswalks, for accommodation.

Mr. Green stated there will be sidewalks when Phase 1 is developed.

Ms. Janiszewski stated staff can further review entrance off of Donnelly Street with applicant and any other concerns.

Continuing conversation pertaining to landscape buffer. Mr. Green reiterated that there is a thirty-foot wide natural landscape buffer remaining, building will not be visible except from the driveway.

Mr. Beach stated that he would like to see additional landscaping within the buffer.

Discussion on shifting the money in the tree bank, to put more towards landscaping.

Mr. Homich made a motion to approve, with conditions to improve the landscape buffer significantly on Donnelly Street side with additional trees; rather than carrying into the tree bank, improving walkability by adding sidewalks on the Eastern and Western side and implementing a right turn only exit on Donnelly Street.

Mr. Green stated that they aren't allowed to put anything east of the driveway, due to utilities on Limit Avenue.

Mr. Homich amended his motion by removing adding sidewalks on the Eastern side due to utilities on Limit Avenue.

On a motion by Mr. Homich, seconded by Mr. Coombes, the Board voted to approve with conditions to improve the landscape buffer significantly on the Donnelly Street side with additional trees; rather than carrying into the tree bank, improving walkability by adding a sidewalk on the Western side and implementing a right turn only exit on Donnelly Street with a 7-0 vote.

**FOR: Massey, Dring, Haukoos, Coombes, Homich,
Beach & Tietmeyer**

AGAINST:

MOTION CARRIED: 7-0

B. Request for Site Plan; Yardery (Project Name); 221 North Baker Street (Site Address); GC Development of Lake County, Inc. (Owner); Gaslight MDF 2, LLC (Applicant); Halff (Engineer); Green Consulting Group, Inc. (Landscape Architect); Powell Studio Architecture (Architect). Project No, SP23-06Minor.

1. Swearing in of witnesses by City Attorney



CITY OF MOUNT DORA, FLORIDA PLANNING AND ZONING COMMISSION MINUTES

July 19, 2023

2. Ex Parte Communication regarding this item
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

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

Mr. Massey disclosed that as a prior City Council member, a previous application regarding this property was brought to council.

Mr. Coombes stated that he previously attended a Historic Preservation board meeting and discussed the project with board members and residents.

Ms. Sutphen stated that Mr. Coombes needed to disclose the nature of conversation and names of those he discussed the project with for the record.

Mr. Coombes clarified that he spoke to Mr. Gordon, Ms. Sands and Mr. Smith regarding the esthetics design of the project.

Ms. Sutphen stated no conflict.

Ms. Janiszewski provided a summary of the proposed application and stated that Staff recommends approval of the above-referenced Site Plan with conditions. Approval is subject to satisfactorily addressing engineering requirements, including attached CPH Inc. items memo dated July 11, 2023, prior to issuance of the Site Development Permit.

Ms. Janiszewski clarified that there are minor comments, no significant conditions from staff.

Conversations on trees remaining on site. Ms. Janiszewski stated the three in the City right away will remain. Discussion regarding turf purposes, due to outdoor gaming.

Mr. Massey asked for more information regarding the house on the other side of project.
Ms. Janiszewski clarified that the house doesn't belong to the applicant and that there is access/walkway easement, along the southern portion of the property.

Discussion on noise level and proposed landscaping. Ms. Janiszewski clarified that the first floor of the building will be for office use and the second floor will be residential, so it is a mixed use building.



CITY OF MOUNT DORA, FLORIDA PLANNING AND ZONING COMMISSION MINUTES

July 19, 2023

Ms. Janiszewski clarified the landscaping plan and stated that due to it being in the downtown exempt district, it doesn't have to adhere to the full site plan standards/review and approval.

Conversation about adding tree buffer to separate properties and adopting landscaping to soften the impact of the apex roof in the historic district.

Mr. Homich recommended using a flat roof for functional space. The applicant Mr. Guenther, stated there are safety concerns and it wouldn't be functional for them.

The adjacent owner, Ms. Eschete, expressed her concerns regarding the type of use, topography, ADA parking, grease trap, erosion control, demolition plan, silk fence and etc.

Mr. Massey asked for the current use of Ms. Eschete's adjacent property. She stated that it is an Air B&B.

Discussions of pedestrian easements/access easement.

Ms. Sutphen clarified that the pedestrian/access easement is a private matter amongst owners.

Ms. Janiszewski addressed some of Ms. Eschete's concerns pertaining to type of use, setbacks and windows. Regarding the easements, Ms. Janiszewski clarified that the plat does include a five-foot sidewalk easement and ten-foot access easement.

Mr. Hiott clarified that the gravel and silk fence is required to keep construction contained within property, the drainage has been fixed and everything flows south to the retention pond. All comments have been addressed with CPH.

Mr. Homich expressed his concerns for the location of smoker, due to it being in the bike rack area. He also recommended adding flow arrows to properly show the draining flow on the plans.

Mr. Guenther stated the smoker is open air for ventilation and will meet the code. Will address concerns for location of smoker, interfering with bike rack.

Discussion on regulations for smoker. Ms. Janiszewski stated that there are currently no regulations specific to smokers within the Land Development Code but there is for the Florida Building Code.

Ms. Sutphen clarified, the regulations for the Florida Building Code/Building Department are not within this board purview.



CITY OF MOUNT DORA, FLORIDA PLANNING AND ZONING COMMISSION MINUTES

July 19, 2023

Discussion on adding trees, connectivity to the trails/railroad tracks and retention pond.

Mr. Hiott re-stated that the drainage slopes from North to South and will place it into the retention pond.

Conversation about approving project that potentially may have a negative effect on the adjacent properties. Ms. Janiszewski stated that the property meets code and is zoned for type of use.

Ms. Eschete reiterated her initial concerns.

Mr. Beach moved to approve, Ms. Tietmeyer seconded the motion.

Mr. Homich asked to amend the motion to address the drainage, bike rack issue and adding more trees to the site plan; if feasible.

Ms. Janiszewski helped to clarify the motion by stating, recommendation for approval as presented to staff with further discussion on drainage patterns, review of the bike rack conflict and adding more trees to the site plan; if feasible.

Ms. Sutphen clarified that the applicant has met the code with respect to the trees. Only necessary if the applicant agrees, not a requirement.

On a motion by Mr. Beach, seconded by Ms. Tietmeyer, the Board voted to approve as presented to staff with further discussion on drainage patterns, review of the bike rack conflict and adding more trees to the site plan if the applicant is willing with a 7-0 vote.

**FOR: Massey, Dring, Haukoos, Coombes, Homich,
Beach & Tietmeyer**

AGAINST:

MOTION CARRIED: 7-0

Mr. Massey motioned to take a short recess at 11:30 a.m. Mr. Massey called the meeting back to order at 11:40 a.m.

C. Request for Site Plan; Big Dan's Car Cash (Site Plan); 17580 US 441 (Location); Frat House, LLC (Owner); Brightwork Acquisitions, LLC (Applicant); Infinity Engineering Group, LLC (Engineer); Patrick D. Cunningham, LLC. (Landscape Architect); Oliveri Architects. Project No. SP23-04.

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item



CITY OF MOUNT DORA, FLORIDA PLANNING AND ZONING COMMISSION MINUTES

July 19, 2023

3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

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

Mr. Homich stated for the record that he previously represented the prior owner regarding an easement issue. Ms. Sutphen clarified no conflict.

Ms. Janiszewski provided a summary of the proposed application and stated that Staff recommends approval of the above-referenced Site Plan with conditions. Approval is subject to satisfactorily addressing engineering requirements prior to the issuance of the City Development Permit, and public shares cross-easement agreement being amending with new driveway and access configuration.

Ms. Sutphen stated for the record that the access/easement agreement has been completed/agreed to.

Discussion on the pedestrian access connecting to Wawa.

Applicant, Mr. Britten stated there is a pedestrian connection to the sidewalk on U.S. Hwy 441. He clarified there will be no detailing and will be self-servicing.

On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the Board voted to approve as presented to staff with a 7-0 vote.

**FOR: Massey, Dring, Haukoos, Coombes, Homich,
Beach & Tietmeyer**

AGAINST:

MOTION CARRIED: 7-0

D. Request for Ordinance Amendment Update; Land Development Code

1. Public Input
2. Commission deliberation and action

Ms. Janiszewski provided the amendment updates for the Land Development Code and stated that Staff recommends approval of the attached Ordinance which amends the Land Development Code in multiple sections.

Discussion on language in section 3.4.5 regarding "substantial "relating to building height.



CITY OF MOUNT DORA, FLORIDA PLANNING AND ZONING COMMISSION MINUTES

July 19, 2023

Concerns with wording being non-objective.

Ms. Janiszewski stated regarding PUD, it will be left up to whoever is on City Council to make the final decision.

Ms. Janiszewski and Mr. Massey stated that the intent of our PUD zoning district, is to provide flexibility in our standards.

Ms. Sutphen stated if the board wants to add parameters, it will be passed on to City Council to decide if they want specific language vs. more generalized.

Conversation to remove "substantial". Ms. Janiszewski stated that staff can make adjustment to remove.

Discussion regarding section 3.4.2 regarding language "two homes on either side of the subject property", revise to four closest homes and include a side yard setback.

Mr. Homich inquired about section 3.5.1, regarding code for home occupations. Ms. Janiszewski stated that this verbiage is from the Florida statutes. The city is preempted from regulating home occupations, language is drafted after what's in the statutes.

Ms. Sutphen clarified that there are only certain things that we can regulate, can't regulate things that aren't enumerated.

Ms. Haukoos asked for clarification whether she can vote on the matter, due to her having a home occupation. Ms. Sutphen stated there is no conflict.

Ms. Janiszewski notated that staff did include lot grading limitation on ten and fifteen feet. There is significant terrain difference within the Wolf Branch Innovation District. This was modeled after Clermont, ten feet is for residential/fifteen for commercial. Waiver requests will be granted by Planning & Zoning at their discretion.

On a motion by Mr. Homich, seconded by Mr. Dring, the Board voted to approve with revisions to sections 3.4.5 removing the word "substantial" and amending 3.4.2 to "four closest homes and include a side yard setback", with a 7-0 vote.

**FOR: Massey, Dring, Haukoos, Coombes, Homich,
Beach & Tietmeyer**

AGAINST:

MOTION CARRIED: 7-0



**CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES**

July 19, 2023

Discussion on progress of Amco project. Ms. Sutphen stated she has requested a shade meeting with counsel for mediation.

Ms. Haukoos left the meeting at 11:59 am.

Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: August 16, 2023

Adjournment

On a motion by Mr. Coombes, seconded by Mr. Dring, the meeting was adjourned at 12:04 p.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: August 16, 2023

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler, Senior Planner

RE: **Application to Amend the Future Land Use Map;** Small-Scale FLUM Amendment Request (Review Type); Change in Future Land Use from County Urban Low to City Public Lands and Institutions; 19.97 Acres (Site Area); Located on the north side of State Road 46 at Niles Road; City Public Works Department (Applicant); City of Mount Dora (Owner). Project No. FLUM23-03SM.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the small-scale application to amend the Future Land Use category on 19.97 +/- acres from Lake County Urban Low to City Public Lands and Institutions and forward the same to City Council.

REFERENCES/SUPPORT:

City Mount Dora Comprehensive Plan 2045
Policy 4.g (12) FLUE of the Mount Dora Comprehensive Plan 2045
Chapter 163, *Florida Statutes*
Ordinance #2023-13, *Annexation*

SITE SUMMARY:

Owners	City of Mount Dora
Applicant	City of Mount Dora Public Works Department
General Location:	North of State Road 46 at Niles Road
Alternate Key Nos.	3832741 and 1446597
Zoning District:	Lake County Agriculture
Proposed Zoning District:	Public Lands and Institutions (PLI) (Processing under Separate Application)
Future Land Use Category:	Lake County Urban Low
Proposed Land Use Category	City Public Lands and Institutions (PLI)
Overlays:	Lake County Joint Planning Area
Site Area:	19.97 +/- acres
Existing Use:	Vacant Lands

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	City	Res. Low/Medium	PUD	Residential	Summerview at Wolf Creek Ridge
	County	N/A	N/A	ROW	Niles Road
	City	Res. Low/Medium	PUD	Residential	Summerbrooke
South	County	Urban Low	Agriculture	Retention	Storm water retention
	State	N/A	N/A	ROW	State Road 46
	County	Light Industrial	Community Facility District	Vacant	SFR
	City	County Regional Office	PUD	Warehousing	Hubbard Mount Dora Commercial PUD
East	City	Res. High	PUD	Vacant	PUD Uses for Multifamily and C-1 Commercial
West	City	Res. Low/Medium	PUD	Residential, Conservation	Summerbrooke

DEVELOPMENT STANDARDS MATRIX:

Standard	County Urban Low	City Public Lands and Institutions
Floor Area Ratio (FAR)	Max. 3.0	Max. 0.7
Maximum Dwelling Units	Max. 30.8 dwelling units	N/A
Impervious Surface Ratio (ISR)	Max. 60%	Max. 70%
Open Space	Min. 25%	Min. 15%
Building Height	75 feet	35 feet

BACKGROUND:

This is City owned lands recently acquired from FDOT. As part of the annexation, the amendment assigns a City's Future Land Use Map. The proposed amendment will change approximately 19.97+/- acres from County Urban Low to City Public Lands and Institutions (PLI). The City intended to utilize a portion of the subject property for the planned Niles Road extension.

ANALYSIS:

The property contains 19.97 acres and is vacant lands. The applicant has applied to amend the future land use map to change it from Lake County Urban Low to City Public Lands and Institutions (PLI). An application to establish a city zoning district is being processed simultaneously with the FLUM application.

Goal 1, Objective 4, Policy g.12, Future Land Use Element of the Comprehensive Plan describes the Public Lands and Institutions land use category. This category may include public lands owned by the City, County, State, Federal Government, or school board. This category may include churches, cemeteries, and other public or quasi-public lands including elementary, middle, and high schools. The maximum impervious surface ratio is 70%.

PUBLIC IMPACTS AND CAPACITY ANALYSIS:

Housing

The land use change from County Urban Low to City Public Lands and Institutions (PLI) would decrease the amount of land available for residential uses. The County Urban Low Density land use category allows four (4) dwelling units per net buildable acre. The subject property contains approximately 19.97 acres (869,893 sf), with an estimated 7.7 acres (335,412 sf) of uplands and 12.27 acres of wetlands. The City Public Lands and Institutions land use category does not allow for residential uses. As such, the subject property will provide less dwelling units to the City housing inventory if developed under the City PLI 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. There are no current City plans for uses that would trigger traffic reviews.

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 institutional water consumption in large buildings (greater than 200,000 square feet) is 42 gallons per square foot and 55.6 for commercial uses.

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. The proposed land use change will not negatively impact current capacity.

Land Use	Max. Non-Residential Square Feet GPD	Residential GPD	Total GPD
Urban Low	$(869,893/1,000) \times 55.6 = 48,366$	$30.8 \times 350 = 10,780$	Max. 48,366 GPD
Public Lands and Institutions	$(869,893/1,000) \times 42 = 36,536$	N/A*	Max. 36,536 GPD
*Residential uses are not a permitted use within the PLI Zoning District			

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. There are no current City plans for uses that would trigger sewer capacity reviews.

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.

Environmental

According to Lake County Interactive Map, the subject property contains approximately 12.27 acres within flood zone “AE” and 7.7 acres within flood zone “X”. Map VI-1: Wetlands indicate the subject area contains freshwater emergent wetlands and freshwater ponds.

According to the Lake County Interactive Map, there is no indication of flood zone or wetlands on the subject property. Map VI-4: Natural Communities shows area contains Emergent Aquatic Vegetation, Wet Prairies, and Row Crop communities. Map VI-3: Soils shows the area has Type ‘A’ and “A/D” soils. Further review of potential impacts to the environment and natural communities will be undertaken with the future development application. The proposed land use map amendment is not anticipated to negatively impact the existing native and vegetative communities.

PUBLIC HEARING SCHEDULE:

PZC: August 16, 2023

City Council FLUM Single Reading and Adoption: September 7, 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



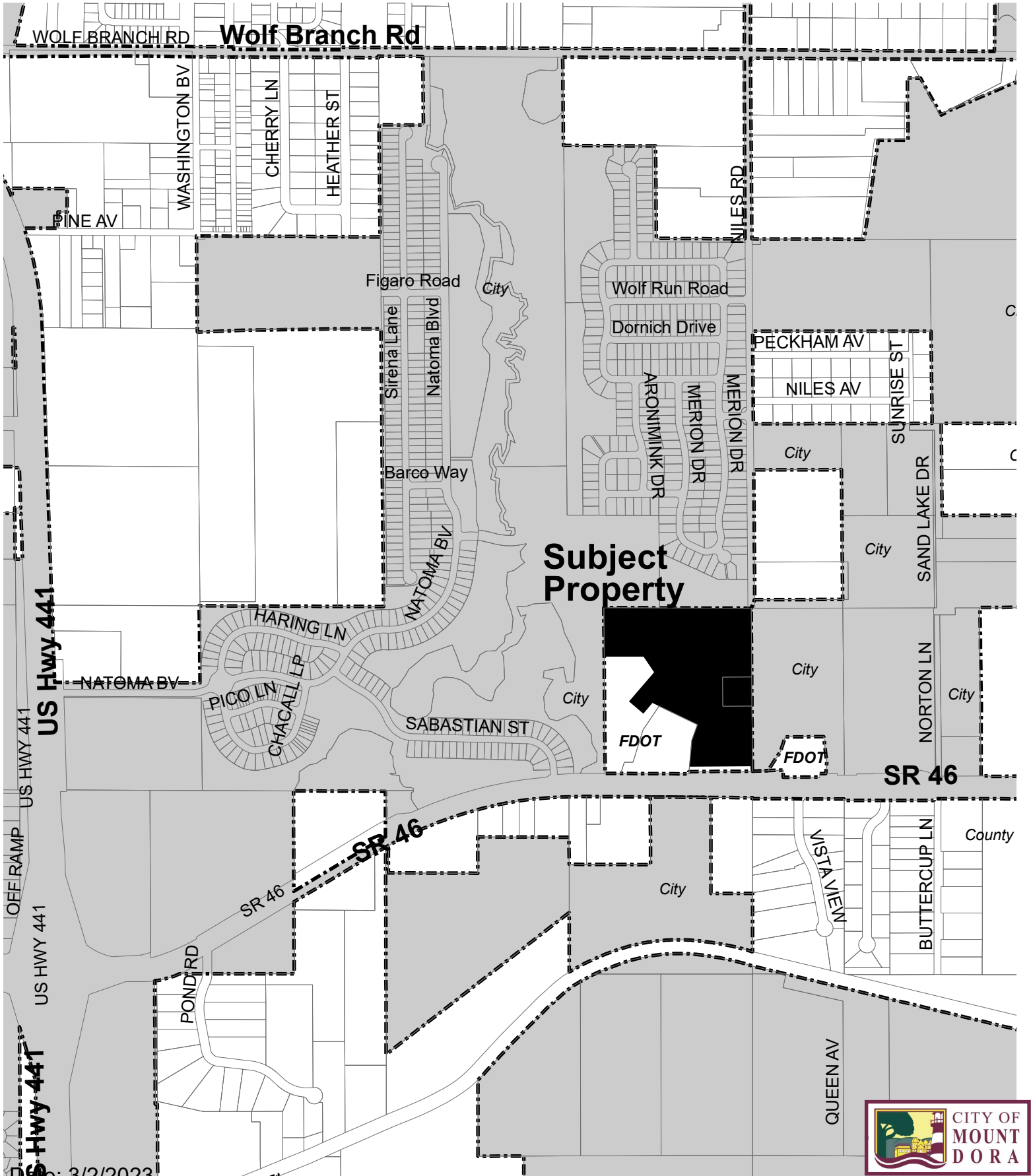
Subject Property

Vicinity Map

N



N.T.S.



Date: 3/2/2023



Future Land Use Area Map Composite City & Lake County

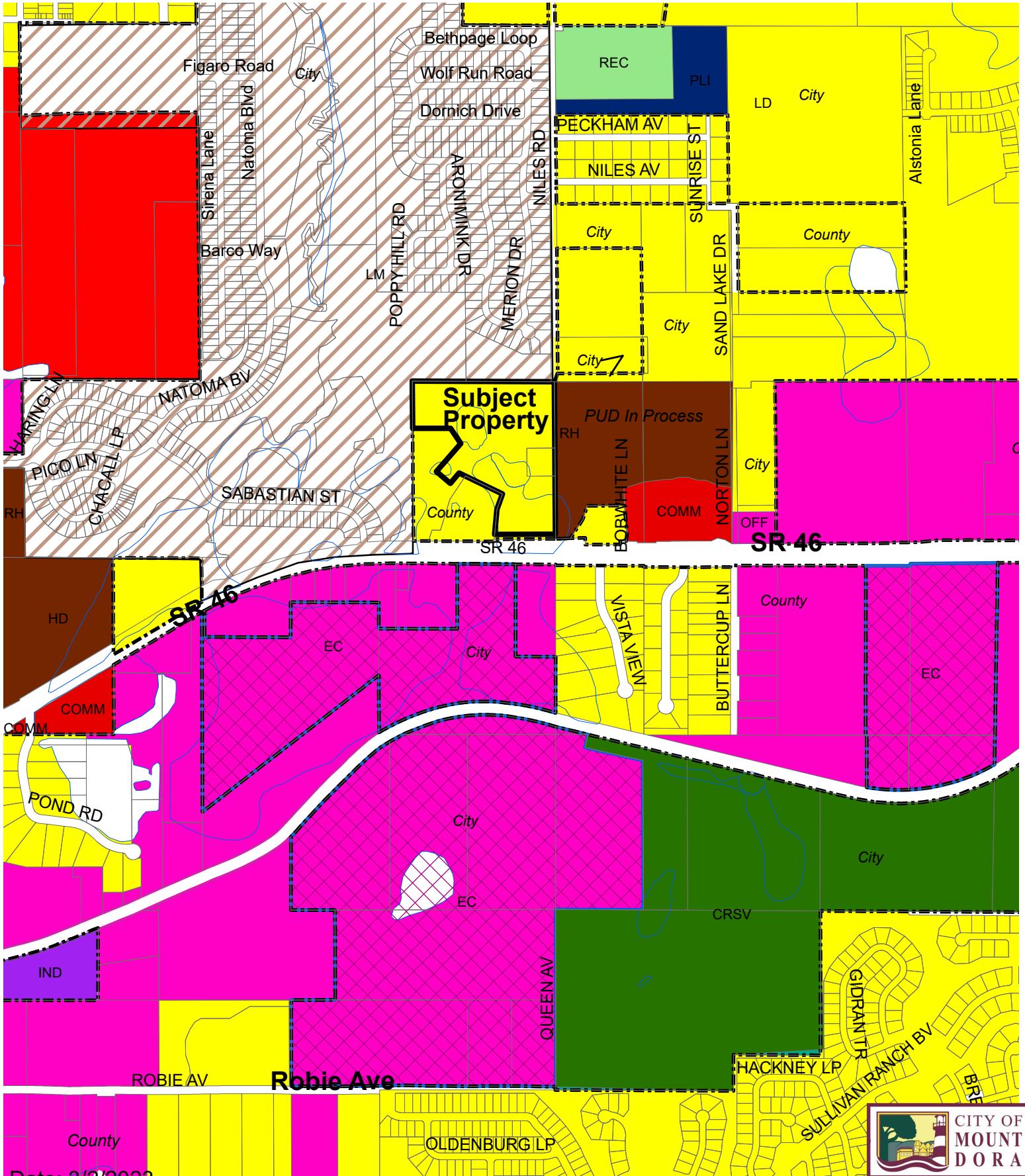
N



N.T.S.

Legend

-  City Limits
-  Subject Property
-  JPA Boundary



Date: 3/2/2023

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 City of Mount Dora (PLI)

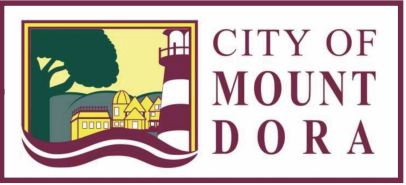
Exhibit "A"
Ordinance No. 2023-

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

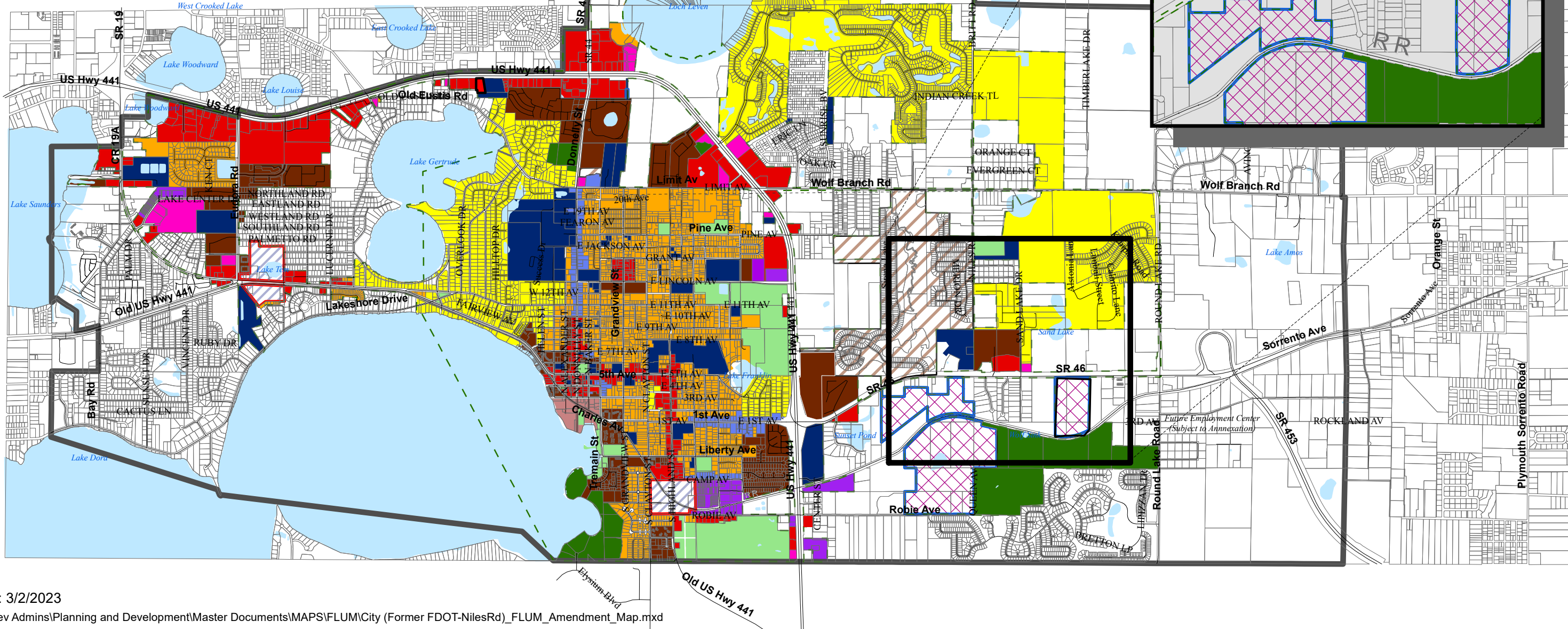
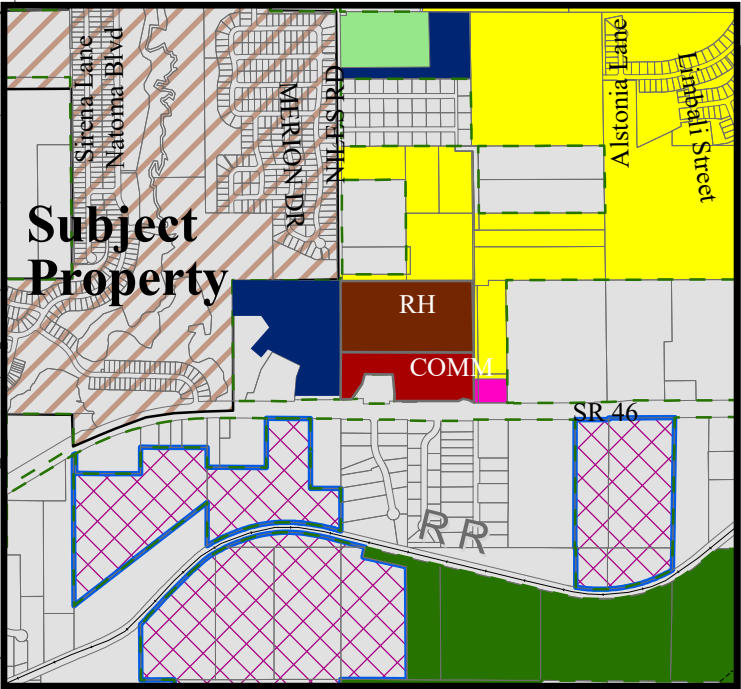
- City Limits
- JPA
- Rail Road



0 1,400 2,800 Feet

Map II-2a

Small-Scale FLUM Amendment



Zoning Area Map Composite City & Lake County

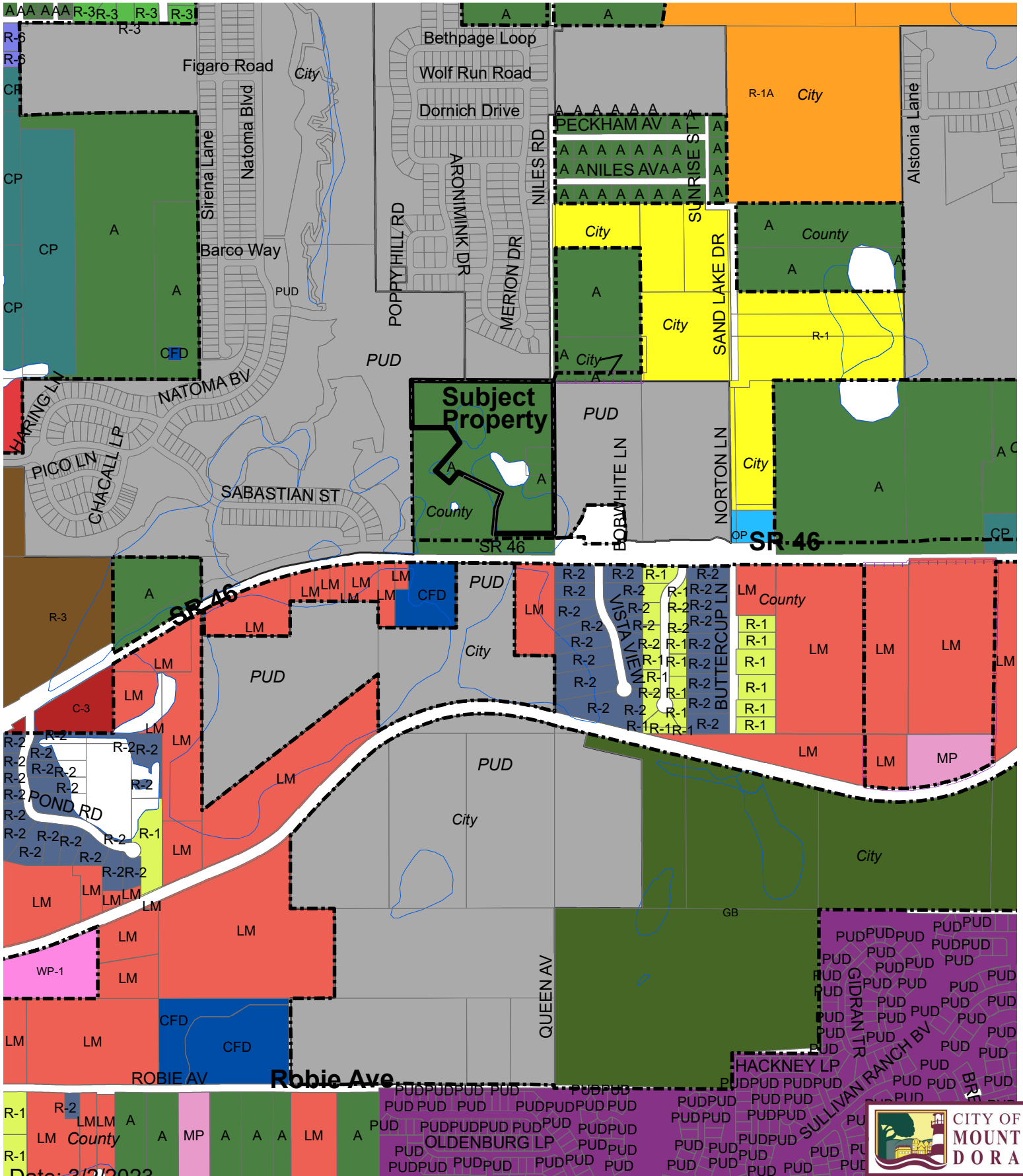
N



N.T.S.

Legend

- City Limits
- Subject Property



Date: 3/2/2023

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





**CITY OF
MOUNT
DORA**

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

E-mail: plandev@cityofmounddora.com

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

Date : _____ Project Name: _____

1. Applicant's Name: _____
Company's Name: _____
Address: _____
City, State & Zip: _____
Phone: _____ E-mail: _____
2. Owner's Name: _____
Company's Name: _____
Address: _____
City, State & Zip: _____
Phone: _____ E-mail: _____
3. The property generally located and list adjacent streets: _____

4. The address(s) of the property: _____
5. Size of property in Acres: _____ Square Feet: _____
6. Current Zoning District: _____
7. Requested Zoning District: _____
(Separate application required for change in zoning district)
8. Future Land Use Category : _____
9. Requested Future Land Use Category: _____

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

11. Building Size Existing: _____ 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):

14. Proposed use of property: _____

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

16. State the reason for this request: _____

17. Describe changed condition justifying the amendment: _____

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: _____

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: No impacts to public utilities and City services
21. Describe the extent of environmental impacts on the resources of proposed amendment: None
22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: Located within City/County JPA

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, George Marek, 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.

**George
Marek**

Digitally signed by George
Marek
Date: 2023.07.27
15:23:24 -04'00'

Signature of Applicant

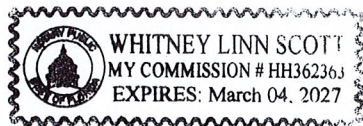
George Marek

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 July 2023 by George Marek who is personally known to me or who has produced as identification and who did not take an oath.

SEAL:



Whitney Linn Scott
Notary Public

Whitney Linn Scott
Print or Type Name

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

LEGEND

ABBREVIATIONS:

ACAD	AUTOCAD	IRC	IRON ROD & CAP
A/C	AIR CONDITIONER PAD	ICV	IRRIGATION CONTROL VALVE
AKA	ALSO KNOWN AS	L	LENGTH
ALT	ALTERNATE	LAT	LATITUDE
ASPH.	ASPHALT	LONG	LONGITUDE
AVE	AVENUE	LB	LICENSED BUSINESS
B/C	BACK OF CURB	M.B.	MAP BOOK
BP	BEGIN PROJECT	(M)	MEASURED
BFP	BACKFLOW PREVENTER	N/D	NAIL & DISK
B/W	BARBED WIRE	N.T.S.	NOT TO SCALE
(C)	CALCULATED	ORB	OFFICIAL RECORDS BOOK
COR	CERTIFIED CORNER RECORD	O.P.U.S.	ONLINE POSITIONING USER SERVICE
CLF	CHAIN LINK FENCE	PG(S)	PAGE(S)
CB	CHORD BEARING	(P)	PLAT
CH	CHORD DISTANCE	PB	PLAT BOOK
CONC.	CONCRETE	POB	POINT OF BEGINNING
C/B	CONCRETE BLOCK	POC	POINT OF COMMENCEMENT
CM	CONCRETE MONUMENT	PI	POINT OF INTERSECTION
CMP	CORRUGATED METAL PIPE	PC	POINT OF CURVATURE
C.R.	COUNTY ROAD	PCC	POINT OF COMPOUND CURVE
DB	DEED BOOK	PRC	POINT OF REVERSE CURVE
A	DELTA OR CENTRAL ANGLE	PRM	PERMANENT REFERENCE MONUMENT
(D)	DESCRIBED	PT	POINT OF TANGENCY
DR	DRIVE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
EOP	EDGE OF PAVEMENT	PVC	POLYVINYLCORLUIDE
EP	END PROJECT	R	RADIUS
F	FENCE LINE	RCP	REINFORCED CONCRETE PIPE
FND	FOUND	RR	RAILROAD
FFE	FINISHED FLOOR ELEVATION	RLS	REGISTERED LAND SURVEYOR
FLD	FIELD	R/W	RIGHT OF WAY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	SB2	SCHEDULE B 2 ITEM
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	SEC	SECTION
FIRM	FLOOD INSURANCE RATE MAP	SQ. FT.	SQUARE FEET
ID	IDENTIFICATION	S.R.	STATE ROAD
INV.	INVERT	STA	STATION
IP	IRON PIPE	(TYP.)	TYPICAL
IR	IRON ROD	W/	WITH

SYMBOLS:

	AIR RELEASE VALVE		MAILBOX
	BOLLARD		MONITORING WELL
	CATCH BASIN (INLET)		UTILITY POLE
	CATEGORY 5 CABLE JUNCTION		UTILITY POLE WITH LIGHT
	CENTERLINE		FOUND IRON ROD (AS NOTED)
	CLEAN OUT		FOUND NAIL AND DISC (AS NOTED)
	CONCRETE POWER POLE		RECLAIM WATER VALVE
	DELINEATOR		REUSE WATER METER
	ELECTRIC JUNCTION BOX		REUSE WATER VALVE
	ELECTRIC METER		SEWER MANHOLE
	ELECTRIC MARKER		SEWER VALVE
	FIRE HYDRANT		SET 5/8" IRON ROD & CAP (LB8348)
	FLAG POLE		SET 4" X4" CM (LB 8348)
	FIBER OPTIC BOX		SIGN
	FIBER OPTIC MARKER		SPRINKLER
	FOUND CONCRETE MONUMENT (AS NOTED)		STORM MANHOLE
	GAS METER		TELEPHONE JUNCTION BOX
	GAS MARKER (UNDERGROUND)		TREE TYPE AND SIZE (AT BREAST HEIGHT)
	GAS VALVE		TRANSMISSION POWER POLE
	GROUND LIGHT		WATER METER
	GUY WIRE		WATER VALVE
	IRRIGATION CONTROL VALVE		WATER MARKER
	LIGHT POLE OR POST		WELL

LINETYPES:

	CABLE TV UNDERGROUND		STORM DRAIN LINE
	OVERHEAD UTILITY LINE		TELEPHONE UNDERGROUND
	ELECTRIC UNDERGROUND		WATER LINE
	FIBER OPTIC UNDERGROUND		TOE OF SLOPE
	GAS LINE UNDERGROUND		TOP OF BANK
	SANITARY SEWER LINE (SSL)		RECLAIM WATER
	TRAFFIC SIGNAL WIRES		FENCE LINE (TYPE AS NOTED)

PARENT PARCEL 116.1:

(TAKEN FROM OFFICIAL RECORDS BOOK 5190, PAGE 115)

THAT PART OF:

*A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, RUN THENCE NORTH 89°37'05" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 400.00 FEET; THENCE DEPARTING SAID SOUTH THENCE RUN SOUTH 00°21'26" EAST FOR A DISTANCE OF 1334.68 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, RUN THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SECTION 28, RUN THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 28 TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, RUN THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

LESS:

FROM THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN SOUTH 495 FEET FOR A POINT OF BEGINNING ON THE EAST LINE OF SAID SECTION; THENCE RUN WEST 210 FEET; THENCE SOUTH 210 FEET; THENCE EAST 210 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION FOR 210 FEET TO THE POINT OF BEGINNING."

(BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3152, PAGE 1315 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.)

LESS AND EXCEPT:

COMMENCE AT A 3 1/2" X 3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP NO 238275-2; THENCE SOUTH 89°40'03" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID CORNER BEING LOCATED NORTH 00°01'01" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, 3.12 FEET FROM THE CENTERLINE OF SURVEY OF STATE ROAD 46 AT STATION 89+57.36 AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE NORTH 00°24'36" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 26.96 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SOUTH 89°21'08" WEST ALONG SAID EXISTING RIGHT OF WAY LINE, 411.39 FEET TO A POINT LOCATED NORTH 00°22'21" EAST, 24.00 FEET FROM A NON-CURVE POINT OF INTERSECTION ON SAID CENTERLINE AT STATION 85+45.64; THENCE NORTH 89°27'11" WEST ALONG SAID EXISTING RIGHT OF WAY LINE, 627.32 FEET, THENCE, NORTH 00°32'49" EAST ALONG SAID EXISTING RIGHT OF WAY LINE, 11.49 FEET, THENCE SOUTH 88°49'40" WEST ALONG SAID EXISTING RIGHT OF WAY LINE, 22.25 FEET TO A POINT ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3152, PAGE 1315 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE, NORTH 00°25'28" WEST ALONG SAID WEST LINE, 99.76 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°43'19" EAST, 111.95 FEET; THENCE NORTH 17°14'33" EAST, 85.24 FEET; THENCE SOUTH 89°43'19" EAST, 62.73 FEET; THENCE NORTH 17°14'33" EAST, 241.53 FEET; THENCE NORTH 33°30'10" EAST, 209.11 FEET; THENCE SOUTH 64°11'39" EAST, 308.08 FEET; THENCE SOUTH 20°05'24" WEST, 121.02 FEET; THENCE SOUTH 04°59'21" WEST, 226.02 FEET TO A POINT OFFSET 153.00 FEET LEFT OF SAID CENTERLINE AT STATION 84+97.26; THENCE SOUTH 89°27'11" EAST ALONG A LINE 153.00 NORTH OF AND PARALLEL TO SAID CENTERLINE, 47.92 FEET TO A POINT LOCATED NORTH 00°22'21" EAST, 153.0 FEET FROM SAID NON-CURVE POINT OF INTERSECTION ON SAID CENTERLINE AT STATION 85+45.64; THENCE SOUTH 89°48'08" EAST ALONG A LINE 153.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE, 279.11 FEET; THENCE DEPARTING SAID PARALLEL LINE NORTH 87°56'31" EAST, 130.58 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 28; THENCE SOUTH 00°24'36" EAST ALONG SAID EAST, 128.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.743 ACRES, MORE OR LESS.

PARENT PARCEL 124:

(TAKEN FROM OFFICIAL RECORDS BOOK 5190, PAGE 118)

ALL OF:

"FROM THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN SOUTH 495 FEET FOR A POINT OF BEGINNING ON THE EAST LINE OF SAID SECTION; THENCE RUN WEST 210 FEET; THENCE SOUTH 210 FEET; THENCE EAST 210 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION FOR 210 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE HOME THEREON AND EXISTING FURNITURE AND FIXTURES THEREIN."

(BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 253, PAGE 585, OF THE PUBLIC RECORDS OF LAKE COUNGY, FLORIDA.)

FDOT SURPLUS PARCEL

(PREPARED BY THIS FIRM BASED ON INSTRUCTIONS FROM CLIENT)

THAT PART OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5190, PAGE 115, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND DESCRIBED IN OFFICIAL RECORDS BOOK 5190, PAGE 118, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 THE FOLLOWING THREE (3) COURSES, (1) NORTH 00°24'36" WEST FOR A DISTANCE OF 155.10 FEET TO THE POINT OF INTERSECTION WITH NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4861, PAGE 2140, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND AS DEPICTED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130-FP NO. 238275-2; (2) NORTH 00°24'36" WEST FOR A DISTANCE OF 469.14 FEET FOR THE POINT OF BEGINNING; (3) NORTH 00°24'36" WEST FOR A DISTANCE OF 705.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SAID SECTION 28; FROM SAID CORNER, DEPARTING SAID EAST LINE, RUN THENCE NORTH 89°41'07" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF WOLF CREEK RIDGE PHASE 1, A SUBDIVISION IN THE CITY OF MOUNT DORA, FLORIDA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 77 THROUGH 82, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE NORTH 89°41'07" WEST ALONG THE SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALSO BEING THE SOUTH LINE OF SAID WOLF CREEK RIDGE PHASE 1 AND IT'S WESTERLY EXTENSION THEREOF FOR A DISTANCE OF 1036.09 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5190, PAGE 115, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'28" EAST ALONG THE WEST LINE OF SAID PROPERTY FOR A DISTANCE OF 133.56 FEET TO A POINT ON THE FIELD LOCATED 81.9 FEET, BASE FLOOD ELEVATION CONTOUR LINE AS DETERMINED BY THE FEMA MAP NUMBER 12069C0390E, EFFECTIVE DATE: DECEMBER 18, 2012; THENCE RUN ALONG SAID 81.9 FEET CONTOUR LINE THE FOLLOWING (28) TWENTY-EIGHT COURSES: (1) SOUTH 37°01'54" EAST FOR A DISTANCE OF 92.89 FEET; (2) SOUTH 51°00'26" EAST FOR A DISTANCE OF 75.44 FEET; (3) SOUTH 45°09'46" EAST FOR A DISTANCE OF 56.32 FEET; (4) SOUTH 71°47'44" EAST FOR A DISTANCE OF 43.93 FEET; (5) NORTH 70°13'26" EAST FOR A DISTANCE OF 42.95 FEET; (6) NORTH 26°51'31" EAST FOR A DISTANCE OF 36.02 FEET; (7) NORTH 14°10'20" EAST FOR A DISTANCE OF 117.63 FEET; (8) THENCE RUN NORTH 36°01'02" EAST FOR A DISTANCE OF 34.37 FEET; (9) NORTH 84°50'39" EAST FOR A DISTANCE OF 53.27 FEET; (10) NORTH 74°09'09" EAST FOR A DISTANCE OF 45.30 FEET; (11) SOUTH 82°32'23" EAST FOR A DISTANCE OF 101.45 FEET; (12) SOUTH 70°17'12" EAST FOR A DISTANCE OF 49.50 FEET; (13) SOUTH 47°38'24" EAST FOR A DISTANCE OF 36.82 FEET; (14) SOUTH 15°02'29" EAST FOR A DISTANCE OF 146.43 FEET; (15) SOUTH 19°23'21" EAST FOR A DISTANCE OF 86.71 FEET; (16) SOUTH 24°55'14" EAST FOR A DISTANCE OF 33.64 FEET; (17) SOUTH 46°21'14" EAST FOR A DISTANCE OF 39.50 FEET; (18) SOUTH 73°56'34" EAST FOR A DISTANCE OF 38.26 FEET; (19) NORTH 75°28'30" EAST FOR A DISTANCE OF 31.02 FEET; (20) NORTH 53°01'51" EAST FOR A DISTANCE OF 102.48 FEET; (21) NORTH 78°24'33" EAST FOR A DISTANCE OF 40.42 FEET; (22) SOUTH 70°27'49" EAST FOR A DISTANCE OF 52.41 FEET; (23) SOUTH 28°34'57" EAST FOR A DISTANCE OF 36.31 FEET; (24) SOUTH 08°18'41" EAST FOR A DISTANCE OF 49.66 FEET; (25) SOUTH 01°47'29" WEST FOR A DISTANCE OF 84.86 FEET; (26) SOUTH 28°36'03" EAST FOR A DISTANCE OF 47.44 FEET; (27) SOUTH 41°43'20" EAST FOR A DISTANCE OF 57.71 FEET; (28) SOUTH 52°18'28" EAST FOR A DISTANCE OF 76.48 FEET; TO THE POINT OF BEGINNING.

GENERAL NOTES:

- THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE PURPOSE OF THIS SURVEY WAS TO RECOVER MONUMENTS AND PREPARE A BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY FOR AN FDOT SURPLUS LAND TRANSFER TO THE CITY OF MOUNT DORA. SURVEY WAS ORDERED BY GEORGE MAREK/ACTING CITY ENGINEER AND PER INSTRUCTIONS THE SOUTHERLY BOUNDARY OF THE NEW SURPLUS PARCEL IS THE 81.9 BASE FLOOD ELEVATION PER FEMA MAP 12069C0390 E WITH AN EFFECTIVE DATE OF 12/18/2012.NOTE: PARTIAL TOPOGRAPHIC SURVEY IS OF THE 81.9 CONTOUR LINE ONLY AND THIS IS NOT A FULL TOPOGRAPHIC SURVEY FOR CIVIL DESIGN.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE BASED ON LENGEMANN L-NET GLOBAL NAVAGATION SATELLITE SYSTEM (GNSS) NETWORK, THAT IS CERTIFIED BY WANTMAN GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- THE POSITION OF SAID ADJOINING PROPERTIES IS APPROXIMATE. RECORDING DATA FOR ADJOINING PROPERTIES IS BASED ON INFORMATION PROVIDED BY A SEARCH OF PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- THE DESCRIPTION FOR SURPLUS LAND TRANSFER WAS WITTEN BY THIS COMPANY AND COPIES OF THE ORIGINAL DEEDS WERE OBTAINED FROM THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE AND THEREFORE IS SUBJECT TO CHANGE DUE TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED, EXCEPT WHAT IS SHOWN HEREON.
- LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN) AND ZONE AE (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD CHANCE, HAVING AN ESTABLISHED BASE FLOOD ELEVATION DETERMINED) ACCORDING TO FLOOD INSURANCE RATE MAP: 12069C0390E AND EFFECTIVE DATE: DECEMBER 18, 2012.
- THIS SURVEY HAS BEEN PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED BELOW IN ACCORDANCE WITH THE ADOPTED "STANDARDS OF PRACTICE" FOR LAND SURVEYING AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "E75." A LAKE COUNTY BENCHMARK AND HAVING AN ELEVATION OF 135.96', NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV/D88.)
- DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
- THIS COMPANY ACCEPTS NO RESPONSIBILITY FOR THE MARKETABLE STATUS OF THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND/OR ALL CITY, COUNTY, STATE AND FEDERAL PLANNING AND ZONING REGULATIONS.
- THE SCOPE OF THE SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES OR HAZARDOUS WASTES CONCERNS SHOULD ANY OF THE FOREGOING EXIST.
- OWNERSHIP OF FENCES SHOWN HEREON, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT.
- SURVEY DATE: 06/24/2021.

SHEET 1 OF 2

CLIENT: CITY OF MOUNT DORA, FLORIDA	
JOB NO: 44712-097	
ACAD FILE: 044712-097 FDOT SURPLUS BNDY DWG	
DATE: 07/01/2021	CHECKED BY: JTM
DRAWN BY: TRS	FLD. BOOK:
REVISIONS	DATE

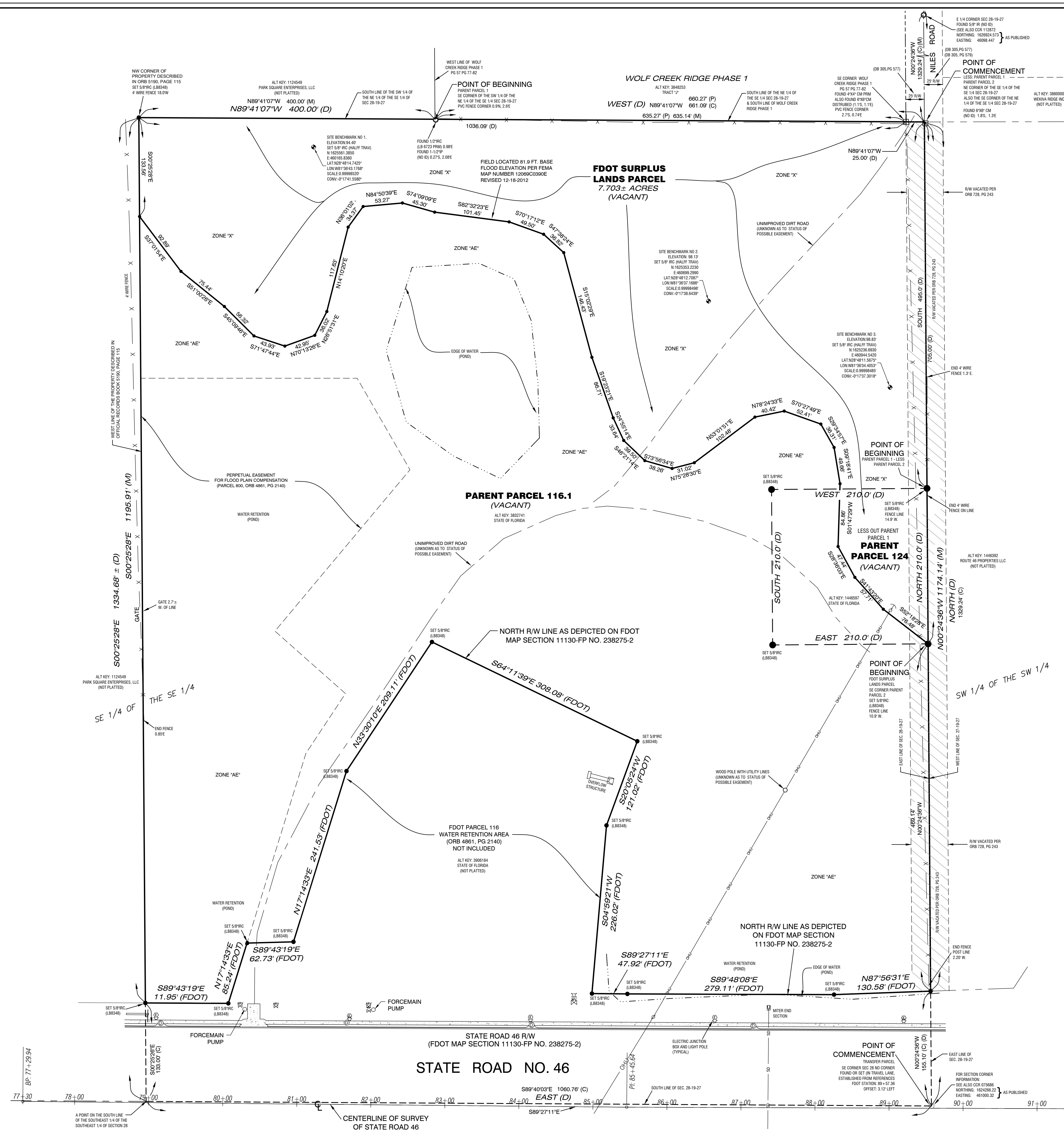
BOUNDARY & PARTIAL
TOPOGRPHIC SURVEY
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA
FDOT SURPLUS LANDS
TO CITY OF MOUNT DORA, FL

HALFF[®]
902 NORTH SINCLAIR AVE. OFFICE: 352.343.8481
TAVARES, FLORIDA 32778 FAX: 352.343.8495
LICENSED BUSINESS #8348

CERTIFIED TO:
CITY OF MOUNT DORA

John T. McGlothorn
JOHN T. MCGLOTHORN, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6023





SHEET 2 OF 2

CLIENT: CITY OF MOUNT DORA, FLORIDA	
JOB NO.: 44712.097	
ACAD FILE: 044712.097 FDOT SURPLUS BNDY.DWG	
DATE: 07/01/2021	CHECKED BY: JTM
DRAWN BY: TRS	FLD. BOOK:
REVISIONS	DATE

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

FDOT SURPLUS LANDS

TO CITY OF MOUNT DORA, FL

902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778

OFFICE: 352.343.8481
FAX: 352.343.8495

LICENSED BUSINESS #8348

August 16, 2022

This instrument prepared by

Robin D. Derr

Under the direction of

DANIEL L. MCDERMOTT, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 116, Part B and 124, Part A

SECTION 11130

F.P. NO. 238275-2

STATE ROAD 46

COUNTY LAKE

P.M. No. 6632 & 7326

QUITCLAIM DEED

Public Purpose

THIS INDENTURE, Made this 26 day of October, 2022, by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 719 South Woodland Blvd., DeLand, FL 32720, to the CITY OF MOUNT DORA, a municipality of the State of Florida, Party of the Second Part, 510 N. Baker Street, Mount Dora, FL 32757.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District Five, Florida Department of Transportation on 10/21/2022, pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part without consideration, to be used solely for public purposes.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest of the State of Florida Department of Transportation to the property herein described to be used solely for public purposes, pursuant to the provisions of Section 337.25, Florida Statutes, all that certain land situate in Lake County, Florida, viz:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

SUBJECT to all Utilities in place and in use to the maintenance thereof and all other

PARCEL NO. 116, Part B and 124, Part A
SECTION 11130
F.P. NO. 238275-2
PAGE 2

liens and encumbrances on said land, recorded or unrecorded.

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part.

REVERTER - The property herein described is to be used for public purpose. If the property ceases to be used for public purpose all property rights shall revert back to the said Party of the First Part.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Five and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

ATTEST:

Sharon A. Liehr
Sharon A. Liehr
(type/print name)

Executive Secretary

(Affix Department Seal)

STATE OF FLORIDA

COUNTY OF VOLUSIA

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

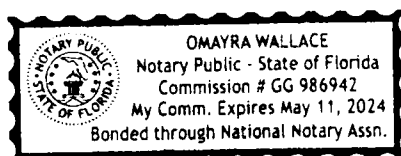
By:

John E. Tyler, P.E.
District Five Secretary

Legal Review

[Signature]
Office of General Counsel

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of October, 2022, John E. Tyler, P.E., District Secretary for District Five, who is personally known to me, or who has produced as identification.



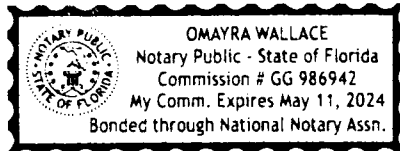
Omayra Wallace
Omayra Wallace
(type/print name)

Notary Public in and for the
County and State last aforesaid.

PARCEL NO. 116,Part B and 124,Part A
SECTION 11130
F.P. NO. 238275-2
PAGE 3

(Affix Notary Seal)

My Commission Expires:_____



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PAGE 4

EXHIBIT A

PARCEL NO. 116,Part B and 124,Part A

SECTION 11130

F.P. NO. 238275-2

THAT PART OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5190, PAGE 115, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND DESCRIBED IN OFFICIAL RECORDS BOOK 5190, PAGE 118, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 THE FOLLOWING THREE (3) COURSES, (1) NORTH 00°24'36" WEST FOR A DISTANCE OF 155.10 FEET TO THE POINT OF INTERSECTION WITH NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4861, PAGE 2140, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND AS DEPICTED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130-FP NO. 238275-2; (2) NORTH 00°24'36" WEST FOR A DISTANCE OF 469.14 FEET FOR THE POINT OF BEGINNING; (3) NORTH 00°24'36" WEST FOR A DISTANCE OF 705.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SAID SECTION 28; FROM SAID CORNER, DEPARTING SAID EAST LINE, RUN THENCE NORTH 89°41'07" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF WOLF CREEK RIDGE PHASE 1, A SUBDIVISION IN THE CITY OF MOUNT DORA, FLORIDA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 77 THROUGH 82, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE NORTH 89°41'07" WEST ALONG THE SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALSO BEING THE SOUTH LINE OF SAID WOLF CREEK RIDGE PHASE 1 AND IT'S WESTERLY EXTENSION THEREOF FOR A DISTANCE OF 1036.09 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5190, PAGE 115, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'28" EAST ALONG THE WEST LINE OF SAID PROPERTY FOR A DISTANCE OF 133.56 FEET TO A POINT ON THE FIELD LOCATED 81.9 FEET, BASE FLOOD ELEVATION CONTOUR LINE AS DETERMINED BY THE FEMA MAP NUMBER 12069C0390E, EFFECTIVE DATE: DECEMBER 18, 2012; THENCE RUN ALONG SAID 81.9 FEET CONTOUR LINE THE

PARCEL NO. 116,Part B and 124,Part A
SECTION 11130
F.P. NO. 238275-2
PAGE 5

FOLLOWING (28) TWENTY-EIGHT COURSES; (1) SOUTH 37°01'54" EAST FOR A DISTANCE OF 92.89 FEET; (2) SOUTH 51°00'26" EAST FOR A DISTANCE OF 75.44 FEET; (3) SOUTH 45°09'46" EAST FOR A DISTANCE OF 56.32 FEET; (4) SOUTH 71°47'44" EAST FOR A DISTANCE OF 43.93 FEET; (5) NORTH 70°13'26" EAST FOR A DISTANCE OF 42.95 FEET; (6) NORTH 26°51'31" EAST FOR A DISTANCE OF 36.02 FEET; (7) NORTH 14°10'20" EAST FOR A DISTANCE OF 117.63 FEET; (8) THENCE RUN NORTH 36°01'02" EAST FOR A DISTANCE OF 34.37 FEET; (9) NORTH 84°50'39" EAST FOR A DISTANCE OF 53.27 FEET; (10) NORTH 74°09'09" EAST FOR A DISTANCE OF 45.30 FEET; (11) SOUTH 82°32'23" EAST FOR A DISTANCE OF 101.45 FEET; (12) SOUTH 70°17'12" EAST FOR A DISTANCE OF 49.50 FEET; (13) SOUTH 47°38'24" EAST FOR A DISTANCE OF 36.82 FEET; (14) SOUTH 15°02'29" EAST FOR A DISTANCE OF 146.43 FEET; (15) SOUTH 19°23'21" EAST FOR A DISTANCE OF 86.71 FEET; (16) SOUTH 24°55'14" EAST FOR A DISTANCE OF 33.64 FEET; (17) SOUTH 46°21'14" EAST FOR A DISTANCE OF 39.50 FEET; (18) SOUTH 73°56'34" EAST FOR A DISTANCE OF 38.26 FEET; (19) NORTH 75°28'30" EAST FOR A DISTANCE OF 31.02 FEET; (20) NORTH 53°01'51" EAST FOR A DISTANCE OF 102.48 FEET; (21) NORTH 78°24'33" EAST FOR A DISTANCE OF 40.42 FEET; (22) SOUTH 70°27'49" EAST FOR A DISTANCE OF 52.41 FEET; (23) SOUTH 29°34'57" EAST FOR A DISTANCE OF 36.31 FEET; (24) SOUTH 09°18'41" EAST FOR A DISTANCE OF 49.66 FEET; (25) SOUTH 01°47'29" WEST FOR A DISTANCE OF 84.86 FEET; (26) SOUTH 28°36'03" EAST FOR A DISTANCE OF 47.44 FEET; (27) SOUTH 41°43'20" EAST FOR A DISTANCE OF 57.71 FEET; (28) SOUTH 52°18'28" EAST FOR A DISTANCE OF 76.48 FEET; TO THE POINT OF BEGINNING.

CONTAINING 7.703 ACRES, MORE OR LESS

RESOLUTION NO. 2022-60

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO CERTAIN REAL PROPERTY IDENTIFIED AS PARCEL 116, PART B, AND PARCEL 124, PART A, WHICH IS NO LONGER NEEDED FOR STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION PURPOSES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ACCEPTANCE OF REAL PROPERTY FOR PUBLIC PURPOSES; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR DIRECTION TO CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation (FDOT) has constructed improvements to State Road No. 46, Section No. 11130, F.P. No. 238275-2, in Lake County, Florida; and

WHEREAS, FDOT has indicated that certain described real property which is owned by FDOT, which has been identified as Parcel 116, Part B, and Parcel 124, Part A, and which is no longer needed for FDOT purposes, is appropriate to be acquired by the City of Mount Dora; and

WHEREAS, the City of Mount Dora has made application to FDOT to execute and deliver a quitclaim deed to the City of Mount Dora, conveying all rights, title and interest that the State of Florida, Department of Transportation has in and to said real property as described in **Exhibit "A"** attached hereto; and

WHEREAS, with said request having been duly considered and approved by FDOT, the City has determined that acquiring said real property, without consideration, to be used solely for public purposes, pursuant to the provisions of Florida Statutes, Section 337.25, advances a legitimate public purpose and is in the best interest, health, safety and welfare of the public.

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

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

SECTION 2. Acceptance of Real Property for Public Purposes. The City of Mount Dora hereby accepts the deed in favor of the City of Mount Dora, conveying, without consideration, all right, title and interest of the State of Florida, Department of Transportation in and to said real

property described in **Exhibit "A"**, attached hereto, and certifies that said real property will be used solely for public purposes pursuant to the provisions of Florida Statutes, Section 337.25.

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

SECTION 4. Savings Clause. All prior actions of the City pertaining to acceptance and use of the real property described in **Exhibit "A"** attached hereto, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

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

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

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

SECTION 8. Directions to City Clerk. The City Clerk is hereby directed to forward a certified copy of the Resolution to the State of Florida Department of Transportation at 719 South Woodland Boulevard, DeLand, Florida 32720-6834.

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

Signatures on following page

PASSED AND ADOPTED this 20 day of September, 2022.



CRISSY STILE

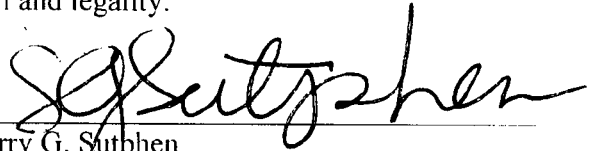
Mayor of the City of Mount Dora, Florida

ATTEST:

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



Jessica Burnham
City Clerk



Sherry G. Sutphen
City Attorney

EXHIBIT "A"

PARCEL NO. 116, Part B and 124, Part A

SECTION 11130

F.P. NO. 238275-2

THAT PART OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5190, PAGE 115, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND DESCRIBED IN OFFICIAL RECORDS BOOK 5190, PAGE 118, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 THE FOLLOWING THREE (3) COURSES, (1) NORTH 00°24'36" WEST FOR A DISTANCE OF 155.10 FEET TO THE POINT OF INTERSECTION WITH NORTHERLY RIGHT OF WAY LINE OF STATE

ROAD NO. 46 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4861, PAGE 2140, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND AS DEPICTED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130-FP NO. 238275-2; (2) NORTH 00°24'36" WEST FOR A DISTANCE OF 469.14 FEET FOR THE POINT OF BEGINNING; (3) NORTH 00°24'36" WEST FOR A DISTANCE OF 705.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SAID SECTION 28; FROM SAID CORNER, DEPARTING SAID EAST LINE, RUN THENCE NORTH 89°41'07" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF WOLF CREEK RIDGE PHASE 1, A SUBDIVISION IN THE CITY OF MOUNT DORA, FLORIDA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 77 THROUGH 82, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE NORTH 89°41'07" WEST ALONG THE SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALSO BEING THE SOUTH LINE OF SAID WOLF CREEK RIDGE PHASE 1 AND IT'S WESTERLY EXTENSION THEREOF FOR A DISTANCE OF 1036.09 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5190, PAGE 115, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'28" EAST ALONG THE WEST LINE OF SAID PROPERTY FOR A DISTANCE OF 133.56 FEET TO A POINT ON THE FIELD LOCATED 81.9 FEET, BASE FLOOD ELEVATION CONTOUR LINE AS DETERMINED BY THE FEMA MAP NUMBER 12069C0390E, EFFECTIVE DATE: DECEMBER 18, 2012; THENCE RUN ALONG SAID 81.9 FEET CONTOUR LINE THE FOLLOWING (28) TWENTY-EIGHT COURSES; (1) SOUTH 37°01'54" EAST FOR A DISTANCE OF 92.89 FEET; (2) SOUTH 51°00'26" EAST FOR A DISTANCE OF 75.44 FEET; (3) SOUTH 45°09'46" EAST FOR A DISTANCE OF 56.32 FEET; (4) SOUTH 71°47'44" EAST FOR A DISTANCE OF 43.93 FEET; (5) NORTH 70°13'26" EAST FOR A DISTANCE OF 42.95 FEET; (6) NORTH 26°51'31" EAST FOR A DISTANCE OF 36.02 FEET; (7) NORTH 14°10'20" EAST FOR A DISTANCE OF 117.63 FEET; (8) THENCE RUN NORTH 36°01'02" EAST FOR A DISTANCE OF 34.37 FEET; (9) NORTH 84°50'39" EAST FOR A DISTANCE OF 53.27 FEET; (10) NORTH 74°09'09" EAST FOR A DISTANCE OF 45.30 FEET; (11) SOUTH 82°32'23" EAST FOR A DISTANCE OF 101.45 FEET; (12) SOUTH 70°17'12" EAST FOR A DISTANCE OF 49.50 FEET; (13) SOUTH 47°38'24" EAST FOR A DISTANCE OF 36.82 FEET; (14) SOUTH 15°02'29" EAST FOR A DISTANCE OF 146.43 FEET; (15) SOUTH 19°23'21" EAST FOR A DISTANCE OF 86.71 FEET; (16) SOUTH 24°55'14" EAST FOR A DISTANCE OF 33.64 FEET; (17) SOUTH 46°21'14" EAST FOR A DISTANCE OF 39.50 FEET; (18) SOUTH 73°56'34" EAST FOR A DISTANCE OF 38.26 FEET; (19) NORTH 75°28'30" EAST FOR A DISTANCE OF 31.02 FEET; (20) NORTH 53°01'51" EAST FOR A DISTANCE OF 102.48 FEET; (21) NORTH 78°24'33" EAST FOR A DISTANCE OF 40.42 FEET; (22) SOUTH 70°27'49" EAST FOR A DISTANCE OF 52.41 FEET; (23) SOUTH 29°34'57" EAST FOR A DISTANCE OF 36.31 FEET; (24) SOUTH 09°18'41" EAST FOR A DISTANCE OF 49.66 FEET; (25) SOUTH 01°47'29" WEST FOR A DISTANCE OF 84.86 FEET; (26) SOUTH 28°36'03" EAST FOR A

DISTANCE OF 47.44 FEET; (27) SOUTH 41°43'20" EAST FOR A DISTANCE OF 57.71 FEET; (28) SOUTH 52°18'28" EAST FOR A DISTANCE OF 76.48 FEET; TO THE POINT OF BEGINNING.

CONTAINING 7.703 ACRES, MORE OR LESS

August 16, 2022
This instrument prepared by
Robin D. Derr
Under the direction of
DANIEL L. MCDERMOTT, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 116, Part C and 124, Part B
SECTION 11130
F.P. NO. 238275-2
STATE ROAD 46
COUNTY LAKE
P.M. No. 6632 & 7326

QUITCLAIM DEED
Public Purpose

THIS INDENTURE, Made this 26 day of October, 2022, by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 719 South Woodland Blvd., DeLand, FL 32720, to the CITY OF MOUNT DORA, a municipality of the State of Florida, Party of the Second Part, 510 N. Baker Street, Mount Dora, FL 32757.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District Five, Florida Department of Transportation on 10/21/2022, pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part without consideration, to be used solely for public purposes.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest of the State of Florida Department of Transportation to the property herein described to be used solely for public purposes, pursuant to the provisions of Section 337.25, Florida Statutes, all that certain land situate in Lake County, Florida, viz:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

SUBJECT to all Utilities in place and in use to the maintenance thereof and all other

PARCEL NO. 116,Part C and 124,Part B
SECTION 11130
F.P. NO. 238275-2
PAGE 2

liens and encumbrances on said land, recorded or unrecorded.

RESERVING unto the Party of the First Part, the State of Florida, Department of Transportation, a permanent, perpetual drainage easement in, over, under and through the property described in Exhibit "A" for the storm water drainage needs of the State of Florida, Department of Transportation associated with State Road 46, located in Lake County, Florida. Additionally, and not by way of limitation, Party of the First Part reserves storm water drainage capacity in said lands to satisfy all capacity and permit conditions associated with any and all future improvement of State Road 46 that may occur in the future. Party of the Second Part, the City of Mount Dora, shall be perpetually and solely responsible for the maintenance of the drainage system and property associated therewith. In the event the City of Mount Dora fails to repair, maintain, replace or reconstruct said drainage system or any damage arising out of or associated with the use of the drainage system, the State of Florida, Department of Transportation shall be entitled to perform the maintenance, repairs, replacement or reconstruction of the drainage systems and water retention areas at the expense of the Mount Dora.

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part.

REVERTER - The property herein described is to be used for public purpose. If the property ceases to be used for public purpose all property rights shall revert back to the said Party of the First Part.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Five and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

ATTEST:

Sharon A. Liehr
(type/print name)
Executive Secretary

(Affix Department Seal)

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: John E. Tyler

District Five Secretary

Legal Review [Signature]

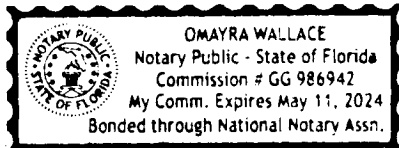
PARCEL NO. 116,Part C and 124,Part B
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PAGE 3

Office of General Counsel

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 26 day of October, 2022,
John E. Tyler, District Secretary for District Five, who is
personally known to me, or who has produced _____ as
identification.



(Affix Notary Seal)

Omayra Wallace
Omayra Wallace
(type/print name)
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____

PARCEL NO. 116,Part C and 124,Part B
SECTION 11130
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PAGE 4

EXHIBIT A

PARCEL NO. 116,Part C and 124,Part B

SECTION 11130

F.P. NO. 238275-2

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COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°24'36" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 155.10 FEET TO THE POINT OF INTERSECTION WITH NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4861, PAGE 2140, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND AS DEPICTED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130-FP NO. 238275-2 AND THE POINT OF BEGINNING; THENCE RUN, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE AND NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 4861, PAGE 2140 THE FOLLOWING SIX (6) COURSES, (1) SOUTH 87°56'31" WEST FOR A DISTANCE OF 130.58 FEET; (2) NORTH 89°48'08" WEST FOR A DISTANCE OF 279.11 FEET; (3) NORTH 89°27'11" WEST FOR A DISTANCE 47.92 FEET; (4) NORTH 04°59'21" EAST FOR A DISTANCE OF 226.02 FEET; (5) NORTH 20°05'24" EAST FOR A DISTANCE OF 121.02 FEET; (6) NORTH 64°11'39" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE AND NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 4861, PAGE 2140 AND ITS NORTHWESTERLY EXTENSION, FOR A DISTANCE OF 368.62 FEET; THENCE S33°28'37"W FOR A DISTANCE OF 112.87 FEET TO A POINT ON THE EASTERLY LEG OF THAT CERTAIN PERPETUAL EASEMENT IDENTIFIED AS PARCEL 800 AS DEPICTED ON SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130-FP NO. 238275-2 AND RECORDED IN OFFICIAL RECORDS BOOK 4861, PAGE OF 2140 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL 800 AND EASTERLY AND NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 4861, PAGE 2140 THE FOLLOWING FOUR (4) COURSES, (1) NORTH 48°27'47" WEST FOR A DISTANCE OF 127.26 FEET; (2) NORTH

PARCEL NO. 116,Part C and 124,Part B
SECTION 11130
F.P. NO. 238275-2
PAGE 5

39°55'48" EAST FOR A DISTANCE OF 284.19 FEET; (3) NORTH 30°00'32" WEST FOR A DISTANCE OF 142.74 FEET; (4) NORTH 89°59'32" WEST FOR A DISTANCE OF 292.21 FEET TO THE WESTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5190, PAGE 115 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 00°25'28" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 218.56 FEET TO A POINT ON THE FIELD LOCATED 81.9 FEET, BASE FLOOD ELEVATION CONTOUR LINE AS DETERMINED BY THE FEMA MAP NUMBER 12069C0390E, EFFECTIVE DATE: DECEMBER 18, 2012; THENCE RUN ALONG SAID 81.9 FEET CONTOUR LINE THE FOLLOWING (28) TWENTY-EIGHT COURSES; (1) SOUTH 37°01'54" EAST FOR A DISTANCE OF 92.89 FEET; (2) SOUTH 51°00'26" EAST FOR A DISTANCE OF 75.44 FEET; (3) SOUTH 45°09'46" EAST FOR A DISTANCE OF 56.32 FEET; (4) SOUTH 71°47'44" EAST FOR A DISTANCE OF 43.93 FEET; (5) NORTH 70°13'26" EAST FOR A DISTANCE OF 42.95 FEET; (6) NORTH 26°51'31" EAST FOR A DISTANCE OF 36.02 FEET; (7) NORTH 14°10'20" EAST FOR A DISTANCE OF 117.63 FEET; (8) THENCE RUN NORTH 36°01'02" EAST FOR A DISTANCE OF 34.37 FEET; (9) NORTH 84°50'39" EAST FOR A DISTANCE OF 53.27 FEET; (10) NORTH 74°09'09" EAST FOR A DISTANCE OF 45.30 FEET; (11) SOUTH 82°32'23" EAST FOR A DISTANCE OF 101.45 FEET; (12) SOUTH 70°17'12" EAST FOR A DISTANCE OF 49.50 FEET; (13) SOUTH 47°38'24" EAST FOR A DISTANCE OF 36.82 FEET; (14) SOUTH 15°02'29" EAST FOR A DISTANCE OF 146.43 FEET; (15) SOUTH 19°23'21" EAST FOR A DISTANCE OF 86.71 FEET; (16) SOUTH 24°55'14" EAST FOR A DISTANCE OF 33.64 FEET; (17) SOUTH 46°21'14" EAST FOR A DISTANCE OF 39.50 FEET; (18) SOUTH 73°56'34" EAST FOR A DISTANCE OF 38.26 FEET; (19) NORTH 75°28'30" EAST FOR A DISTANCE OF 31.02 FEET; (20) NORTH 53°01'51" EAST FOR A DISTANCE OF 102.48 FEET; (21) NORTH 78°24'33" EAST FOR A DISTANCE OF 40.42 FEET; (22) SOUTH 70°27'49" EAST FOR A DISTANCE OF 52.41 FEET; (23) SOUTH 29°34'57" EAST FOR A DISTANCE OF 36.31 FEET; (24) SOUTH 09°18'41" EAST FOR A DISTANCE OF 49.66 FEET; (25) SOUTH 01°47'29" WEST FOR A DISTANCE OF 84.86 FEET; (26) SOUTH 28°36'03" EAST FOR A DISTANCE OF 47.44 FEET; (27) SOUTH 41°43'20" EAST FOR A DISTANCE OF 57.71 FEET; (28) SOUTH 52°18'28" EAST FOR A DISTANCE OF 76.48 FEET TO THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 00°24'36" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 469.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.27 ACRES, MORE OR LESS

RESOLUTION NO. 2022-61

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO CERTAIN REAL PROPERTY IDENTIFIED AS PARCEL 116, PART C, AND 124, PART B, WHICH IS NO LONGER NEEDED FOR STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION PURPOSES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ACCEPTANCE OF REAL PROPERTY FOR PUBLIC PURPOSES; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR DIRECTION TO CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation (FDOT) has constructed improvements to State Road No. 46, Section No. 11130, F.P. No. 238275-2, in Lake County, Florida; and

WHEREAS, FDOT has indicated that certain described real property which is now owned by FDOT, which has been identified as Parcel 116, Part C, and Parcel 124, Part B, and which is no longer needed for FDOT purposes, is appropriate to be acquired by the City of Mount Dora; and

WHEREAS, the City of Mount Dora has made application to FDOT to execute and deliver a quitclaim deed to the City of Mount Dora, conveying all rights, title and interest that the State of Florida, Department of Transportation has in and to said real property as described in **Exhibit "A"** attached hereto; and

WHEREAS, with said request having been duly considered and approved by FDOT, the City has determined that acquiring said real property, without consideration, to be used solely for public purposes, pursuant to the provisions of Florida Statutes, Section 337.25, advances a legitimate public purpose and is in the best interest, health, safety and welfare of the public.

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

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

SECTION 2. Acceptance of Real Property for Public Purposes. The City of Mount Dora hereby accepts the deed in favor of the City of Mount Dora, conveying, without consideration, all

right, title and interest of the State of Florida, Department of Transportation in and to said real property described in **Exhibit "A"**, attached hereto, and certifies that said real property will be used solely for public purposes pursuant to the provisions of Florida Statutes, Section 337.25.

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

SECTION 4. Savings Clause. All prior actions of the City pertaining to acceptance and use of the real property described in **Exhibit "A"** attached hereto, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

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

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

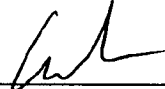
SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Directions to City Clerk. The City Clerk is hereby directed to forward a certified copy of the Resolution to the State of Florida Department of Transportation at 719 South Woodland Boulevard, DeLand, Florida 32720-6834.

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

Signatures on the following page.

PASSED AND ADOPTED this 20 day of September, 2022.



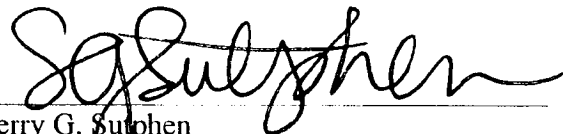
CRISSY STILE
Mayor of the City of Mount Dora, Florida

ATTEST:

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



Jessica Burnham
City Clerk



Sherry G. Sulphen
City Attorney

EXHIBIT "A"

PARCEL NO. 116, Part C and 124, Part B

SECTION 11130

F.P. NO. 238275-2

THAT PART OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5190, PAGE 115, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND DESCRIBED IN OFFICIAL RECORDS BOOK 5190, PAGE 118, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°24'36" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 155.10 FEET TO THE POINT OF INTERSECTION WITH NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4861, PAGE 2140, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND AS DEPICTED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130-FP NO. 238275-2 AND THE POINT OF BEGINNING; THENCE RUN, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE AND NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 4861, PAGE 2140 THE FOLLOWING SIX (6) COURSES, (1) SOUTH 87°56'31" WEST FOR A

DISTANCE OF 130.58 FEET; (2) NORTH 89°48'08" WEST FOR A DISTANCE OF 279.11 FEET; (3) NORTH 89°27'11" WEST FOR A DISTANCE 47.92 FEET; (4) NORTH 04°59'21" EAST FOR A DISTANCE OF 226.02 FEET; (5) NORTH 20°05'24" EAST FOR A DISTANCE OF 121.02 FEET; (6) NORTH 64°11'39" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE AND NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 4861, PAGE 2140 AND ITS NORTHWESTERLY EXTENSION, FOR A DISTANCE OF 368.62 FEET; THENCE S33°28'37"W FOR A DISTANCE OF 112.87 FEET TO A POINT ON THE EASTERLY LEG OF THAT CERTAIN PERPETUAL EASEMENT IDENTIFIED AS PARCEL 800 AS DEPICTED ON SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130-FP NO. 238275-2 AND RECORDED IN OFFICIAL RECORDS BOOK 4861, PAGE 2140 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL 800 AND EASTERLY AND NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 4861, PAGE 2140 THE FOLLOWING FOUR (4) COURSES, (1) NORTH 48°27'47" WEST FOR A DISTANCE OF 127.26 FEET; (2) NORTH 39°55'48" EAST FOR A DISTANCE OF 284.19 FEET; (3) NORTH 30°00'32" WEST FOR A DISTANCE OF 142.74 FEET; (4) NORTH 89°59'32" WEST FOR A DISTANCE OF 292.21 FEET TO THE WESTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5190, PAGE 115 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 00°25'28" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 218.56 FEET TO A POINT ON THE FIELD LOCATED 81.9 FEET, BASE FLOOD ELEVATION CONTOUR LINE AS DETERMINED BY THE FEMA MAP NUMBER 12069C0390E, EFFECTIVE DATE: DECEMBER 18, 2012; THENCE RUN ALONG SAID 81.9 FEET CONTOUR LINE THE FOLLOWING (28) TWENTY-EIGHT COURSES; (1) SOUTH 37°01'54" EAST FOR A DISTANCE OF 92.89 FEET; (2) SOUTH 51°00'26" EAST FOR A DISTANCE OF 75.44 FEET; (3) SOUTH 45°09'46" EAST FOR A DISTANCE OF 56.32 FEET; (4) SOUTH 71°47'44" EAST FOR A DISTANCE OF 43.93 FEET; (5) NORTH 70°13'26" EAST FOR A DISTANCE OF 42.95 FEET; (6) NORTH 26°51'31" EAST FOR A DISTANCE OF 36.02 FEET; (7) NORTH 14°10'20" EAST FOR A DISTANCE OF 117.63 FEET; (8) THENCE RUN NORTH 36°01'02" EAST FOR A DISTANCE OF 34.37 FEET; (9) NORTH 84°50'39" EAST FOR A DISTANCE OF 53.27 FEET; (10) NORTH 74°09'09" EAST FOR A DISTANCE OF 45.30 FEET; (11) SOUTH 82°32'23" EAST FOR A DISTANCE OF 101.45 FEET; (12) SOUTH 70°17'12" EAST FOR A DISTANCE OF 49.50 FEET; (13) SOUTH 47°38'24" EAST FOR A DISTANCE OF 36.82 FEET; (14) SOUTH 15°02'29" EAST FOR A DISTANCE OF 146.43 FEET; (15) SOUTH 19°23'21" EAST FOR A DISTANCE OF 86.71 FEET; (16) SOUTH 24°55'14" EAST FOR A DISTANCE OF 33.64 FEET; (17) SOUTH 46°21'14" EAST FOR A DISTANCE OF 39.50 FEET; (18) SOUTH 73°56'34" EAST FOR A DISTANCE OF 38.26 FEET; (19) NORTH 75°28'30" EAST FOR A DISTANCE OF 31.02 FEET; (20) NORTH 53°01'51" EAST FOR A DISTANCE OF 102.48 FEET; (21) NORTH 78°24'33" EAST FOR A DISTANCE OF 40.42 FEET; (22) SOUTH 70°27'49" EAST FOR A DISTANCE OF 52.41 FEET; (23) SOUTH 29°34'57" EAST FOR A DISTANCE OF 36.31 FEET; (24) SOUTH 09°18'41" EAST FOR A DISTANCE OF 49.66 FEET; (25) SOUTH 01°47'29" WEST FOR A DISTANCE OF 84.86 FEET; (26) SOUTH 28°36'03" EAST FOR A DISTANCE OF 47.44 FEET; (27) SOUTH 41°43'20"

EAST FOR A DISTANCE OF 57.71 FEET; (28) SOUTH 52°18'28" EAST FOR A DISTANCE OF 76.48 FEET TO THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 00°24'36" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 469.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.27 ACRES, MORE OR LESS



CITY OF MOUNT DORA

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

E-mail: plandev@cityofmounddora.com

DATE: August 16, 2023

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler, Senior Planner

RE: **Application to Change the Official Zoning Map;** Rezoning Application (Review Type); Change in zoning from Lake County Agriculture to City Public Lands and Institutions; 19.97Acres (Site Area); Located on the north side of State Road 46 at Niles Road; City Public Works Department (Applicant); City of Mount Dora (Owner). Project No. Z23-02

Recommendation:

Staff recommends approval of the above-referenced rezoning request from County Agriculture to City Public Lands and Institutions (PLI). Approval subject to Annexation and Future Land Use Map Amendment.

Reference/Support:

Sections 3.4.5 of the City's *Land Development Code*
Ordinance #2023-2013, *Annexation*
Ordinance #2023-2014, *FLUM Amendment*

Background:

SITE SUMMARY:

Owners	City of Mount Dora
Applicant	City of Mount Dora Public Works Department
General Location:	North of State Road 46 at Niles Road
Alternate Key Nos.	3832741 and 1446597
Existing Use:	Vacant Land
Proposed Use:	Public Lands
Future Land Use:	County Urban Low
Proposed FLUM:	Public Lands and Institutions (PLI)
Current Zoning:	County Agriculture (A)
Proposed Zoning:	City Public Lands and Institutions (PLI)
Total Site Area:	7.7 Acres Developable Lands <u>12.27 Acres Wetland / Conservation Area (to remain)</u> 19.97 Acres TOTAL

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Res Low	PUD	SFR, Conservation
South	City/County	Employment Center	PUD	Waste Management
East	City	Res High	PUD	Vista Hills (<i>proposed</i>)
West	City	Res Low	PUD	SFR, Conservation

Analysis

The applicant is requesting to change the zoning from County Agriculture to City Public Lands and Institutions (PLI) zoning district associated with annexation. The request is to establish a City zoning district that will facilitate the extension of Niles Road south to State Road 46.

The City intends to use a portion of the lands for the Niles Road extension. The PLI zoning district is established to provide areas for public and institutional uses. Areas of the city in which this district is most appropriate are designated as “public lands and institutions” on the future land use map of the comprehensive plan; however this district is also permitted within all other land use designations. The PUD application is subject to annexation and change in Future Land Use from County Urban Low to City Public Lands and Institutions (PLI). The FLUM amendment is being processed in concert with the rezoning request.

Attachments:

Vicinity Map

Composite Zoning (City & County) Map

Application

Legend



City Limits



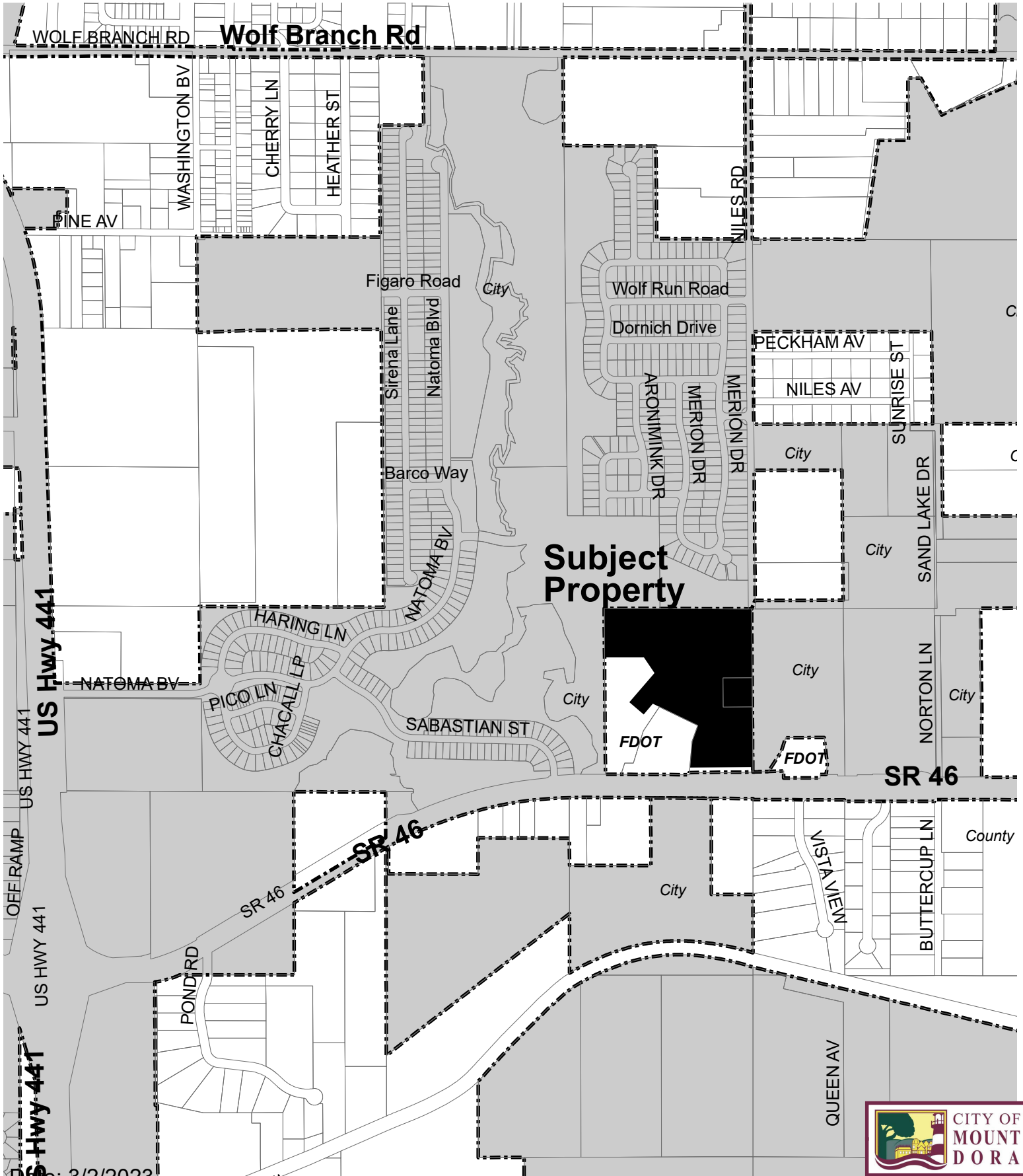
Subject Property

Vicinity Map

N



N.T.S.



Date: 3/2/2023

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



Zoning Area Map Composite City & Lake County

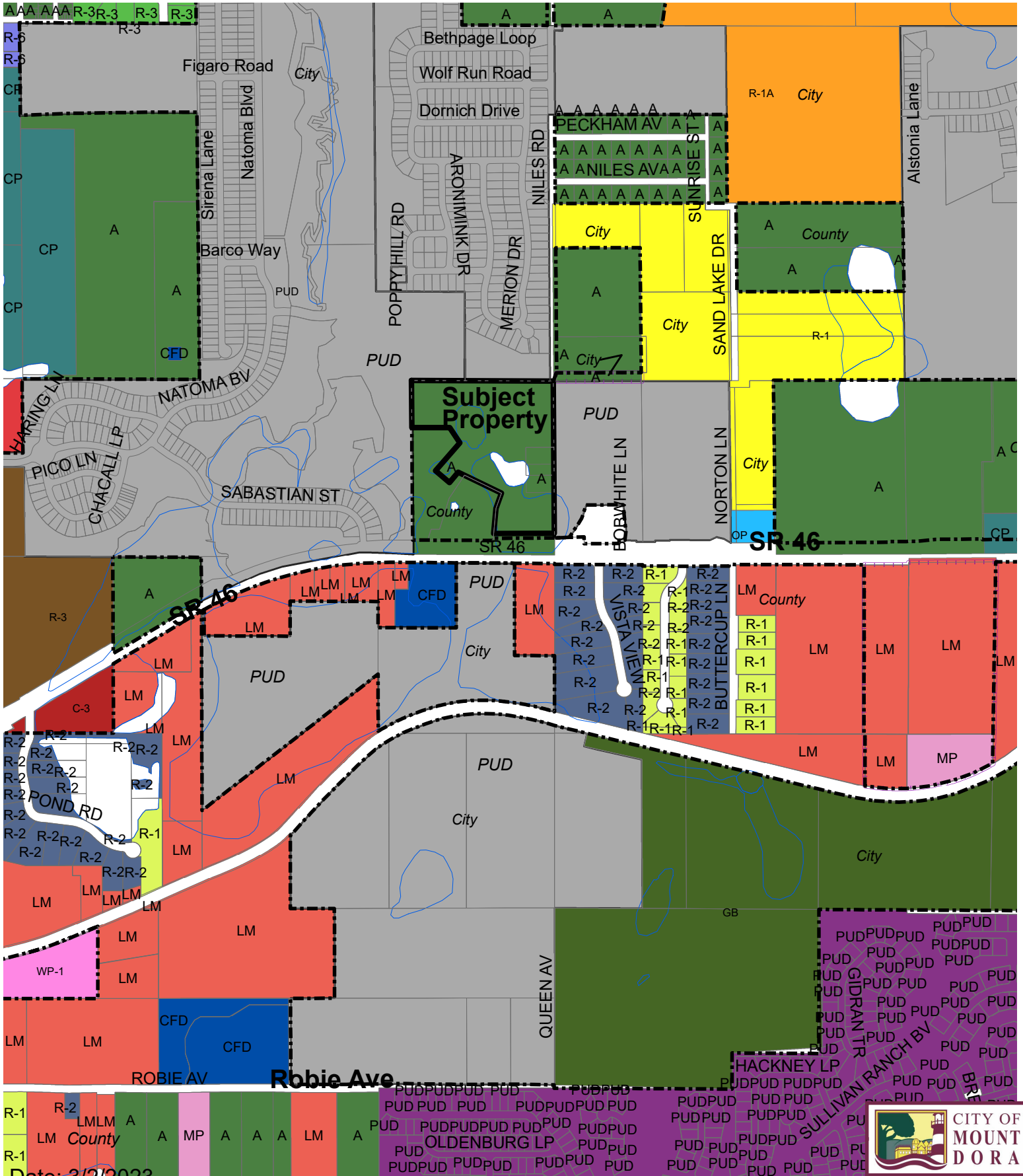
N



N.T.S.

Legend

- City Limits
- Subject Property



Date: 3/2/2023

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





**CITY OF
MOUNT
DORA**

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

**REZONING
APPLICATION**

Date: 7/25/2023

1. Applicant's Name: City Public Works Dept - George Marek
Company's Name: City of Mount Dora
Address: 900 N. Donnelly Street
City, State & Zip: Mount Dora, FL 32757
Phone: 352-735-7151 E-mail: marekg@cityofmoundora.com
2. Owner's Name: City of Mount Dora
Company's Name: City of Mount Dora
Address: 510 N. Baker Street
City, State & Zip: Mount Dora, FL 32757
Phone: 352-735-7151 E-mail: marekg@cityofmoundora.com
3. The property generally located and list adjacent streets: SR 46 and Niles Road
Alk Key 3832741(Part) and Alt Key 1446597
4. The address(s) of the property: 3132 SR 46
5. Size of property in Acres: 19.97 Acres Square Feet: _____
6. Current Zoning District: County Ag
7. Requested Zoning District: City PLI
8. Future Land Use Category: Proposed PLI
9. Present use and structures on the property (list number of residential dwelling units):
None

10. Building Size (Existing): None
11. Proposed use of property: City Facilities and Uses.
Niles Road extension
12. State the reason for this request, per Section 3.3 of the City's land Development Code (attached additional sheets and support data):
Annexation City Owned Parcel.
Change needed for consistent FLUM and zoning
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	City	LM	PUD	Res, Stormwater Pond, Niles Rd
South	City/Co	RL/RO	Ag/LM	SR 46, Land Fill, FDOT Pond, Vacant Land
East	County	RL	Ag	Vacant Land
West	City	LM	PUD	Vacant Land

(districts/categories may be abbreviated)

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, George Marek, 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.

George Marek

Digitally signed by George Marek
Date: 2023.07.27 08:45:44 -04'00'

Signature of Applicant

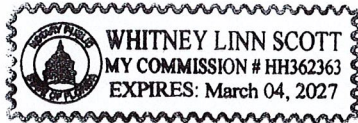
George Marek

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 July 2023 by George Marek who is personally known to me or who has produced as identification and who did not or did not ✓ take an oath.

SEAL:



Whitney Linn Scott
Notary Public

Whitney Linn Scott
Print or Type Name