



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

Email: plandev@cityofmoundora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

September 20, 2023 at 10:00 AM

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes
- IV. Public participation/hearing for non-agenda items
- V. New Business
 - A. Request for Conditional Use Permit; First Presbyterian Church (Project Name); 222 W. 6th Avenue (Site Address); First Presbyterian Church of Mount Dora (Owner); First Presbyterian Church of Mount Dora (Applicant). Project No. CUP23-02.
 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
- V. Announcement of next scheduled meeting date
 - A. Next regularly scheduled meeting date: October 18, 2023
- VI. 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 352-735-7126, ext. 111, or by email at clerk@cityofmoundora.com. **If hearing impaired, telephone the Florida Relay Service numbers (SOC) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.**



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

August 16, 2023

I. 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, August 16, 2023.

II. Roll Call with Determination of Quorum

Present: Harmon Massey, Miles Beach, Kris Haukoos, Adrian Coombes, and Barbara Tietmeyer

Absent: James Homich, Tom Dring,

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: Mr. Winkler, Senior Planner

III. Approval of Minutes

Mr. Massey stated that a correction is needed on page five, in reference to changing silk fence to silt fence.

Ms. Tietmeyer motioned to approve the meeting minutes dated July 19, 2023. Ms. Haukoos seconded the motion and the minutes were approved unanimously with a 5 - 0 vote.

IV. Public participation/hearing for non-agenda items

None

V. New Business

A. Request for FLUM; City of Mount Dora (FDOT Parcels) 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



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

August 16, 2023

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

Mr. Winkler gave a summary of the proposed application and stated that 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.

Mr. Coombes asked for clarification on the subject property.

Mr. Winkler and Mr. Massey helped specify and briefly discussed the wetland areas, not yet passed.

Discussion defining Public Land Institutions. Mr. Winkler stated that it's a zoning/future land use category and refers to land that is for any public facility with public benefits/use.

Mr. Winkler stated that there is a proposed extension from Niles Rd to SR 46, to provide more interconnectivity around area.

On a motion by Mr. Coombes, seconded Ms. Haukoos, the board voted to approve with a 5-0 vote.

FOR: Massey, Haukoos, Coombes, Beach & Tietmeyer

AGAINST:

MOTION CARRIED: 5-0

B. Request for Rezoning; City of Mount Dora (FDOT Parcels) 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



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

August 16, 2023

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

Mr. Winkler gave a summary of the proposed application and stated that 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.

Mr. Coombes and Mr. Winkler discussed any plans to rezone/use for the property.

Mr. Winkler stated there are no set plans. Part of the agreement when donated from F.D.O.T, is that it's used for public use/benefit.

On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the board voted to approve with a 5-0. Vote.

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

AGAINST:

MOTION CARRIED: 5-0

VI. Other Business

Discussion on the Smart Town Initiative.

Mr. Sandersfeld stated there may be opportunities for board members to attend workshops with representatives.

Ms. Sutphen provided an update on the ordinance recently amended/approved by board. She stated that the ordinance was tabled at the last City Council meeting. Both first and second readings will be in September.

Ms. Janiszewski provided clarification on the Smart Town initiative.

Conversation on the city's Envision plan and Planning Department: Evaluation Appraisal Report.



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

August 16, 2023

VII. Announcement of next scheduled meeting date

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

VIII. Adjournment

On a motion by Ms. Tietmeyer, seconded by Ms. Haukoos, the meeting was adjourned at 10:14a.m.

Whitney Scott,
Administrative Coordinator

Harmon Massey,
Commission Chair



**CITY OF
MOUNT
DORA**

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

E-mail: plandev@cityofmoundora.com

DATE: September 20, 2023

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler, Senior Planner

RE: Application for a Conditional Use Permit to allow for the improvement to the existing parking lot (request) within the R-3 zoning district; located at 621 N Alexander (address); Bill Robbins (applicant); First Presbyterian Church of Mount Dora (owner).
Project/Case No. CUP23-02.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced request to allow the improvement of an existing parking lot within the R-3 Zoning District and issuance of Development Order with the following conditions:

- (a) The proposed parking lot improvements are minor in nature and enhance an existing parking area. Prior to any site improvements, the applicant must secure a Site Development Permit and meet all drainage and engineering requirements.
- (b) In the event, the Owners desire to expand the parking lot to construct more than sixteen (16) hard surface parking spaces and driveways, a Minor Site Plan, meeting the requirements of the City's Land Development Code must be submitted to the City for review and final approval by the Planning and Zoning Commission.

REFERENCES/SUPPORT:

Section 5.1 LDC

SITE SUMMARY:

Owner	First Presbyterian Church of Mount Dora
Applicant	Bill Robbins, Property Committee Chairman
General Location:	621 N Alexander Avenue
Alternate Key No.	1766214
Zoning District:	R-3
Future Land Use Category:	High Density Residential (12 DU/AC)
Overlays:	Historic Preservation Review Area
Site Area:	0.96 +/- acre
Existing Use:	Grass Parking Lot
Proposed Use:	Parking Lot with 16 asphalt pavement parking spaces

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)
North	City	High Density	R-3	Residential
South	City	Public Lands and Institutions	PLI	Church
East	City	High Density	R-3	Residential
West	City	High Density	R-3	Residential

ANALYSIS:

This Conditional Use Permit request is to improve the existing grass parking lot with sixteen (16) asphalt pavement parking spaces on the parcel located at the northwest corner of Alexander Street and 6th Avenue. The existing parking lot is unpaved (grass parking), contains fifty (50) grass parking spaces, a concrete sidewalk and drive aisle pavers providing pedestrian and vehicular access to 6th Avenue. The subject parcel is approximately 0.58 acres (25,209 sf) in size, with landscaping presently installed along the property line consisting of trees and hedges. The Applicant proposes to improve the parking lot by paving sixteen (16) parking spaces and a drive aisle with asphalt. The applicant will need to obtain a Site Development Permit for the proposed parking lot improvements.

The subject property is zoned R-3 (Multifamily Residential District) and is designated with a High Density (HD) Future Land Use Classification in accordance with the adopted 2045 Comprehensive Plan. Land Development Code Section 3.4.4(3) identifies parking associated with an adjacent nonresidential use (provided that the vacant land used for the construction of a parking facility is not created as the result of the demolition of an existing structure) is a conditional use within the R-3 zoning district.

Any trees that are removed from the site to facilitate the proposed development shall obtain meet City tree removal and replacement requirements. In such case, the tree plan is required with the Site Development Permit.

STANDARDS FOR REVIEW:

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

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

This is an existing parking lot (unpaved, grass parking). Allowing the subject property to be utilized as a parking lot is consistent with the surrounding uses and is an accessory use to the church.

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

The proposed parking is located on a corner the corner of W 6th Avenue and N Alexander St. There is no change to the traffic patterns within the vicinity; the applicant is utilizing the existing access drives to assist in internal traffic management. The parking lot improvement will not impact site development intensity. This is an existing non-residential site.

c. The use is consistent with the Comprehensive Plan.

The subject property is part of the Medium Density Residential land use category. The proposed parking lot will be developed with a maximum 16 asphalt paved parking spaces for the use of the adjacent church use, located across 6th Avenue. As such, the application is consistent with the Comprehensive Plan.

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

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

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

NOTIFICATIONS:

Legal Notice Published in the Newspaper: September 8, 2023
Notices Mailed to Surrounding Owners: September 8, 2023

PUBLIC HEARING SCHEDULE:

DRC: August 30, 2023
PZC: September 20, 2023

ATTACHMENTS:

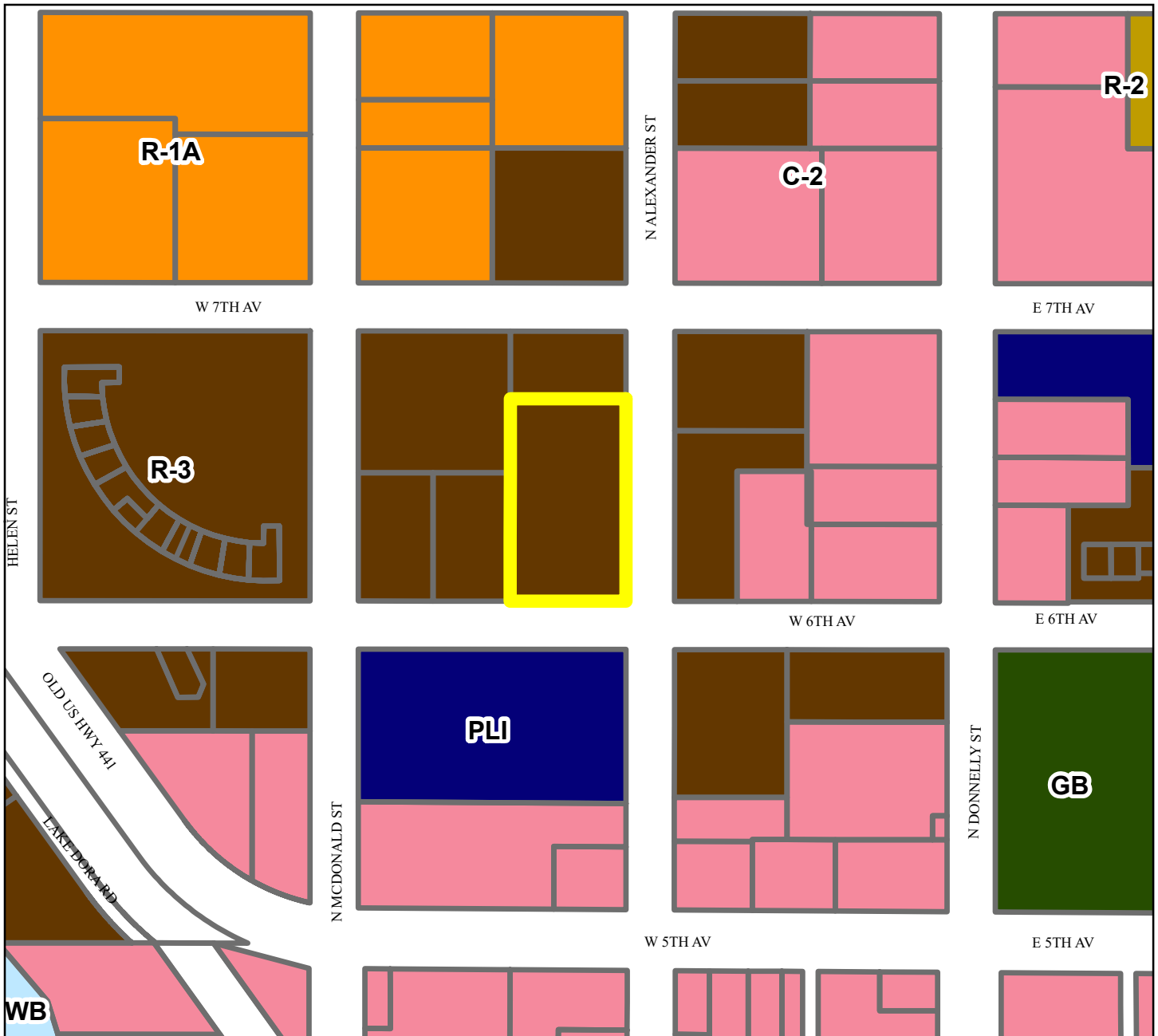
Zoning Map
Site Plan
Application

Zoning District Map

N



1 inch = 159 feet

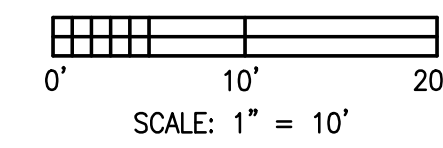


Legend

- | | |
|---|--|
|  Subject Property |  R-1A Single-Family Residential |
|  C-2 Downtown Commercial |  R-2 Duplex Residential |
|  GB Green Belt |  R-3 Multi-Family Residential |
|  PLI Public Lands and Institutions |  Water Body (Lake) |

Map Date: 8/21/2023





 PROPOSED ASPHALT MILLINGS
 PROPOSED CONCRETE

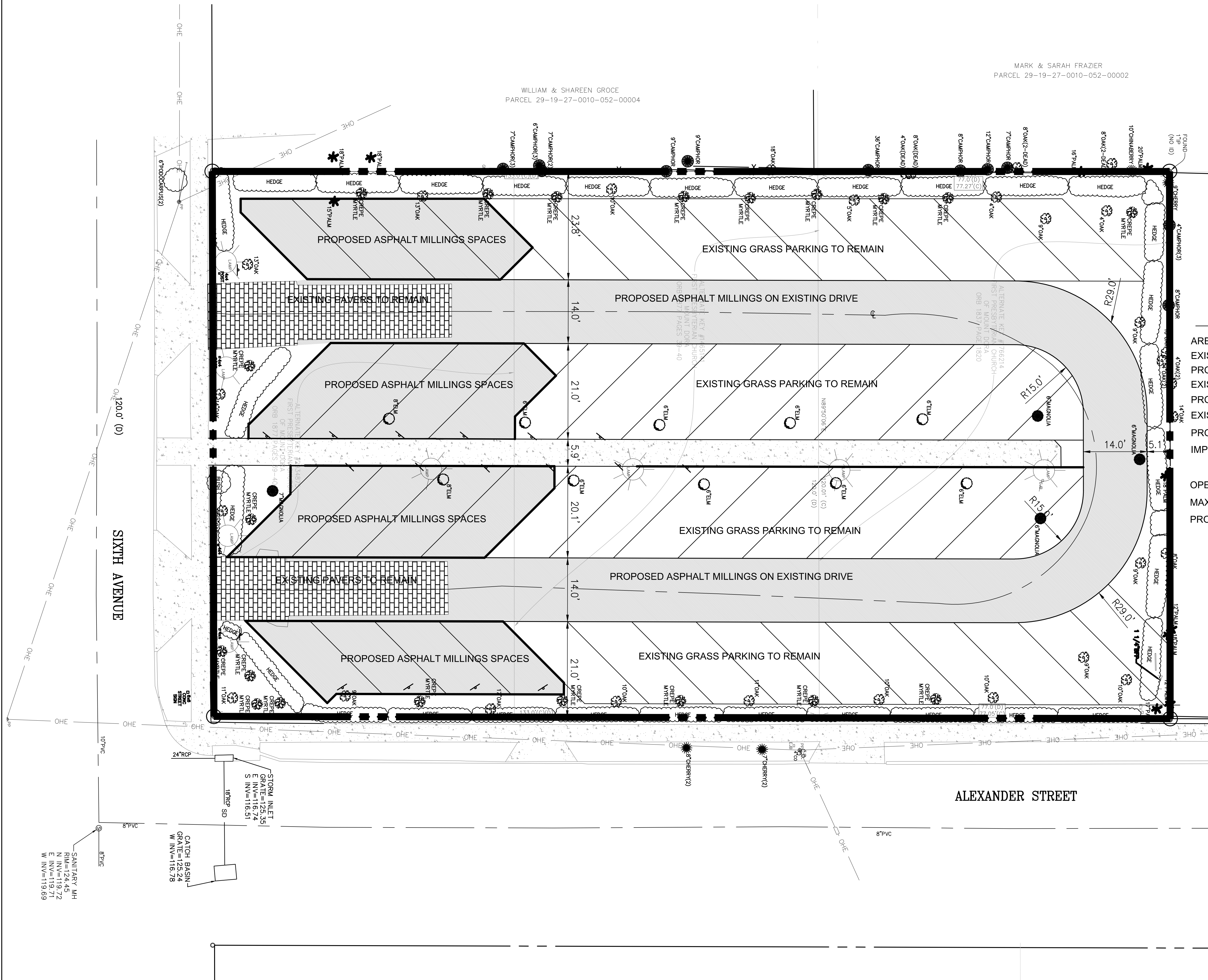
AREA:	25,209 SF AC (0.58)
EXISTING LAND USE:	HD - HIGH DENSITY RES.
PROPOSED LAND USE:	-
EXISTING ZONING:	R3 - RESIDENTIAL PRO
PROPOSED ZONING:	-
EXISTING FLU:	HD - HIGH DENSITY RES.
PROPOSED FLU:	-
IMPERVIOUS AREA:	10,096 SF (23.2 %)
ASPHALT MILLINGS:	8,985 SF
EX. CONCRETE - S/W:	1,111 SF
OPEN SPACE:	15,113 SF (76.8 %)
MAX. BLDG. HEIGHT ALLOWED:	35 FEET
PROPOSED BLDG. HEIGHT:	23'-8"

**AMERICAN CIVIL
ENGINEERING CO.**
207 N. MOSS ROAD, SUITE 211, WINTER SPRINGS, FLORIDA 32708
PHONE: (407) 327-7700, FAX (407) 327-0227
CERTIFICATE OF AUTHORIZATION NO.: 00008729

CONDITIONAL USE SITE PLAN

***FIRST PRESBYTERIAN CHURCH
OF MOUNT DORA***
MOUNT DORA, FLORIDA

THOMAS H. SKELTON, PE
REGISTRATION NO. 42752

SHEET: **C1**



**CITY OF
MOUNT
DORA**

RECEIVED

By scottw at 3:00 pm, Aug 07, 2023

CUP23-02

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

**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

Date: May 10, 2023 Project Name: First Presbyterian Church of Mt. Dora Parking

1. Applicant's Name: Bill Robbins, Property Committee Chairman
Company's Name: First Presbyterian Church of Mount Dora
Address: 222 W 6TH AVE
City, State & Zip: MOUNT DORA, FL 32757-5512
Phone: 407-461-7334 E-mail: tomskelton468@gmail.com

2. Owner's Name: Bill Robbins, Property Committee Chairman
Company's Name: First Presbyterian Church of Mount Dora
Address: 222 W 6TH AVE
City, State & Zip: MOUNT DORA, FL 32757-5512
Phone: 305-213-6440 E-mail: billrobb@comcast.net

3. The property generally located and list adjacent streets: NW corner of Sixth Avenue
and Alexander Street

4. The address(s) of the property: 222 W. 6th Ave.

5. Building Size Existing: N/A Proposed: N/A

6. Size of property in Acres: 0.58 Ac. Square Feet: 25,209 SF

7. Does property have, or will it have Central Water or Center Sewer? N/A

8. Does property have, or will it have Well or Septic Tank? N/A

9. Zoning District: R-3
- Future Land Use Category: Residential
10. Provide description of the proposed use: Existing Parking for Church
11. Provide the specific Land Development Code Section. The Conditional Use permit is requested that is expressly permissible in Section LDC 3.4.4.3.a.
12. State the reason for this request (attach written summary if additional space is needed):
To replace some of the grass parking with concrete and pavers
13. CRITERIA: The Planning and Zoning Commission shall hear and decide requests for Conditional Uses Permits allowed in the City's Land Development Code. In doing so, the Commission may decide such questions, as are involved in determining when conditional uses should be granted and either grant conditional uses with appropriate conditions and safeguards or deny Conditional Use Permit requests. After review of an application and public hearing thereon, the Commission may allow conditional uses only upon a determination that use requested. Describe how this project (the proposed use) meets the below referenced criteria.
- Attach a separate written explanation of the below criteria with narrative explanation, code references, and support documentation.
- a. Is not detrimental to the character of the area or inconsistent with trends of development in the area;
 - b. Does not have an unduly adverse effect on existing traffic patterns, movements and intensity;
 - c. Is consistent with the Comprehensive Plan; and
 - d. Will not adversely affect the public interest.

CERTIFICATION AND SIGNATURE

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

W. K. Kobbins Prop. Comm. Chm. for
Owner/Applicant Signature
First Presbyterian Church of Mount Dora
Conditional Use Permit Application

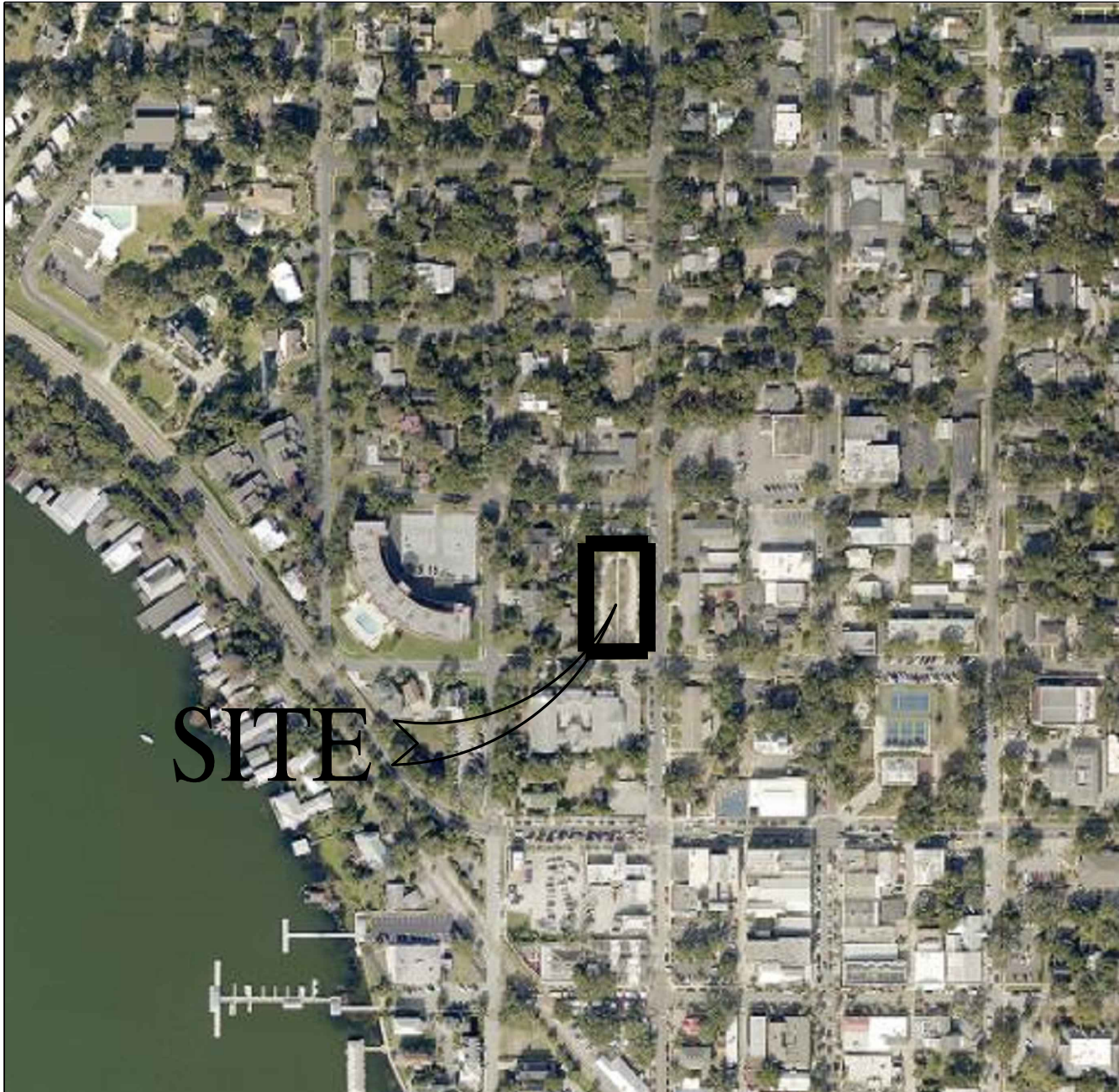
5-18-23
Date



SITE

LOCATION MAP

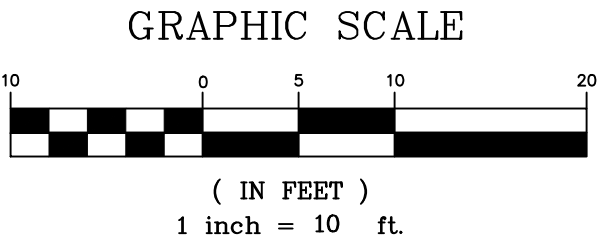
SCALE: 1" = 1000'



SITE

AERIAL MAP

SCALE: 1" = 100'



BOUNDARY & TOPOGRAPHIC SURVEY

SEVENTH AVENUE

LEGEND

- CO CLEAN OUT
- GM GAS METER
- PP POWER POLE
- SIGN
- FOUND 5/8" IRON ROD AND CAP (OR AS NOTED)
- SET NAIL AND DISC (LB 7514) OR AS NOTED
- FOUND CONCRETE MONUMENT (AS NOTED)
- TUB TELEPHONE JUNCTION BOX
- EJB ELECTRIC JUNCTION BOX
- ICV IRRIGATION CONTROL VALVE
- BFP BACKFLOW PREVENTER
- LAMP
- GUY WIRE
- OHE OVERHEAD ELECTRIC LINE
- SAN SANITARY SEWER LINE
- SD STORM DRAINAGE LINE
- X FENCE LINE
- (M) MEASURED
- (D) DESCRIBED PER LEGAL DESCRIPTION
- (P) PLAT
- (C) CALCULATED
- (CL) CENTERLINE
- ID IDENTIFICATION
- LB LICENSED BUSINESS
- RLS REGISTERED LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- EOP EDGE OF PAVEMENT
- BOC BACK OF CURB
- CONC CONCRETE
- IR IRON ROD
- IRC IRON ROD & CAP
- N&D NAIL & DISK
- CM CONCRETE MONUMENT
- MH MANHOLE
- INV INVERT

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 52, OF THE TOWN OF MOUNT DORA, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 37 THROUGH 43, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, AND RUN SOUTH, ALONG THE WEST BOUNDARY LINE OF ALEXANDER STREET, 70 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH, ALONG THE WEST BOUNDARY LINE OF ALEXANDER STREET, 77 FEET, THENCE WEST AT RIGHT ANGLE WITH ALEXANDER STREET 120 FEET, THENCE RUN NORTH PARALLEL WITH ALEXANDER STREET 77 FEET, THENCE RUN EAST 120 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THE SOUTH 133 FEET OF THE EAST 120 FEET OF BLOCK 52, ACCORDING TO THE MAP OF THE TOWN OF MOUNT DORA, AS RECORDED IN PLAT BOOK 3, PAGE 37 THRU 43 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTES:

- THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE BASED ON LENEGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK, THAT IS CERTIFIED BY WAYMAN GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (SPCS'83-2007) THIS SURVEY WAS CHECKED TO NGS CONTROL STATIONS "11 91 GPS 5" AND "11 91 GPS 6" AND REFERENCED TO THE WEST RIGHT OF WAY OF ALEXANDER STREET AS BEING N 00°08'14"E.
- THE LEGAL DESCRIPTION WAS SUPPLIED BY THE CLIENT AND COPIES OF THE ORIGINAL DEEDS WERE OBTAINED FROM THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- 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.
- LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069C0367E EFFECTIVE DATE: DECEMBER 18, 2012.
- THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17.051 FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.
- DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
- ELEVATIONS ARE NAVD 88 BASED ON NGS STATION "E428" (WITH AN ELEVATION OF 92.23).
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/10 OR SMALLER.
- HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.

SHEET 1 OF 1

CLIENT FIRST PRESBYTERIAN CHURCH
JOB NO. 131001.0000
ACAD FILE 131001.0000 FIRST PRESBYTERIAN CHURCH
DATE 01-14-13 CHECKED BY: BKM
DRAWN BY: RLG FLD. BOOK: 30-19-27/60-64
REVISIONS

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 27 EAST,
LAKE COUNTY, FLORIDA.
FIRST PRESBYTERIAN CHURCH





AMERICAN CIVIL ENGINEERING CO.

207 N. MOSS ROAD, SUITE 211 · WINTER SPRINGS, FLORIDA 32708

Telephone: (407) 327 7700 Fax: (407) 327 0227

FIRST PRESBYTERIAN CHURCH OF MOUNT DORA MOUNT DORA, FLORIDA

CONDITIONAL USE / PROJECT NARRATIVE

- a. Is not detrimental to the character of the area or inconsistent with trends of development in the area;

The improvements do not change the use of the property. They are are to improve re-occurring erosion issues.

- b. Does not have an unduly adverse effect on existing traffic patterns, movements and intensity;

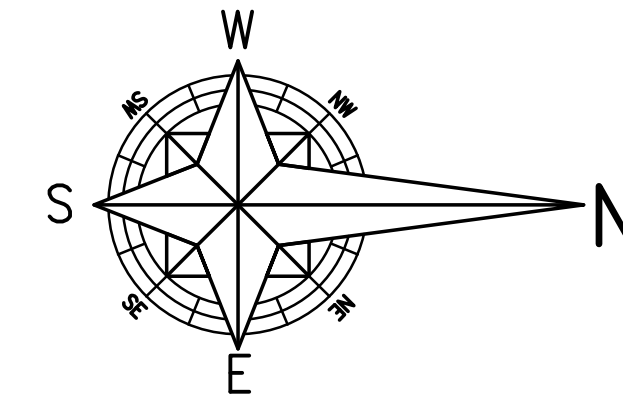
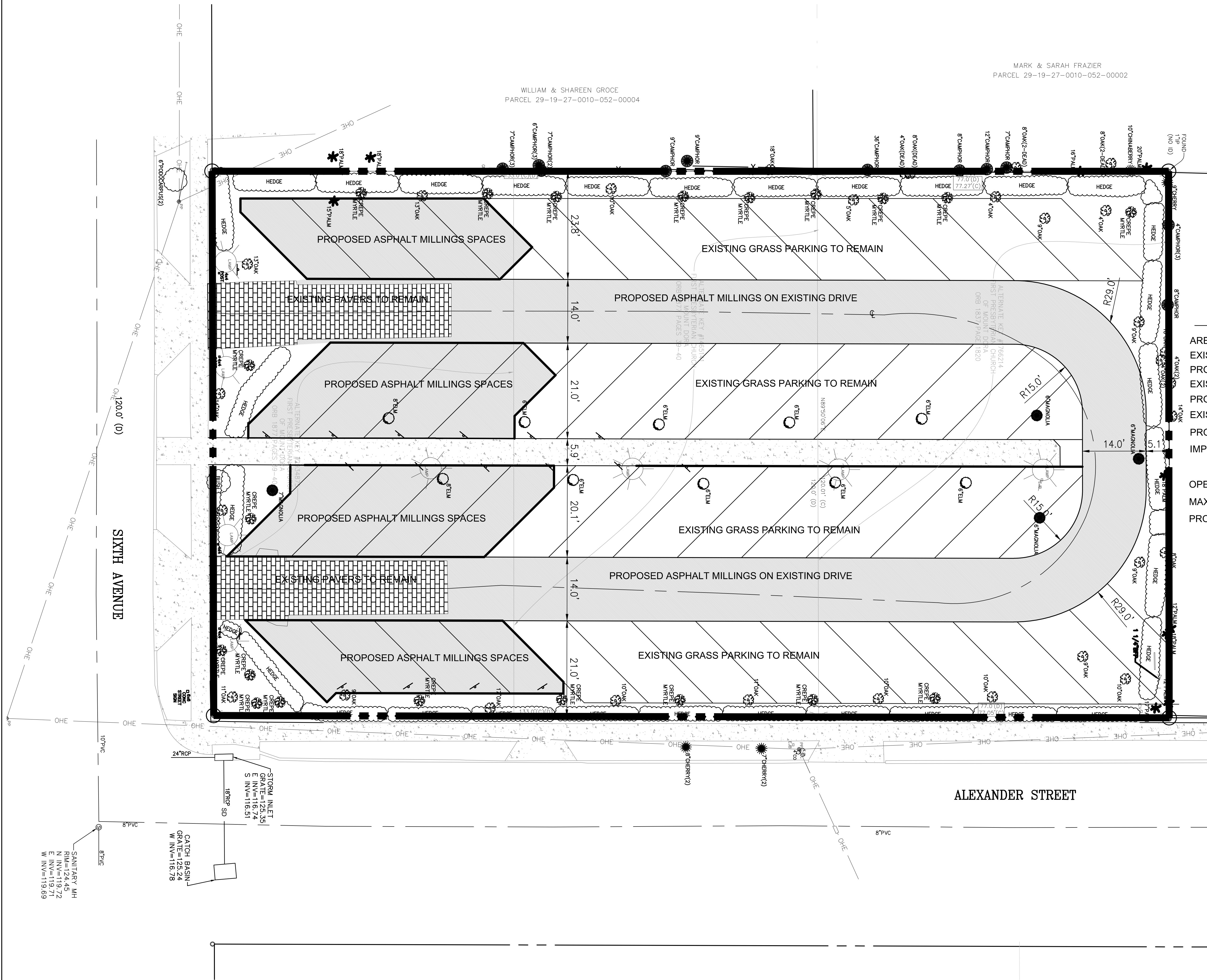
The traffic patterns will remain as is.

- c. Is consistent with the Comprehensive Plan; and

The improvements do not change anything within the Comprehensive Plan.

- d. Will not adversely affect the public interest.

The improvements will not increase or create any impacts on the area. The public interest will not be increased.



LEGEND

-  PROPOSED ASPHALT MILLINGS
 PROPOSED CONCRETE

SITE DATA:

AREA:	25,209 SF AC (0.58)
EXISTING LAND USE:	HD - HIGH DENSITY RES.
PROPOSED LAND USE:	-
EXISTING ZONING:	R3 - RESIDENTIAL PRO
PROPOSED ZONING:	-
EXISTING FLU:	HD - HIGH DENSITY RES.
PROPOSED FLU:	-
IMPERVIOUS AREA:	10,096 SF (23.2 %)
ASPHALT MILLINGS:	8,985 SF
EX. CONCRETE - S/W:	1,111 SF
OPEN SPACE:	15,113 SF (76.8 %)
MAX. BLDG. HEIGHT ALLOWED:	35 FEET
PROPOSED BLDG. HEIGHT:	23'-8"

DATE:	JULY 4, 2023
SCALE:	1" = 10'
DESIGNED:	THS
DRAWN:	MDS
CHECKED BY:	THS
JOB NO.:	23095
EMAIL:	tomskelton468@gmail.com

[illegible]

**AMERICAN CIVIL
ENGINEERING CO.**

207 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708
PHONE: (407) 327-7700, FAX (407) 327-0227
CERTIFICATE OF AUTHORIZATION NO.: 00006729

CONDITIONAL USE SITE PLAN

**FIRST PRESBYTERIAN CHURCH
OF MOUNT DORA**
MOUNT DORA, FLORIDA

THOMAS H. SKELTON, PE
REGISTRATION NO. 42752

SHEET: **C1**

THIS INSTRUMENT PREPARED BY AND RETURN TO:
DEL G. POTTER, ESQUIRE
POTTER CLEMENT LOWRY & DUNCAN
308 East Fifth Avenue
Mount Dora, FL 32757

Doc# 2000055449
Books 1837
Pages 1818
Filed & Recorded
07/06/00 11:12:37 AM
JAMES C. WATKINS
CLERK OF CIRCUIT COURT
LAKE COUNTY
RECORDING \$ 5.00
TRUST FUND \$ 1.00
DEED DOC STAMP \$ 731.50

This Warranty Deed Made and executed the 30th day of June, 2000,

by **WILLIAM COSBY STEWART, JR., a married man**, whose address is: 33611 East Lake Joanna Drive, Eustis, FL 32726, hereinafter called the grantor,

to **FIRST PRESBYTERIAN CHURCH OF MOUNT DORA, a Florida non profit corporation** existing under the laws of the State of Florida, whose post office address is: Post Office Box 934, Mount Dora, FL 32757, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee", include all the parties to this instrument and their heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations).

Witnesseth: That the grantor, for and in consideration of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in **LAKE** County, Florida, viz:

Commence at the Northeast corner of Block 52, of the Town of Mount Dora, Florida, according to the plat thereof recorded in Plat Book 3, pages 37 through 43, inclusive, Public Records of Lake County, Florida, in Section 30, Township 19 South, Range 27 East, in Lake County, Florida, and run South, along the West boundary line of Alexander Street, 70 feet to the point of beginning; from said point of beginning, run thence South, along the West boundary line of Alexander Street, 77 feet, thence West at right angle with Alexander Street 120 feet, thence run North parallel with Alexander Street 77 feet, thence run East 120 feet to the point of beginning.

Grantor herein warrants that the above described land does not constitute his homestead as defined by the Constitution and the laws of the State of Florida.

Parcel I. D. No. 2919270010-052-00000

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

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

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

Signed, sealed and delivered in our presence:

Rebecca Brown
Rebecca Brown
Cheryl J. Vargo
CHERYL J. VARGO

William Cosby Stewart, Jr.
WILLIAM COSBY STEWART, JR.
33611 East Lake Joanna Drive
Eustis, FL 32726

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 30th day of June, 2000, by **WILLIAM COSBY STEWART, JR., a married man**, who is personally known to me or who has produced Rebecca Brown as identification.

Rebecca Brown
Notary Public
My Commission Expires:



I certify that the foregoing is a true and accurate copy of the document as reflected in the Official Records. Portions may be redacted as required by law.
GARY J. COONEY, Clerk of the Circuit Court and Comptroller, Lake County, Florida

By *B. Breddix*, Deputy Clerk 5/11/2023 2:53:26 PM

THIS INSTRUMENT PREPARED BY AND RETURN TO:
DEL G. POTTER, ESQUIRE
POTTER CLEMENT LOWRY & DUNCAN
308 East Fifth Avenue
Mount Dora, FL 32757

Doc# 2000055450
Book: 1837
Page: 1819
Filed & Recorded
07/06/00 11:12:37 AM
JAMES C. WATKINS
CLERK OF CIRCUIT COURT
LAKE COUNTY
RECORDING \$ 5.00
TRUST FUND \$ 1.00
DEED DOC STAMP \$ 0.70

This Warranty Deed Made and executed the 29 day of June, 2000,

by SHANDON LAND, a married woman, whose address is: 752 Dixie Avenue, Madison, GA 30650, hereinafter called the grantor,

to FIRST PRESBYTERIAN CHURCH OF MOUNT DORA, a Florida non profit corporation existing under the laws of the State of Florida, whose post office address is: Post Office Box 934, Mount Dora, FL 32757, hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in LAKE County, Florida, viz:

Commence at the Northeast corner of Block 52, of the Town of Mount Dora, Florida, according to the plat thereof recorded in Plat Book 3, pages 37 through 43, inclusive, Public Records of Lake County, Florida, in Section 30, Township 19 South, Range 27 East, in Lake County, Florida, and run South, along the West boundary line of Alexander Street, 70 feet to the point of beginning; from said point of beginning, run thence South, along the West boundary line of Alexander Street, 77 feet, thence West at right angle with Alexander Street 120 feet, thence run North parallel with Alexander Street 77 feet, thence run East 120 feet to the point of beginning.

Grantor herein warrants that the above described land does not constitute her homestead as defined by the Constitution and the laws of the State of Florida.

Parcel I. D. No. 2919270010-052-00000

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

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

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

Signed, sealed and delivered in our presence:

Sheldon H. Johnson
Sheldon H. Johnson
Jesse M. Howell
Jesse M. Howell

Shandon Land
SHANDON LAND
752 Dixie Avenue
Madison, GA 30650

STATE OF GEORGIA
COUNTY OF Morgan

The foregoing instrument was acknowledged before me this 29 day of June, 2000, by SHANDON LAND, a married woman, who is personally known to me or who has produced GA Drivers License as identification.
#266862251

Elizabeth S. Smith
Notary Public
My Commission Expires: 4/14/2002



I certify that the foregoing is a true and accurate copy of the document as reflected in the Official Records. Portions may be redacted as required by law.
GARY J. COONEY, Clerk of the Circuit Court and Comptroller, Lake County, Florida

By G. J. Cooney, Deputy Clerk 5/11/2023 2:53:27 PM

THIS INSTRUMENT PREPARED BY AND RETURN TO:
DEL G. POTTER, ESQUIRE
POTTER CLEMENT LOWRY & OUNCAN
308 East Fifth Avenue
Mount Dora, FL 32757

Doc# 2000055451
Book: 1837
Page: 1820
Filed & Recorded
07/06/00 11:12:37 AM
JAMES C. WATKINS
CLERK OF CIRCUIT COURT
LAKE COUNTY
RECORDING \$ 5.00
TRUST FUND \$ 1.00
STAMP \$ 0.70

This Warranty Deed Made and executed the 29th day of JUNE, 2000.

by **BRUCE RADDOCK, the unmarried surviving spouse of MAUREEN KAY STEWART A/K/A MAUREEN STEWART RADDOCK**, whose address is: 28 Ledge Lane, Stamford, CT 06905, hereinafter called the grantor,

to **FIRST PRESBYTERIAN CHURCH OF MOUNT DORA, a Florida non profit corporation existing under the laws of the State of Florida**, whose post office address is: Post Office Box 934, Mount Dora, FL 32757, hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in **LAKE** County, Florida, viz:

Commence at the Northeast corner of Block 52, of the Town of Mount Dora, Florida, according to the plat thereof recorded in Plat Book 3, pages 37 through 43, inclusive, Public Records of Lake County, Florida, in Section 30, Township 19 South, Range 27 East, in Lake County, Florida, and run South, along the West boundary line of Alexander Street, 70 feet to the point of beginning; from said point of beginning, run thence South, along the West boundary line of Alexander Street, 77 feet, thence West at right angle with Alexander Street 120 feet, thence run North parallel with Alexander Street 77 feet, thence run East 120 feet to the point of beginning.

Grantor herein warrants that the above described land does not constitute his homestead as defined by the Constitution and the laws of the State of Florida.

Parcel I. D. No. 2919270010-052-00000

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

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

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

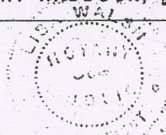
Signed, sealed and delivered in our presence:

TERRY BEZINA
MARYA SCOTLAND

Bruce Raddock
BRUCE RADDOCK
28 Ledge Lane
Stamford, CT 06905

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

The foregoing instrument was acknowledged before me this 29 day of JUNE, 2000, by **BRUCE RADDOCK, the unmarried surviving spouse of MAUREEN KAY STEWART A/K/A MAUREEN STEWART RADDOCK, who is personally known to me or who has produced** WAL as identification.



Lisa Walsh
Notary Public
My Commission Expires: SEPTEMBER 30, 2003



I certify that the foregoing is a true and accurate copy of the document as reflected in the Official Records. Portions may be redacted as required by law.
GARY J. COONEY, Clerk of the Circuit Court and Comptroller, Lake County, Florida
By B. Brudell, Deputy Clerk 5/11/2023 2:53:28 PM

PROPERTY RECORD CARD

General Information

Name:	FIRST PRESBYTERIAN CHURCH OF MOUNT DORA	Alternate Key:	1766214
Mailing Address:	222 W 6TH AVE MOUNT DORA, FL 32757-5512 Update Mailing Address	Parcel Number: 	29-19-27-0010-052-00000
		Millage Group and City:	00MD Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map 
Property Location:	621 N ALEXANDER ST MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name 
		School Information:	School Locator & Bus Stop Map  School Boundary Maps 
Property Description:	MOUNT DORA PB 3 PB 37-43 THE SOUTH 210 FEET OF THE EAST 120 FEET OF BLOCK 52 ORB 970 PG 2468 ORB 1837 PGS 1818 1820 ORB 1877 PG 39		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INSITUTIONAL CHURCH ONLY (7071)	0	0		25210.000	Square Feet	\$0.00	\$204,377.00
				Click here for Zoning Info i FEMA Flood Map				

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1837 / 1818	06/2000	Warranty Deed	Unqualified	Improved	\$104,500.00
1837 / 1820	06/2000	Warranty Deed	Unqualified	Improved	\$0.00
1837 / 1819	06/2000	Warranty Deed	Unqualified	Improved	\$0.00
895 / 556	10/1986	Warranty Deed	Unqualified	Improved	\$1.00
809 / 1759	06/1984	Personal Rep Deed	Unqualified	Improved	\$1.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2023 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification)

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$204,377	\$185,790	\$0	5.0364	\$0.00
SCHOOL BOARD STATE	\$204,377	\$204,377	\$0	3.2500	\$0.00
SCHOOL BOARD LOCAL	\$204,377	\$204,377	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$204,377	\$185,790	\$0	0.3083	\$0.00
NORTH LAKE HOSPITAL DIST	\$204,377	\$185,790	\$0	0.5000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$204,377	\$185,790	\$0	0.1974	\$0.00
CITY OF MOUNT DORA	\$204,377	\$185,790	\$0	5.9603	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$204,377	\$185,790	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$204,377	\$185,790	\$0	0.0918	\$0.00
				Total: 18.8051	Total: \$0.00

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
✓ Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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

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Property data updated nightly.

Site Notice