

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

Email: plandev@cityofmounddora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

November 15, 2023 at 10:00 AM

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes
- IV. Public participation/hearing for non-agenda items
- V. New Business
 - A. **Request for Minor Site Plan;** 138 E 5th Avenue Addition (Project Name); 138 E. 5th Avenue (Site Address); G3 MD, LLC (Owner); G3 MD, LLC (Applicant); Highland Engineering, Inc. (Engineer). Project No. SP23-11.
 - 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 Minor Site Plan;** 301 Building Addition (Project Name); 338 Royellou Lane (Site Address); Baker-GC Development, LLC (Owner); Baker-GC Development, LLC (Applicant); Halff (Engineer); Green Consulting Group, Inc. (Landscape Architect); Powell Studio Architecture (Architect). Project No. SP23-12.
 - 1. Swearing in of witnesses by City Attorney
 - 2. Ex Parte Communication regarding this item.
 - 3. Staff/Applicant presentation
 - 4. Public Input
 - 5. Commission deliberation and action

I. Other Business

A. 2024 Planning and Zoning Commission Monthly Meeting Dates

II. Announcement of next scheduled meeting date

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

III. 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**

October 18, 2023

I. Call to Order

Having been duly advertised as required by law Senior Planner, Ms. Janiszewski called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, October 18, 2023.

II. Roll Call with Determination of Quorum

Present: Tom Dring, Adrian Coombes, James Homich and Barbara Tietmeyer

Absent: Harmon Massey, Miles Beach, Kris Haukoos

City Staff and Attorney: Vince Sandersfeld, Planning Director; Michele Janiszewski, Senior Planner; Ryan Winkler, Senior Planner ; Whitney Scott, Administrative Coordinator; Andrew Hand , City Attorney

Presenters: Mr. Winkler, Senior Planner, Ms. Duslak, Create Conservatory

Ms. Janiszewski called for a vote to nominate a temporary chair in the absence of both Chairman, Mr. Massey and Vice Chair, Mr. Dring.

Mr. Coombes nominated Mr. Homich as temporary chair, Mr. Dring seconded and Mr. Homich was elected temporary chair for the October 18, 2023 meeting.

III. Approval of Minutes

Mr. Dring motioned to approve the meeting minutes dated September 20, 2023. Ms. Tietmeyer seconded the motion and the minutes were approved unanimously with a 4 - 0 vote.

IV. Public participation/hearing for non-agenda items

None

V. New Business

A. Request for Site Plan: Mount Dora Public Works Facility (Project Name); 401 Limit Avenue (Site Address); City of Mount Dora (Property Owner); Mount Dora Public Works Department (Applicant); CMT, Inc. (Engineer); Castle Bay Design t Studio (Landscape Architect). Architects Design Group (Architect). Project No. SP23-08.

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**

October 18, 2023

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

City Attorney, Mr. Andrew Hand addressed the swearing in of witnesses.
No Ex Parte Communication regarding these agenda items.

Mr. Winkler gave a brief summary of the proposed project and stated that Staff recommends approval of the above-referenced site plan with conditions. Approval is subject to satisfactorily addressing engineering requirements prior to issuance of the City Development Permit.

Mr. Coombes and staff discussed the redesign of Limit Avenue.

Mr. Sandersfeld stated that Limit Avenue is currently under the jurisdiction of Lake County, currently no control of access management.

Discussion on continuous bike trails, traffic flow, speed limit and adding additional landscaping to areas within the city.

Mr. Coombes and Mr. Sandersfeld discussed adding canopy trees to proposed Site Plan.

Mr. Homich inquired about adding more oak trees to Limit Avenue.

Mr. Winkler stated that staff will address and make sure that future growth is planned for.

Mr. Sandersfeld stated that Mount Dora Groves plans to use the vacant space on Grandview going north; for a retention pond and a possible round-a-bout.

On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the board voted to approve the application as presented with the conditions requested by staff with a 4-0 vote.

B. Request for Conditional Use Permit; Create Conservatory School (Project Name); Create Conservatory (Owner); Linn Engineering (Applicant). Project No. CUP23-03.

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**

October 18, 2023

City Attorney, Mr. Andrew Hand addressed the swearing in of witnesses.
No Ex Parte Communication regarding these agenda items.

Mr. Winkler gave a brief summary of the proposed application and stated that Staff recommends approval with conditions of the above-referenced request to allow for the amendment to CUP22-03 Development Order to increase the maximum number of student enrollment from forty (40) students to one-hundred and sixty-nine (169) students and issuance of the Development Order with the following conditions:

- a. The conversion of the use and proposed site improvements requires a Site Plan following the City's normal plan review process. Site Plan shall include a phasing schedule with timeline and work expected to be completed in each phase. The increase in student enrollment shall be coordinated with the phase site improvements; and
- b. Site Plan shall include a traffic circulation plan to demonstrate the coordination of student drop-off and pick up during peak hours. Vehicle stacking for pick-up and drop-off activities shall be on-site. As of printing of this staff report the applicant has provide a concept student drop-off and pick-up circulation plan (attached). The details and specification to be determined at time of filing the formal site plan.

Mr. Winkler clarified that this application is to increase the use of student enrollment.

Mr. Homich inquired about a stop light being added at the intersection of Lake Park Ct.

Mr. Sandersfeld stated that D.O.T. has not expressed a signalization warrant.

Applicant Ms. Duslak, stated the arrival/departure times will be spread-out due to the drop off window of before/ after school pickup and extended aftercare.

The applicant stated they will gradually increase the number of students, doesn't anticipate using the double stacking plan for the foreseeable future.

Ms. Jonie Morrison a resident of Village Grove, expressed her concerns with the construction. Ms. Morrison also inquired about a buffer for planting/shrubbery to be maintained.

Mr. Winkler stated with staff will require a buffer to be maintained at the time of the Site Plan submittal. City will follow up with inspections to insure everything is up to code.

Mr. Homich explained today's presentation is to increase the number of students, a Site plan to address buffer issues and etc. will follow later.



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

October 18, 2023

Discussion regarding the concept plan and distance from proposed site to resident's property line. Mr. Winkler stated that one-hundred feet is proposed.

Mr. Sandersfeld reiterated the details of the buffering, building heights and setbacks will be discussed during the Site Plan process. Mr. Sandersfeld further stated that the application is consistent with Land Development Code.

Mr. Dring and Mr. Sandersfeld discussed the original Conditional Use permit for the previous golf course, including buffering/landscaping requirements.

Mr. Sandersfeld stated that the golf course did not maintain the landscaping but the new applicant proposing the increase in students/building, will be responsible for providing/demonstrating proper landscaping and etc.

Resident Virginia Petit, expressed her concerns with the height of the project, potential homeless element, and dry creek bed. She also inquired about increasing wall height to add security.

Mr. Homich reiterated that these will be addressed during the Site Plan process.

On a motion by Mr. Coombes, seconded by Mr. Dring, the board voted to approve the application as presented with the conditions requested by staff, with a 4-0 vote.

Ms. Duslak shared one the schools latest accomplishments. She stated that they have been awarded the YAZ prize and are in the running for a million dollar grant.

VI. Other Business

Conversation regarding renaming Community Building and neon signage.

Mr. Sandersfeld stated that this issue is out of this board's purview, and they are open to discuss with the Parks & Recreation Director.

Mr. Sandersfeld also stated that neon signs are not permitted.

Mr. Sandersfeld and Mr. Homich discussed the progress of the Mount Dora Groves project and round-a-bout projects.

VII. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: November 15, 2023



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
October 18, 2023

VIII. Adjournment

On a motion by Mr. Dring, seconded by Mr. Coombes, the meeting was adjourned at 10:54 a.m.

Whitney Scott,
Administrative Coordinator

Harmon Massey,
Commission Chair

DRAFT



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@cityofmountdora.com

DATE: November 15, 2023

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

RE: **Request for Minor Site Plan;** New Building at 470 Royellou Lane (Project Name); Located south side of 5th Avenue and east side of Royellou Lane (Location); 470 Royellou Lane (Address); G3 MD, LLC (Applicant, Owner); Highland Engineering, Inc. (Project Engineer); Metro Architecture Partnership (Architect); Project/Case No. SP23-11

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced request, subject to Development Review Committee (DRC) engineering comments.

REFERENCES/SUPPORT:

Land Development Code Chapter 5 and 6

Certificate of Appropriateness Historic Preservation Board on September 29, 2021

SITE SUMMARY:

Existing Use:	Ingram Building (2 Stories), gravel lot
Proposed Use:	New Building Infill for Offices
Future Land Use:	Commercial
Zoning:	C-2 (Downtown Commercial)
Overlay Zones:	Historic Preservation Boundary Review Area Community Redevelopment Area Downtown Exempt District (parking and stormwater)
Building Height:	35 feet Maximum 32 feet Proposed
Existing Building Size:	8,712 square feet
New Building Size:	5,500 square feet
Total Site Area:	0.18 acres (7,840.8 square feet)
Maximum ISR:	100%
Proposed ISR:	82%
Maximum FAR:	2.00
Proposed FAR:	1.81

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Recreation	GB	Donnelly Park
	City	Commercial	C-2	Ingram Building
South	City	Commercial	C-2	Mount Dora Historical Society
East	City	Public Lands/Institutions	PLI	City Parking Lot
West	City	Commercial	C-2	JK Thai/Offices

ANALYSIS:

The Applicant proposes an infill project featuring a new two (2) story building to be located on property identified by Alternate Key Number 1465273, which is currently developed with a two (2) story commercial building commonly known as the Ingram Building. The proposed building is to be located behind the existing building, with building frontage along Royellou Lane. The new addition to the site will be developed for commercial uses.

The attached minor site shows the proposed building location and site improvements. The location of the new building will remove existing patio/deck and unimproved gravel parking. The Applicant proposes a two-story building with a maximum height of 30.5' and approximately 5,500 square feet of retail and office space; the Applicant did not identify any potential occupants for the proposed development.

The site is located in the C-2 (Downtown Zoning District. Buildings may be placed at property lines (no setback requirements). The project is within the City's Downtown Exempt District, which allows for master City storm water and exempts parking for certain uses.

The Historic Preservation Board (HPB) approved the Certificate of Appropriateness for the proposed elevations on August 23, 2023, and provided recommendations for the Applicant to incorporate into the final designs. The attached elevation are the same design as approved by the HPB.

The Applicant previously submitted applications for minor site plan approval on November 1, 2021, which proposed a similar building addition for the Mount Dora Center for the Arts. This application was approved by the Planning and Zoning Commission on December 15, 2021, and was valid for one (1) year from the PZC approval date.

ATTACHMENTS:

Vicinity Map

Application

Survey

Elevations (dated October 2, 2023)

DRC Comments (dated November 1, 2023)

Certificate of Appropriateness (dated August 31, 2023)

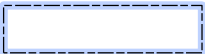
Minor Site Plan (1st Submittal)

VICINITY MAP

Legend



Subject Property



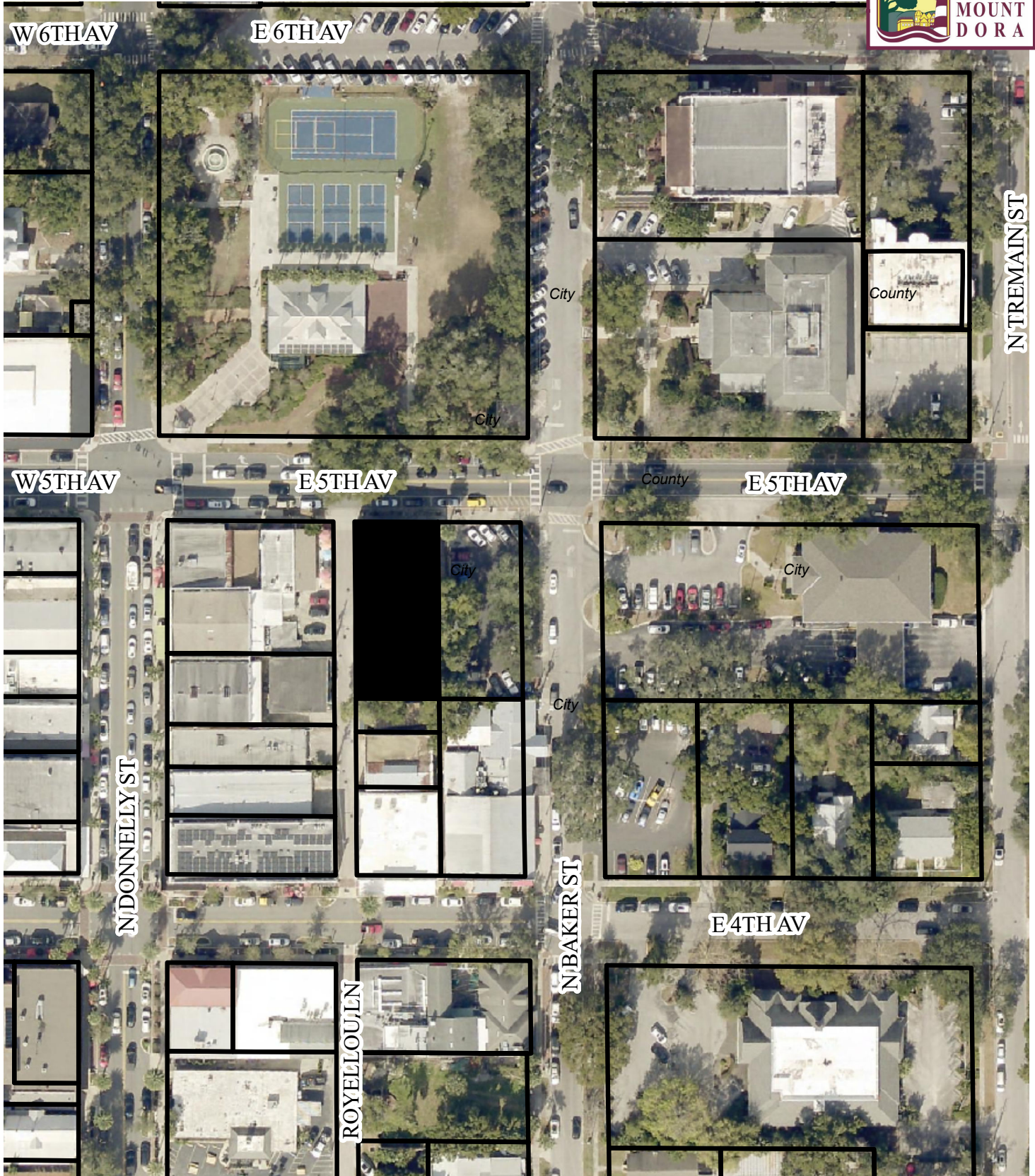
City Limits

SP23-11

N



N.T.S.



Date: 11/9/2023

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



**CITY OF
MOUNT
DORA**

SP23-11

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

**MINOR SITE PLAN
APPLICATION**

Date: 9/29/2023 Project Name: 138 East Fifth Avenue Addition

1. Site Address: 138 East Fifth Avenue, Mount Dora, FL 32757

2. Applicant's Name: Austin Guenther

Company's Name: G3 MD, LLC

Address: PO Box 1273

City, State & Zip: Mount Dora, FL 32756

Phone: (352) 397 - 4869 E-mail: Austin.Guenther@G3Development.com

3. Property Owner's Name(s): Gerard G. Guenther, Jr.

Company's Name: G3 MD, LLC

Address: PO Box 1273

City, State & Zip: Mount Dora, FL 32756

Phone: (352) 397 - 4869 E-mail: Austin.Guenther@G3Development.com

4. Engineer's Name: Jeff Banker

Company's Name: Highland Engineering, Inc.

Address: 415 Citrus Tower Blvd.

City, State & Zip: Clermont, FL 34711

Phone: (407) 275 - 7877 E-mail: jbanker@heifl.com

5. Landscape Architect's Name: N/A

Company's Name: N/A

Address: N/A

City, State & Zip: N/A

Phone: N/A E-mail: N/A

6. Architect's Name: Robby Joshi
Company's Name: Metro Architecture Partnership, Inc.
Address: 5401 South Kirkman Road Suite 440
City, State & Zip: Orlando, Florida 32819
Phone: (407) 354 - 4477 E-mail: robby@archenics.com
7. Briefly describe the property project and proposed use(s): The project is to construct additional commercial retail and office space on Royellou.
8. Property is located on the following adjacent streets: 3rd, Baker, Royellou
9. Zoning District: C-2 Future Land Use Category: Commercial
10. Building Size Existing (SF): 8,712 Proposed (SF): 5,500
Total (SF): 14,212
11. Proposed Number of Seats: N/A
12. Size of property in Acres: 0.18 Square Feet: 7,841
13. Number of structures to be built on the site: 1
14. Height of structures(s): 30' 6" Building Stories: 2
15. Total square footage of impervious surface: 2,831
16. The percentage of lot coverage: 82
17. Are vested rights being requested as part of this application? Yes √ No
If no, by signing this application you are waiving any future vested development rights on this property.

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.

9/29/2023



Owner/Applicant Signature

Date

Minor Site Plan Application

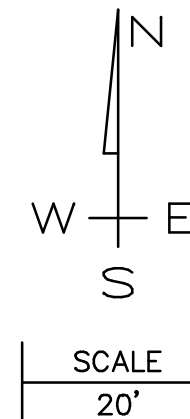
ORIGINAL DESCRIPTION

The West 1/2 of Lots 1, 2, 3 and 4 of Block 2 in Section 31, Township 19 South, Range 27 East, according to the Official Plat of Mount Dora, recorded in Plat Book 3, Pages 37 through 43, Public Records of Lake County, Florida.

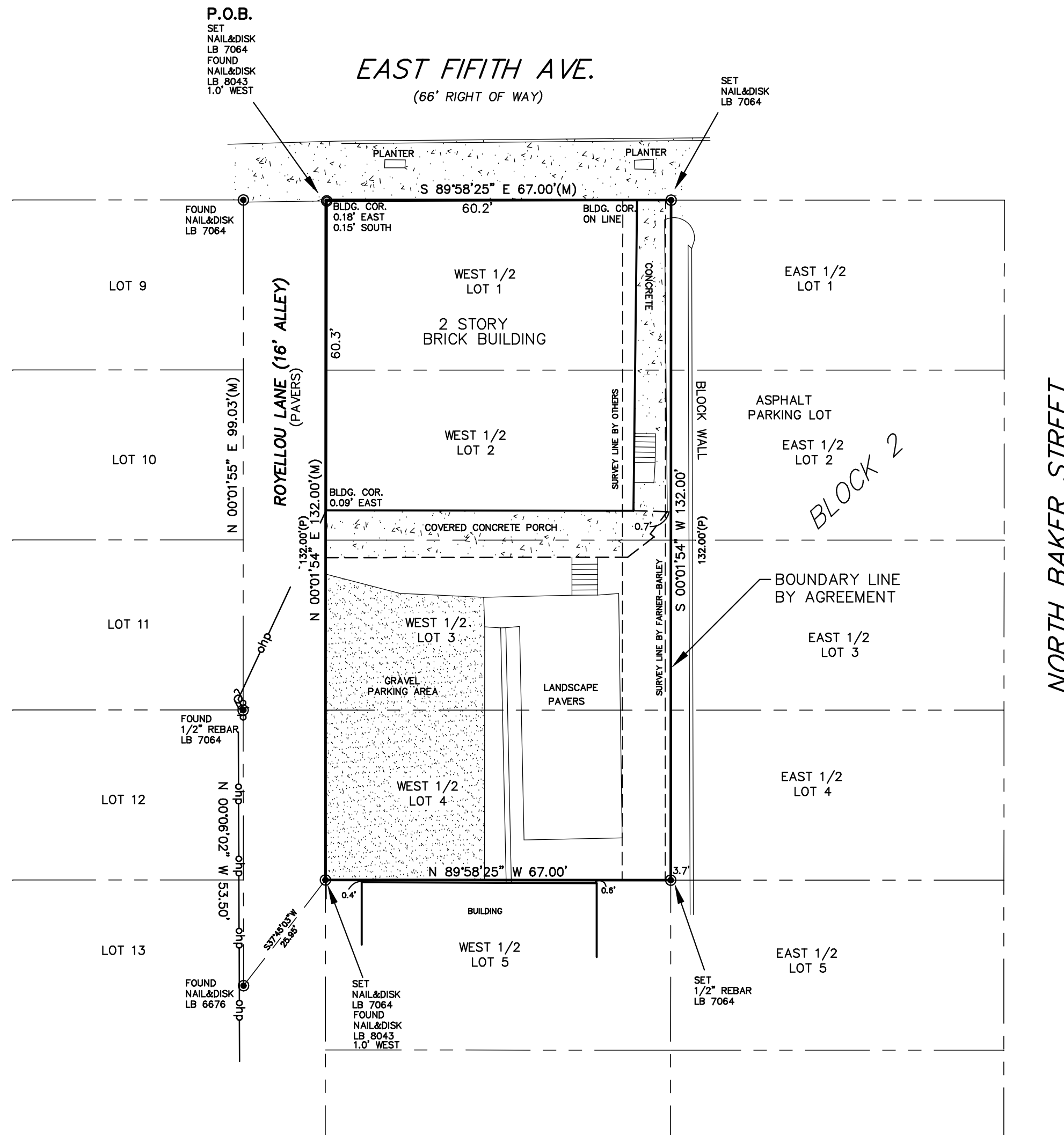
NEW DESCRIPTION

Begin at the Northwest corner of Lot 1 in Block 2 in Section 31, Township 19 South, Range 27 East, according to the Official Plat of Mount Dora, recorded in Plat Book 3, Pages 37 through 43, Public Records of Lake County, Florida; thence run S 89°58'25" E along the North line of said Lot 1 a distance of 67.00 feet; thence run S 00°01'54" W, 132.00 feet to a point on the South line of Lot 4 of said Block 2, Official Map of Mount Dora; thence run N 89°58'25" W along the South line of said Lot 4 for a distance of 67.00 feet to the Southwest corner of said Lot 4, said point being on the Easterly line of a 16 foot alley; thence run N 00°01'54" E along the Easterly line of said alley for a distance of 132.00 feet to the Point of Beginning.

Plat of Boundary Survey for
Mt. Dora Center for the Arts
130 East Fifth Avenue, Mt. Dora



LEGEND:		
IPS	IRON PIN SET (1/2" REBAR W/ CAP)	
IPF	IRON PIN FOUND	
CP	CALCULATED POINT ONLY	
CM	CONCRETE MONUMENT	
	POWER POLE	
	LIGHT POLE	
	WATER VALVE	
	GAS VALVE	
	WELL	
	FIRE HYDRANT	
	SANITARY SEWER MANHOLE	
	STORM DRAIN MANHOLE	
	CATCH BASIN	
	CLEANOUT	
	CURB INLET	
	TRANSFORMER	
	OVERHEAD UTILITY	
	FENCE LINE	
(M)	FIELD MEASURED	
(R)	RECORD DESCRIPTION OR PLAT	
O.R.	OFFICIAL RECORD BOOK	
I.D.	IDENTIFICATION	
P.B.	PLAT BOOK	
Pg.	PAGE	
RB	REBAR	
IP	IRON PIPE	
SEC.	SECTION	
F.C.	FENCE CORNER	
R/W	RIGHT-OF-WAY	
EP	EDGE OF PAVEMENT	

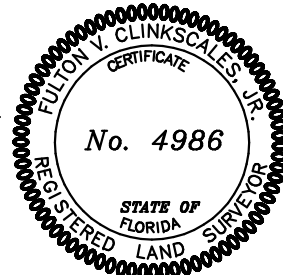


SURVEYOR'S NOTES

- Bearings based on Florida grid East zone (Lengemann Network).
- Subject to easements and restrictions of Record.
- All of the above captioned property lies within F.I.R.M. Zone "X" according to F.I.R.M. panel No. 12069C 0367 E, dated December 18, 2012.
- This Survey is based on the Description provided, Plat information, Found Monumentation and other data acquired by this firm.
- Foundations, Underground Structures, and Underground Improvements, if any, not located by this firm.
- Fences were located ONLY where dimensioned and may not run straight; ownership of fences, if any, unknown.

I hereby certify that this survey was made under my responsible charge and meets the minimum technical standards as set forth by the Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code. Pursuant to Section 472.027 Florida Statutes.

Fulton V. Clinkscales, Jr.
Fulton V. Clinkscales, Jr., Surveyor #4986



Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

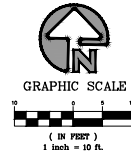
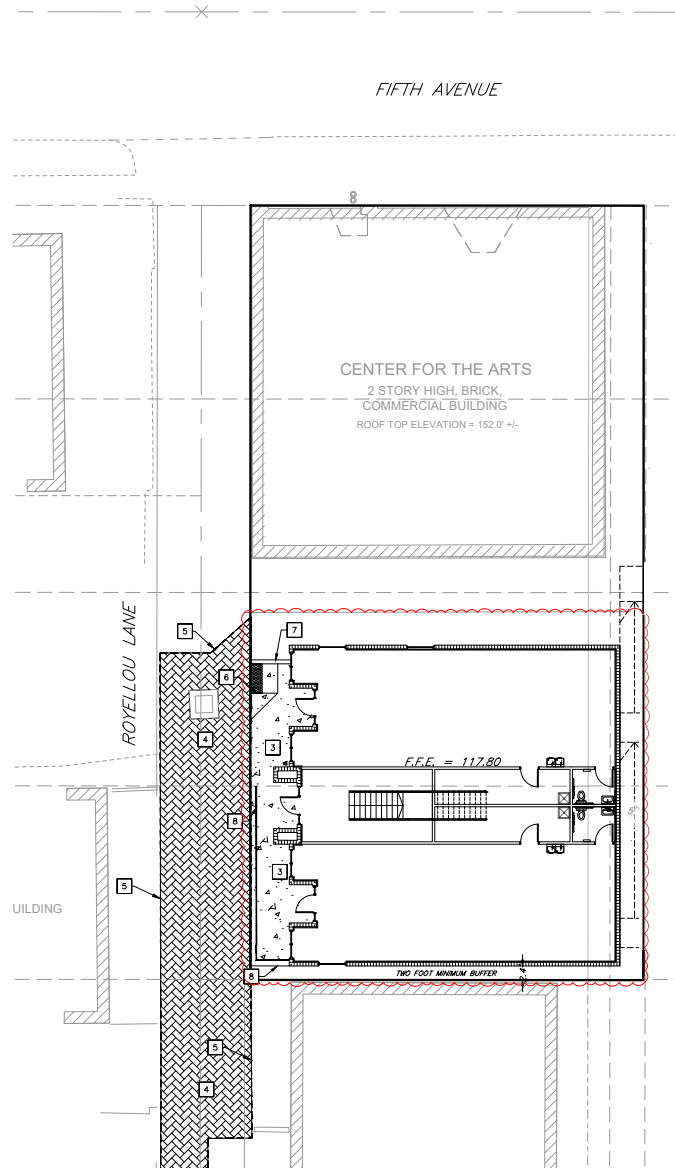
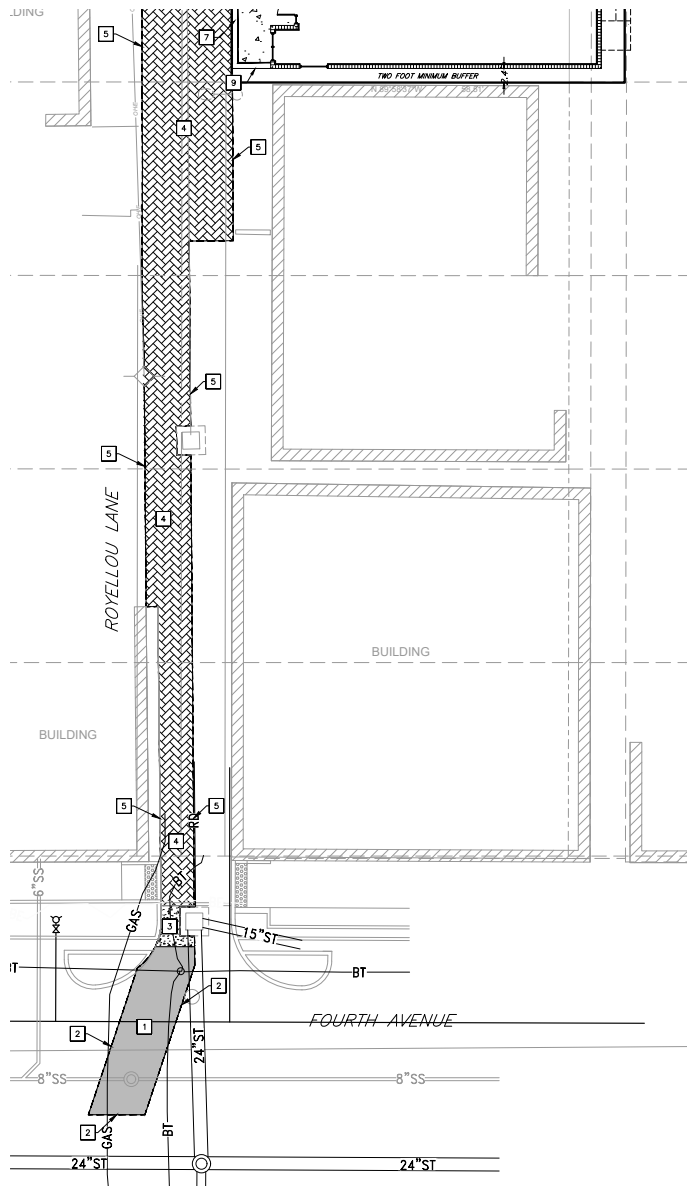
No.	REVISIONS	Date	FREELAND - CLINKSCALES + ASSOCIATES, INC. of NC		REF. PLAT BOOK	3/37
1	xxxxx xxxxx	xx/xx/xx	Engineers & Land Surveyors		REF. O.R. BOOK	1434/1598
			201 2nd AVE. EAST		ALT. KEY#	1465273
			HENDERSONVILLE, N.C. 28792		PARTY CHIEF	SCL
			(828) 697-6539		DRAWN	SCL
			fcaofnc@outlook.com		DATE	OCT. 25, 2021
			808 E. ALFRED ST., TAVARES, FL 32778		DWG.NO.	F41197
			(352) 609-2830			
			(352) 589-8093 (Fax) LB 7064			











SITE PLAN KEYNOTES

- 1 FULL DEPTH ASPHALT PAVEMENT
- 2 OPEN CUT AND REMOVE EXISTING ASPHALT PAVEMENT
- 3 6" CONCRETE PAVEMENT
- 4 CONCRETE PAVERS
- 5 LIMITS OF CONCRETE PAVEMENT REMOVAL
- 6 2" DETECTABLE WARNING STRIP
- 7 TYPE "D" CURB
- 8 PEDESTRIAN RAILING (ALUMINUM) FOOT INDEX 515-062 (BY OTHERS)

SITE PLAN LEGEND

- 6" THICK CONCRETE PAVEMENT
- 6" THICK CONCRETE PAVEMENT
- CONCRETE PAVERS

MOUNT DORA CENTER FOR THE ARTS MOUNT DORA, FLORIDA

SITE PLAN



HIGHLAND
ENGINEERING, INC.
445 ORANGE BLVD.
DORSET, FLORIDA 32711
Office 407-275-1877
Fax 407-275-7801
Cell 407-275-1877

JOB NO. C200-001
DESIGNED BY: J.B. & J.K.
DRAWN BY: J.G.J.K.
APPROVED BY: J.B.
DATE: 11-01-2021
SHEET: C200

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

DATE:



DEVELOPMENT REVIEW COMMITTEE COMMENTS

DATE: November 1, 2023
FROM: Vince Sandersfeld, Planning Director
CONTACT: 352-735-7112 Ext.1707 or SandersfeldV@cityofmoundora.com
THROUGH: Michele Janiszewski, AICP, Senior Planner
PROJECT NAME: 338 Royellou Lane - Mixed-Use Building
REVIEW TYPE: Site Plan (SP23-11) – First Review

Administrative approval (or lack of comment on a specific item) does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed that results in a failure to meet applicable code requirements.

Review Comments

The applicant must revise the plan sets and/or provide additional information to address the following comments.

Planning and Development

Comments provided by Michele Janiszewski, janiszewskim@cityofmoundora.com

1. Pursuant to Land Development Code (LDC) Section 5.3.2, please provide a Site Data Table within the Site Plan with the following information:
 - a. Name of Project (Please Note: If the building will not be utilized for the Mount Dora Center of Arts, Staff recommends changing the name).
 - b. Address: XXX Royellou Lane, Mount Dora
 - c. Alternate Key No.: 1465273 (Currently Addressed as 138 E Fifth Ave)
 - d. Size of parcel in acres or square feet.
 - a. Statement of intended use of site / building with the number of stories, height of the building, number of dwelling units (if any), and Square footage for proposed

development-gross square footage, nonstorage area, square footage of each story, gross square footage of sales area, etc.

- b. All existing and proposed building restriction lines (i.e., highway setback lines, easement, covenants, rights-of-way, and building setback lines).
 - c. Statement that the project is located within the Downtown Parking and Drainage Exempt Overlay.
 - d. Zoning District and Land Use Category (C-2 and Commercial)
 - e. Existing, proposed, and maximum floor area ratio (FAR).
 - f. Proposed and existing impervious surface ratio (ISR).
 - g. Proposed utilities and their provider.
 - h. Notation that the property is located within Floodzone X
 - i. Statement on how solid waste will be disposed.
 - j. Fire Flow Calculations
2. Pursuant to LDC Section 5.3.4 (2), please include information on the site plan pertaining to anticipated trip generation from the development. The amount of traffic generated by a proposed project shall be calculated using the methodology and guidelines of the latest edition of the Institute of Transportation Engineers (ITE), Trip Generation manual (currently the 11th Edition). Please note, if the anticipated trip generation results in more than 25 peak hour trips, a full Traffic Study may be required.
 3. Pursuant to LDC Section 3.5.2.(2)(i), please provide exterior elevations with material designations; Outline specifications of facade and roof treatments, and General exterior color description including signs. Ensure the elevations / architecture plans are able to demonstrate compliance with LDC Section 6.13.
 4. Provide a photometric plan with the proposed lighting fixtures. If no exterior lighting is proposed, please provide a note on the site plan stating as such.
 5. Please indicate the location of mechanical equipment or other utility hardware. Please be advised, pursuant to LDC Section 3.4.7.(5)(i)(5), Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located as not to be visible from any public ways.
 6. Update the utility plans to show the maximum water and wastewater consumption for the development.

7. The notary block on the agent form is not consistent with the requirements established in Section 117.05, Florida Statutes. Please ensure future submittals are compliant.
8. Once approved, the property will need to apply for a site development permit through Building Services prior to commencing development on the property.

Building Services – Flood Review

Comments provided by Ryan Morgan, morganr@cityofmounddora.com

The subject property is located within floodzone X which is not a special flood hazard area (MJ).

Building Services – Fire Review

Comments provided by John Abner, abnerj@cityofmounddora.com

Comments may be forthcoming under separate cover.

Electric Utility

Comments provided by Steve Langley, langleys@cityofmounddora.com

1. Per City Ordinance all electric infrastructure required to serve the new facilities will be at the cost of the developer.
2. Close coordination will be required with the City Electric Department prior to and during construction to establish electric service. Owner/builder/developer must follow the rules and procedures contained in the document “Rules and Procedures for Electric Service” which may be downloaded from the City web site www.cityofmounddora.com. **These rules include the required submission of electrical load information, and mandatory meetings with the Electric Department to determine the type of electric service and locations of all facilities.** Complete details are contained in the “Rules and Procedures for Electric Service” that are contained in a PDF file that can be accessed through the following page links: Departments | Public Works and Utilities | Engineering | Standard Utility Details | Electric Service - Rules and Procedures (link to PDF File). This document may also be obtained from the City Building Department or the City Electric Department.

City Utilities

Comments provided by Joshua P. Kramm, krammj@cityofmounddora.com

1. C400: Point of connection is to a dedicated fire main to the adjoining property. The point of connection will need to be made before the point of that line being a dedicated main and that might mean installing valveing to make those changes.
2. C400: Water service on the city side of connection cannot be PVC it needs to be per city details.

3. Per previous conversations it was discussed when this property was to be constructed the old center for the arts would have their BFP installed to meet requirements.

Public Works

Comments provided by George Marek, marekg@cityofmounddora.com

Comments may be forthcoming under separate cover.

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CITY OF
MOUNT
DORA

Someplace Special.

August 31, 2023

Austin Guenther, G3 MD, LLC.

310 N. Baker St.

Mount Dora, FL 32757

Via Email: Austin.Guenther@g3development.com

RE: **Approval** - Application for a Certificate of Appropriateness
138 E. 5th Avenue – Construction of a new building

To Whom It May Concern:

At the August 23, 2023 meeting, the Mount Dora Historic Preservation Board approved Certificate of Appropriateness for the construction of a new 4,000 square foot building on Royellou Avenue with staff recommendations to include enhancement of the cornice and window frames at the address above.

This letter will serve as your Certificate of Appropriateness and you may now proceed with the permitting process. A copy of this letter must be included with your application for building permits with the Office of Building Services.

Please note that the work for which a Certificate of Appropriateness is issued must commence within **one (1) year** from the date of issuance. The Board may or may not approve extensions for Certificate of Appropriateness.

If you have any questions or need additional information regarding the above please contact me at (352) 735-7112.

Sincerely,

Catherine Hutcheson

For Michelle Janiszewski AICP
Senior Planner



(352) 735-7100

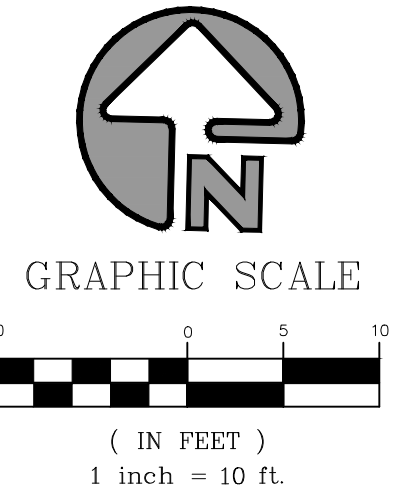
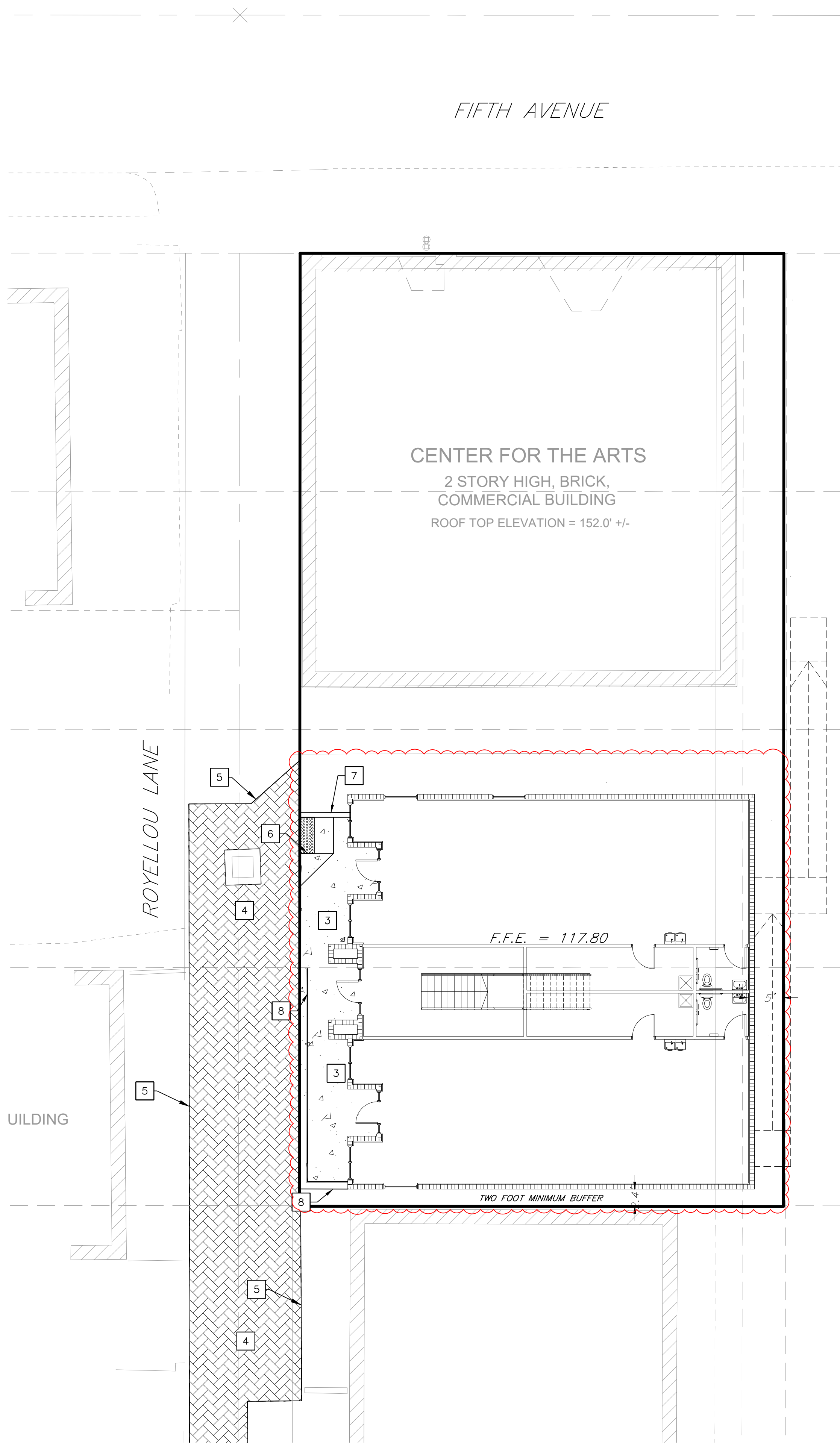
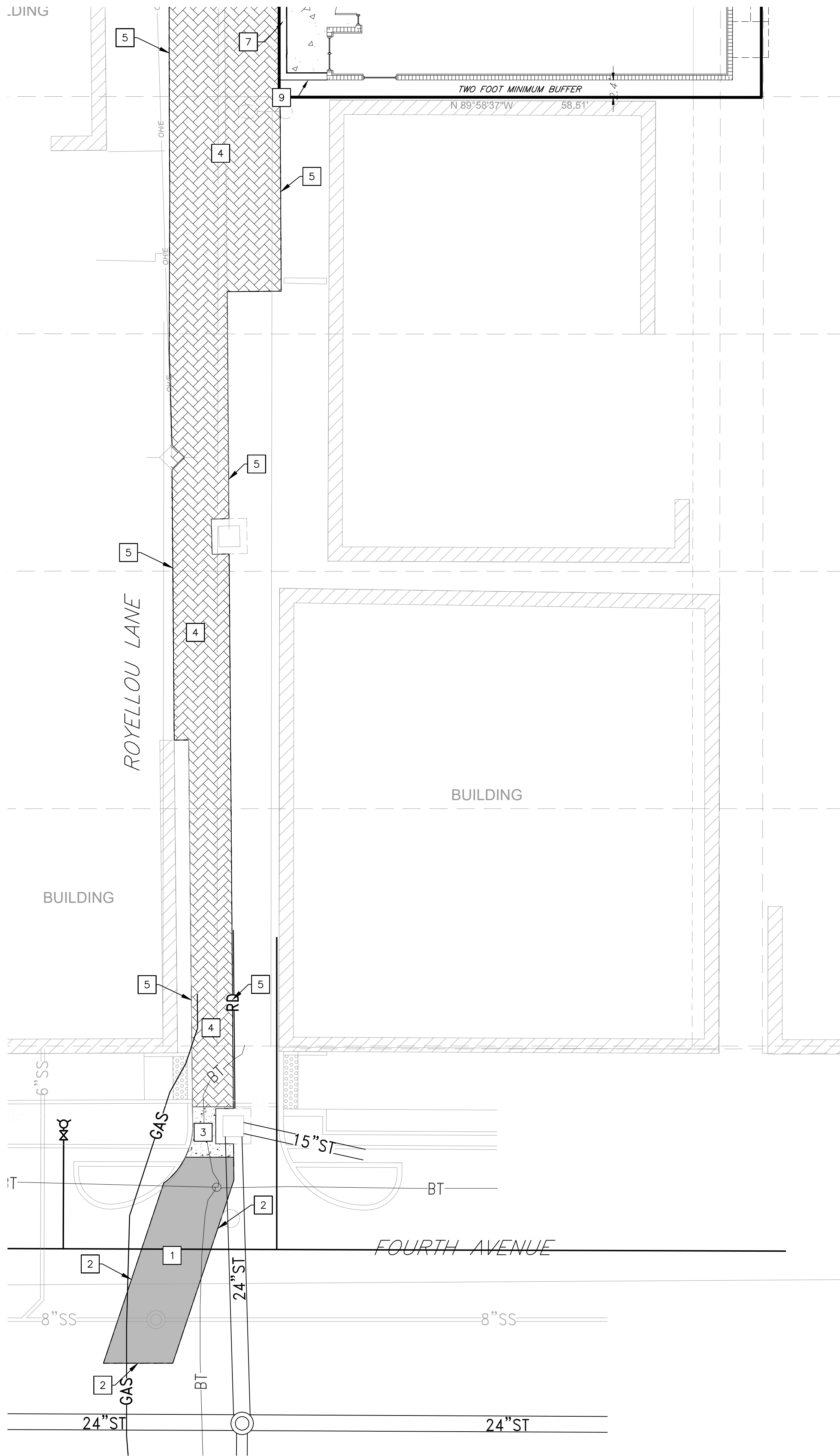


www.CityofMountDora.com



510 N. Baker St. Mount
Dora, FL 32757





SITE PLAN KEYNOTES

- 1 FULL DEPTH ASPHALT PAVEMENT
- 2 OPENCUT AND REMOVE EXISTING ASPHALT PAVEMENT
- 3 6" CONCRETE PAVEMENT
- 4 CONCRETE PAVERS
- 5 LIMITS OF CONCRETE PAVEMENT REMOVAL
- 6 2' DEDECTABLE WARNING STRIP
- 7 TYPE "D" CURB
- 8 PEDESTRIAN RAILING (ALUMINUM) FDOT INDEX 515-062 (BY OTHERS)

SITE PLAN LEGEND

- 6" THICK CONCRETE PAVEMENT
- 6" THICK CONCRETE PAVEMENT
- CONCRETE PAVERS

MOUNT DORA CENTER FOR THE ARTS MOUNT DORA, FLORIDA

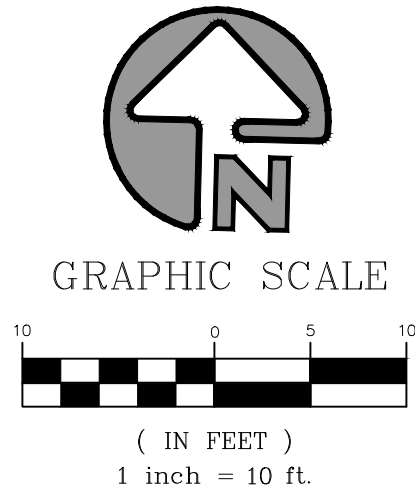
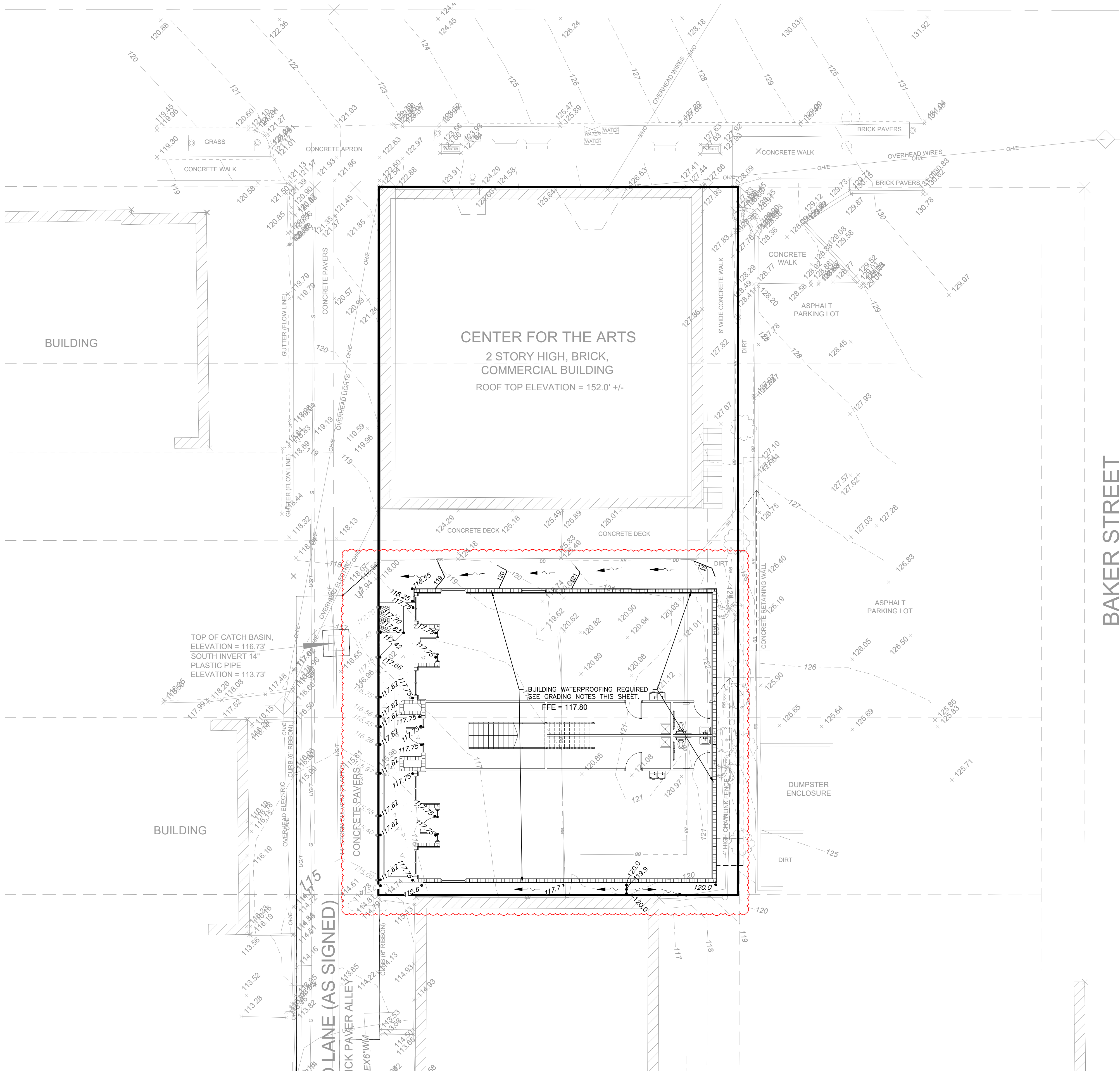
SITE PLAN

HEI
HIGHLAND
ENGINEERING, INC.
415 CITRUS TOWER BLDG.
Gainesville, Florida 34711
Office 407-275-7877
Fax 407-275-7801
CA No. 27612

JOB No.: G30-001
DESIGNED BY: J.B. & J.K.
DRAWN BY: J.Q., J.K.
APPROVED BY: J.B.
DATE: 11-01-2021
SHEET: C200

NO EPP CONSTRUCTION
UNLESS SIGNED AND SEALED
NO. 64122
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Jeffery W. Banker, P.E. on the date adjacent to the seal. Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



GRADING NOTES:

1. ALL EXTERIOR GRADES ADJACENT TO THE BUILDING SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
2. A CEMENTITIOUS WATERPROOF COATING (MASTERSEAL 581 OR APPROVED EQUAL) SHALL BE APPLIED OVER CONCRETE MASONRY EXTERIOR WALL BELOW GRADE TO 8" ABOVE FINISHED GRADE PER THE ARCHITECTURAL PLANS.

**MOUNT DORA CENTER FOR THE ARTS
MOUNT DORA, FLORIDA**

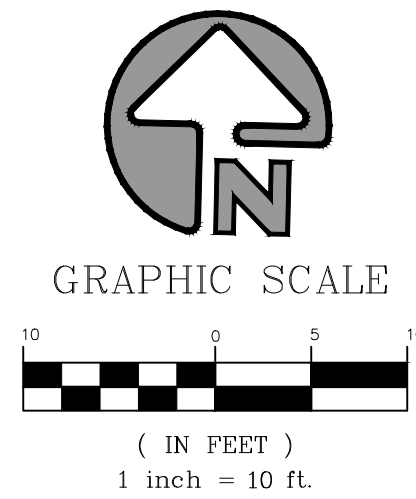
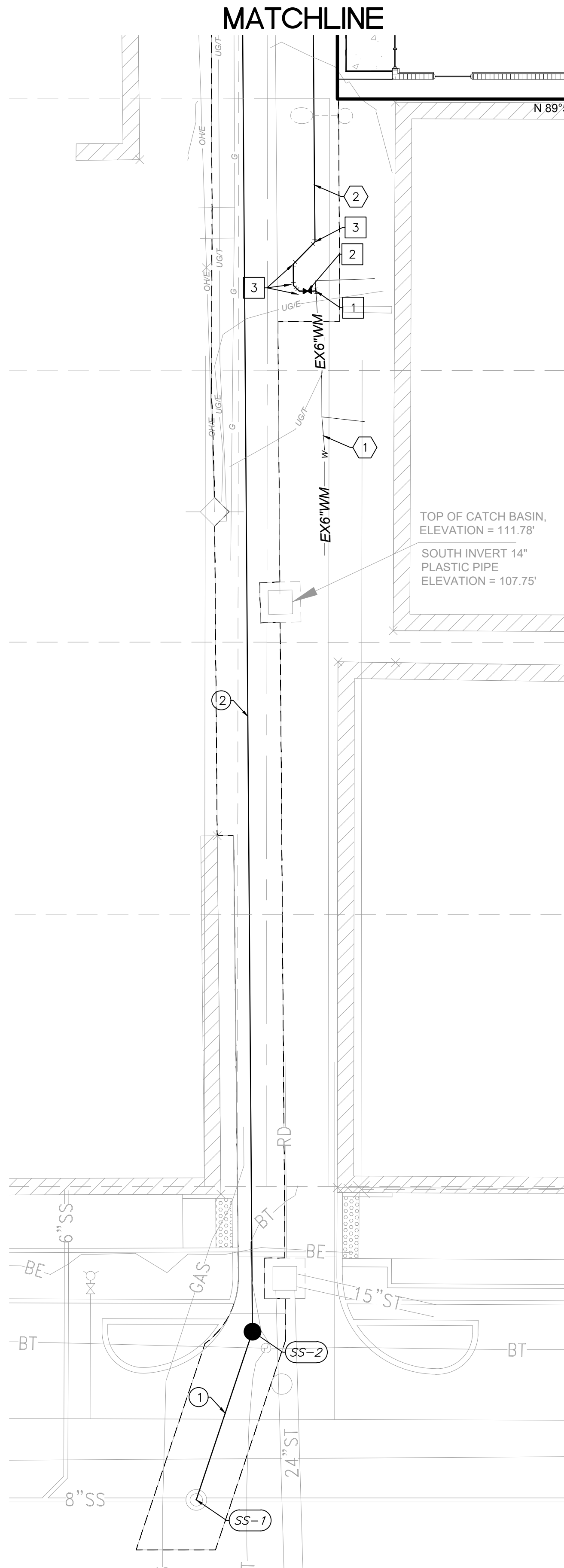
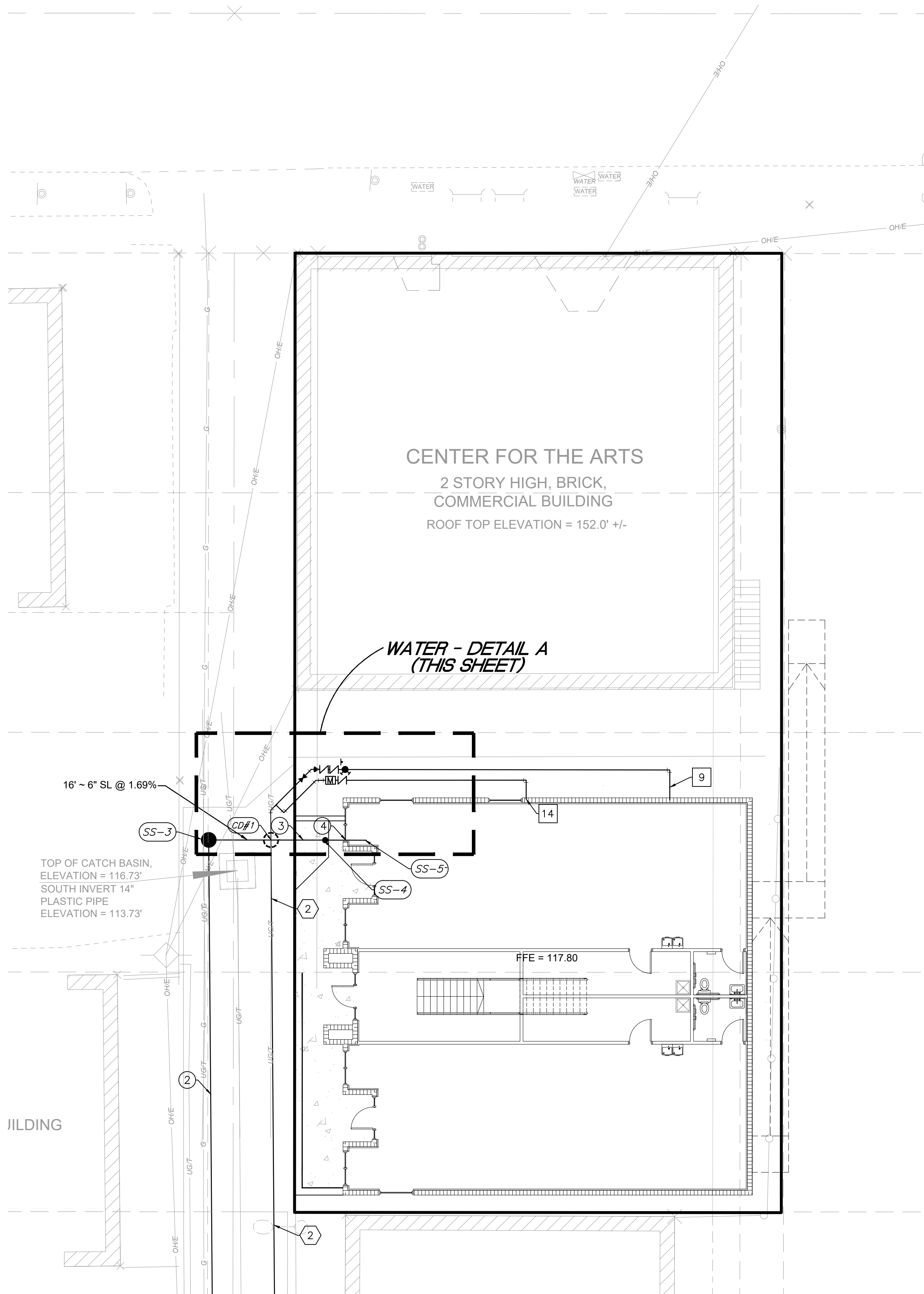
GRADING PLAN

HEI
HIGHLAND
ENGINEERING, INC.
415 CITRUS TOWER BLDG.
Germantown, Florida 34711
Office 407-275-7877
Fax 407-275-7901
CA No. 27612

JOB No.: G30-001
DESIGNED BY: J.B. & J.K.
DRAWN BY: J.Q., J.K.
APPROVED BY: J.B.
DATE: 11-01-2021
SHEET: C300

NO EPP CONSTRUCTION
UNLESS SIGNED AND SEALED
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
DATE: 11/01/2021

This item has been digitally signed and sealed by Jeffery W. Banker, P.E. on the date adjacent to the seal. Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



WATER KEYNOTES:

- 1 WET TAP EXISTING 6" WATER MAIN BEFORE EXISTING 90° BEND
- 2 6" TAPPING VALVE
- 3 6" 45° BEND
- 4 6" X 1" SERVICE SADDLE
- 5 6" X 4" REDUCER
- 6 6" GATE VALVE (POINT OF SERVICE P.O.S.)
- 7 4" D.D.C.V.A PER CITY OF MOUNT DORA STANDARDS
- 8 F.D.C. (3' CLEARANCE REQUIRED IN FRONT AND EACH SIDE)
- 9 CONNECT TO 1' RISER AT BUILDING
- 10 F.D.C. SIGN
- 11 1" 45° BEND
- 12 1" METER
- 13 1" RPZ BACKFLOW PREVENTER
- 14 CONNECT TO BUILDING PLUMBING

WATER KEYNOTES:

- 1 EXISTING 6" WATER PIPE
- 2 6" P.V.C. DR-18 WATER PIPE (POTABLE)
- 3 4" P.V.C. DR-14 WATER PIPE (FIRE)
- 4 1" P.V.C. SCHEDULE 40 WATER PIPE (POTABLE)

SANITARY SEWER STRUCTURE DATA:

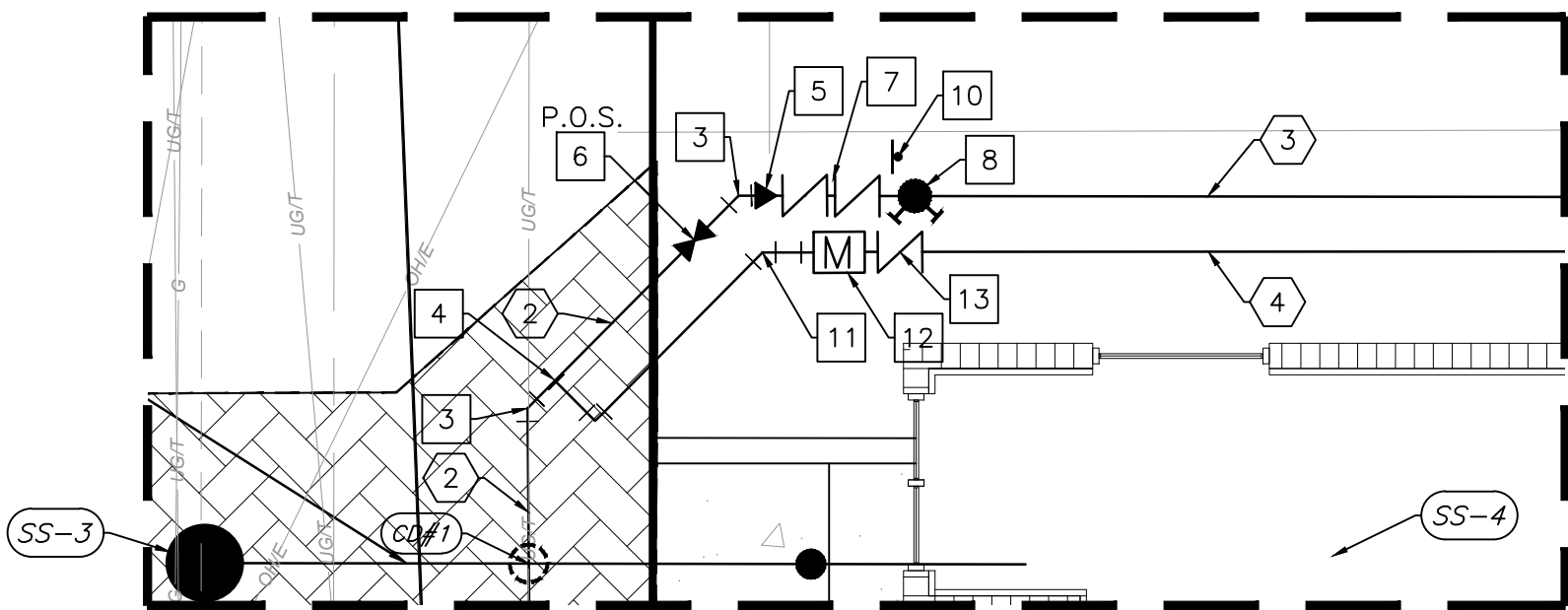
STRUCTURE NO.	TOP ELEV	INVERT ELEV		DESCRIPTION
		IN	OUT	
SS-1	---	103.28 N	101.29 W	EXISTING MANHOLE
SS-2	MATCH EXISTING GRADE	103.60 N	103.50 S	MANHOLE
SS-3	117.20	111.70 E	111.60 S	MANHOLE
SS-4	118.00	112.07 E	111.97 W	CLEANOUT
SS-5	N/A	---	112.23	CONNECT TO BUILDING PLUMBING

SANITARY SEWER KEYNOTES:

- 1 22' ~ 8" P.V.C. @ 1.00%
- 2 200' ~ 8" P.V.C. @ 4.00%
- 3 16' ~ 6" P.V.C. @ 1.69%
- 4 6' ~ 6" P.V.C. @ 2.67%

CONFLICT DATA:

- CD#1 6" P.V.C. WATER PIPE INV. = 113.80
6" P.V.C. SANITARY PIPE INV. = 111.85
CLEARANCE = 1.45 FT.



WATER - DETAIL A
SCALE: 1"=5'

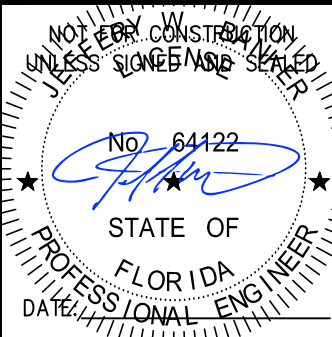
**MOUNT DORA CENTER FOR THE ARTS
MOUNT DORA, FLORIDA**

UTILITY PLAN



HIGHLAND
ENGINEERING, INC.
415 CITRUS TOWER BLDG.
Germantown, Florida 34711
Office 407-275-7877
Fax 407-275-7801
CA No. 27612

JOB No.: G30-001
DESIGNED BY: J.B. & J.K.
DRAWN BY: J.Q., J.K.
APPROVED BY: J.B.
DATE: 11-01-2021
SHEET: C400





- [illegible]



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@cityofmoundora.com

DATE: November 15, 2023

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

RE: **Request for Minor Site Plan;** Sunset Building Addition (Project Name); Located north of E 3rd Avenue and east side of Royellou Lane (Location); 338 Royellou Lane (Address); Baker – GC Development, LLC (Applicant/Owner); Hallf, Inc. (Project Engineer); Green Consulting Group, Inc. (Architect); Project/Case No. SP23-12

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced request, subject to Development Review Committee (DRC) engineering comments and Historic Preservation Board (HPB) exterior items detailed in the Certificate of Appropriateness (COA) approval letter.

REFERENCES/SUPPORT:

Land Development Code Chapter 5 and 6

Certificate of Appropriateness Historic Preservation Board on October 25, 2023

SITE SUMMARY:

Existing Use:	Sunset Building Complex (green space, concrete pad)
Proposed Use:	New Building Infill for the Sunset Building Addition (3-story building, 6,100-sf building area)
Future Land Use:	Commercial
Zoning:	C-2 (Downtown Commercial)
Overlay Zones:	Historic Preservation Boundary Review Area Community Redevelopment Area Downtown Exempt District (parking and storm water)
Building Height:	35 feet Maximum 35 feet Proposed
Building Size:	6,108 square feet
Total Site Area:	0.33 acres (14,316 square feet)
Maximum ISR:	100%
Existing ISR:	78.79%
Proposed ISR:	80%
Maximum FAR:	2.00
Proposed FAR:	1.56

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Commercial	C-2	Vacant Land
	City	Commercial	C-2	Single-Family Dwelling Unit
South	City	Commercial	C-2	Parking Deck
East	City	Commercial	C-2	Office
	City	High Density	R-3	Duplex Units
	City	Residential Prof.	RP	Single-Family Dwelling Unit
West	City	Commercial	C-2	Parking Lot

ANALYSIS:

The Applicant proposes to construction a 6,108 square foot addition to the commercial building located at 301 N. Baker Street. The proposed addition will be located on property identified by Alternate Key 1465613, which is currently developed with 16,086 square feet of commercial space consisting of professional offices and general retail, commonly known as the Sunset Building. The Applicant proposes to expand the Sunset Building complex with an additional 2,036 square feet of retail uses, and 4,072 square feet of professional office uses to be located over existing green space and a concrete pad.

The attached minor site plan shows the proposed building location and site improvements. The minor site plan includes colored elevations that show the proposed exterior finishes and architectural details, with the proposed building height proposed. The proposed construction of the three (3) story commercial building will feature architectural enhancements using stucco, cast iron railings, clear aluminum storefront, and bricks.

The site is located in the C-2 Downtown Commercial District. Buildings within this zoning district may be placed at the property line (no setback requirements). The project is within the City's Downtown Exempt District which allows for master City storm water and exempts parking for certain uses.

The site is located within the Historic Preservation Review area. The Historic Preservation Board (HPB) approved the Certificate of Appropriateness for the proposed elevations on October 25, 2023. The HPB provided conditions for approval, detailed in the attached Certificate of Appropriateness approval letter. The attached elevation are the same design as approved by the HPB.

The Applicant previously submitted an application for Minor Site Plan approval on June 8, 2021 for a similar development. The Planning and Zoning Commission (PZV) approved the minor site plan request on October 20, 2021, however, the site plan approval expired after one (1) year from the date of PZC Approval. The previous site plan included a commercial building with office and retail uses in a 38-foot tall building, which exceeds the allowable 35-ft building height limit.

ATTACHMENTS:

Vicinity Map
Application

Planning and Zoning Commission Meeting November 15, 2023

Minor Site Plan – Sunset Building Addition

Page 3

Elevations (dated October 24, 2023)

Survey

DRC Comments (dated October 25, 2023)

Certificate of Appropriateness Approval Letter (dated November 8, 2023)

Minor Site Plan

Legend

338 Royellou Lane

Vicinity Map
338 Royellou Lane



0 110 220 440 Feet



Map Date: 5/10/2019



**CITY OF
MOUNT
DORA**

RECEIVED
By Whitney Scott at 9:02 am, Oct 27, 2023

SP23-12

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

**MINOR SITE PLAN
APPLICATION**

Date: 9/22/2023 Project Name: 301 Building Addition

1. Site Address: 338 Royellou Lane, Mount Dora, FL 32757

2. Applicant's Name: Austin Guenther

Company's Name: Baker - GC Development, LLC

Address: PO Box 748

City, State & Zip: Mount Dora, FL 32757

Phone: (352) 397 - 4869 E-mail: Austin.Guenther@G3Development.com

3. Property Owner's Name(s): Gerry Guenther & Bill Baker

Company's Name: Baker - GC Development, LLC

Address: PO Box 748

City, State & Zip: Mount Dora, FL 32757

Phone: (352) 397 - 4869 E-mail: Austin.Guenther@G3Development.com

4. Engineer's Name: Chuck Hiott, PE

Company's Name: Halff

Address: 902 North Sinclair Avenue

City, State & Zip: Tavares, FL 32778

Phone: (352) 343 - 8481 E-mail: chiott@halff.com

5. Landscape Architect's Name: Timothy Green

Company's Name: Green Consulting Group, Inc.

Address: 4070 United Avenue

City, State & Zip: Mount Dora, FL 32757

Phone: (352) 357 - 9241 E-mail: tgreen@greenconsultinggroup.com

6. Architect's Name: Jeff Powell
Company's Name: Powell Studio Architecture
Address: 713 W. Montrose Street
City, State & Zip: Clermont, FL 34711
Phone: (352) 874 - 2340 E-mail: Jeff@PowellStudioArch.com
7. Briefly describe the property project and proposed use(s): The project is to construct
an addition for Steamroller Studios to occupy and accommodate their growth.
8. Property is located on the following adjacent streets: 3rd, Baker, Royellou
9. Zoning District: C-2 Future Land Use Category: MU-2
10. Building Size Existing (SF): 15,000 Proposed (SF): 7,404
Total (SF): 22,404
11. Proposed Number of Seats: N/A
12. Size of property in Acres: 0.3ac Square Feet: 14,375
13. Number of structures to be built on the site: 1
14. Height of structures(s): 35 Building Stories: 3
15. Total square footage of impervious surface: 2,468
16. The percentage of lot coverage: 88
17. Are vested rights being requested as part of this application? Yes √ No _____
If no, by signing this application you are waiving any future vested development rights on this property.

CERTIFICATION AND SIGNATURE

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

Owner/Applicant Signature

Minor Site Plan Application

Date

SUBMITTAL CHECKLIST

Provide electronic copies (PDF) of the application, drawings, reports, and all supported documents listed below. Application may be uploaded to City's FTP site at the following link: <https://moundora.files.com>. Application drawings and document may be copied to CD, thumb drive and delivered to the Planning and Development Department. Contact staff for alternative submittals methods.

The following items must be submitted:

1. **Application Fee: \$1,500.00**
*Resubmital Fee: If substantial revisions are required as determined by the development review committee, all planning, zoning, and development applications shall be submitted within 60 days from the development review committee meeting at which the recommendations were made. After the 60 day time-frame a new application fee is required prior to any further city review.

Note: Additional costs incurred by the city engineer, city attorney, or outside consultants shall be billed directly to the applicant.
2. Completed Minor Site Plan Application.
3. Minor Site Plan signed and sealed required, drawn to an appropriate scale, on 24" x 36" sheets.
4. Exterior Building Elevations (all sides) including dimensions, height elevations, proposed exterior color scheme, etc. same paper size as site plan (for building changes, additions, etc).
5. Drainage Calculations, Traffic Impact Analysis Reports (signed and sealed), if required.
6. Owner authorization letter, notarized from the owner(s), designating the applicant to act on their behalf.
7. The Property Card(s) from the Lake County Property Appraiser's office and proof of ownership (warranty deed or title certificate).
8. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). legal description of the property.
9. Title Certificate, per section 4.3.4.LDC
10. Electronic version (emailed or copied to a CD) of the full application submittal (application, site plan, landscape plan, exterior elevations, colored renderings, survey, all reports, drawings, etc.) in PDF.
11. One reduced copy 11" x 17" paper size of the site plan, landscape plan, lighting plan, exterior elevation sheets, colored renderings, and survey.

PROCEDURES

1. Application Submittal Due Date: Completed application form with support documents must be submitted on or before the first Monday on any month.

***** Incomplete submittals will not be accepted*****

2. Development Review Committee (DRC) meeting is held on the last Wednesday of the month in which the submittal was received and reviewed.
3. The application will be forwarded to the Planning and Zoning Commission for final action to be considered at their next available meeting, after it completes the Development Review Committee process.

Submittals are to be in accordance with the City Land Development Code – relevant sections are shown below – for complete Land Development Code information refer to the City website.

5.2 Procedures for review of site plans.

- 5.2.1 *Preapplication conference.* The applicant will meet with the development review coordinator to discuss the proposed development prior to submitting a formal application.

5.2.2 Application Procedure:

1. An approved site plan is required prior to the issuance of a building permit.
2. It shall be unlawful for any person to construct, erect or alter a building or structure or to develop, change or improve land for which a site plan is required except in accordance with an approved site plan.
3. All applicants applying for site plan review, submitted under the purview of this chapter, with application submittal format as provided by the City of the site plan to the development review coordinator.
4. Site plan submittals shall contain the information required by Section 5.3 or applicants will not be placed on the DRC agenda until they are completed.
5. The Development Review Committee shall review all site plans for compliance with site plan requirements. The applicant shall be invited to meet with the Development Review Committee in their review of the site plan. The Development Review Coordinator shall inform the applicant by letter of the recommendations which will be made by the Development Review Committee to the Planning and Zoning Commission if the applicant is not present.
6. If substantial revisions are required as determined by the Development Review Committee, required copies of the revised site plan shall be submitted within sixty (60) days from the Development Review Committee meeting at which the recommendations were made. The Development Review Committee will review these changes for compliance with the appropriate site plan regulations and make recommendations to the Planning and Zoning Commission.
7. More than two (2) reviews by the Development Review Committee for a site plan shall be considered a new application and therefore require an additional application fee.
8. Based upon the information and the recommendations of the Development Review Committee, the Planning and Zoning Commission will approve, approve subject to stated conditions or deny the site plan.

9. Upon site plan approval and issuance of a building permit, the development shall be built in accordance with the approved site plan and site plan regulations.
- 5.3.1 *Qualification of Engineer:* Site plans or any portion thereof involving engineering shall be certified and prepared by, or under the direct supervision of, a professional engineer, qualified by training and experience in the specific technical field involved and registered or licensed to practice that profession in the State of Florida.
- 5.3.2 *General Development and Proposed Improvements:*
1. General Information:
 - a. Name of project.
 - b. Statement of intended use of site.
 - c. Legal description of the property and size of parcel in acres or square feet.
 - d. Name, address and telephone number of the owner(s) of record.
 - e. Name, address and telephone number of the owner's(s') agent.
 - f. Name, address, signature and registration of the professionals preparing the plan.
 - g. Date, north arrow, page numbers and scale (not smaller than one inch to fifty feet (1" = 50')) shall be designated and where appropriate as determined by the Development Review Coordinator, the same scale should be used on all sheets.
 - h. Vicinity map, showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale of not less than one inch equals two thousand feet (1" = 2,000').
 - i. Linear dimensions of the site.
 - j. Existing topography with a maximum of one foot (1') contour intervals for the proposed site and three hundred feet (300') adjacent to the site Development Review Coordinator.
 - k. Finished grade elevations.
 - l. All existing and proposed building restriction lines (i.e.: highway setback lines, easements, covenants, right-of-ways and building setback lines).
 - m. Commitments, such as contributions to off set public facilities impacts.
 - n. Zoning on all adjacent land.
 - o. All right-of-ways and curb cuts within 150 feet of the proposed site on both sides of the road.
 - p. Elevation drawings showing architectural design as referenced in Section 6.13.2 of the Land Development Regulations.
 - q. All new developments, including public rights-of-way, shall utilize lighting fixtures designed and located to minimize glare and reduce light trespass and overhead skyglow. All fixtures shall be designed meeting the International Dark Sky Association principals.
 - r. All new developments shall provide parking light poles and fixtures meeting the City's fixture and pole design styles as provided in the City of Mount Dora Standard Details Construction Manual. Further exterior lighting design requirements are listed in Section 6.13 (Commercial architectural and site design requirements).
 2. Buildings and Structures.
 - a. Intended use.
 - b. Number of stories.
 - c. Height of building.
 - d. Number of dwelling units and density for multifamily site plans.
 - e. Projected number of employees.
 - f. If restaurant, show number of seats and occupancy load.
 - g. Square footage for proposed development gross square footage, non-storage area, square footage of sales area, etc.
 - h. Photograph or sketch of proposed sign with dimensions and material type.
 - i. Façade and elevation plans as follows:

1. Exterior elevation with material designations.
 2. Outline specifications of façade and roof treatments.
 3. General exterior color description including signs.
3. Streets, Sidewalks, Driveways, Parking Areas and Loading Spaces:
 - a. Engineering plans and specifications for streets, sidewalks and driveways.
 - b. All parking spaces designated.
 - c. Number of parking spaces.
 - d. Number and location of handicapped spaces.
 - e. Number and designation of loading spaces.
 - f. Number of square feet of paved parking and driveway area.
 - g. Surface materials of driveways.
 - h. Cross-section of proposed street improvements.
 - i. Fire lanes.
 - j. Location of proposed street improvements.
 - k. Location of traffic control signs and signalization devices.
 - l. Designated location of sidewalks.
 - m. Coordination of walkways, driveways, etc., with facilities in adjacent developments.
 - n. All proposed streets and alleys.
 - o. The extension or construction of service roads and access thereto on site must be shown where applicable.
4. Traffic Impact Analysis Data:
 - a. Requirements: The developer shall prepare, or have prepared, by a qualified traffic engineer, a traffic impact analysis, unless determined by the city that the proposed development will not have a traffic impact which justifies such an analysis. Four (4) copies of the traffic impact analysis must be provided.
 - b. Data: The analysis of traffic impacts will provide the following findings and appropriate methodologies utilized in determining the findings:
 1. Total projected average weekday trip ends for the site in question.
 2. Design capacity of the accessed and impacted roads.
 3. Average projected peak-hour (including time of day) trip projections for the site in question.
 4. Analysis of projected on and off site traffic patterns, such as turning movements.
 5. Projected percentage of truck traffic.
 6. Recommended improvements made necessary by development.
 7. Other related information as required by the City Engineer.
 8. Impact to existing levels of service on accessed and impacted roads.
 - c. The applicant shall be responsible for all costs associated with review of the traffic impact analysis by the City Engineer.
 - d. All traffic impact analysis shall be conducted in conformance with the traffic impact study (TIS) guidelines dated March 2008 or most recent version.
5. Drainage: Engineering plans and specifications for collection and treatment of storm drainage, including a description of the preservation of any natural features, such as lakes and streams or other natural features.
6. Dredge and Fill: If any dredging or filling operation is intended in development of the area, application shall be made to the official responsible for dredge and fill permits. No such work will be done prior to the issuance of such permit.
7. Soils:
 - a. Indicate soil classifications on the site plan as identified by the United States Department of Agriculture Soil Conservation Service in the "Lake County Area Soil Survey." An

applicant may challenge this designation by securing competent expert evaluation, at the applicant's expense, demonstrating that the identified soils are not classified correctly. If that determination is concurred by the City, the soils shall be correctly identified for the purpose of this chapter.

- b. Soil analysis by a qualified soil engineer must be furnished upon request of Director of Public Services.
8. Erosion Control: Provision for the adequate control of erosion and sediment, indicating the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.
9. Limits of Floodplain: Indicate flood elevation for 100-year flood elevation on the site plan as established by the United States Geological Survey series entitled, "Map of Flood Boundary and Floodway Maps." An applicant may challenge this designation by securing competent expert evaluation, at the applicant's own expense, demonstrating that his property does not fall within the designated flood delineation. If said expert determines that the property in question is not within a flood-prone area, and said determination is acceptable to the Public Services Director and City Engineer said property shall be designated as non-flood-prone for the purpose of this Code.
10. Proposed Water and Sewer Facilities:
 - a. Water: Size, material and location of water mains, plus valves and fire hydrants, fire flow calculations plus engineering plans and specifications within three hundred (300) feet of the site.
 - b. Sanitary Sewer System: Size, material and location of lines plus engineering plans and specifications, with submittal of profile where required.
 - c. Electric and Gas.
11. Solid Waste: Location(s) and access provisions for refuse service, including pad screening, fencing and landscaping.
12. Landscaping, Arbor, Recreation and Open Space:
 - a. Landscaping plan, irrigation system plan and provision for maintenance, including size, type and location of all landscaping, screens, walls, fences and buffers;
 - b. Application for arbor permit, if applicable.
 - c. Recreation and open space areas, if applicable.

5.3.3 Existing Improvements: (onsite, adjacent to site and across or opposite any public right-of-ways):

1. Locations and sizes of driveways and median cuts within three hundred (300) feet of the site.
2. Sidewalks, streets, alleys and easements (note widths and type).
3. Drainage systems to include natural and structural (size and materials, invert elevation).
4. Size and location of nearest water mains, valves and fire hydrants.
5. Sanitary sewer systems (size, invert elevations, etc., to be included).
6. Gas, electrical and telephone lines, where available.
7. Tree survey indicating the location of all trees on site which are a minimum of six (6) inches in diameter measured approximately three (3) feet above the ground designating the trees to be retained, removed, relocated or replaced. Smaller trees to be retained may also be shown by the applicant to assist the Arbor Inspector in determining replacement requirements. Groups of trees

in close proximity may be designated as “clumps” of trees with the estimated number and type of trees noted. Trees with a diameter of 24 inches and greater shall be identified by type, height, diameter and canopy spread. Trees to be removed, relocated or replaced must be named (common and botanical name) on the plan.

5.3.4 *Additional Data:* Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of this Ordinance.

5.3.5 *Additional Required Legal Submittals Where Facilities are Dedicated to the Public:* The approval of the site plan wherein facilities are dedicated to the City shall be made only pursuant to certification of adequacy of the following list of required submittals by the City Manager and City Attorney, as appropriate:

1. Bonds: The approval of any site plan shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements, where facilities are to be conveyed to the City, by filing a performance bond or bonds executed by an approved surety company in the amount of one hundred ten percent (110%) of the construction costs, including landfill. Costs for construction shall be determined by (1) estimate by the applicant’s engineer, or (2) a copy of the actual construction contracts as provided. The amounts of the performance and maintenance bond must be approved as adequate by the Director of Public Services and/or the City Engineer.

In lieu of performance bonding, improvements may be installed following site plan approval and preceding issuance of the Certificate of Occupancy, a two (2) year maintenance bond in the amount of twenty percent (20%) of the construction costs must be submitted. A completed maintenance bond form shall be submitted when utilizing a cashier’s check or certified check as the form of guarantee in lieu of a survey. The Certificate of Occupancy cannot be issued until the maintenance bond is approved. Bonding requirements may also be met by, but not limited to, the following:

- a. Escrow Deposit:
 1. Cashier’s Check
 2. Certified Check
 - b. Others, as approved by City Council, which may include developer-lender city agreement for providing public improvements, assignment of interest-bearing certificate of deposit, irrevocable letters of credit or developer’s agreement.
2. Title Certificate: A certificate of ownership signed by a licensed attorney at law or an abstract company shall be required when property is conveyed to the City, in a form approved by the City Attorney and showing the following:
 - a. Parties executing site plan are owners of the land embraced by the site.
 - b. All mortgages, liens or other encumbrances.
 - c. That all taxes and assessments are paid to date.
 - d. Description of site is correct.
 - e. No conflicting right-of-ways, easements or site plans exist.
 3. As-Built Record Drawings: The City shall not accept improvements not issued a Certificate of Occupancy as-built record drawings are submitted to the City and reviewed, and determined to be consistent with this code.

Costs incurred by the City's outside engineering consultants will be billed directly to the applicant. Outstanding fees shall be paid to the City prior to issuance of the CO.

As-built Record Drawings. Three copies of as-built record drawings shall be required prior to the issuance of a certificate of occupancy. As-Built Record Drawings shall be prepared, signed and sealed by the engineer of record. The city shall not accept improvements nor issue a certificate of occupancy until three copies of as-built record drawings are submitted to the city and reviewed, and determined to be consistent with this code. Also, see Section 7.10.8 and Section 7.13.6 of this code for specific as-built requirements for utility construction specifications.

Permits from all regulatory and applicable governmental agencies, including but not limited to the following:

- a. Department of Environmental Regulations
- b. St. Johns River Water Management District
- c. Army Corps of Engineers
- d. Florida Department of Transportation

Section 6.15 Trail Design Guideline Requirements.

Section 6.15.1. *Purpose and intent.* The purpose of these standards is to provide a community wide trail network which links neighborhoods, parks, schools, shopping areas and opens spaces. The intent is to provide comprehensive guidelines for the design and construction of various trail types and compliance with American Association of Street and Highway Transportation Officials (AASHTO) standards, Uniform Federal Accessibility standards and the “American with Disabilities Act Accessibility Guidelines”.

Section 6.15.2. *Applicability.* These guidelines shall apply to shared-use trails, multi-use trails, park/nature trails, community paths/trails, and urban bicycle/pedestrian corridors.

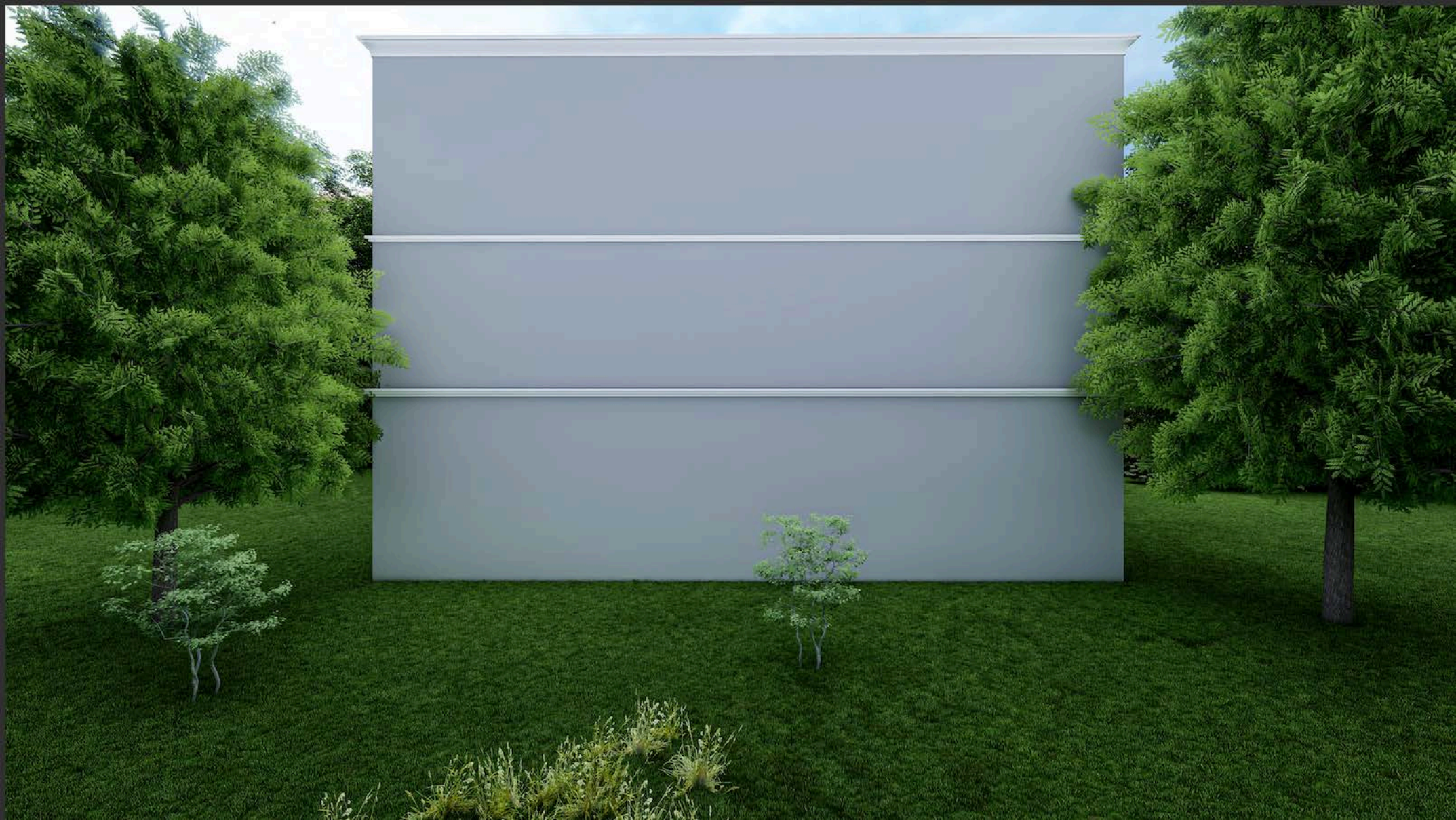
Section 6.15.3. *Design Standards.* Trails are required in the following situations:

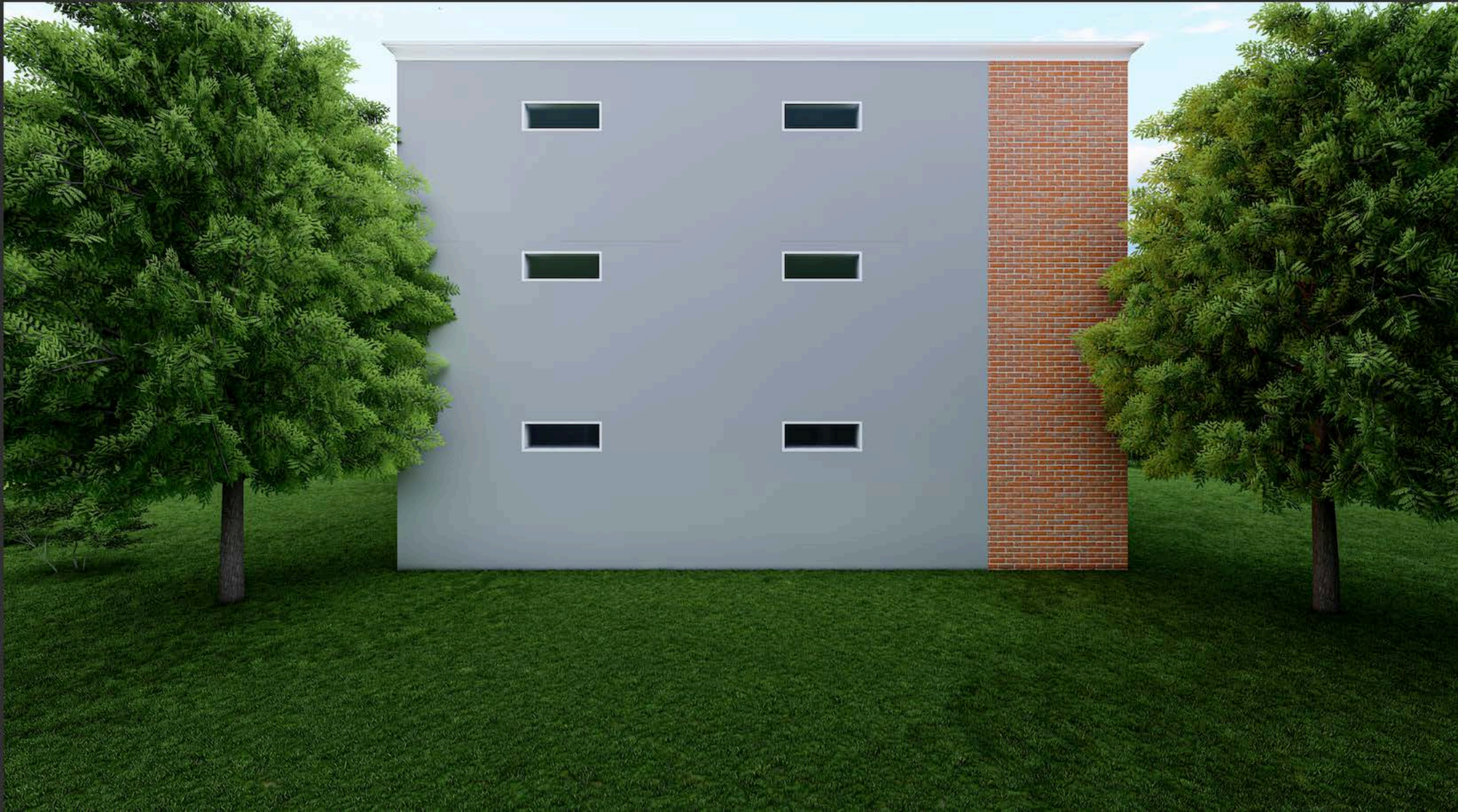
1. When a trail corridor traverses or is adjacent to a proposed development. Trails shall be provided within, or as close as possible to the delineated trail corridor.
2. To link public transit stops, schools, recreation facilities, park sites and/or to public areas interior or exterior to the proposed development.
3. When a trail is shown on an approved development plan.
4. To continue existing planned and/or platted trails, from adjoining developments.

[See Chapter VI - LDC, Section 6.15 for the entire Trail Design Guideline Requirements]

Updated 5/13/2021









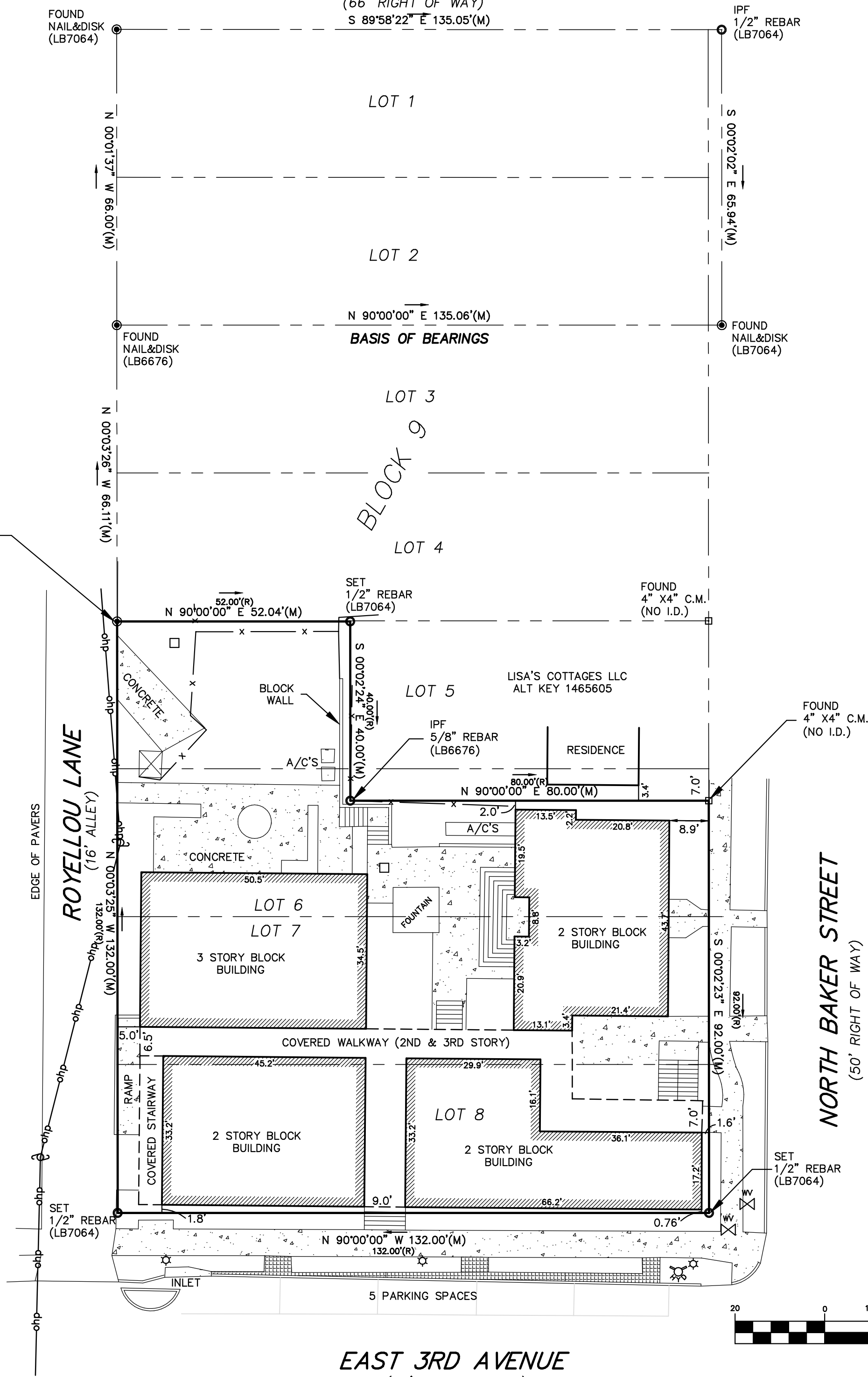
EAST 4TH AVENUE

(66' RIGHT OF WAY)
S 89°58'22" E 135.05'(M)

LEGEND:

IPS	IRON PIN SET (1/2" REBAR W/ CAP)
IPF	IRON PIN FOUND
CP	CALCULATED POINT ONLY
CM	CONCRETE MONUMENT
	POWER POLE
	LIGHT POLE
	WATER VALVE
	GAS VALVE
	WELL
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	CATCH BASIN
	CLEANOUT
	CURB INLET
	TRANSFORMER
	OVERHEAD UTILITY
	FENCE LINE
(M)	MEASURED
(R)	RECORD
O.R.	OFFICIAL RECORD BOOK
I.D.	IDENTIFICATION
P.B.	PLAT BOOK
Pg.	PAGE
Rd.	ROAD
Ln.	LANE
T	TOWNSHIP
R	RANGE
R/W	RIGHT-OF-WAY
N/F	NOW OR FORMERLY
C.M.	CONCRETE MONUMENT
F.C.	FENCE CORNER
SEC.	SECTION

SET NAIL&DISK
(LB7064)
FOUND
NAIL&DISK (LB6676)
0.40' SOUTH



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

FLOOD NOTE

This property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel Number 12069C 0367 E, which bears an effective date of December 18, 2012, and is not in a Special Flood Hazard Area. Field surveying was not performed to determine this zone.

SURVEY NOTES

1) BEARINGS BASED ON THE NORTH LINE OF LOT 3 AS BEING N 90° 00' 00" E (ASSUMED).

CERTIFIED TO:

United Southern Bank
Stone & Gerkin, PA
GH4 MTD MIX

Plat of Boundary Survey for
GH4 MTD MIX
301 N. Baker Street
City of Mt. Dora, Lake County, Florida

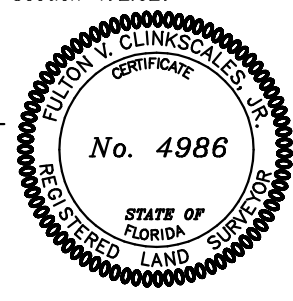
DESCRIPTION

The West 52 feet of Lot 5, the West 52 feet of the North 7 feet of Lot 6, the South 26 feet of Lot 6, and all of Lots 7 and 8, Block 9, in Section 31, Township 19 South, Range 27 East, according to the Official Map of the City of Mount Dora, according to the Plat thereof as recorded in Plat Book 3, Page 37, 39, 41 and 43 of the Public Records of Lake County, Florida.

I hereby certify that this survey was made under my responsible charge and meets the minimum technical standards as set forth by the Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code. Pursuant to Section 472.027 Florida Statutes.

Fulton V. Clinkscates, Jr., Surveyor #4986

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



FREELAND - CLINKSCALES
+ ASSOCIATES, INC. of NC
Engineers * Land Surveyors

201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
(828) 697-6539
1910 S. GROVE ST., EUSTIS, FL 32726
(352) 357-0415
(352) 589-8093 (Fax) LB 7064

REF. PLAT BOOK	3/37
REF. O.R. BOOK	2448/1406
ALT. KEY#	1465613
PARTY CHIEF	SCL
DRAWN	SCL
DATE	JAN. 15, 2018
DWG.NO.	F38003



DEVELOPMENT REVIEW COMMITTEE COMMENTS

DATE: October 25, 2023
FROM: Vince Sandersfeld, Planning Director
CONTACT: 352-735-7112 Ext.1707 or SandersfeldV@cityofmoundora.com
THROUGH: Michele Janiszewski, AICP, Senior Planner
PROJECT NAME: 348 Royellou Lane – Sunset Addition / Mixed-Use Building
REVIEW TYPE: Site Plan (SP23-11) – First Review

Administrative approval (or lack of comment on a specific item) does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed that results in a failure to meet applicable code requirements.

Review Comments

The applicant must revise the plan sets and/or provide additional information to address the following comments.

Planning and Development

Comments provided by Michele Janiszewski, janiszewskim@cityofmoundora.com

1. The warranty deed lists ‘Baker GC Development LLC’ as the property owner. The sunbiz documents list authorized agents as ‘Baker, William F Jr,’ ‘Baker Grove, Inc.’, and ‘Lee Ann Guenther Family Trust.’ Gerard G. Guenther, Jr. is not listed as a registered agent for ‘Baker GC Development Inc.’ nor ‘Baker Grove, Inc.’ As such, please provide an agent authorization form/letter executed by a registered agent for the property owner naming Austin Guenther as the agent or documentation that Gerard G. Guenther, Jr. is authorized to sign on behalf of the Lee Ann Guenther Family Trust.
2. Pursuant to LDC Section 5.3.4 (2), please include information on the site plan pertaining to anticipated trip generation from the development. The amount of traffic generated by a proposed project shall be calculated using the methodology and guidelines of the latest edition of the Institute of Transportation Engineers (ITE), Trip Generation manual (currently the 11th Edition). Please note, if the anticipated trip generation results in more than 25 peak hour trips, a full Traffic Study may be required.

3. Pursuant to LDC Section 3.5.2.(2)(i), please provide exterior elevations with material designations; Outline specifications of facade and roof treatments, and General exterior color description including signs. Ensure the elevations / architecture plans are able to demonstrate compliance with LDC Section 6.13.
4. Provide a photometric plan with the proposed lighting fixtures. If no exterior lighting is proposed, please provide a note on the site plan stating as such.
5. Please indicate the location of mechanical equipment or other utility hardware. Please be advised, pursuant to LDC Section 3.4.7.(5)(i)(5), Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located as not to be visible from any public ways.
6. Update the utility plans to show the maximum water and wastewater consumption for the development.
- 7.

Building Services – Flood Review

Comments provided by Ryan Morgan, morganr@cityofmounddora.com

Property is located within floodzone X which is outside the Special Flood Hazard Area (MJ).

Building Services – Fire Review

Comments provided by John Abner, abnerj@cityofmounddora.com

Comments may be forthcoming under separate cover.

Electric Utility

Comments provided by Steve Langley, langleys@cityofmounddora.com

Comments may be forthcoming under separate cover.

City Water and Sewer Utilities

Comments provided by Josh Kramm, Krammj@cityofmounddora.com

Sheet 2- Need a blown up detail showing the connections of the master meter, fire line and utility easement.

Public Works

Comments provided by George Marek, marekg@cityofmounddora.com

Comments may be forthcoming under separate cover.

{Rest of Page Intentionally Left Blank}



CITY OF
MOUNT
D O R A

Someplace Special.

November 8, 2023

Austin Guenther, G3 Development LLC
310 North Baker St.
Mount Dora, FL 32757
Via Email: Austin.guenther@g3development.com

RE: **APPROVAL** - Application for a Certificate of Appropriateness
301 N. Baker St. – Construction of a three story commercial building

To Whom It May Concern:

At the October 25, 2023 meeting, the Mount Dora Historic Preservation Board approved the Certificate of Appropriateness for the construction of a three-story commercial building, as depicted in the application, with the condition that windowsills and a more substantial frame are added to the windows on the western façade; brick is added to the columns (as depicted in the black and white west elevation); and a bulkhead is added under the windows on the facade.

This letter will serve as your Certificate of Appropriateness. You may now proceed with the site plan and building permit process. A copy of this letter must be included in your permit application packet when submitted to permitting.

Please note that the work for which a Certificate of Appropriateness is issued shall commence within **one (1) year** from the date of issuance. The Board may or may not approve extensions for Certificate of Appropriateness.

If you have any questions or need additional information regarding the above please contact me at (352) 735-7112.

Sincerely,

Michele Janiszewski
Michele Janiszewski, AICP
Senior Planner



(352) 735-7100



www.CityofMountDora.com



510 N. Baker St. Mount
Dora, FL 32757



MINOR SITE PLAN FOR DEVELOPMENT PLAN FOR 338 ROYELLOU LANE

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 27 EAST
CITY OF MT DORA, FLORIDA

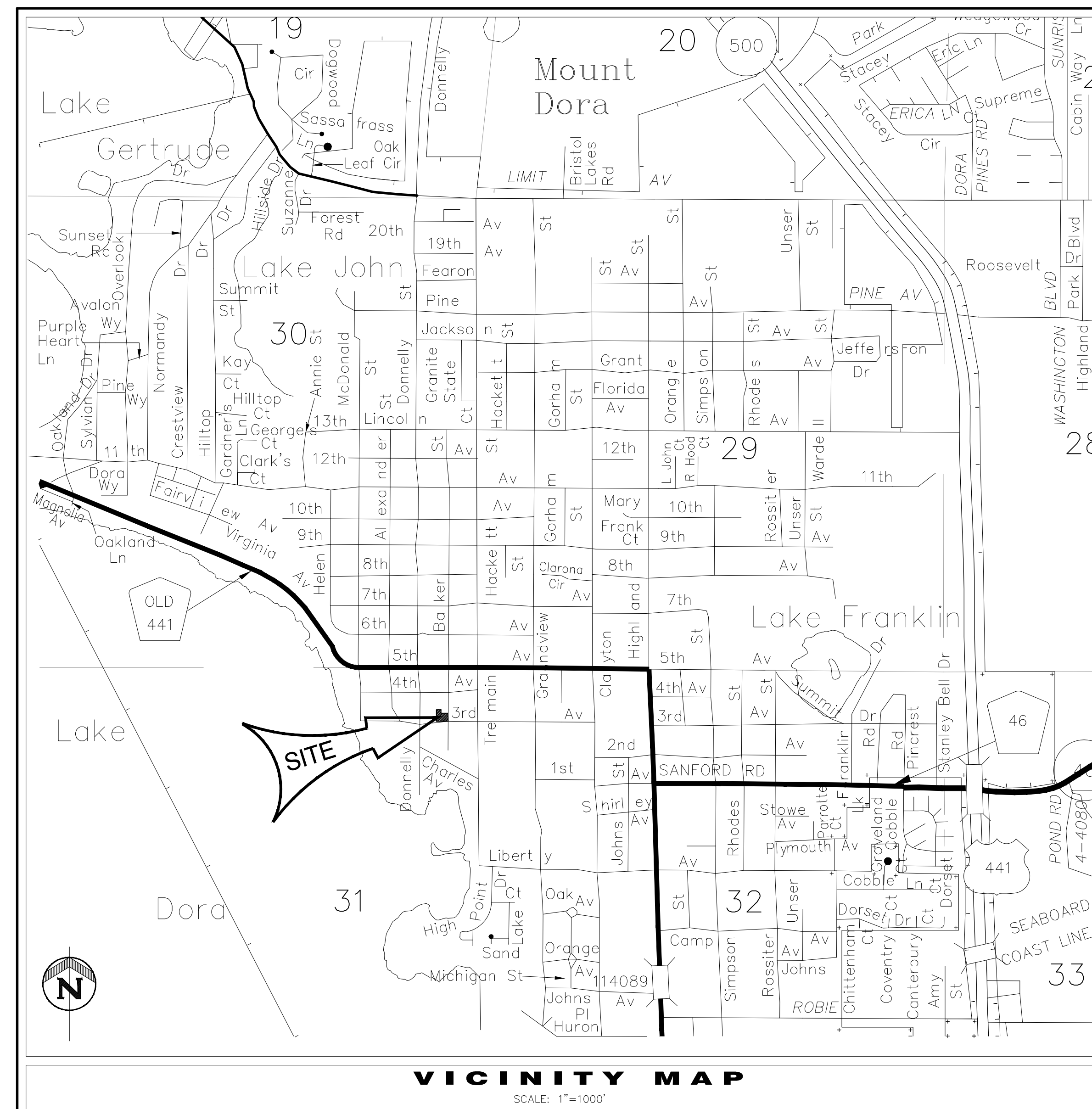
OWNER:
GC DEVELOPMENT OF LAKE COUNTY, INC.
PO BOX 1273
MOUNT DORA, FLORIDA 32756
PHONE: (352) 397-4869

ENGINEER:
HALFF ASSOCIATES
902 NORTH SINCLAIR AVENUE
TAVARES, FLORIDA 32778
PHONE (352) 343-8481
CONTACT: CHARLES C. HIOTT, P.E.

SURVEYOR:
FREELAND-CLINKSCALES & ASSOCIATES, INC.
1910 S. GROVE STREET
EUSTIS, FLORIDA 32726
PHONE (352) 357-0415
CONTACT: FULTON V. CLINKSCALES, JR.

LEGAL DESCRIPTION

The West 52 feet of Lot 5, the West 52 feet of the North 7 feet of Lot 6, the South 26 feet of Lot 6, and all of Lots 7 and 8, Block 9, in Section 31, Township 19 South, Range 27 East, according to the Official Map of the City of Mount Dora, according to the Plat thereof as recorded in Plat Book 3, Page 37, 39, 41 and 43 of the Public Records of Lake County, Florida.



INDEX OF SHEETS

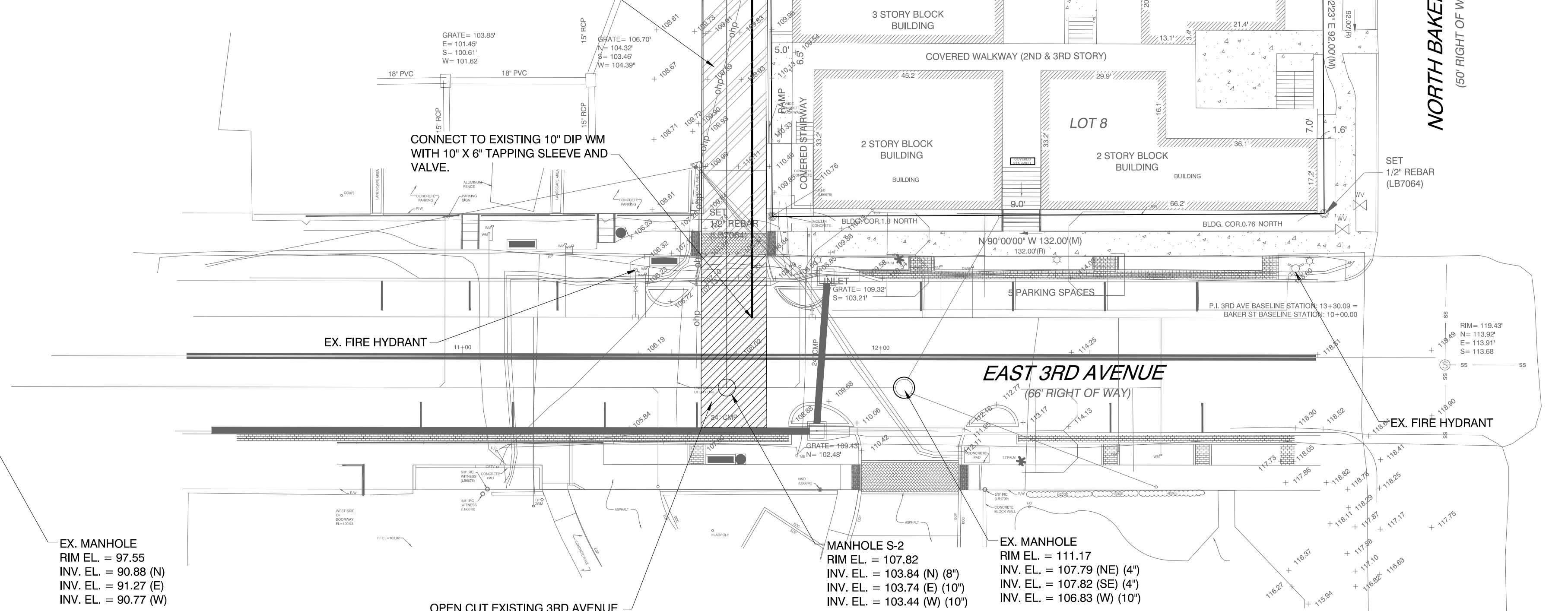
- 1 COVER SHEET
- 2 SITE PLAN
- 3 DETAILS

EXISTING FLUM	COMMERCIAL
EXISTING ZONING	C-2 DOWNTOWN COMMERCIAL
TOTAL AREA OWNED	0.33 ACRES OR 14,378.8 SF
LIMITS OF CONSTRUCTION AREA	0.07 ACRES OR 3,000 SF
ADJACENT ZONING:	
NORTH	C-2 DOWNTOWN COMMERCIAL
SOUTH	C-2 DOWNTOWN COMMERCIAL
EAST	RESIDENTIAL / PROFESSIONAL & R-3
WEST	C-2 COMMERCIAL
FLUM:	
NORTH	COMMERCIAL
SOUTH	MIXED USE
EAST	RESIDENTIAL / PROFESSIONAL & HIGH DENSITY
WEST	COMMERCIAL
PROPOSED USE	COMMERCIAL/PROFESSIONAL
ALTERNATE KEY	1465613
WATER	CITY OF MOUNT DORA
SEWER	CITY OF MOUNT DORA
FIRE PROTECTION	EXISTING FIRE HYDRANT
WASTE MANAGEMENT	CURBSIDE CANS
PARKING	LOCATED IN THE DOWNTOWN PARKING EXEMPT DISTRICT
SETBACKS:	
FRONT	0 FEET
SIDE	0 FEET
REAR	0 FEET
FROM ANY STREET	0 FEET

EXISTING CONCRETE (TO BE REMOVED)	800 SF
EXISTING BUILDINGS (TO REMAIN)	6,400 SF
EXISTING SIDEWALK (CONCRETE)	2,443 SF
PROPOSED CONCRETE	450 SF
PROPOSED BUILDING (3 STORIES).....	2,036 SF
TOTAL IMPERVIOUS AREA	11,329 SF (78.79%)
PROPOSED IMPERVIOUS SURFACE RATIO ...	0.80

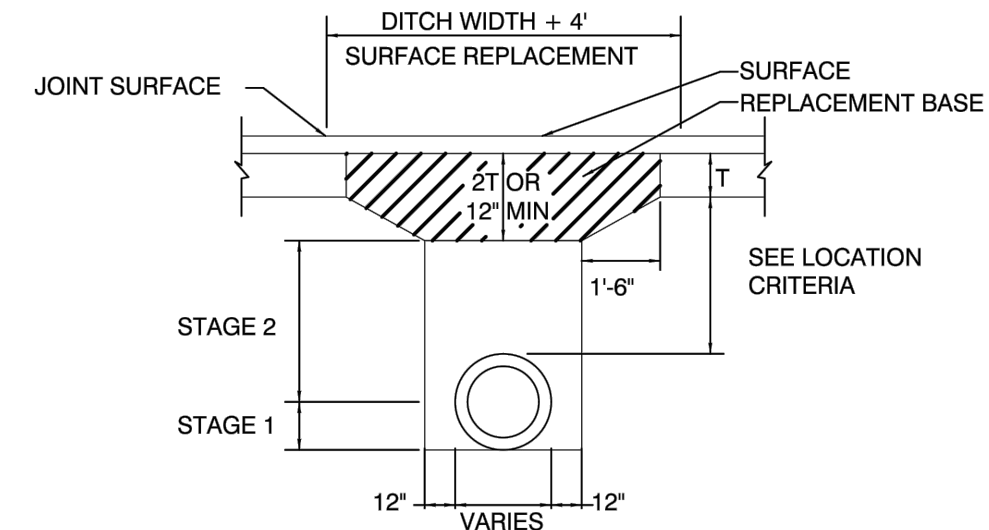
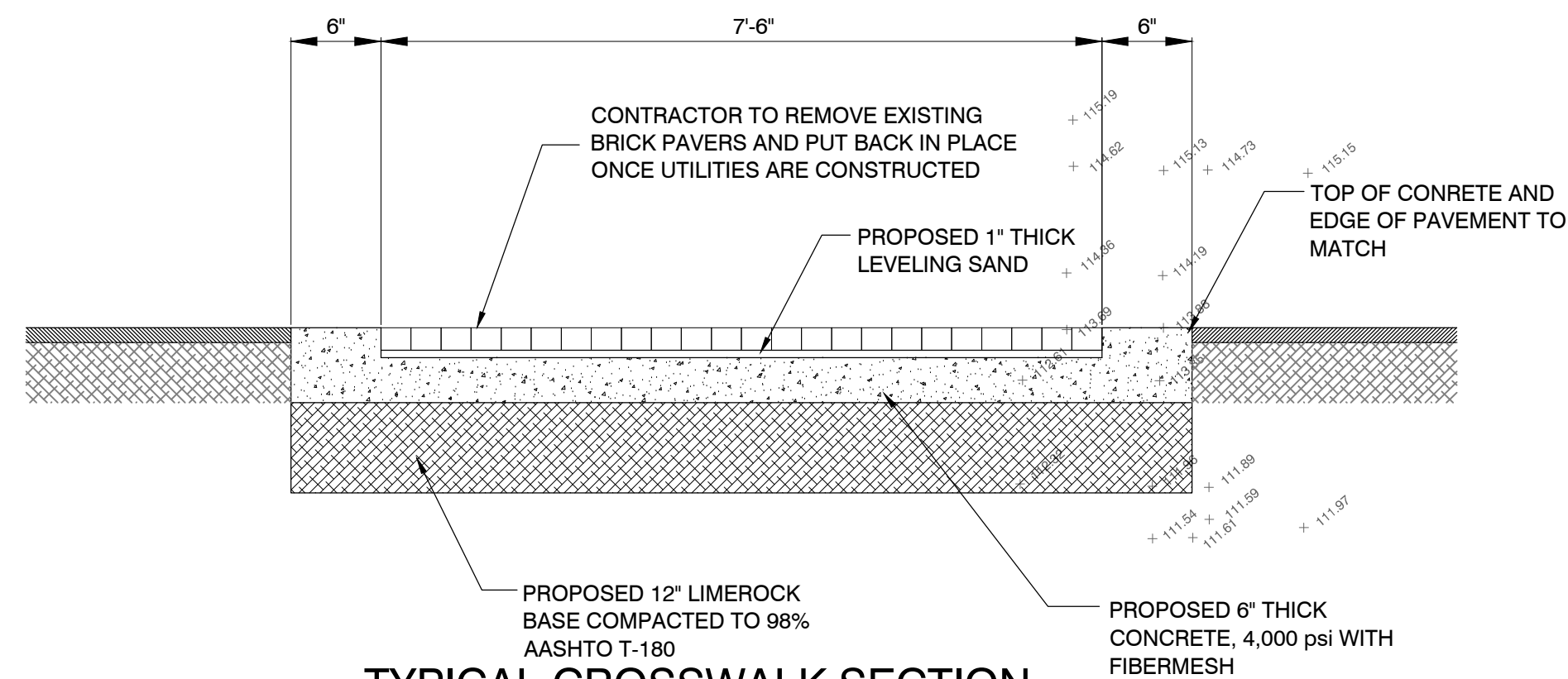
EXISTING BUILDING AREA	16,086 SF
PROPOSED BUILDING AREA.....	6,100 SF
TOTAL FAR	1.56
MAXIMUM FAR ALLOWED	2.0
MAXIMUM BUILDING SQUARE FOOT	27,750 SF
EXISTING GRASS/OPEN SPACE	2,895 SF (21.21%)

PROPOSED BUILDING:	
MAXIMUM BUILDING HEIGHT IS 35 FEET	
PER FLOOR FIRST FLOOR: RETAIL	2,036 SF
SECOND FLOOR: PROFESSIONAL OFFICE ..	2,036 SF
THIRD FLOOR: PROFESSIONAL OFFICE	2,036 SF
TOTAL:	6,108 SF



NOTES:

1. ALL STRIPING TO BE LEAD FREE THERMOPLASTIC INSTALLED PER SECTION 711, F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. DETECTABLE WARNING STRIPS TO BE INSTALLED PER F.D.O.T. STANDARD INDEX NO. 304 AND SECTION 527, F.D.O.T. STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. ENTIRE LOT TO BE GRADED TO MATCH SITE PLAN, AS NEEDED. BAHIA SOD TO BE INSTALLED IN ALL AREAS DISTURBED AND ANY OTHER AREAS WITH OUT GRASS.
4. ALL DEBRIS, BRANCHES, AND TRASH NEEDS TO BE DISPOSED OF.
5. GRIND ALL STUMPS IF ANY TREES ARE REMOVED A MINIMUM OF 8" BELOW FINISHED GRADE.



REPLACEMENT OF FLEXIBLE PAVEMENT FOR PERMITTED PAVEMENT CUT

DENSITY PROCEDURES:

THE BACK FILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. TEST REPORTS SHALL BE FURNISHED TO THE CITY.

REPLACED BASE MATERIAL OVER DITCH SHALL BE
TWICE THE THICKNESS OF THE ORIGINAL BASE,
(MINIMUM 12")

BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.

STAGE #1

THE PERMITTEE SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.

ASPHALT CONCRETE PAYMENT THICKNESS SHALL
EQUAL EXISTING THICKNESS BUT NOT LESS THAN
TWO (2) INCHES.

SURFACE TREATED PAVEMENT JOINT SHALL BE LAPPED AND FEATHERED AND EXTENDED AT LEAST 2' PAST EACH SURFACE JOINT.

STAGE #2

THE PERMITTEE SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.

SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.

LIMESTONE, SAND-CLAY, SHELL, ETC. BASES:
6" LAYERS COMPACTED THICKNESS DENSITY REQUIREMENTS:

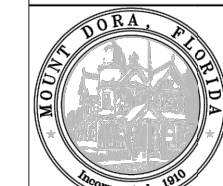
GENERAL NOTES:

BASE AND BACK FILL MATERIALS SHALL BE EITHER OF THE SAME TYPE AND COMPOSITION AS THE MATERIALS REMOVED, OR OF EQUAL OR GREATER STRUCTURAL ADEQUACY. MATERIALS CONTAMINATED WITH DELETERIOUS SUBSTANCES DURING EXCAVATION SHALL NOT BE USED.

98% UNDER ROADWAY

98% OUTSIDE THE TRAVELED ROADWAY, SUCH
AS INTERSECTIONS, CROSSOVERS,
TURNOUTS, ETC.

95% SHOULDER PAVEMENT
METHOD AASHTO T-180

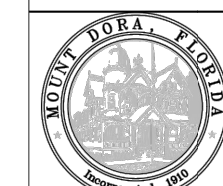
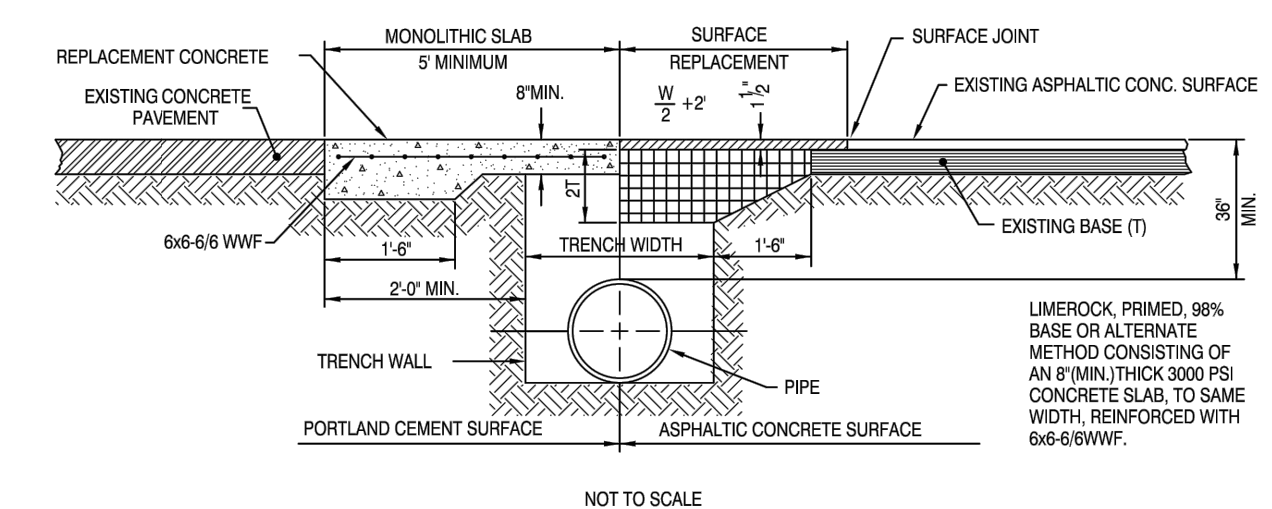


OPEN CUT DETAIL

GU011-1

ISSUED: 2017

REVISÉ: --



OPEN CUT AND REPAIR DETAIL

GU0011-2

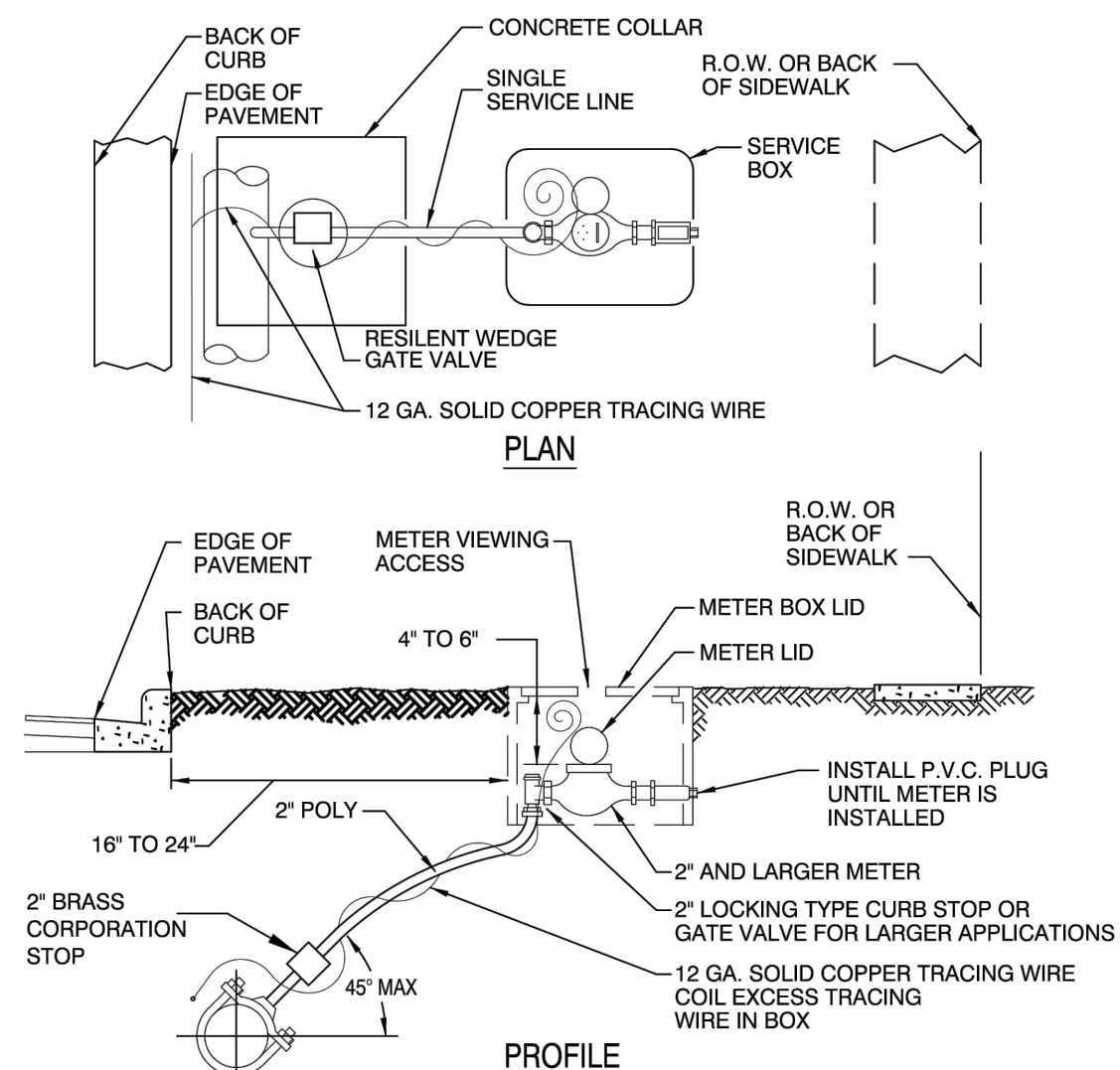
ISSUED: 2017

REVISÉ: 22

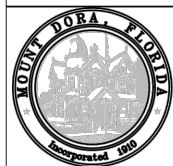


inclair Ave.
Florida 32778
Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 33380

DATE:	06-02-21
DESIGNED BY:	CCH
DRAWN BY:	CCH
CHECKED BY:	CCH
JOB NO.:	044685.001
FILE NAME:	044685 SITE PLAN

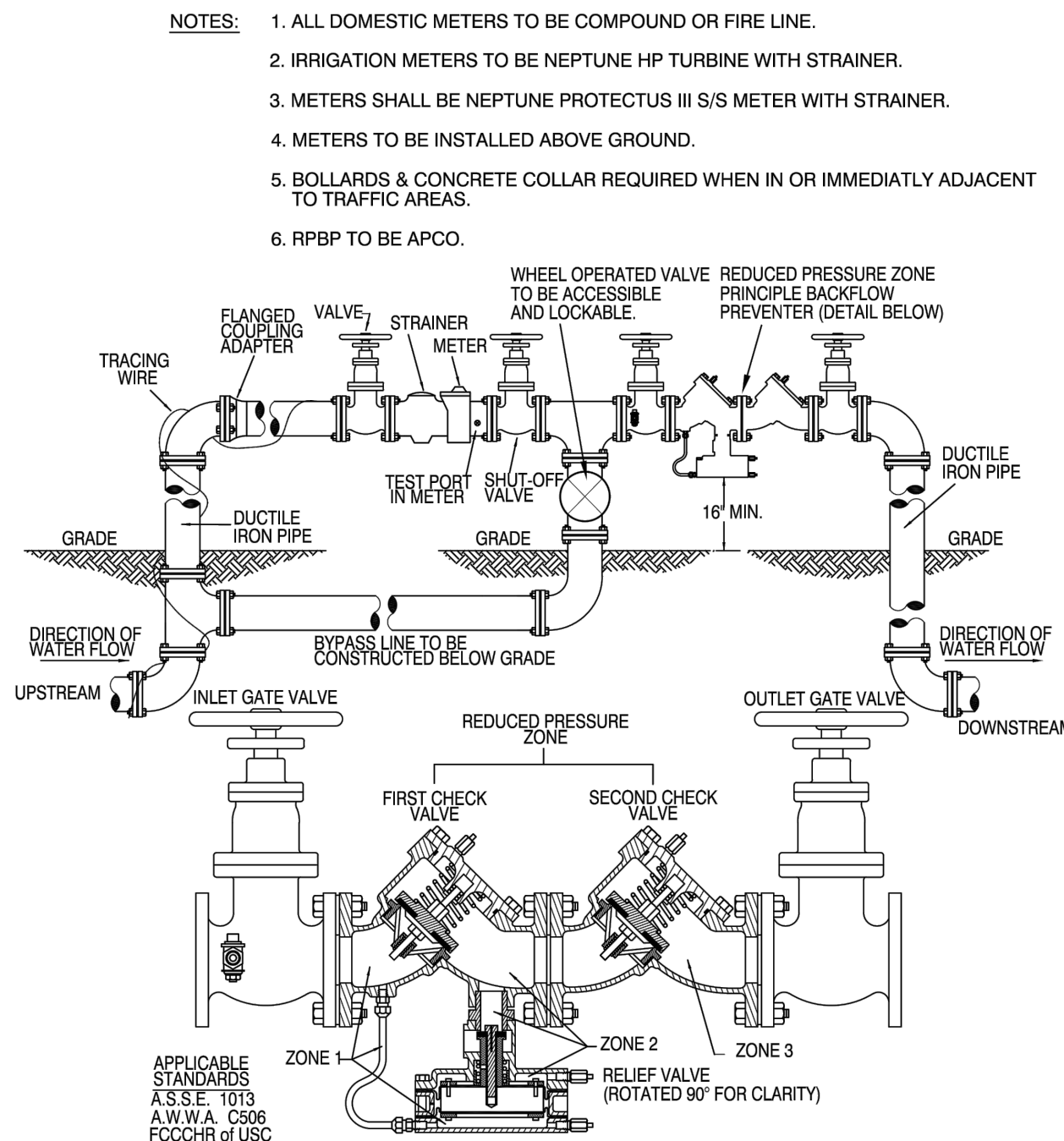


- NOTES:**
- SERVICE BOX SHALL BE DFW QUALITY PRODUCTS NDS 1200*RR.
 - METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
 - BACKFLOW PREVENTERS WILL NOT BE SUPPLIED BY THE CITY OF MT. DORA ON COMMERCIAL SERVICE CONNECTIONS. BACKFLOW PREVENTER REQUIREMENTS WILL VARY FOR COMMERCIAL CONNECTIONS.
 - IRRIGATION METERS REQUIRE A CITY APPROVED TESTABLE BACKFLOW PREVENTER.
 - CASING OF SERVICE LINE IS REQUIRED UNDER PAVEMENT, USE SCH 40 PVC PIPE.
 - 3/4" - 2" RESIDENTIAL WATER METERS WILL BE PROVIDED BY AND INSTALLED BY CITY OF MOUNT DORA



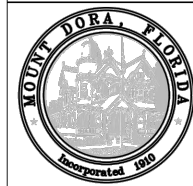
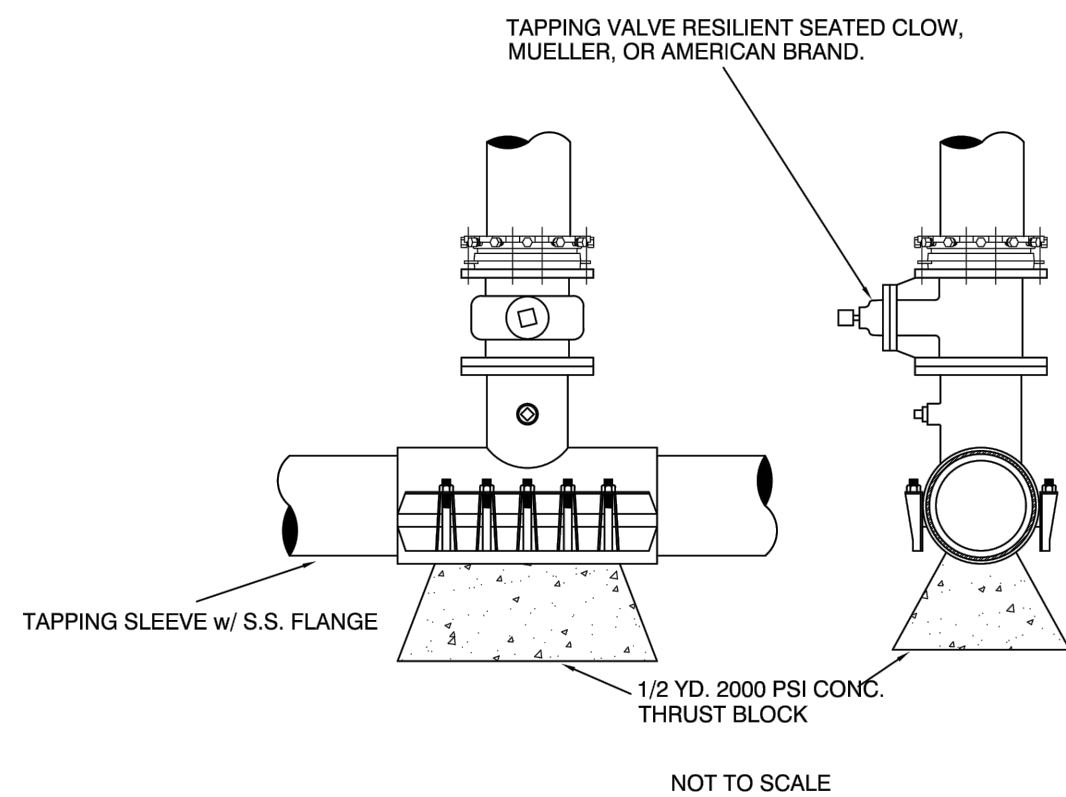
**POTABLE WATER-SINGLE SERVICE
CONNECTION FOR 2" AND LARGER METERS**

PW006-1
ISSUED: 2017
REVISED: --



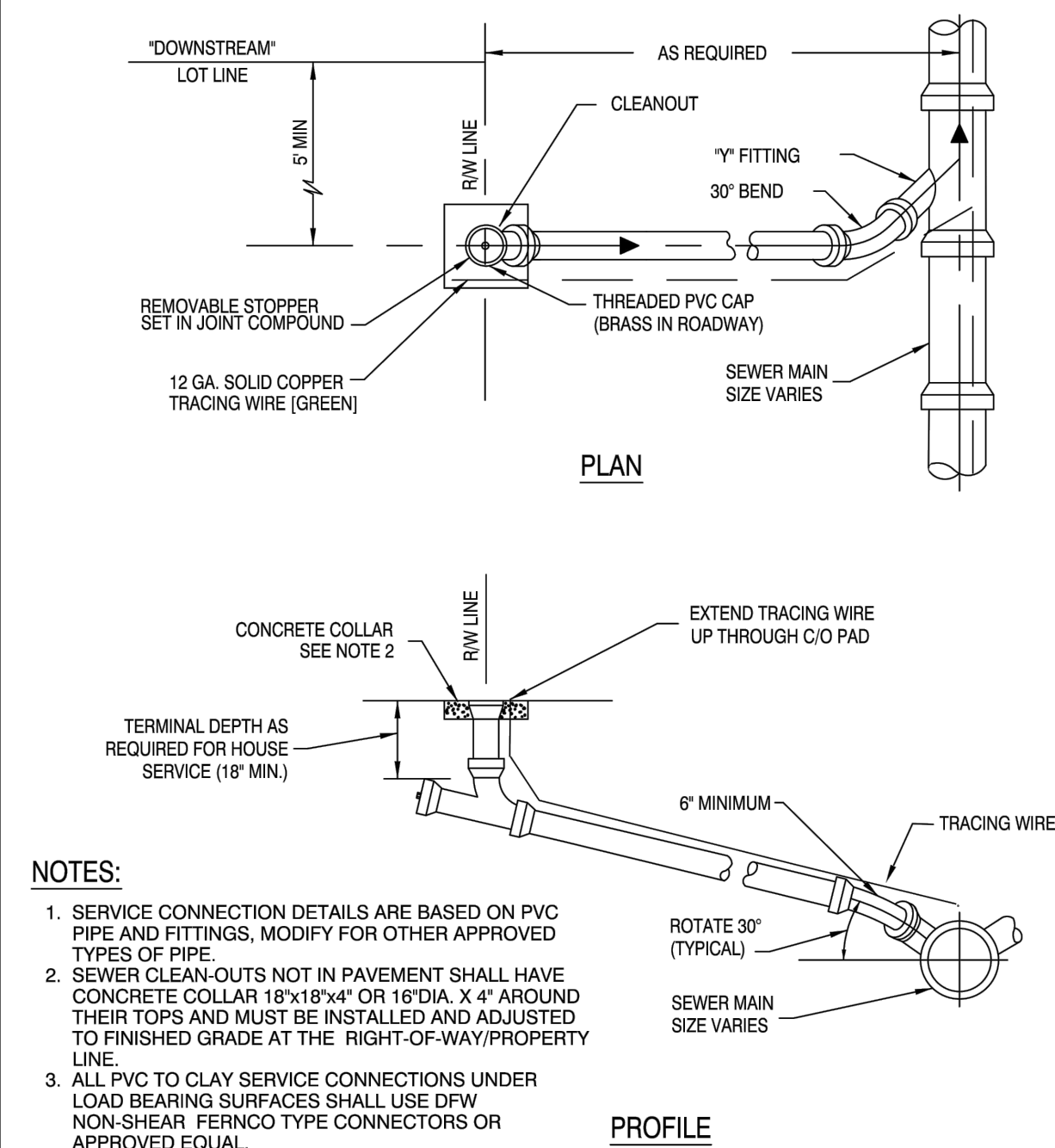
**MASTER METER ASSEMBLY WITH
BY-PASS & REDUCED PRESSURE BACKFLOW
PREVENTION ASSEMBLY (RPBA)**

PW007-1
ISSUED: 2017
REVISED: --

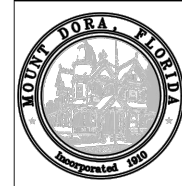


WET TAP SLEEVE & VALVE

PW0013-1
ISSUED: 2017
REVISED: --

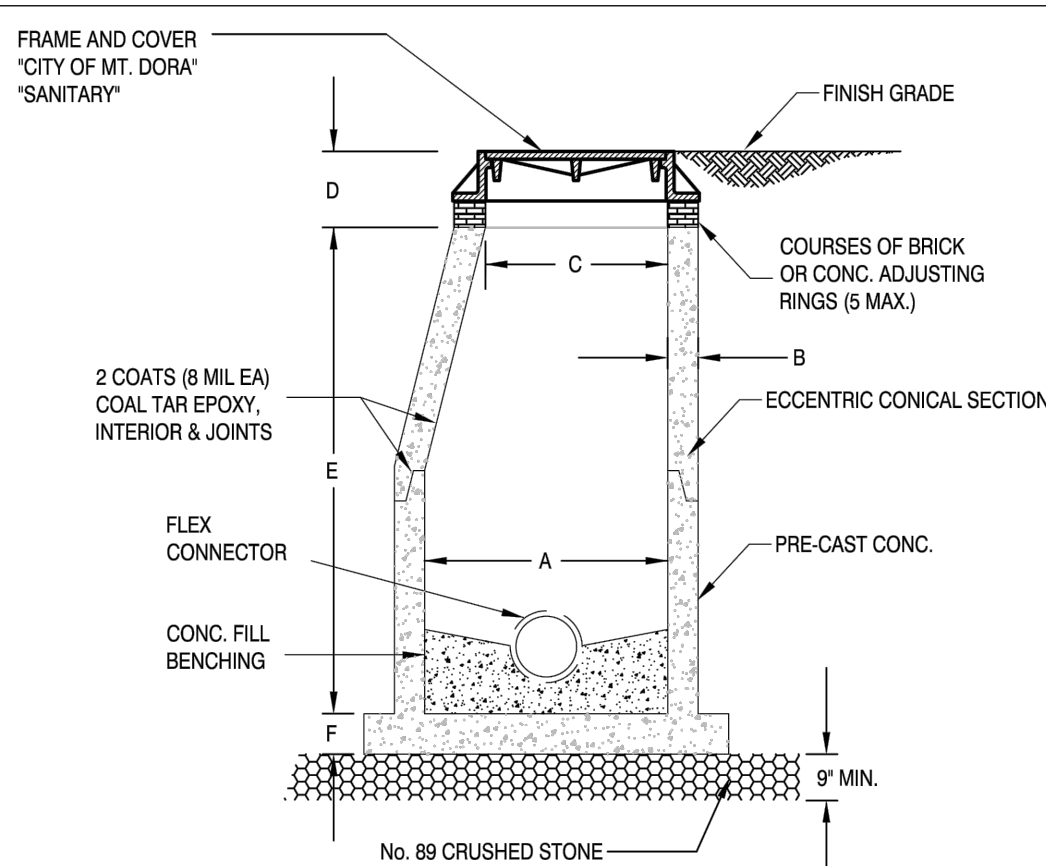


- NOTES:**
- SERVICE CONNECTION DETAILS ARE BASED ON PVC PIPE AND FITTINGS. MODIFY FOR OTHER APPROVED TYPES OF PIPE.
 - SEWER CLEAN-OUTS NOT IN PAVEMENT SHALL HAVE CONCRETE COLLAR 18"x18"x4" OR 10"DIA. X 4" AROUND THEIR TOPS AND MUST BE INSTALLED AND ADJUSTED TO FINISHED GRADE AT THE RIGHT-OF-WAY/PROPERTY LINE.
 - ALL PVC TO CLAY SERVICE CONNECTIONS UNDER LOAD BEARING SURFACES SHALL USE DFW NON-SHEAR FERRICO TYPE CONNECTORS OR APPROVED EQUAL.
 - 90° FITTINGS ARE PROHIBITED. MINIMUM 6" SPOOL BETWEEN 45° FITTINGS.
 - DOUBLE SERVICE CONNECTIONS ARE PERMITTED, MINIMUM 6" PIPE REQUIRED.
 - CLEAN-OUTS IN SIDEWALKS SHALL BE HOUSED IN METER BOX.



TYPICAL SEWER CONNECTION

SS001-1
ISSUED: 2017
REVISED: --

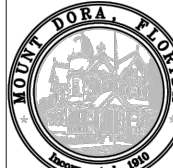


- NOTES:**
- PRE-CAST CONCRETE SHALL BE TYPE 2 CEMENT (4,000 PSI).
 - LIFT HOLES NOT PERMITTED THROUGH PRE-CAST SECTIONS.
 - ALL OPENINGS SHALL BE SEALED WITH NON-SHRINK GROUT.
 - INSTALL FLOW CHANNEL INSIDE MANHOLES.
 - SERVICE LATERALS SHALL GENERALLY NOT BE PERMITTED DIRECTLY INTO MANHOLES. (SEE SS03-1)
 - WRAP JOINTS WITH RUBBER TAR BASED WRAP.
 - REINFORCING STEEL PER ASTM C478-88A.
 - PROVIDE 5' X 5' X 12" CONCRETE COLLAR AROUND COVER FRAME, WITH 4 - #4 REBAR E.W. IN UNPAVED AREAS.

MH DEPTH	A	B	C	D	E	F
UP TO 12"	48"	8"	24.5"	15"	AS REQD	8"
12 TO 18"	60"	8"	24.5"	15"	AS REQD	10"
18" AND DEEPER	72"	8"	24.5"	15"	AS REQD	14"

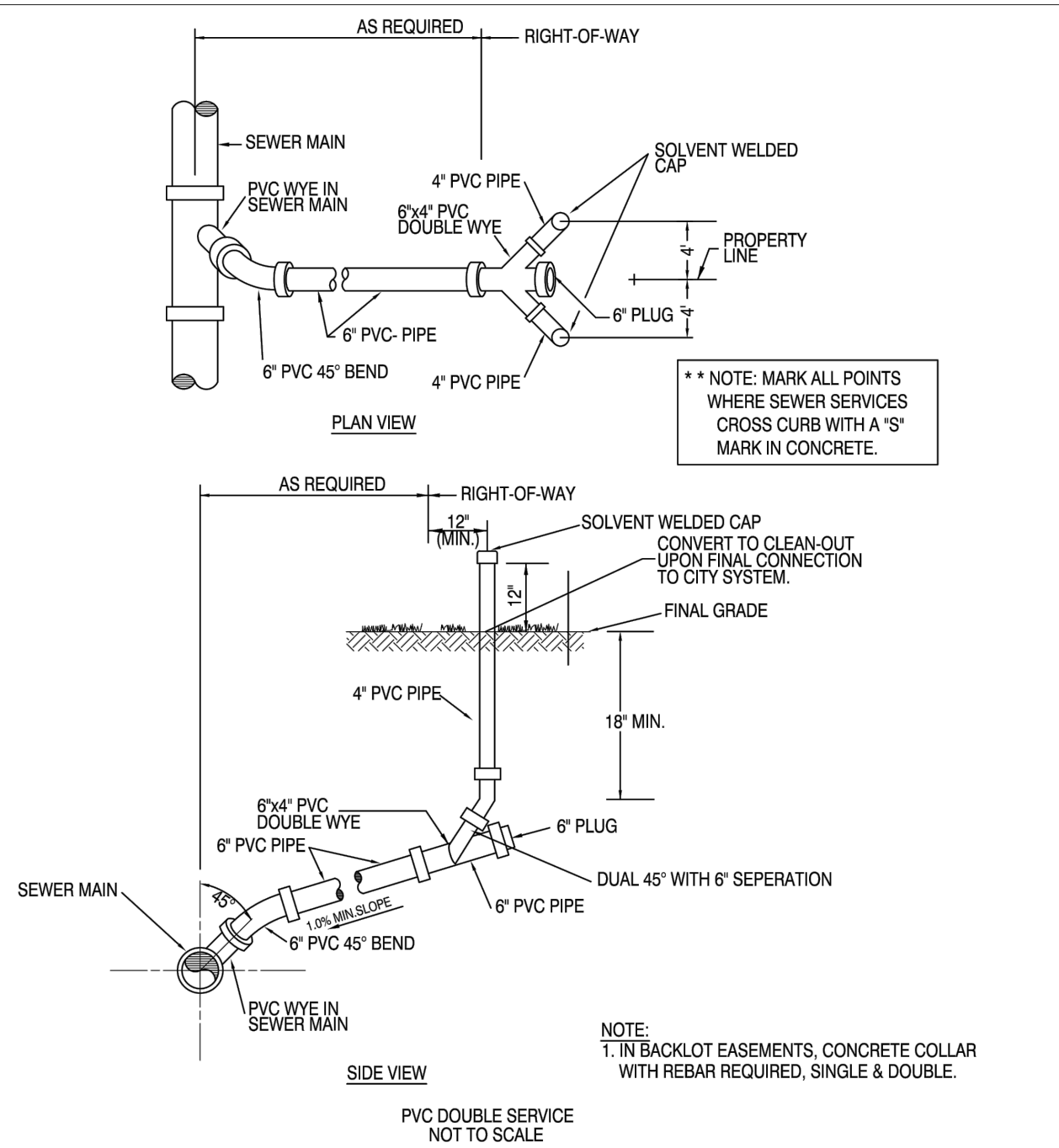
MANHOLE SIZE
UP TO 24" PIPE 48" MANHOLE
UP TO 36" PIPE 60" MANHOLE
OVER 36" PIPE 72" MANHOLE

***MIN MANHOLE SIZE FOR
FORCEMAIN CONNECTION**



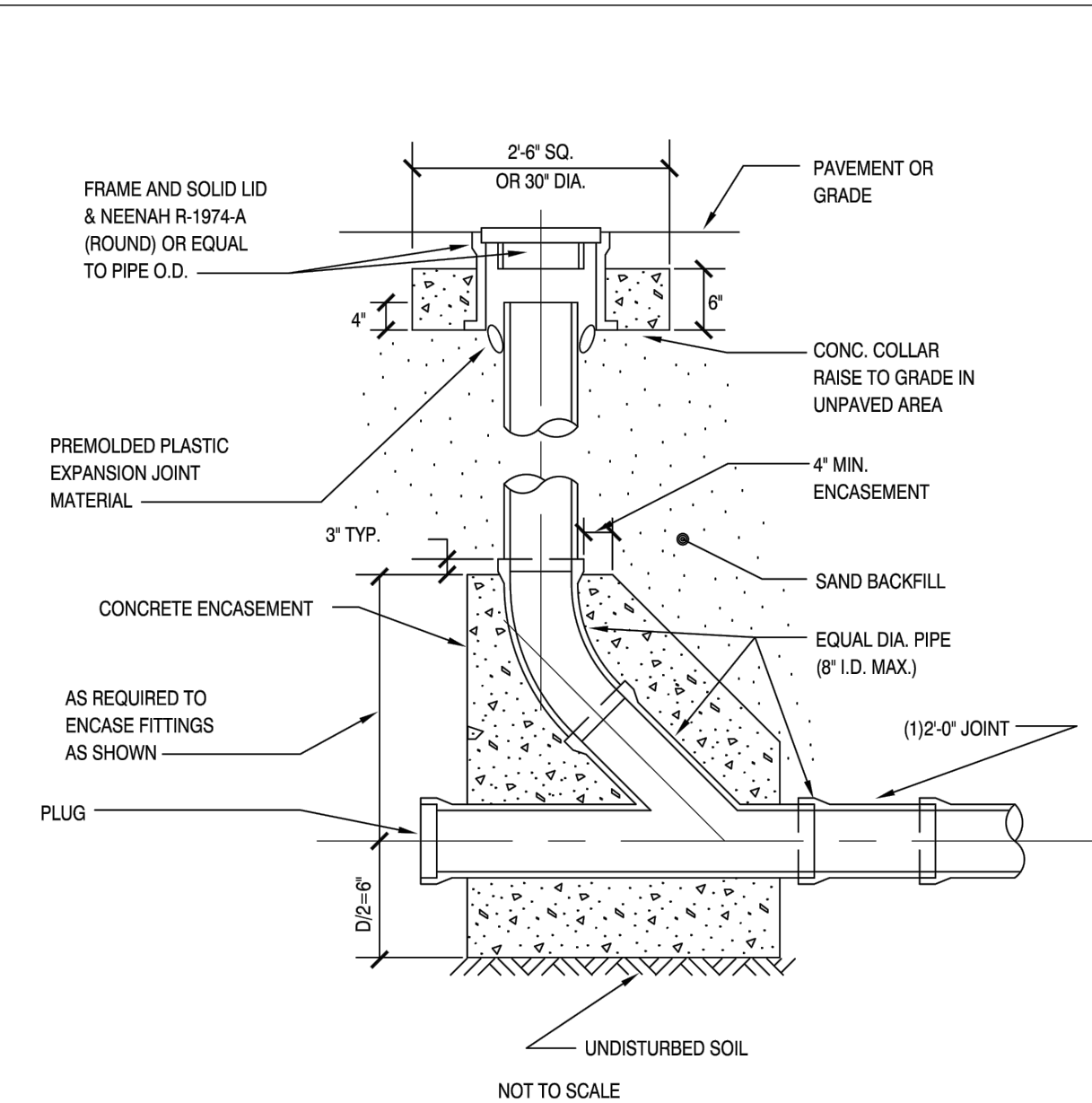
STANDARD MANHOLE DETAIL

SS002-1
ISSUED: 2017
REVISED: --



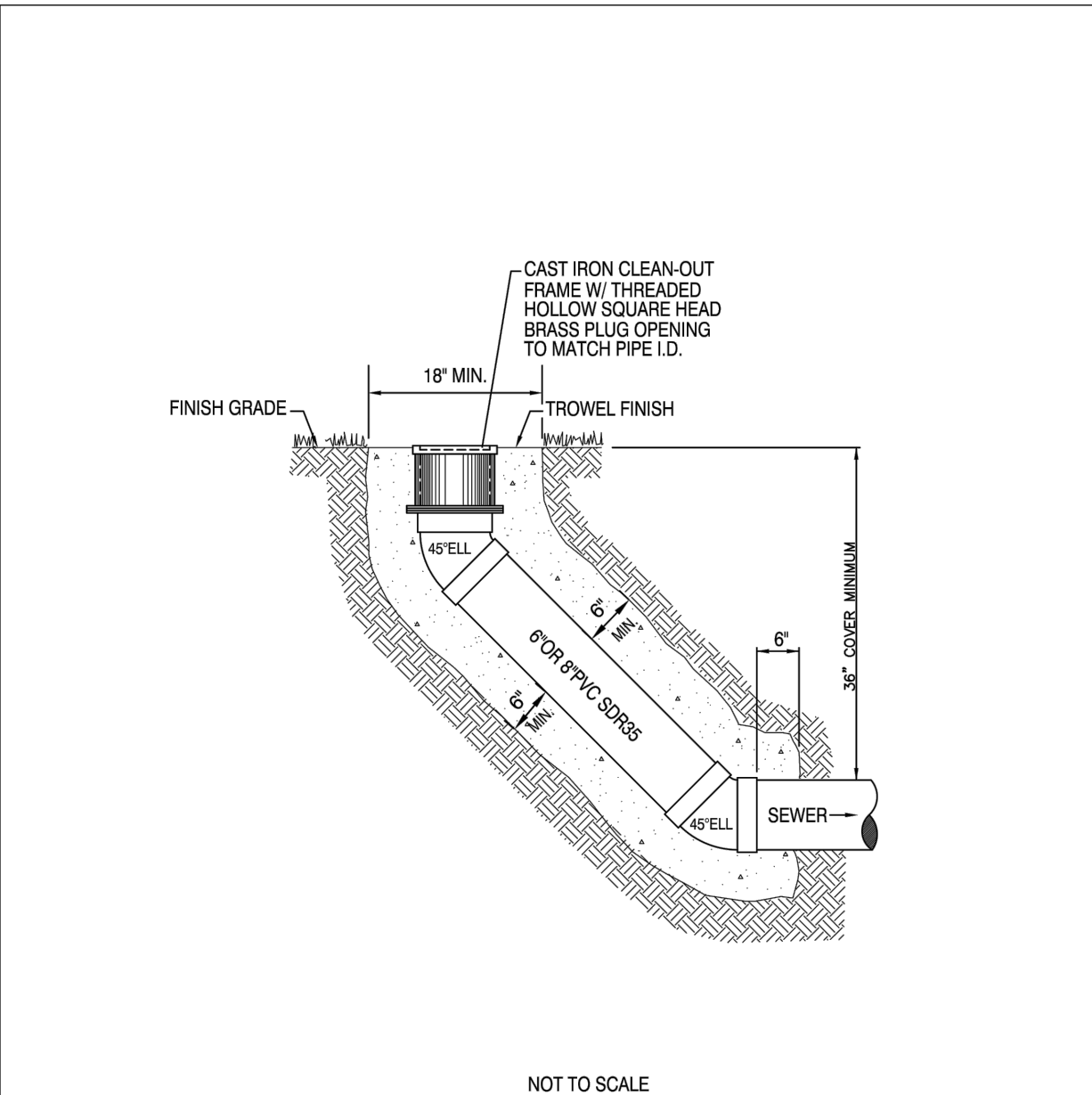
**DOUBLE SANITARY SEWER
SERVICE**

SS013-1
ISSUED: 2017
REVISED: --



GRAVITY CLEANOUT

SS014-1
ISSUED: 2017
REVISED: --



TRUNK LINE CLEAN-OUT

SS015-1
ISSUED: 2017
REVISED: --

**DEVELOPMENT PLAN
301 NORTH BAKER STREET
DETAILS**



DATE: 06-02-21
DESIGNED BY: CCH
DRAWN BY: CCH
CHECKED BY: CCH
JOB NO.: 044685.001
FILE NAME: 044685 SITE PLAN

Sheet 3

CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 54813



PLANNING AND ZONING COMMISSION 2024 MONTHLY MEETING DATES

**PLANNING AND ZONING
COMMISSION MEETING**
Third Wednesday of each month
at 10:00 a.m. at City Hall

January 17, 2024
February 21, 2024
March 20, 2024
April 17, 2024
May 15, 2024
June 19, 2024
July 17, 2024
August 21, 2024
September 18, 2024
October 16, 2024
November 20, 2024
December 18, 2024