



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

Email: plandev@cityofmountdora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

December 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 FLUM; SAF NOB US 441 LLC (My Place Mount Dora Expansion) (Project Name); 21901 Hwy 441 (Site Address); My Place Self Storage (Owner); Farmers Development (Applicant). Project No. FLUM2305SM.**
 - 1. Swearing in of witnesses by City Attorney
 - 2. Ex Parte Communication regarding this item.
 - 3. Staff/Applicant presentation
 - 4. Public Input
 - 5. Commission deliberation and action
 - B. **Request for Rezoning; SAF NOB US 441 LLC (My Place Mount Dora Expansion) (Project Name); 21901 Hwy 441 (Site Address); My Place Self Storage (Owner); Farmers Development (Applicant). Project No. Z23-04.**
 - 1. Swearing in of witnesses by City Attorney
 - 2. Ex Parte Communication regarding this item.
 - 3. Staff/Applicant presentation
 - 4. Public Input
 - 5. Commission deliberation and action
 - C. **Request for Minor Site Plan; (TABLED) 470 Royellou Lane (Building Behind Center for the Arts_138 E 5th Ave) (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

VI. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: January 17, 2024

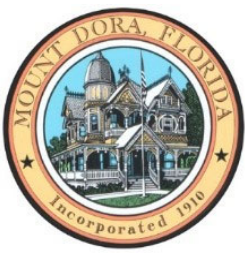
VII. Adjournment

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
November 15, 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, November 15, 2023.

II. Roll Call with Determination of Quorum

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

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

Presenters: Mr. Winkler, Senior Planner; Mr. Guenther, G3 Development

Ms. Haukoos arrived to the meeting at 10:02 a.m.

III. Approval of Minutes

Ms. Tietmeyer motioned to approve the meeting minutes dated October 18, 2023. Mr. Coombes seconded the motion and the minutes were approved unanimously with a 6 - 0 vote.

IV. Public participation/hearing for non-agenda items

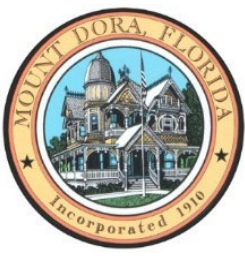
None

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

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



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
November 15, 2023

Mr. Winkler provided a brief summary of the proposed application and stated that Staff recommends approval of the above-referenced request, subject to Development Review Committee (DRC) engineering requirements.

Mr. Coombes asked for clarification regarding the roof top elevation number listed on staff report of 152 ft. +/- Mr. Massey and Mr. Winkler clarified that its elevation above sea level, not building height.

Mr. Homich asked for clarification on what is being approved/denied. Mr. Winkler clarified the board will be approving/denying the design of the building.

Mr. Beach & Mr. Homich shared concerns regarding the lack of visible context, in relation to surrounding buildings, ramp and rear elevations.

Mr. Dring inquired about the location of the door for the wheel chair ramp.

Mr. Guenther stated that the door is located on rear elevation and the ramp leads to a concrete sidewalk.

Mr. Coombes suggested a rendering be provided to board/staff, to provide clearer context.

Mr. Homich proposed enhancements be added to the rear side of the building.

Mr. Massey suggested tabling the proposed application to the December meeting, in order for the applicant to provide a presentation addressing staff/boards concerns.

Mr. Guenther agreed to work with staff to provide.

On a motion by Mr. Beach, seconded by Ms. Haukoos, the board voted to table the proposed application to the December 20, 2023 meeting, with a 7-0 vote.

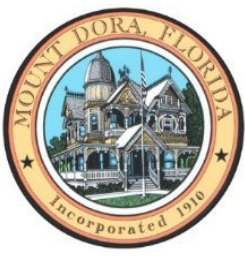
**FOR: Massey, Dring, Coombes, Homich, Tietmeyer,
Haukoos & Beach**

AGAINST:

MOTION CARRIED: 7-0

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. SP2312.

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
November 15, 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 provided a brief summary of the proposed application and stated that 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.

Mr. Beach inquired if the proposed application is a new building or addition. Mr. Winkler stated that it's located next to Steamroller Studio's and is a new sole building.

Mr. Guenther stated that there is a staircase that connects to the deck but no roof connection.

Mr. Beach shared concerns, regarding lack of visible context.

Mr. Guenther stated that renderings were provided, showing what the building is going to look like.

Mr. Coombes emphasized the need for staff/board to have clearer renderings that show a sense of where the projects sits and the design.

Mr. Guenther clarified the location of the new building.

Conversation on size of windows on the Northside of building. Mr. Guenther stated they are smaller because restrooms will there. The windows located on the other side, will be the same to match.

Mr. Beach inquired if the images reflect the comments from the Historic Preservation Board.

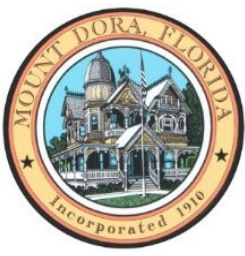
Mr. Guenther stated the only thing missing is the enhanced seals underneath the windows on the façade and the marbling brick. Both are in progress and will be incorporated.

Mr. Homich questioned the policy on adjacent property owners being notified.

Mr. Winkler stated it's not a part of the process.

Further discussion on window size.

Mr. Guenther stated the brick concept on the left side of the building is a stair tower. Its purpose is to break up the façade and is all a part of the same building.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
November 15, 2023

Ms. Janiszewski clarified that the project did go to Historic Preservation Board and they did recommend approval with conditions. Any major revisions to the architectural style, will require the application to go back to the Historic Preservation Board.
Discussion on tabling item because of same concerns as previous agenda item, regarding need for visible context.

On a motion by Mr. Homich, seconded by Mr. Dring, the board voted to approve the Site Plan as presented with the previous conditions made by the Historic Preservation Board and to enhance the windows on the Northside to be full-sized, with a 5-0 vote.

FOR: Massey, Dring, Coombes, Homich, Tietmeyer

AGAINST: Haukoos, Beach

MOTION CARRIED: 5-2

Mr. Sandersfeld and Mr. Coombes discussed possibly revisiting how projects are presented due to commentary presented.

Mr. Sandersfeld stated that this is the purpose of the board and there is a section in the code that requires other documents may be provided as necessary to demonstrate the significance of a project.

VI. Other Business

A. 2024 Planning and Zoning Commission Monthly Meeting Dates

The board unanimously voted to approve the 2024 scheduled Planning & Zoning Commission monthly meeting dates with a 7-0 vote.

VII. Announcement of next scheduled meeting date

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

VIII. Adjournment

On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the meeting was adjourned at 10:43 a.m.

Whitney Scott,
Administrative Coordinator

Harmon Massey,
Commission Chair



CITY OF MOUNT DORA

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

DATE: December 20, 2023

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler, Senior Planner

RE: Application to Amend the Future Land Use Map (Small-Scale); Change in land use from Lake County Urban Low Density (4 du/ac) and County Industrial to City Industrial; 1.40 Acres (Site Area); Located on the east side of US Highway 441 along the Orange County line (General Location); Kyle Hoy, Farmer Development (Applicant); SAF NOB US 441, LLC (Owners).
Project No. FLUM23-05SM.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the small-scale application to amend the land use category on 1.40+/- acres from Lake County Urban Low Density (4 du/ac) and County Industrial. Approval subject to Annexation.

REFERENCES/SUPPORT:

LDC Section 3.3
Policy 4.g(2) FLUE of the Mount Dora Comprehensive Plan 2045
Companion Annexation Ordinance 2024-01

SITE SUMMARY:

Owners	SAF NOB US 441 LLC
Applicant	Kyle Hoy, Farmer Development
General Location:	Located on the east side of US 441 at the Orange County line
Alternate Key Nos.	3853683, 3353421, and 2921757
Zoning District:	Lake County Community Facility District (CFD) and Light Industrial (LM)
Proposed Zoning District:	Workplace Two (WP-2)
Future Land Use Category:	Lake County Urban Low (4 du/ac)
Proposed Land Use Category	Industrial (Processing Under a Separate Application)
Overlays:	None
Site Area:	1.40 +/- acres
Existing Use:	Vacant land

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	City	Industrial	WP-2	Vacant, Self-Storage	MyPlace Storage, Vacant Land
	Lake County	Urban Low	CFD	Church/Worship	Solid Rock Worship Center
South	Orange County	PD	PUD	Residential Subdivision	Parks of Mount Dora
East	City	Industrial	WP-2	Self-Storage, Wetlands	MyPlace Storage
West	County	Office	OP	Vacant	Undeveloped

ANALYSIS:

The Applicant has applied for a small-scale future land use map amendment for three (3) vacant and undeveloped properties. The Applicant proposes to amend the future land use map to change the parcels from Lake County Urban Low Density (4 du/ac) and County Industrial to City Industrial.

The properties contain 1.40 acres, per the site data table below:

Alternate Key	Acres
3853683	0.30
3353421	0.29
2921757	0.81

These parcels along with the adjacent lands were sold from Harris property owner to SAF NOB US 441, LLC in April 2022. The Applicant proposes a future development on the adjacent properties for updates to the existing personal storage facility, and plans to include these lands as part of the floor area ratio (FAR) and impervious surface ratio (ISR) for the total proposed site re-development. The Applicant indicated to staff there would be no development on the subject parcels and would remain as open space. The annexation would have a de minus impact on public services. Re-development of the subject property would require the submittal of a development application pursuant to the City's normal site plan review process.

The change in zoning application is being processed simultaneously with the Annexation and Future Land Use applications. The proposed change in zoning is consistent with the surrounding Workplan Two Zoning District of the former Harris Oil Facility.

PUBLIC IMPACTS AND CAPACITY ANALYSIS:

Housing: The proposed Future Land Use change from County Urban Low Density and County Industrial to City Industrial would not affect the amount of land available for residential uses. There are no significant housing and population impacts with the proposed future land use map amendment, as the change is less density. Residential uses are not permitted within the

Industrial future land use category.

- Traffic:** Based on the existing entitlements, the proposed land use category will not result in any additional average daily trips (ADT). The surrounding roadway network should have sufficient capacity to accommodate the proposed site improvements. Further review and evaluation would be required if seeking to develop the property with a more intense use.
- Wastewater:** Policy 1.d, Infrastructure Element of the Comprehensive Plan establishes level-of-service standards as: (1) Water level-of-service standard: 350 gallons per day (GPD) per equivalent residential unit (ERU); (2) Sewer level-of-service standard: 300 GPD per ERU; and (3) Solid waste level-of-service standard: 7.1 pounds per capita per day. Based on the density requirements, the most development which could be undertaken on the subject property would be to facilitate the annexation.
- Potable Water:** The minimum design for water distribution systems shall provide for at least 100 percent of the combined maximum day-demand rate and required fire flow for said rate, with special provisions for peak flows in excess thereof. The allowable minimum service pressure under said design condition shall not be less than 20 pounds per square inch. Normal flow demands for design shall be calculated on the basis of full ultimate development as known, or projected. The proposed change and will not negatively impact capacity.
- Reclaim Water:** Conversation Element requires participation in the City reuse for irrigation purposes. Goal 2, Policy 1.c. (1) of the Infrastructure Element requires water conservation practices by utilizing the City reclaimed system available at this location.
- Solid Waste:** City's standard is 7.1 pounds per capita per day (LOS disposal).
- Stormwater:** Protect water resources in Mount Dora. Control of erosion, sedimentation and flooding are mandatory. Limit post-improvement stormwater discharge to pre-improvement rates based on the 25-year, 96-hour storm. Building first floor elevations must be flood-free for the 100-year, 96-hour storm. Comply with Land Development Code (LDC) Chapter 6.2 drainage standards. Upon development of site improvements, the owner is required to provide a drainage plan per LDC.
- Habitat:** The properties are undeveloped so there are no anticipated adverse impacts to any natural habitats. The Applicant has expressed the subject properties will remain as open space to increase the total site area for floor area ratio (FAR) and impervious surface ratio (ISR) calculations.

Environmental: A portion of the property is located with flood plain area. The far eastern parcel (Alt. Key #3853683) has been previously improved for the overall Harris Oil stormwater retention. The Applicant did not express interest in developing the areas indicated and flood zone. Any proposed impacts to flood plain and/or wetland areas are evaluated at time of development plan reviews. No such changes are proposed associated with the annexation, land use, and zoning assignment.

NOTIFICATIONS:

JPA Notice to Lake County: January 8, 2024

Legal Notice PZC and Notice to City Council: January 26, 2024

Notice to Surrounding Owners: December 8, 2023

Non-Legal with Map Ad City Council 1st Reading: January 19, 2024

Ordinance Enactment Legal Ad: January 26, 2024

Non-Legal with Map Ad City Council Adoption: January 26, 2024

PUBLIC HEARING SCHEDULE:

DRC Review: November 17, 2023

PZC: December 20, 2024 (6:00 pm)

City Council 1st Reading: January 16, 2024 (6:00 pm)

City Council 2nd Reading and Adoption: February 6, 2024 (6:00 pm)

ATTACHMENTS:

Vicinity Map

Aerial Map

Future Land Use Composite City-County Map

Future Land Use Map Amendment

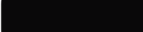
Zoning Composite City-County Map

National Flood Hazard Map

Harris Oil Site Plan 1992 (Informational for site History)

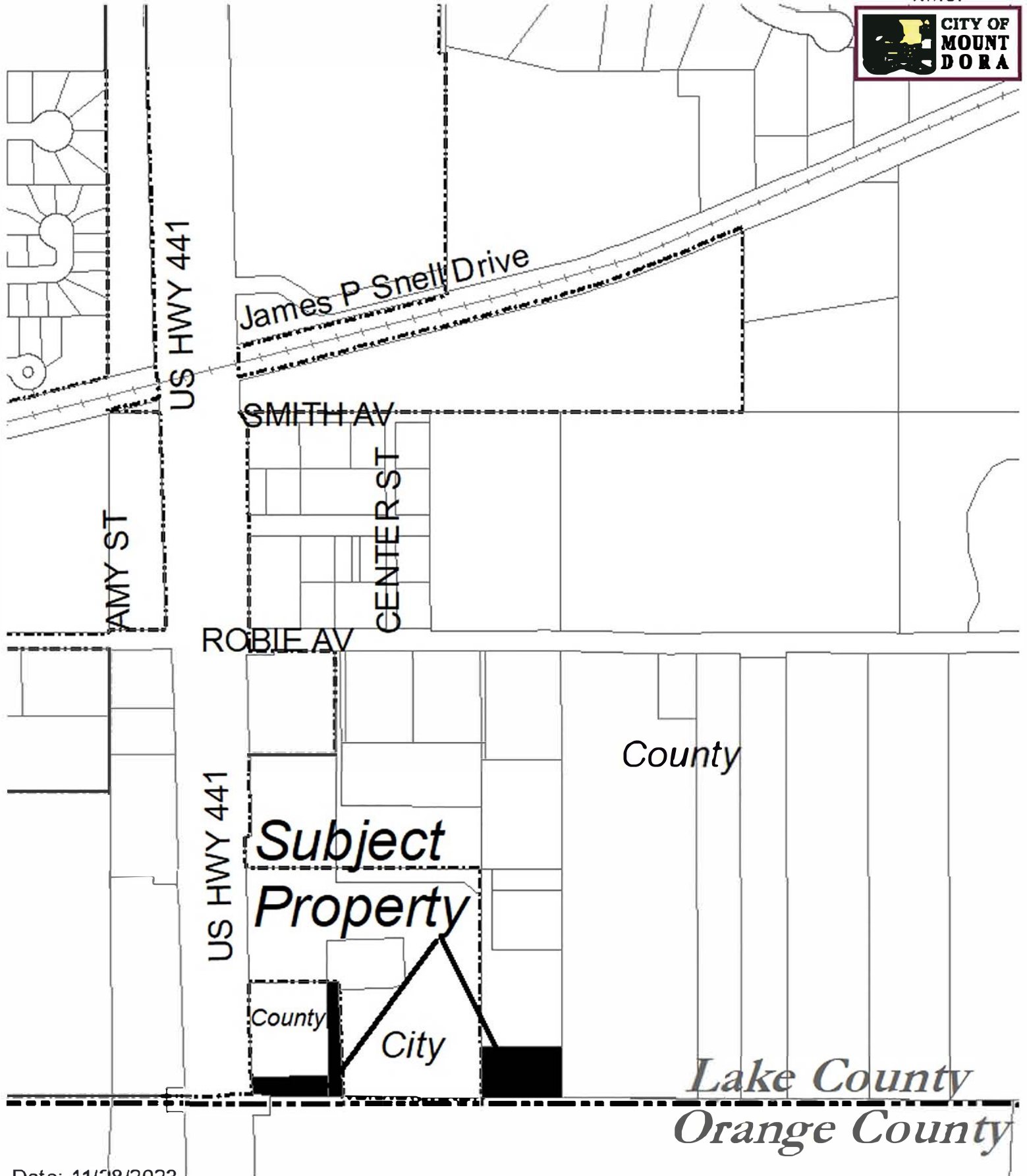
Application (Surveys, Tax Parcel Records, and Deed)

Legend

 Subject Property

 City Limits

VICINITY MAP
SAF NOB US 441, LLC
1.40+/- Acres



Legend



Subject Property



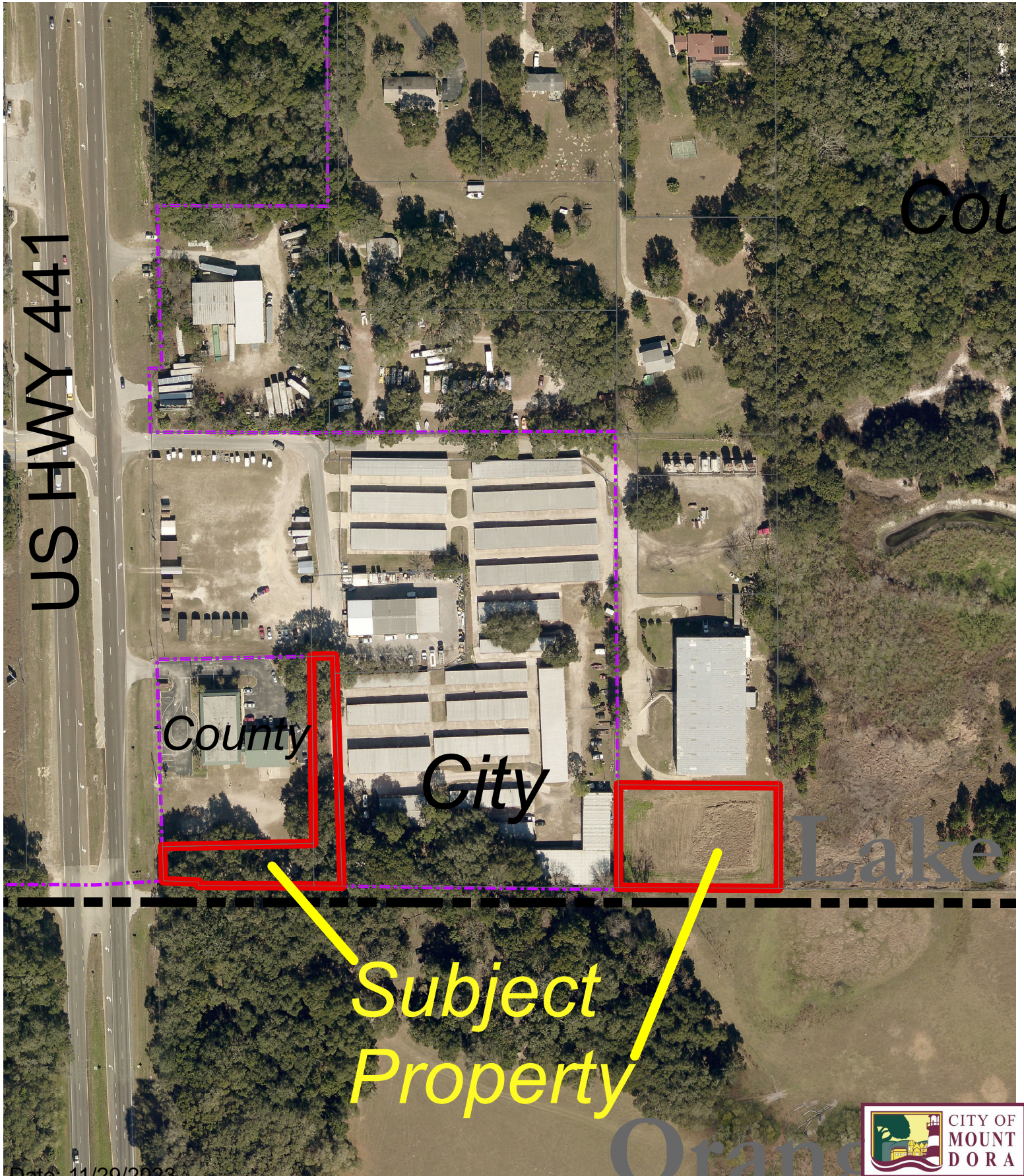
City Limits

Aerial Map
SAF NOB US 441, LLC
1.40+/- Acres

N

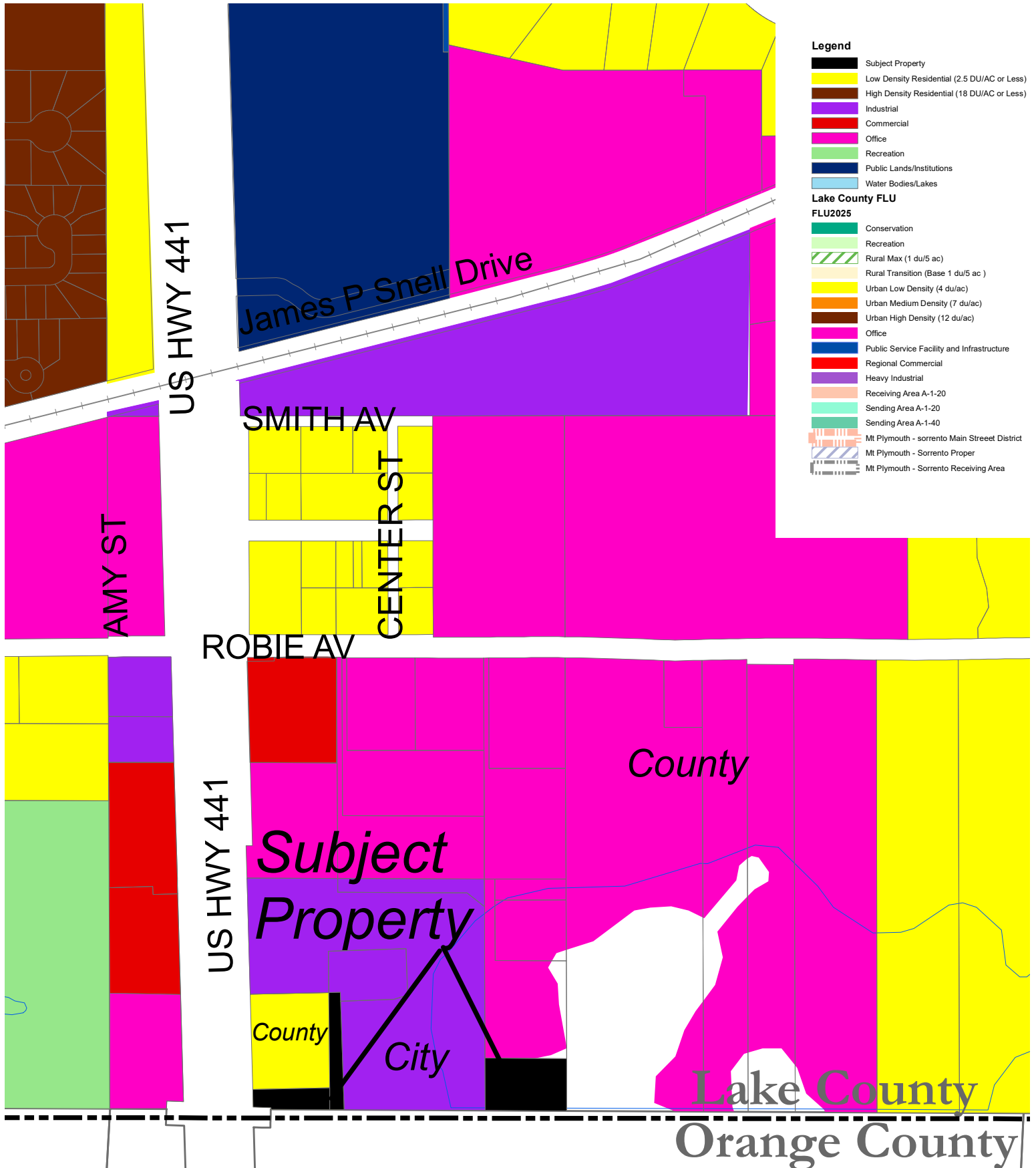


N.T.S.



Future Land Use Composite City-County Map

SAF NOB US 441, LLC
1.40+/- Acres



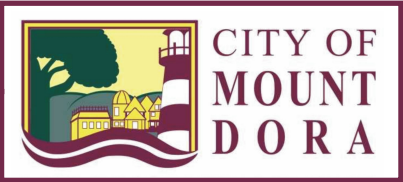
Date: 11/28/2023

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

City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

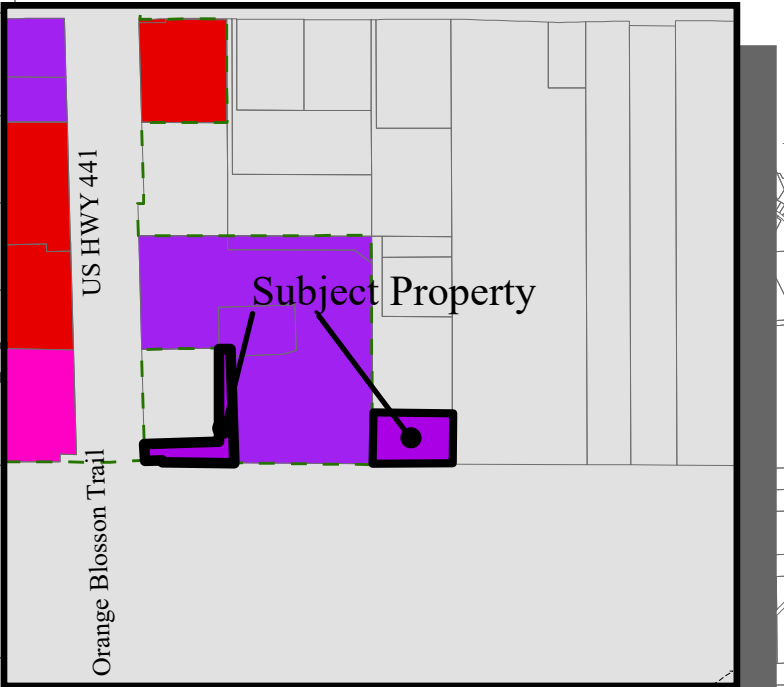
FLUM Amendment City of Mount Dora (Industrial)



0 1,400 2,800 Feet

Map II-2a

Small-Scale FLUM Amendment

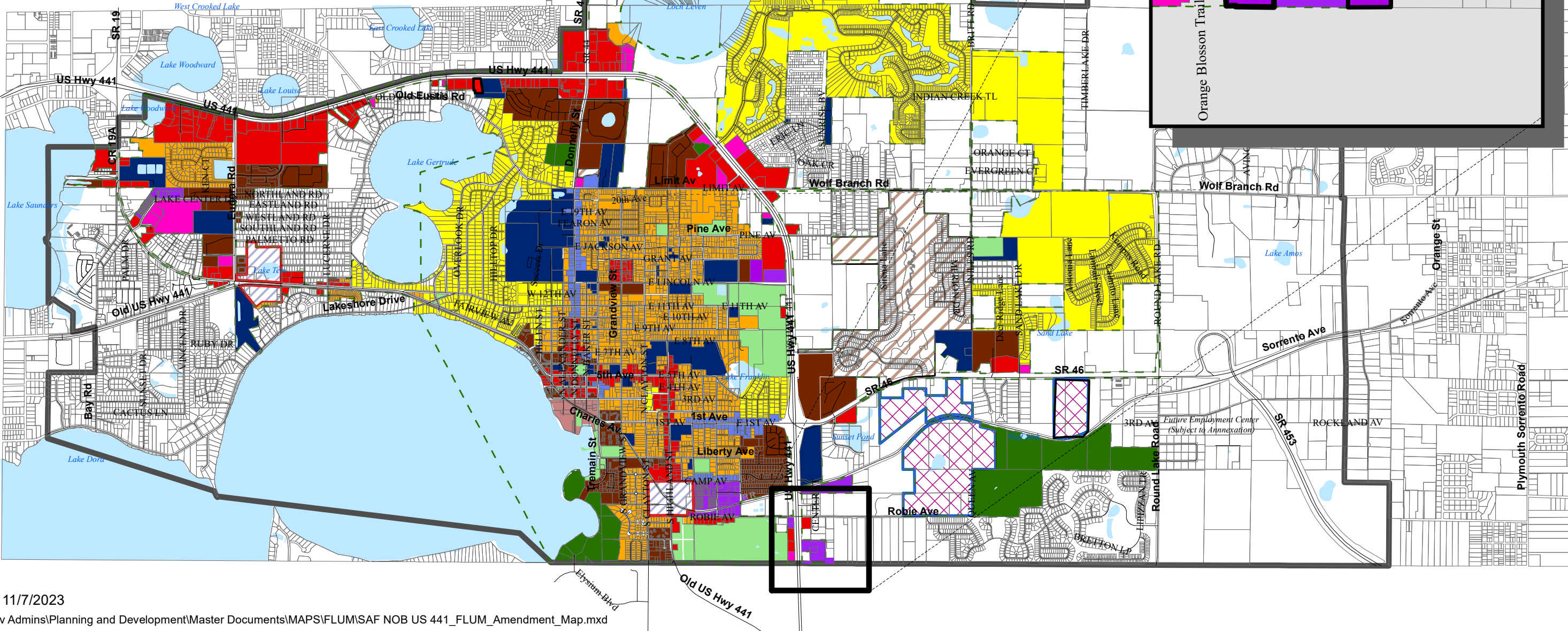


LEGEND:

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

Features

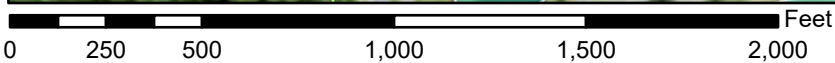
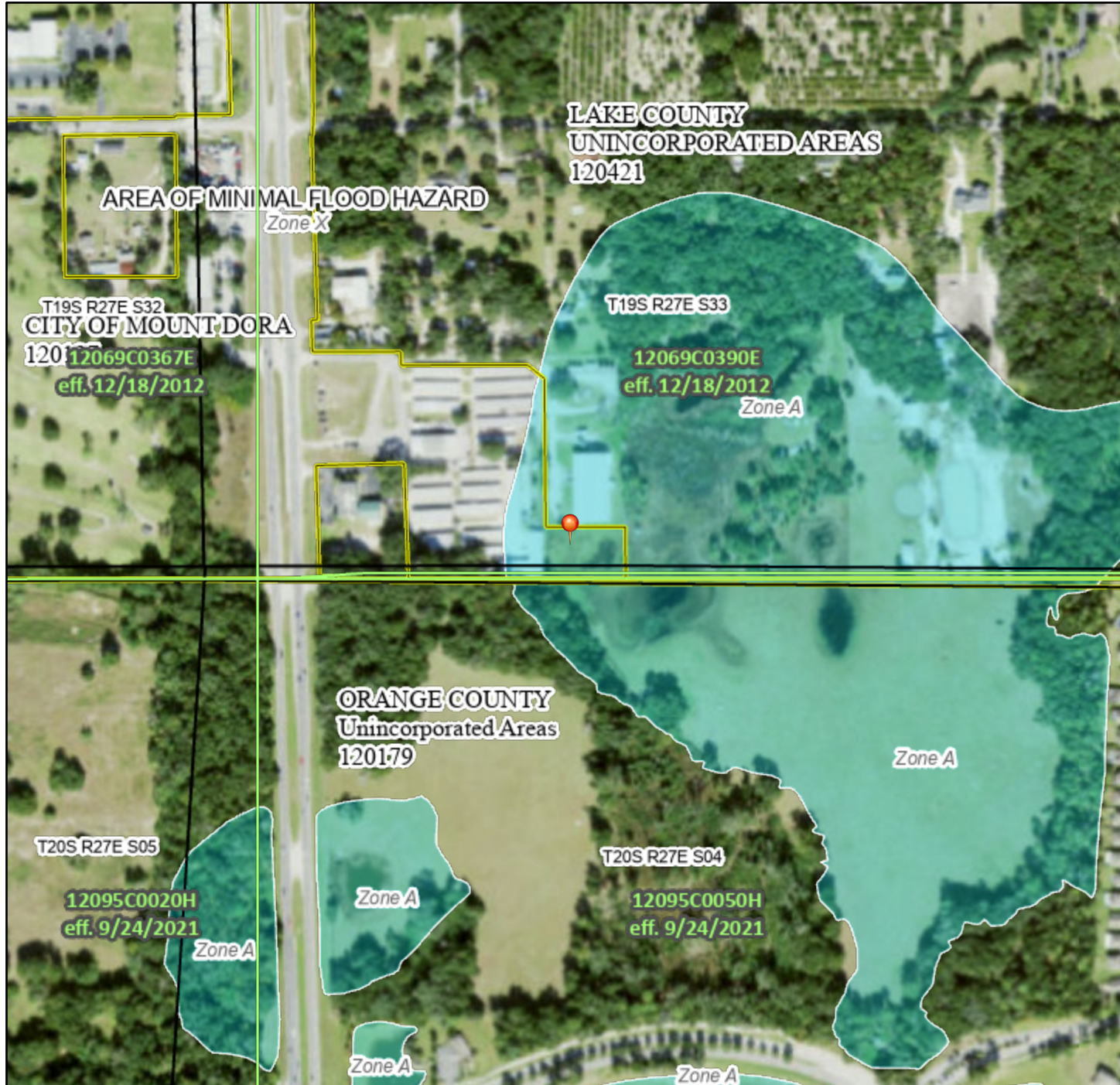
- City Limits
- JPA
- Rail Road



National Flood Hazard Layer FIRMette



81°37'38"W 28°47'26"N



1:6,000

81°37'1"W 28°46'55"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



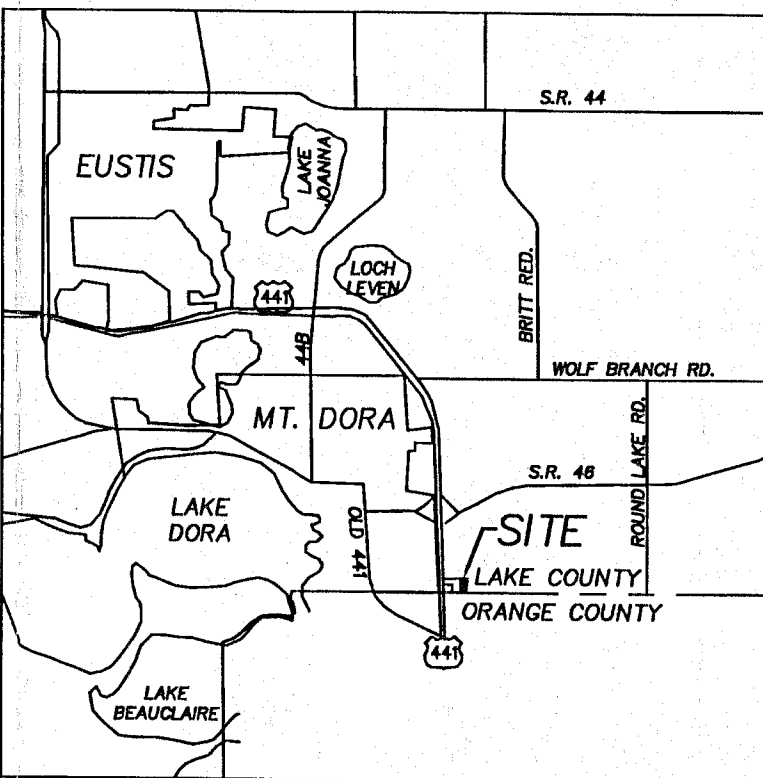
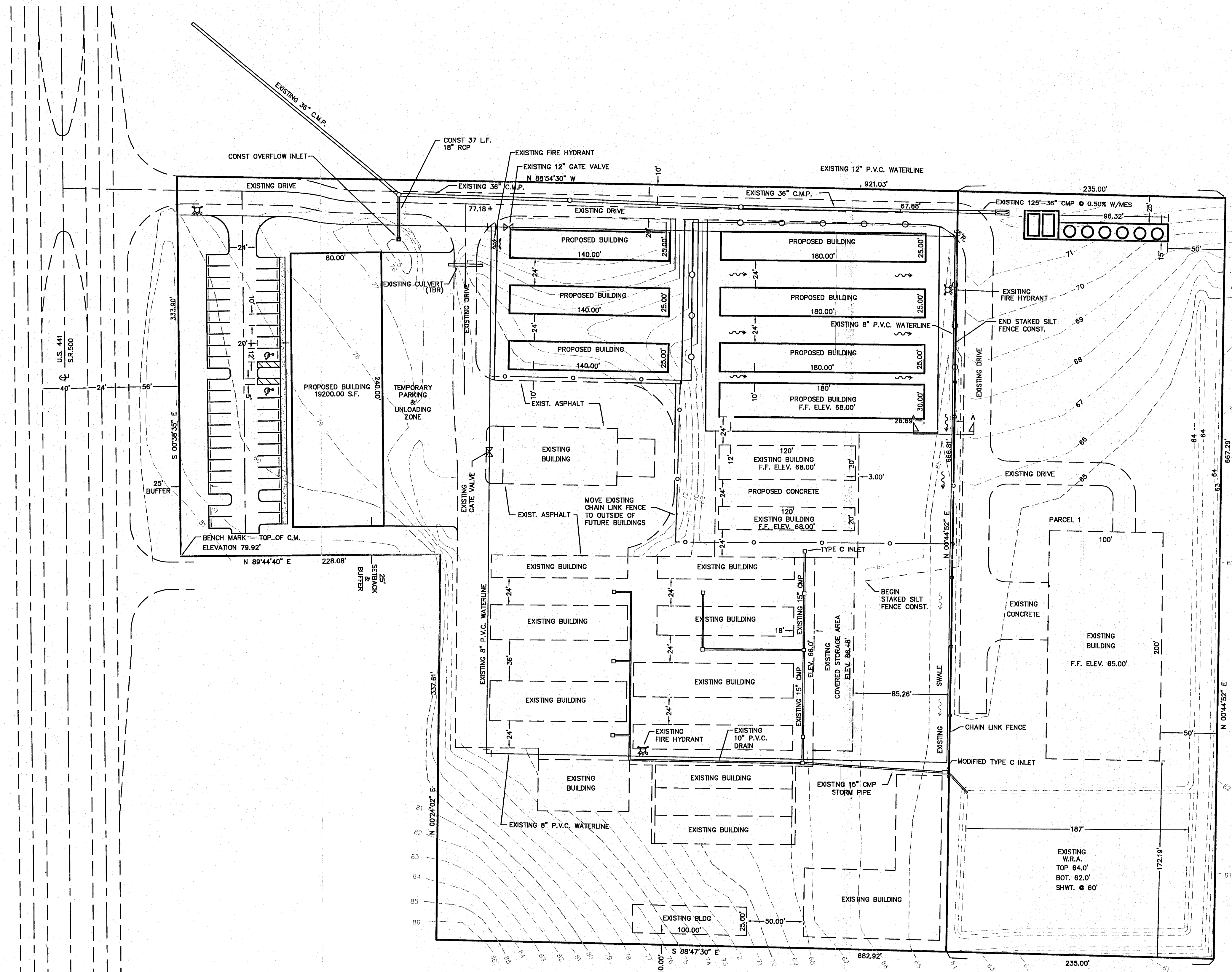
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/29/2023 at 8:11 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

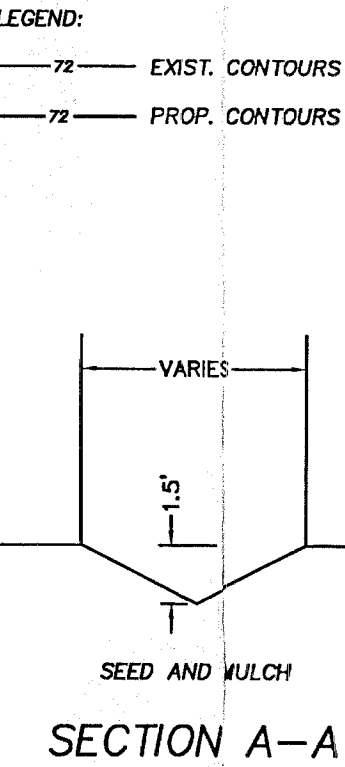
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PLANNING STAFF NOTE: INFORMATIONAL DRAWING (SITE HISTORY)



LOCATION MAP
N.T.S.

- DESCRIPTION:
- PARCEL 1:
THE EAST 235.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27
EAST, LAKE COUNTY, FLORIDA. (CONTAINING 3.60 ACRES)
1. PROJECT AREA 3.60 ACRES
 2. EXISTING GAS SALES & SERVICE BUILDING 20,000 S.F.
 3. EXISTING WAREHOUSE & STORAGE BUILDING 20,000 S.F.
 4. MINI-WAREHOUSES/STORAGE BUILDINGS 53,937 S.F.
 5. MINI-WAREHOUSES/STORAGE BUILDING 10,800 S.F.
 6. PROPOSED MINI-WAREHOUSE 10,800 S.F.
 7. PROPOSED BUILDING - 19,200 S.F.
 8. ZONING M-2
 9. PAVING 1" TYPE III ASPHALT
6" LIME ROCK COMPACTED 95%
COMPACTED SUBGRADE (EXISTING SOIL)
OR
5" CONCRETE @ 3000 P.S.I.
 10. PROJECT IS NOT IN 100 YEAR FLOOD ZONE
 11. AREA WEST OF PARCEL 1 IS IN THE CITY OF MT. DORA.
 12. THE CITY OF MT. DORA, (WITH FIRE PROTECTION)
 13. SEWAGE DISPOSAL IS VIA ON SITE SYSTEM (SEPTIC TANKS)



SECTION A-A
N.T.S.

EROSION & SEDIMENT CONTROL

Prior to initiating construction of planned improvements, all DRA's will be excavated and rough graded to provide sediment and runoff control during construction.

All disturbed areas will be brought to final grade and seeded and mulched as soon as possible.

Areas which may erode due to slopes or concentrated runoff during construction will be treated. Temporary slope drain protection will be provided per DOT Road Design Standard Index No. 100.

Off site discharge of untreated stormwater will be prevented using temporary berms and dikes where needed.

Baled hay and straw barriers will be provided along jurisdictional wetlands and streams of other surface waters. Devices consistent with DOT Road Design Standard Index No. 102 will be used.

Turbidity barriers, if required, will be used and will conform to DOT Index No. 103.

Upon completion of site improvements, the DRA's, swales, and other stormwater management devices will be final graded and seeded as specified in the approved construction plans.

ROUTINE MAINTENANCE -- STORMWATER

After completion of construction, DRA's will be mowed and maintained as part of the normal lawn and open space maintenance.

Trash and debris that accumulates within the DRA's, swales, pipes, and inlets will be manually collected and disposed of with other normal solid waste.

Any erosion, loss of grass, etc., will be repaired or replaced routinely and as needed.

Pipes, inlets, flumes, and other control devices will be inspected annually and repairs made as needed.



WICKS CONSULTING SERVICES, INC.

(352) 342-8887 225 West Main Street, Tavares, Florida 32778-3609
Civil/Structural, Surveying, & Water & Wastewater Engineering
Certificate of Authorization # 00004571

JAMES C. HARRIS JR.
P.O. BOX 987
MT. DORA, FLORIDA 32757
(352) 338-2322

JAMES C. HARRIS JR.
SITE PLAN

Drawn: tir	REVISION:	DATE:
Checked: tw	BLDG	6-26-92
Date: 5-31-90		
Scale: 1"=50'		
File No.: 05109-01		

Sheet: 1 Of: 1

RECEIVED

By Whitney Scott at 8:07 am, Nov 07, 2023



CITY OF
MOUNT **FLUM23-05SM**
DORA

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

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

Date : 11/01/2023 Project Name: My Place Mt Dora Expansion

1. Applicant's Name: Kyle Hoy

Company's Name: Farmer Development

Address: 124 N Grand Ave

City, State & Zip: Fowlerville MI 48636

Phone: 810-844-1544 E-mail: Khoy@farmerdevelopment.com

2. Owner's Name: SAF NOR US 441 LLC

Company's Name: MyPlace Self Storage

Address: 9718 Chestnut Ridge Dr

City, State & Zip: Windermere FL 34786

Phone: 321-399-0254 E-mail: KClary@myplace-selfstorage.com

3. The property generally located and list adjacent streets: Robie Ave & Stonybrook Hills Pkwy

4. The address(s) of the property: 21901 Hwy 441 Mt Dora FL 32757

5. Size of property in Acres: 1.4 Square Feet: 60,924

6. Current Zoning District: outside of city limits, orange County

7. Requested Zoning District: WP-2
(Separate application required for change in zoning district)

8. Future Land Use Category : Outside of city limits

9. Requested Future Land Use Category: Industrial

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

Vacant Commercial land

11. Building Size Existing: 0 Proposed: 0

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

Direction	City/County	FLU	Zoning	Existing Use(s)
North	mt dora	Ind	WPI	industrial
South	Orange County	LM		out of city limits
East	mt dora	MU-1	PUD	mix use
West	mt dora	Rec	GB	recreational

(districts/categories may be abbreviated)

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

Vacant Commercial land

14. Proposed use of property: Vacant Commercial land

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

Future Land Use 4C

16. State the reason for this request: Land is needed to meet requirements

for FAR/ISR for future expansion project

17. Describe changed condition justifying the amendment: site expansion will

require the three parcels to be considered green space in the FAPDSC.

18. Describe whether and how the proposed amendment is consistent with the City of Mount Dora's Comprehensive Plan: Yes, Annexation would allow owners to

invest and update their site as well as meeting the demand for public needs.

19. Describe the extent to which the proposed amendment is compatible with existing land uses: Annex parcels are abutting to current parcel zoned

industrial.

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: land to remain untouched and should not have any impact
21. Describe the extent of environmental impacts on the resources of proposed amendment: land to remain untouched and should not have any impact
22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: Applicant amendment would allow us to seek site plan approval on our current application to the go straight into development.

CERTIFICATION AND SIGNATURE

AFFIDAVIT

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

Kyle Hay
Signature of Applicant

Kyle Hay
Print or Type Name

STATE OF ~~FLORIDA~~ MZ
COUNTY OF ~~LAKE~~ LIVINGSTON
CITY OF ~~MOUNT DORA~~

The foregoing instrument was acknowledged before me this 6th day of NOVEMBER 20 23 by Kyle Hay who is personally known to me or who has produced _____ as identification and who did _____ or did not _____ take an oath.

SEAL:



Adrienne O'Doherty
Notary Public

Adrienne O'Doherty
Print or Type Name

AGENT AUTHORIZATION

I/we, (Property Owner Name(s)) SAF NOB US 441 LLC, as the owner(s) of the real property described as follows, (Address, Parcel ID or Alternate Key Number of subject property) 21901 Hwy 441, Mt Dora FL 32757, do hereby authorize (Agent/Applicant) Former Development, Dave Braedley, Kyle Han to act as my/our Agent, to execute any petitions/applications or other documents necessary to affect the request for (Application Type) Annexation, Future Land Use Amendment, Rezoning Application, and to appear on my/our behalf before any administrative, legislative or quasi-judicial body in the City pertaining to the application described above and to act in all respects as my/our Agent in matters pertaining to the application and City process.

KURT OBRIEN
Printed Name of Property Owner

[Signature]
Signature of Property Owner

11/6/23
Date

Printed Name of Property Owner

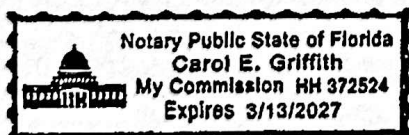
Signature of Property Owner

Date

State of Florida
County of Orange

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of November, 2023, by Kurt O'Brien.

Personally known OR Produced Identification
Type of Identification Produced: _____



Carol E Griffith
Notary Signature

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

[illegible][illegible]

1" = 50'
GRAPHIC SCALE

A horizontal scale bar with tick marks at 0, 25, 50, and 100 feet. The text "1" = 50'" and "GRAPHIC SCALE" is positioned above the bar.

2752 Jason Street
Tampa, Florida 33619
(813) 681-4481
www.TerminusSurveying.com
tDesk@TeamTerminus.com
BUSINESS 8207

SHEET 3 OF 3
NOT VALID WITHOUT SHEET 1, 2 OF 3

SECTION 33 – TOWNSHIP 19 SOUTH – RANGE 27 EAST
LAKE COUNTY – FLORIDA

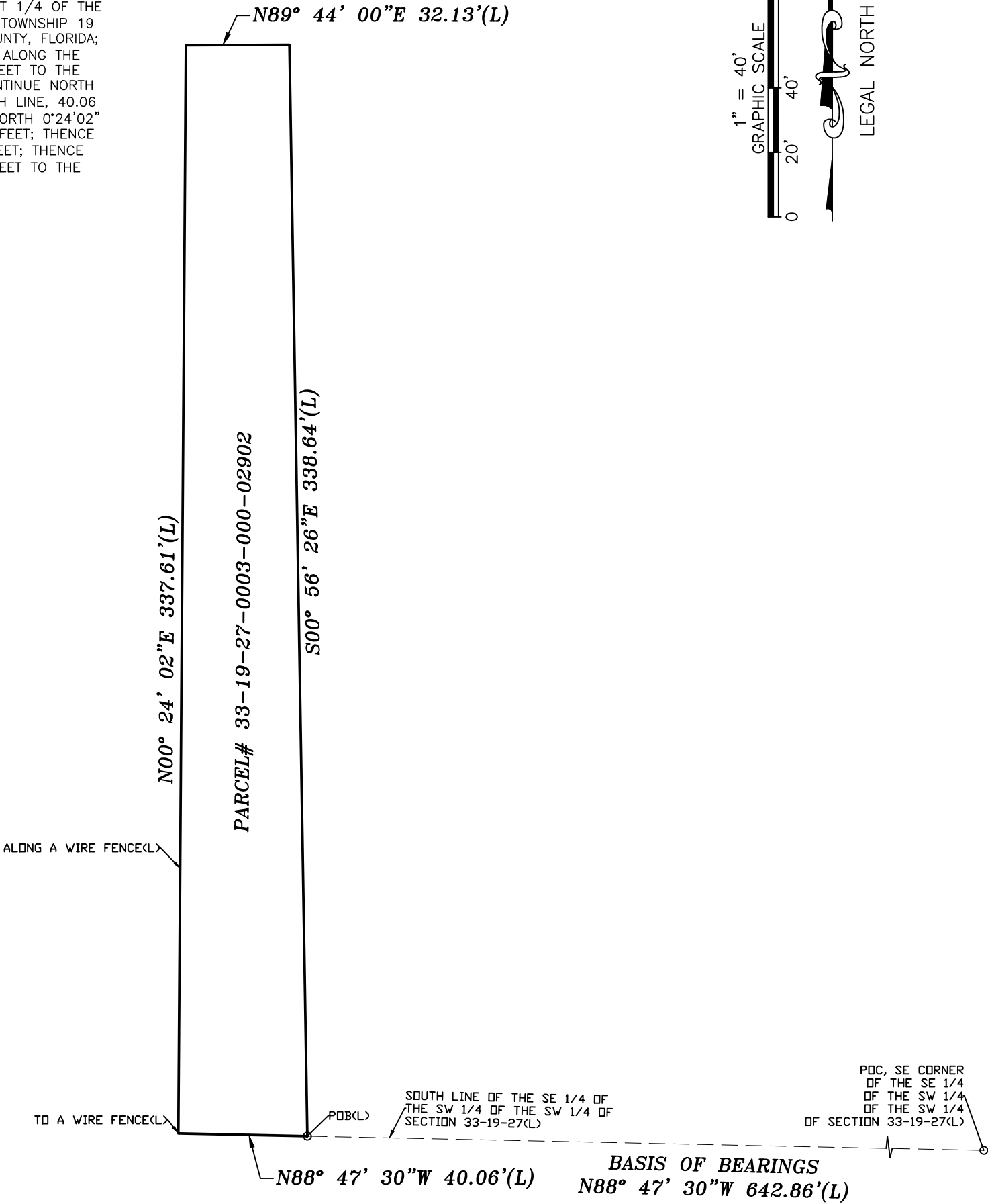
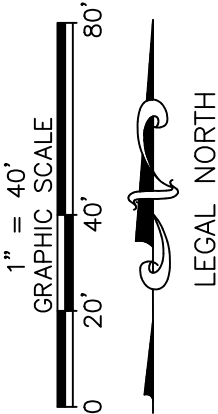
LEGAL DESCRIPTION SKETCH
ADDRESS:

NO PHYSICAL ADDRESS
PARCEL# 33-19-27-0003-000-02902
US 441, MOUNT DORA, FLORIDA 32752

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 33-19-27. SAID LINE BEARS N88° 47' 30"W, PER LEGAL.

LEGAL DESCRIPTION:
(ORB 2551, PG 1246)

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°47'30" WEST ALONG THE SOUTH LINE THEREOF, 642.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°47'30" WEST ALONG SAID SOUTH LINE, 40.06 FEET TO A WIRE FENCE; THENCE NORTH 0°24'02" EAST ALONG SAID FENCE, 337.61 FEET; THENCE NORTH 89°44'00" EAST, 32.13 FEET; THENCE SOUTH 0°56'26" EAST, 338.64 FEET TO THE POINT OF BEGINNING.



GENERAL NOTES:

- THIS IS NOT A "BOUNDARY SURVEY".
- THE PURPOSE OF THIS SKETCH IS TO SHOW THE PERIMETER BOUNDARY LINES OF THE LAND OR LANDS DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN HEREON.
- THE SKETCH AS SHOWN HEREON, WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE. THE UNDERSIGNED AND TERMINUS SURVEYING LLC, MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING EASEMENTS, CLAIMS OF BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR ANY OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE PUBLIC RECORDS OF THE LOCAL COUNTY COURTHOUSE.
- THIS SKETCH WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- THIS SKETCH DOES NOT DEPICT OWNERSHIP.
- ALL MEASUREMENTS ARE IN FEET AND TENTHS, UNLESS OTHERWISE NOTED.

LEGEND (NOT TO SCALE)

(C) CALCULATED	FOR FOUND CAPPED IRON ROD	PB PLAT BOOK
FIELD	FOM FOUND CONCRETE MONUMENT	PC POINT OF CURVATURE
LEGAL DESCRIPTION	FFE FINISHED FLOOR ELEVATION	POP PERMANENT CONTROL POINT
MEASURED	FIP FOUND IRON PIPE	PG PAGE
PLAT	FIR FIND IRON ROD	PLS PROFESSIONAL LAND SURVEYOR
ASPH	FND FOUND NAIL & DISC	POB POINT OF BEGINNING
BC BUILDING CORNER	FFP FOUND (FINCHED) IRON PIPE	POC POINT OF COMMENCEMENT
BWF BARBED-WIRE FENCE	FRRS FOUND RAILROAD SPIKE	PRM PERMANENT REFERENCE
CB CHORD BEARING	FX FOUND X-CUT IN CONCRETE	MONUMENT
COR CERTIFIED CORNER RECORD	GFFE GARAGE FINISHED FLOOR ELEVATION	PSM PROFESSIONAL SURVEYOR AND MAPPER
CUT- CHAIN LINK FENCE		
CONC CONCRETE	ILL ILLEGIBLE	PVCF VINYL FENCE
COV COVERED	LB LICENSED BUSINESS	RLS REGISTERED LAND SURVEYOR
D/W DRIVEWAY	MES MITERED END SECTION	R/W RIGHT-OF-WAY
ELEV ELEVATION	NOFS NO CORNER FOUND OR SET	SOR SET CAPPED IRON ROD (1/2" LB 8207)
EP Pavement	O/A OVERALL	SND SET NAIL & DISK (LB 8207)
EW Edge of Water	ORB OFFICIAL RECORDS BOOK	S/W SIDEWALK
F-TYPE CURB & GUTTER	OHL OVER-HEAD UTILITY LINE	
FOF FOUND CAPPED IRON PIPE		

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MICHAEL P. MOONEYPSM 3930 AND IS COMPLIANT WITH 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.

MICHAEL P. MOONEY DATE
Professional Surveyor & Mapper
FLORIDA REGISTRATION #3930

Survey not valid without the electronic signature
and seal of a Florida Surveyor & Mapper

CERTIFIED TO:

- FARMER DEVELOPMENT INC



TERMINUS
SURVEYING
LLC.

2752 JASON STREET
TAMPA, FLORIDA 33619

(813) 681-4481
www.TerminusSurveying.com
FrontDesk@TeamTerminus.com

COPYRIGHT 2023 BY TERMINUS SURVEYING, LLC CERTIFICATE OF AUTHORIZATION: LB #8207

JOB INFORMATION:

DRAFTER: EHT
DRAWING DATE:
11/21/2023
CHECKED BY: JSM

JOB#
23050443

REVISIONS

-
-
-
-

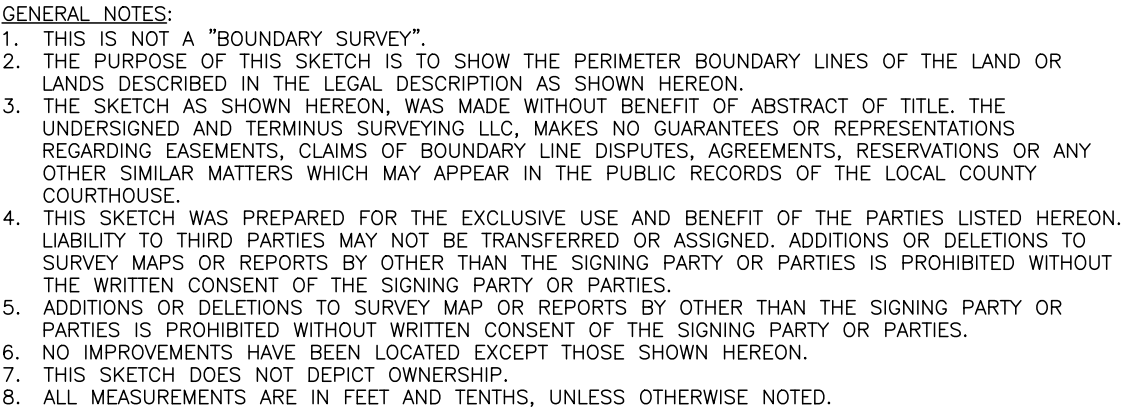
TERMINUS SURVEYING

LEGAL DESCRIPTION SKETCH
ADDRESS:

NO PHYSICAL ADDRESS
PARCEL# 33-19-27-0003-000-04700
US 441, MOUNT DORA, FLORIDA 32752

LINE DATA:

L-1: N88° 47' 30"W 40.06'(L)
L-2: N89° 44' 00"E 32.13'(L)
L-3: N00° 38' 35"W 50.46'(C)
L-4: N00° 24' 02"E 62.61'(C)
L-5: N88° 47' 30"W 642.86'(L)



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MICHAEL P. MOONEYPSM 3930 AND IS COMPLIANT WITH 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.

MICHAEL P. MOONEY DATE
Professional Surveyor & Mapper
FLORIDA REGISTRATION #3930
Survey not valid without the electronic signature
and seal of a Florida Surveyor & Mapper

CERTIFIED TO:	
- FARMER DEVELOPMENT INC	
	TERMINUS SURVEYING LLC. 2752 JASON STREET TAMPA, FLORIDA 33619 (813) 681-4481 www.TerminusSurveying.com FrontDesk@TeamTerminus.com
COPYRIGHT 2023 BY TERMINUS SURVEYING, LLC CERTIFICATE OF AUTHORIZATION: LB #8207	

JOB INFORMATION:	
DRAFTER:	EHT
DRAWING DATE:	11/21/2023
CHECKED BY:	JSM
JOB# 23050443	
REVISIONS	
	-
	-
	-
	-

PROPERTY RECORD CARD

General Information

Name:	SAF NOB US 441 LLC	Alternate Key:	2921757
Mailing Address:	9718 CHESTNUT RIDGE DR WINDERMERE, FL 34786 Update Mailing Address	Parcel Number: 	33-19-27-0003-000-02902
		Millage Group and City:	0002 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map 
Property Location:	US HWY 441 MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name 
		School Information:	School Locator & Bus Stop Map  School Boundary Maps 
Property Description:	FROM SE COR OF SE 1/4 OF SW 1/4 OF SW 1/4, RUN N 88-47-30 W 682.92 FT FOR POB, RUN N 0-24-02 E 337.61 FT, N 89-44-0 E 32.13 FT, S 0-56-26 E 338.64 FT TO S LINE OF SEC, N 88-47-30 W TO POB ORB 5951 PG 236 ORB 6013 PG 1633		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		0.310	Acre	\$0.00	\$20,631.00
				Click here for Zoning Info ⓘ FEMA Flood Map				

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5951 / 236	04/2022	Warranty Deed	Qualified	Vacant	\$10,280,000.00
6013 / 1633	04/2022	Warranty Deed	Unqualified	Vacant	\$0.00
2551 / 1246	04/2004	Quit Claim Deed	Unqualified	Vacant	\$0.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2023 CERTIFIED VALUES.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$20,631	\$20,631	\$20,631	5.0364	\$103.91
SCHOOL BOARD STATE	\$20,631	\$20,631	\$20,631	3.2080	\$66.18
SCHOOL BOARD LOCAL	\$20,631	\$20,631	\$20,631	2.9980	\$61.85
LAKE COUNTY WATER AUTHORITY	\$20,631	\$20,631	\$20,631	0.2940	\$6.07
NORTH LAKE HOSPITAL DIST	\$20,631	\$20,631	\$20,631	0.1500	\$3.09
ST JOHNS RIVER FL WATER MGMT DIST	\$20,631	\$20,631	\$20,631	0.1793	\$3.70
LAKE COUNTY MSTU STORMWATER	\$20,631	\$20,631	\$20,631	0.4957	\$10.23
LAKE COUNTY MSTU AMBULANCE	\$20,631	\$20,631	\$20,631	0.4629	\$9.55
LAKE COUNTY VOTED DEBT SERVICE	\$20,631	\$20,631	\$20,631	0.0918	\$1.89
LAKE COUNTY MSTU FIRE	\$20,631	\$20,631	\$20,631	0.5138	\$10.60
				Total: 13.4299	Total: \$277.07

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

PROPERTY RECORD CARD

General Information

Name:	SAF NOB US 441 LLC	Alternate Key:	3353421
Mailing Address:	9718 CHESTNUT RIDGE DR WINDERMERE, FL 34786 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003-000-04700
		Millage Group and City:	0002 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	US HWY 441 MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM SW COR OF SEC RUN S 88-47-30 E ALONG S LINE OF SAID SEC TO A PT ON E'LY R/W LINE OF SR 500 FOR POB, RUN ALONG E'LY R/W LINE OF SAID SR 500 THE FOLLOWINNG COURSES & DISTANCES: N 02-51-30 E 4.93 FT, N 87-08-35 W 51.64 FT, N 0-38-35 W 325.46 FT, LEAVING SAID RW LINE RUN N 89-44-0 E 228.08 FT, S 0-24-02 E 337.61 FT TO A PT ON S LINE OF SEC, N 87-47-30 W ALONG SAID S LINE A DIST OF 170.77 FT TO POB--LESS N 275 FT-- ORB 5951 PG 236 ORB 6013 PG 1633		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		13500.000	Square Feet	\$0.00	\$19,765.00
Click here for Zoning Info ⓘ FEMA Flood Map								

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5951 / 236	04/2022	Warranty Deed	Qualified	Vacant	\$10,280,000.00
6013 / 1633	04/2022	Warranty Deed	Unqualified	Vacant	\$0.00
4211 / 2299	08/2012	Trustees Deed	Unqualified	Vacant	\$100.00
1129 / 835	10/1991	Warranty Deed	Unqualified	Vacant	\$0.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 CERTIFIED VALUES.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$19,765	\$19,765	\$19,765	5.0364	\$99.54
SCHOOL BOARD STATE	\$19,765	\$19,765	\$19,765	3.2080	\$63.41
SCHOOL BOARD LOCAL	\$19,765	\$19,765	\$19,765	2.9980	\$59.26
LAKE COUNTY WATER AUTHORITY	\$19,765	\$19,765	\$19,765	0.2940	\$5.81
NORTH LAKE HOSPITAL DIST	\$19,765	\$19,765	\$19,765	0.1500	\$2.96
ST JOHNS RIVER FL WATER MGMT DIST	\$19,765	\$19,765	\$19,765	0.1793	\$3.54
LAKE COUNTY MSTU STORMWATER	\$19,765	\$19,765	\$19,765	0.4957	\$9.80
LAKE COUNTY MSTU AMBULANCE	\$19,765	\$19,765	\$19,765	0.4629	\$9.15
LAKE COUNTY VOTED DEBT SERVICE	\$19,765	\$19,765	\$19,765	0.0918	\$1.81
LAKE COUNTY MSTU FIRE	\$19,765	\$19,765	\$19,765	0.5138	\$10.16
				Total: 13.4299	Total: \$265.44

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

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Property data updated nightly.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	SAF NOB US 441 LLC	Alternate Key:	3853683
Mailing Address:	9718 CHESTNUT RIDGE DR WINDERMERE, FL 34786 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003-000-05900
		Millage Group and City:	0002 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	US HWY 441 MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	S 150.84 FT OF E 235 FT OF S 1/2 OF SW 1/4 OF SW 1/4 ORB 5951 PG 236 ORB 6013 PG 1633		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		0.810	Acre	\$0.00	\$9,801.00
Click here for Zoning Info ⓘ				FEMA Flood Map				

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5951 / 236	04/2022	Warranty Deed	Qualified	Vacant	\$10,280,000.00
6013 / 1633	04/2022	Warranty Deed	Unqualified	Vacant	\$0.00
3932 / 2375	03/1999	Warranty Deed	Unqualified	Vacant	\$100.00
1697 / 1	03/1999	Warranty Deed	Unqualified	Vacant	\$0.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2023 CERTIFIED VALUES.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$9,801	\$9,801	\$9,801	5.0364	\$49.36
SCHOOL BOARD STATE	\$9,801	\$9,801	\$9,801	3.2080	\$31.44
SCHOOL BOARD LOCAL	\$9,801	\$9,801	\$9,801	2.9980	\$29.38
LAKE COUNTY WATER AUTHORITY	\$9,801	\$9,801	\$9,801	0.2940	\$2.88
NORTH LAKE HOSPITAL DIST	\$9,801	\$9,801	\$9,801	0.1500	\$1.47
ST JOHNS RIVER FL WATER MGMT DIST	\$9,801	\$9,801	\$9,801	0.1793	\$1.76
LAKE COUNTY MSTU STORMWATER	\$9,801	\$9,801	\$9,801	0.4957	\$4.86
LAKE COUNTY MSTU AMBULANCE	\$9,801	\$9,801	\$9,801	0.4629	\$4.54
LAKE COUNTY VOTED DEBT SERVICE	\$9,801	\$9,801	\$9,801	0.0918	\$0.90
LAKE COUNTY MSTU FIRE	\$9,801	\$9,801	\$9,801	0.5138	\$5.04
				Total: 13.4299	Total: \$131.63

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

This Instrument Prepared By:
Scott A. Gerken/mal
Stone & Gerken, P.A.
632 East Fifth Avenue
Mount Dora, FL 32757

SPECIAL WARRANTY DEED

This **Special Warranty Deed** made this 29th day of **April, 2022** between **Harris Mini-Storage, Inc., a Florida corporation (As to Parcels B and D), and James C. Harris III, a married man, individually and as Trustee of the James C. Harris, III Revocable Trust under Agreement dated November 25, 1998 (As to Parcels A, C, and E)**, whose post office address is 21901 U.S. Highway 441, Mount Dora, FL 32757 (the "Grantor"), in the State aforesaid, for and in consideration of the sum of **TEN MILLION TWO HUNDRED EIGHTY THOUSAND DOLLARS and No/100ths Dollars (\$10,280,000.00)** to the Grantor in hand paid at and before the sealing of these presents by **SAF NOB US 441, LLC**, a Delaware limited liability company, whose post office address is 9718 Chestnut Ridge Drive, Windermere, FL 34786 (the "Grantee"), in the State aforesaid, the receipt and sufficiency of which is hereby acknowledged, has, subject to the Permitted Exceptions (as defined herein), granted, bargained, sold and released, and by these presents does, subject to the Permitted Exceptions, grant, bargain, sell and release unto the Grantee, its successors and assigns, forever, the following described property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE FOR A FULL AND
COMPLETE LEGAL DESCRIPTION OF THE PROPERTY
BEING CONVEYED (THE "PROPERTY" OR "PREMISES")

Grantor, James C. Harris, III, covenants and warrants that the above-described real property is not homestead property as defined by the Constitution and the Laws of the State of Florida.

THE PROPERTY IS HEREBY CONVEYED SUBJECT TO those certain matters being more particularly set forth and described in Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises, subject to the Permitted Exceptions, before mentioned unto the Grantee, its successors and assigns, forever.

AND, subject to the Permitted Exceptions, the Grantor does hereby bind itself, and its successors and assigns, to warrant and forever defend, all and singular, the said premises unto the Grantee, its successors and assigns, against the Grantor, and its successors and assigns, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, under or through the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed under its hand and seal as of the 29th day of April, 2022.

Signed, sealed, and delivered in
our presence:

Grantor:

Harris Mini-Storage, Inc., a Florida
corporation

By: _____

James C. Harris, III, President

Print Name: SCOTT A. GERKEN

Print Name: MARY A. LUDWIG

Signed, sealed, and delivered in
our presence:

James C. Harris, III Revocable Trust under
Agreement dated November 25, 1998

By: _____

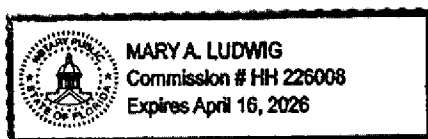
James C. Harris, III, Trustee

Print Name: SCOTT A. GERKEN

Print Name: MARY A. LUDWIG

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or _____ online notarization this 29th day of April, 2022, by James C. Harris, III, as President of Harris Mini-Storage, Inc., and as Trustee of the James C. Harris, III Revocable Trust under Agreement dated November 25, 1998. He is personally known to me or has produced _____ as identification.



Mary A. Ludwig
Notary Public for Florida
My Commission Expires: April 16, 2026

EXHIBIT "A"
Legal Description

PARCEL A

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°47'30" WEST ALONG THE SOUTH LINE THEREOF 682.92 FEET TO A WIRE FENCE; THENCE NORTH 0°24'02" EAST ALONG SAID WIRE FENCE 337.61 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 0°24'02" EAST (ACTUALLY NORTH 0°27'38" EAST) A DISTANCE OF 119.59 FEET, THENCE NORTH 89°06'47" EAST 224.26 FEET, THENCE SOUTH 0°57'30" EAST 133.46 FEET, THENCE SOUTH 73°46'10" WEST 41.35 FEET, THENCE SOUTH 88°51'07" WEST 187.93 FEET TO A POINT ON THE AFORESAID WIRE FENCE, THENCE NORTH 0°24'02" EAST (ACTUALLY NORTH 0°27'38" EAST) A DISTANCE OF 25.71 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN INGRESS AND EGRESS EASEMENT OVER THE WEST 50 FEET THEREOF. TOGETHER WITH A 22 FOOT INGRESS AND EGRESS EASEMENT OVER A STRIP OF LAND THAT IS BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY AND ON THE, NORTH BY A LINE, SAID LINE BEING 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33 AND LYING 11 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, THENCE NORTH 88°47'30" WEST ALONG THE SOUTH LINE THEREOF 682.92 FEET TO A WIRE FENCE, THENCE NORTH 0°24'02" EAST ALONG SAID WIRE FENCE AND THE NORTHERLY EXTENSION THEREOF 457.20 FEET, THENCE NORTH 89°06'47" EAST 22.29 FEET FOR A POINT OF BEGINNING; THENCE NORTH 04°36'02" WEST 175 FEET, MORE OR LESS, TO THE, POINT OF TERMINUS.

ALSO TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE FOLLOWING TRACTS OF LAND:

1) THE NORTH 40 FEET OF THE FOLLOWING DESCRIBED PROPERTY: FROM THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 88°47'30" EAST ALONG THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 464.34 FEET FOR A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 500; RUN THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 500, THE FOLLOWING COURSES AND DISTANCES: NORTH 02°51'30" EAST, 4.93 FEET; NORTH 87°08'35" WEST 51.64 FEET; NORTH 0°38'35" WEST 325.46 FEET FOR A POINT OF BEGINNING; CONTINUE NORTH 0°38'35" WEST ALONG THE SAID EASTERLY RIGHT OF WAY LINE 333.90 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, THENCE SOUTH 88°54'30" EAST ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33 A DISTANCE OF 261.65 FEET; THENCE SOUTH 0°24'42", EAST 327.69 FEET TO A POINT ON A LINE HAVING A BEARING OF NORTH 89°44'00" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°44'00" WEST 260.21 FEET TO SAID POINT OF BEGINNING.

2) THENCE NORTH 40 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF STATE ROAD NO. 500, LESS THE EAST 235.00 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PROPERTY: FROM THE SOUTHWEST CORNER OF SAID SECTION 33 RUN THENCE SOUTH 88°47'30" EAST ALONG THE SOUTH LINE OF THE AFORESAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33 A DISTANCE OF 413.10 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 500 FOR A POINT OF BEGINNING; THENCE RUN NORTH 0°38'35" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE SOUTHERLY EXTENSION THEREOF A DISTANCE OF 665.78 FEET;

MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE AFORESAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33; THENCE SOUTH 88°54'30" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33 A DISTANCE OF 261.65 FEET; THENCE SOUTH 0°24'42" EAST 327.69 FEET; THENCE SOUTH 0°56'26" EAST 338.64 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33; THENCE NORTH 88°47'30" WEST, 262.07 FEET TO THE POINT OF BEGINNING.

3) THE WEST 40 FEET OF THE EAST 235 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA. LESS THE SOUTH 150.84 FEET THEREOF. ALSO AN INGRESS AND EGRESS EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTY: FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 88°54'30" WEST ALONG THE NORTH LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 235.00 FEET; THENCE SOUTH 0°44'52" WEST ON A LINE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE, SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 40 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE ALONG SAID PARALLEL LINE A DISTANCE OF 40 FEET; THENCE NORTHWESTERLY TO A POINT THAT IS NORTH 88°54'30" WEST A DISTANCE OF 50.00 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 88°54'30" EAST IN A STRAIGHT LINE 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441.

LESS:

FROM THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 88°47'30" EAST ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 464.34 FEET FOR A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 500, SAID POINT BEING THE POINT OF BEGINNING, RUN THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 500 AND THE FOLLOWING COURSES AND DISTANCES: NORTH 02°51'30" EAST 4.93 FEET, NORTH 87°08'35" WEST 51.64 FEET, NORTH 0°38'35" WEST 325.46 FEET, THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN NORTH 89°44'00" EAST 260.21 FEET, THENCE SOUTH 0°56'26" EAST 338.64 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF SECTION 33, THENCE NORTH 88°47'30" WEST ALONG SAID SOUTH LINE OF SECTION 33 A DISTANCE OF 210.83 FEET TO THE POINT OF BEGINNING.

LESS:

THE NORTH 281.56 FEET OF THE SOUTH 432.4 FEET OF THE EAST 235 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

LESS:

THE NORTH 40 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF STATE ROAD NO. 500, LESS THE EAST 235.00 FEET THEREOF AND LESS THE WEST 261.65 FEET THEREOF.

LESS:

THE WEST 30 FEET OF THE EAST 235 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA. LESS THE SOUTH 150.84 FEET THEREOF.

LESS:

FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 88°54'30" WEST ALONG THE NORTH LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 235 FEET; THENCE SOUTH 0°44'52" WEST ON A LINE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 40 FEET FOR A POINT OF BEGINNING CONTINUE THENCE ALONG SAID PARALLEL LINE A DISTANCE OF 40 FEET; THENCE NORTHWESTERLY TO A POINT THAT IS NORTH 88°54'30" WEST A DISTANCE OF 50 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 88°54'30" EAST IN A STRAIGHT LINE 50 FEET TO THE POINT OF BEGINNING.

LESS:

THE NORTH 60 FEET OF THE EAST 205 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

LESS:

THE SOUTH 174 FEET OF THE NORTH 234 OF THE EAST 205 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

LESS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°47'30" WEST ALONG THE SOUTH LINE THEREOF 682.92 FEET TO A WIRE FENCE; THENCE NORTH 0°24'02" EAST ALONG SAID WIRE FENCE 337.06 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 0°24'02" EAST (ACTUALLY NORTH 0°27'38" EAST) A DISTANCE OF 119.59 FEET, THENCE NORTH 89°06'47" EAST 224.26 FEET, THENCE SOUTH 0°57'30" EAST 133.46 FEET, THENCE SOUTH 73°46'10" WEST 41.35 FEET, THENCE SOUTH 88°51'07" WEST 187.93 FEET TO A POINT ON THE AFORESAID WIRE FENCE, THENCE NORTH 0°24'02" EAST (ACTUALLY NORTH 0°27'38" EAST) A DISTANCE OF 25.71 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS THE EAST 235.00 FEET AND LESS THE NORTH 149 FEET THEREOF.

AND

THE WEST 15.00 FEET OF THE NORTH 480.96 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD 4-3780.

PARCEL D:

COMMENCING AT THE SOUTHEAST CORNER OF THE, SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°47'30" WEST ALONG THE SOUTH LINE THEREOF 642.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°47'30" WEST ALONG SAID SOUTH LINE, 40.06 FEET TO A WIRE FENCE; THENCE NORTH 0°24'02" EAST ALONG SAID FENCE, 337.61 FEET; THENCE NORTH 89°44'00" EAST, 32.13 FEET; THENCE SOUTH 0°56'26" EAST, 338.64 FEET TO THE POINT OF BEGINNING.

PARCEL E:

FROM THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 88°47'30" EAST ALONG THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 464.34 FEET FOR A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 500 SAID POINT BEING THE POINT OF BEGINNING, RUN THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 500 THE FOLLOWING COURSES AND DISTANCES: NORTH 02°51'30" EAST 4.93 FEET, NORTH 87°08'35" WEST 51.64 FEET, NORTH 0°38'35" WEST 325.46 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN NORTH 89°44'00" EAST 260.21 FEET, THENCE SOUTH 0°56'26" EAST 338.64 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF SECTION 33 THENCE NORTH 88°47'30" WEST ALONG THE SAID SOUTH LINE OF SECTION 33 A DISTANCE OF 210.83 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY THEREOF, LESS THE NORTH 275.00 FEET OF THE ABOVE-DESCRIBED PROPERTY; AND LESS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, THENCE NORTH 88°47'30" WEST ALONG THE SOUTH LINE THEREOF, 642.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°47'30" WEST, ALONG SAID SOUTH LINE, 40.06 FEET TO A WIRE FENCE; THENCE NORTH 0°24'02" EAST, ALONG SAID FENCE 337.61 FEET; THENCE NORTH 89°44'00" EAST, 32.13 FEET; THENCE SOUTH 0°56'26" EAST, 338.64 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE PERPETUAL EASEMENTS FROM OFFICIAL RECORDS BOOK 1361, PAGE 0393, OFFICIAL RECORDS BOOK 1471, PAGE 75, AND OFFICIAL RECORDS BOOK 1778, PAGE 1249.

ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 (Fee Simple):**PARCELS A, B, D, AND E PERIMETER:**

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALSO BEING THE CERTIFIED CORNER OF RECORD 075690, THENCE S 89°42'17" E, A DISTANCE OF 464.34 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 441, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 01°56'43" E ALONG THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 441, A DISTANCE OF 4.93 FEET; THENCE N 88°03'22" W, A DISTANCE OF 51.64 FEET; THENCE N 01°33'22" W, A DISTANCE OF 50.45 FEET; THENCE N 88°48'26" E, A DISTANCE OF 221.65 FEET; THENCE N 00°30'43" W, A DISTANCE OF 274.97 FEET; THENCE S 88°49'13" W, A DISTANCE OF 227.58 FEET; THENCE N 01°43'03" W, A DISTANCE OF 334.55 FEET; THENCE S 89°51'04" E ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, A DISTANCE OF 261.59 FEET; THENCE S 00°12'41" E, A DISTANCE OF 40.00 FEET; THENCE S 89°47'22" E, A DISTANCE OF 372.17 FEET; THENCE S 51°22'48" E, A DISTANCE OF 64.38 FEET; THENCE S 00°25'48" E, A DISTANCE OF 435.89 FEET; THENCE S 89°48'10" E, A DISTANCE OF 235.00 FEET; THENCE S 00°24'21" E, A DISTANCE OF 151.85 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST

1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, ;
THENCE N 89°42'24" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST
1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, A DISTANCE OF 852.33 FEET
TO THE POINT OF
BEGINNING.

PARCEL 2 (Easement):

AND TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE FOLLOWING TRACTS
OF LAND:

a) THE NORTH 40 FEET OF THE FOLLOWING DESCRIBED PROPERTY: FROM THE SOUTHWEST
CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; RUN
THENCE SOUTH 88°47'30" EAST ALONG THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF
464.34 FEET FOR A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 500; RUN
THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 500, THE
FOLLOWING COURSES AND DISTANCES: NORTH 02°51'30" EAST, 4.93 FEET; NORTH 87°08'35"
WEST 51.64 FEET; NORTH 0°38'35" WEST 325.46 FEET FOR A POINT OF BEGINNING; CONTINUE
NORTH 0°38'35" WEST ALONG THE SAID EASTERLY RIGHT OF WAY LINE 333.90 FEET TO A
POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST
1/4 OF SAID SECTION 33, THENCE SOUTH 88°54'30" EAST ALONG SAID NORTH LINE OF THE
SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33 A DISTANCE OF
261.65 FEET; THENCE SOUTH 0°24'42", EAST 327.69 FEET TO A POINT ON A LINE HAVING A
BEARING OF NORTH 89°44'00" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°44'00"
WEST 260.21 FEET TO SAID POINT OF BEGINNING.

b) THENCE NORTH 40 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LYING EAST
OF STATE ROAD NO. 500, LESS THE EAST 235.00 FEET THEREOF AND LESS THE FOLLOWING
DESCRIBED PROPERTY: FROM THE SOUTHWEST CORNER OF SAID SECTION 33 RUN THENCE
SOUTH 88°47'30" EAST ALONG THE SOUTH LINE OF THE AFORESAID SOUTH 1/2 OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33 A DISTANCE OF 413.10 FEET TO A POINT
ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF SAID STATE ROAD NO.
500 FOR A POINT OF BEGINNING; THENCE RUN NORTH 0°38'35" WEST ALONG SAID EASTERLY
RIGHT OF WAY LINE AND THE SOUTHERLY EXTENSION THEREOF A DISTANCE OF 665.78 FEET;
MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE AFORESAID SOUTH 1/2 OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33; THENCE SOUTH 88°54'30" EAST ALONG
THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 33 A DISTANCE OF 261.65 FEET; THENCE SOUTH 0°24'42" EAST 327.69 FEET; THENCE
SOUTH 0°56'26" EAST 338.64 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID SOUTH
1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33; THENCE NORTH 88°47'30"
WEST, 262.07 FEET TO THE POINT OF BEGINNING.

c) THE WEST 40 FEET OF THE EAST 235 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY,
FLORIDA. LESS THE SOUTH 150.84 FEET THEREOF. ALSO AN INGRESS AND EGRESS EASEMENT
OVER THE FOLLOWING DESCRIBED PROPERTY: FROM THE NORTHEAST CORNER OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19
SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 88°54'30" WEST ALONG
THE NORTH LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST
1/4 A DISTANCE OF 235.00 FEET; THENCE SOUTH 0°44'52" WEST ON A LINE PARALLEL WITH THE
EAST LINE OF SAID SOUTHEAST 1/4 OF THE, SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A
DISTANCE OF 40 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE ALONG SAID
PARALLEL LINE A DISTANCE OF 40 FEET; THENCE NORTHWESTERLY TO A POINT THAT IS
NORTH 88°54'30" WEST A DISTANCE OF 50.00 FEET FROM THE POINT OF BEGINNING; THENCE
SOUTH 88°54'30" EAST IN A STRAIGHT LINE 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (Easement):

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE PERPETUAL EASEMENTS FROM OFFICIAL RECORDS BOOK 1361, PAGE 0393, OFFICIAL RECORDS BOOK 1471, PAGE 75, AND OFFICIAL RECORDS BOOK 1778, PAGE 1249.

PARCEL 4 (Fee Simple):**PARCEL C PERIMETER**

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALSO BEING THE CERTIFIED CORNER OF RECORD 075690, THENCE S 89°42'17" E, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 441, A DISTANCE OF 464.34 FEET; THENCE N 01°56'43" E ALONG THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 441, A DISTANCE OF 4.93 FEET; THENCE N 88°03'22" W, A DISTANCE OF 51.64 FEET; THENCE N 01°43'03" W, A DISTANCE OF 660.02 FEET; THENCE N 89°48'27" W DEPARTING THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 441 AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, A DISTANCE OF 261.59 FEET, TO THE POINT OF BEGINNING; THENCE N 00°12'41" W TO A POINT ON THE SOUTH R/W LINE OF ROBIE AVENUE (COUNTY ROAD 4-3780), A DISTANCE OF 634.76 FEET; THENCE S 89°58'25" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED RIGHT-OF-WAY, A DISTANCE OF 15.02 FEET; THENCE S 00°09'43" E DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 451.05 FEET; THENCE S 89°41' 17" E, A DISTANCE OF 408.34 FEET; THENCE S 00°05'07" W, A DISTANCE OF 182.90 FEET; THENCE N 89°48'27" W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, A DISTANCE OF 422.02 FEET TO THE POINT OF BEGINNING.

Parcel 5 (Easement):

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE PERPETUAL EASEMENTS FROM OFFICIAL RECORDS BOOK 1361, PAGE 0393, OFFICIAL RECORDS BOOK 1471, PAGE 75, AND OFFICIAL RECORDS BOOK 1778, PAGE 1249.

Parcel Identification Number: 3319270003-000-02901

Parcel Identification Number: 3319270003-000-02902

Parcel Identification Number: 3319270003-000-05900

Parcel Identification Number: 3319270003-000-04100

Parcel Identification Number: 3319270003-000-04700

Parcel Identification Number: 3319270003-000-05100

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments first becoming due and payable in the year 2022 and subsequent years.
2. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
3. Drainage Easement in favor of the State of Florida for the use and benefit of the State Road Department of Florida recorded in O.R. Book 668, Page 2039, Public Records of Lake County, Florida.
4. Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 703, Page 555, Public Records of Lake County, Florida.
5. Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 703, Page 557, Public Records of Lake County, Florida.
6. Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 980, Page 155, Public Records of Lake County, Florida.
7. Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 1074, Page 580, Public Records of Lake County, Florida.
8. Drainage Easements set forth in Warranty Deed recorded in O.R. Book 1361, Page 393, Public Records of Lake County, Florida.
9. Ingress and Egress Easements set forth in Special Warranty Deed recorded in O.R. Book 1470, Page 75, Public Records of Lake County, Florida.
10. Matters set forth in the Covenant to Annex recorded in O.R. Book 1706, Page 1539, Public Records of Lake County, Florida.
11. Subject to Ingress and Egress Easements set forth in Warranty Deed recorded in O.R. Book 1778, Page 1249, Public Records of Lake County, Florida.
12. Easements in favor of Harris Oil Company, LLC set forth in Warranty Deed recorded in O.R. Book 2483, Page 2254, Public Records of Lake County, Florida.
13. Distribution Easement in favor of Florida Power Corporation, d/b/a Progress Energy Florida, Inc., a Florida corporation recorded in O.R. Book 2883, Page 397, Public Records of Lake County, Florida.
14. Ordinance 2009-12 recorded in O.R. Book 3765, Page 332, Public Records of Lake

County, Florida.

15. Rights of tenants, as tenants only, in possession under unrecorded lease agreements, listed on the rent roll provided by Grantor to Grantee on the date hereof, which contain no options to purchase or rights of first refusal.
16. Matters reflected on the survey dated March 21, 2022 and last revised on April 28, 2022, by Michael P. Mooney, P.S.M., Terminus Surveying, LLC, Job #220250.



CITY OF MOUNT DORA

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

DATE: December 20, 2023

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler, Senior Planner

RE: Rezoning Application; Change in Zoning for assignment from Lake County Community Facility District (CFD) and County Light Industrial (LM) to City Workplace Two (WP-2); 1.40 Acres (Site Area); Located on the east side of US 441 at the Orange County line (General Location); Kyle Hoy, Farmer Development (Applicant); SAF NOB US 441 LLC (Owner).
Project No. RZ-23-04.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the application to rezone 1.40+/- acres from Lake County Community Facility District (CFD) and County Light Industrial (LM) to Workplace Two (WP-2) Zoning District. Approval subject to annexation and Future Land Use designation of Industrial.

REFERENCES/SUPPORT:

LDC Section 3.3
Policy 4.g(3) FLUE of the Mount Dora Comprehensive Plan 2045
Annexation Ordinance No. 2024-01 (being processed in concert)
FLUM Ordinance No. 2024-02 (being processed in concert)

SITE SUMMARY:

Owners	SAF NOB US 441 LLC
Applicant	Kyle Hoy, Farmer Development
General Location:	Located on the east side of US 441 at the Orange County line
Existing Use:	Vacant land
Alternate Key Nos.	3853683, 3353421, and 2921757
Zoning District:	Lake County Community Facility District (CFD) and Light Industrial (LM)
Proposed Zoning District:	Workplace Two (WP-2)
Future Land Use Category:	Lake County Urban Low (4 du/ac)
Proposed Land Use Category	Industrial (Separate Application)
Overlays:	None
Site Area:	1.40 +/- acres
FAR:	Maximum Allowed 0.70 or 42,689sf (1.40 acres x 0.70)

DEVELOPMENT STANDARDS:

Development Standard	CFD (existing)	LM (existing)	WP-2 (Proposed)
Min. Lot Size	-	-	Min. 15,000 SF
Max. Building Height	50'	50'	35'
Max. Impervious Surface Ratio (ISR)	80%	70%	65%
Max. FAR	1.0	1.0	70%
Min. Open Space	20%	30%	35%

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	City	Industrial	WP-2	Vacant, Self-Storage	MyPlace Storage, Vacant Land
	Lake County	Urban Low	CFD	Church/Worship	Solid Rock Worship Center
South	Orange County	PD	PUD	Residential Subdivision	Parks of Mount Dora
East	City	Industrial	WP-2	Self-Storage, Wetlands	MyPlace Storage
West	County	Office	OP	Vacant	Undeveloped

ANALYSIS:

These parcels along with the adjacent lands were sold from Harris property owner to SAF NOB US 441, LLC in April 2022. The property contains 1.40 acres.

The applicant has indicated that it is their intention to utilize the 1.40 acres of lands for the redevelopment of the adjacent personal mini-warehouse facility under the same ownership. Based on the proposed WP-2 Zoning District the maximum Floor Area Ratio is capped at 0.70. LDC Article VIII defines F.A.R. as being the total floor area of the building or buildings on a lot or parcel divided by the gross area of the lot or parcel. The additional 1.40 acres could add approximately 42,689 square feet of building floor area. At time of development or redevelopment of the property, these calculations, including existing buildings sizes, will need to be taken into account. The proposed rezoning of these three parcels does not guarantee or imply approval of adding more personal min-warehouses or other buildings on the adjacent parcels. An application for site plan review will be forthcoming to demonstrate the proposed site design and improvements will meet and be consistent with the City's adopted Land Development Code.

STANDARDS FOR REVIEW:

Pursuant to LDC Section 3.3.4, the City shall consider the following criteria in reviewing applications for a rezoning:

1. The need and justification for the change:

The application request is comprised of three (3) parcels. The Applicant is seeking to designate the properties as WP-2 which is consistent with the abutting the properties to

the east and north. The Applicant has identified the subject parcels as necessary to meet requirements for the floor area ratio (FAR) and impervious surface ratio (ISR) for future development. As individual lots, the parcels do not meet the site requirements for land development. As such, the application to rezone the property from County Community Facility District (CFD) and County Light Industrial (LM) to City Workplace 2 (WP-2) is consistent with the City's Land Development Code.

2. The effect of the change, if any, on the particular property and on surrounding property.
The assignment of the proposed WP-2 is consistent with the proposed land use for the subject property and the surrounding neighborhood.
3. The amount of undeveloped land having the same classifications as that requested in the general area and throughout the city.
The application is to designate a zoning district to property which will be included in future development plans within the City. The WP-2 zoning district is an appropriate and compatible zoning district for the property.
4. The availability and provision of adequate services and facilities:
Services and facilities are currently available to this property. Further evaluations will be determined at time of site plan/platting or permitting depending upon the proposed use(s).
5. The impact on the natural environment:
There are no anticipated, adverse impacts on the natural environment as a result of this rezoning. The surrounding properties are already development with mini-warehouse storage structures. Location and design of new structures will be reviewed at site plan review.
6. Other Criteria as may be applicable:
Staff did not identify any additional, pertinent information regarding this application.

NOTIFICATIONS:

JPA Notice to Lake County: January 8, 2024

Legal Notice PZC and Notice to City Council: January 26, 2024

Notice to Surrounding Owners: December 8, 2023

Non-Legal with Map Ad City Council 1st Reading: January 19, 2024

Ordinance Enactment Legal Ad: January 26, 2024

Non-Legal with Map Ad City Council Adoption: January 26, 2024

PUBLIC HEARING SCHEDULE:

DRC Review: November 17, 2023

PZC: December 20, 2024

City Council 1st Reading: January 16, 2024

City Council 2nd Reading/Adoption: February 6, 2024

ATTACHMENTS:

Vicinity Map

Aerial Map

Future Land Use Composite City-County Map

Zoning Composite City-County Map

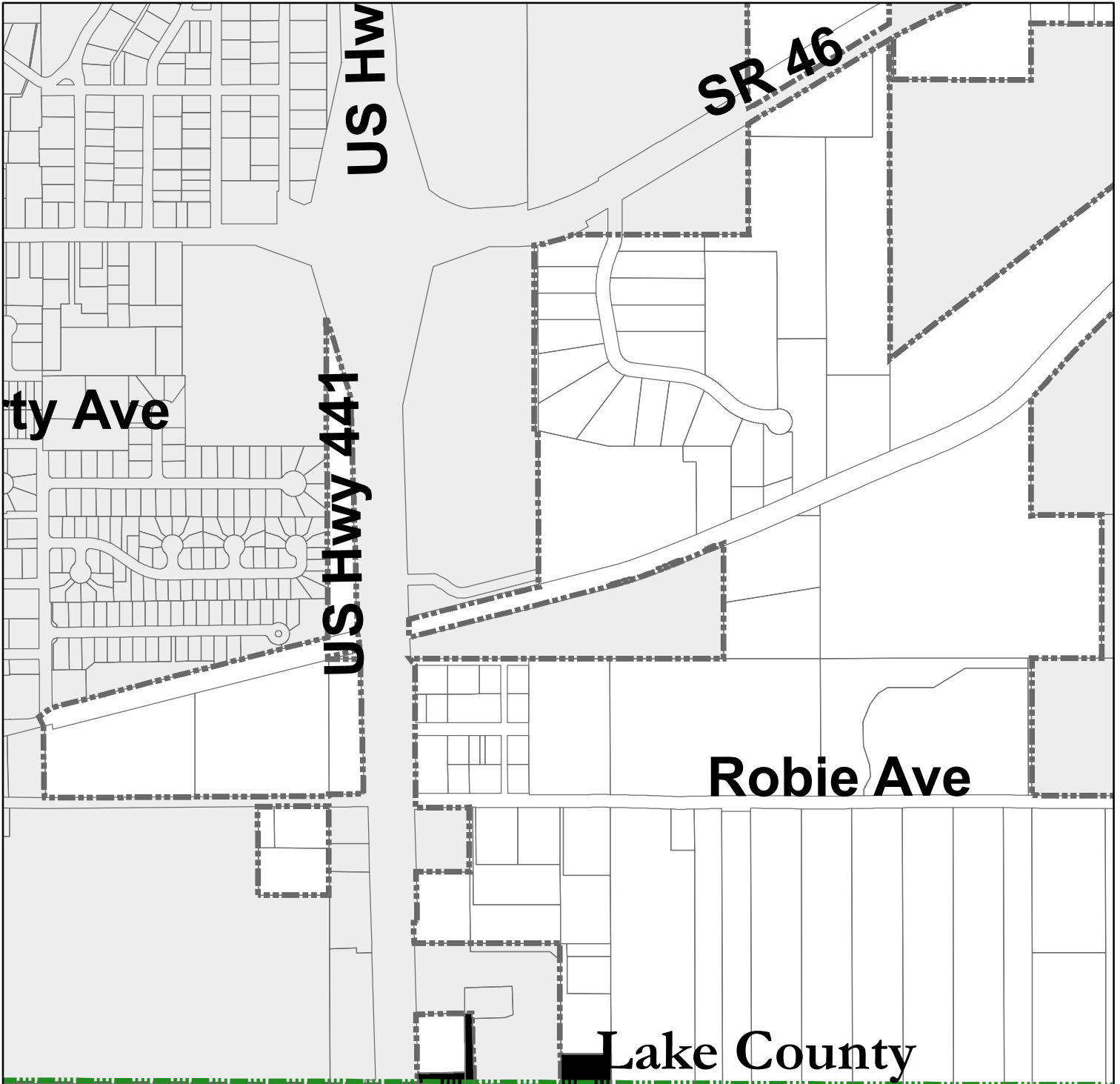
WP-2 Zoning District

Application (*Note: To avoid duplication in documents, the tax records, survey drawings, FEMA Map, Harris Oil 1992 site plan, and deed are included with the companion FLUM request staff packet*)

Legend

-  City Limits
-  JPA
-  Subject Properties

Vicinity Map



CITY OF
MOUNT
DORA
PLANNING AND DEVELOPMENT

Subject Properties
Lake County
Orange County

Date: 11/22/2023

Legend



Subject Property



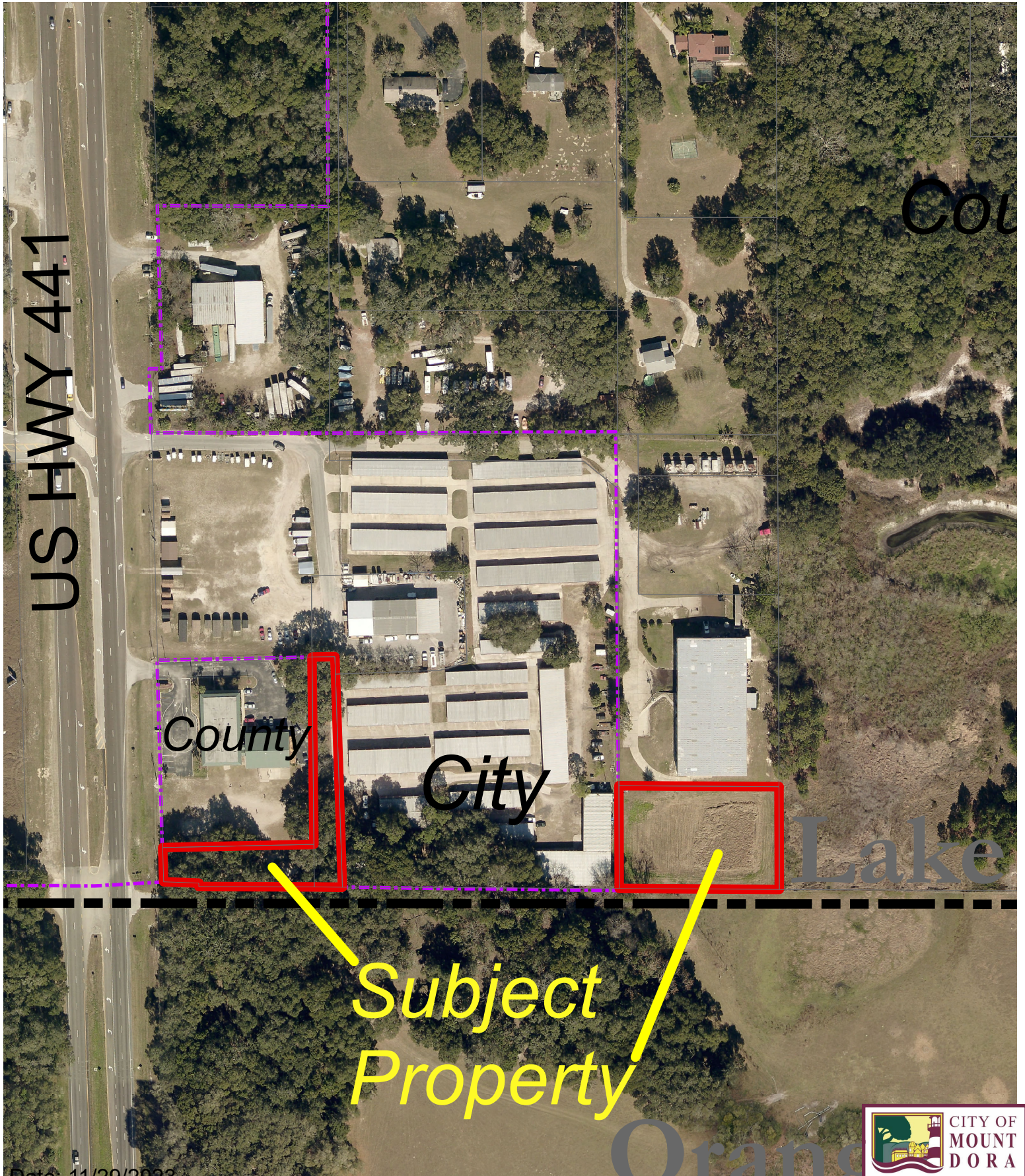
City Limits

Aerial Map
SAF NOB US 441, LLC
1.40+/- Acres

N

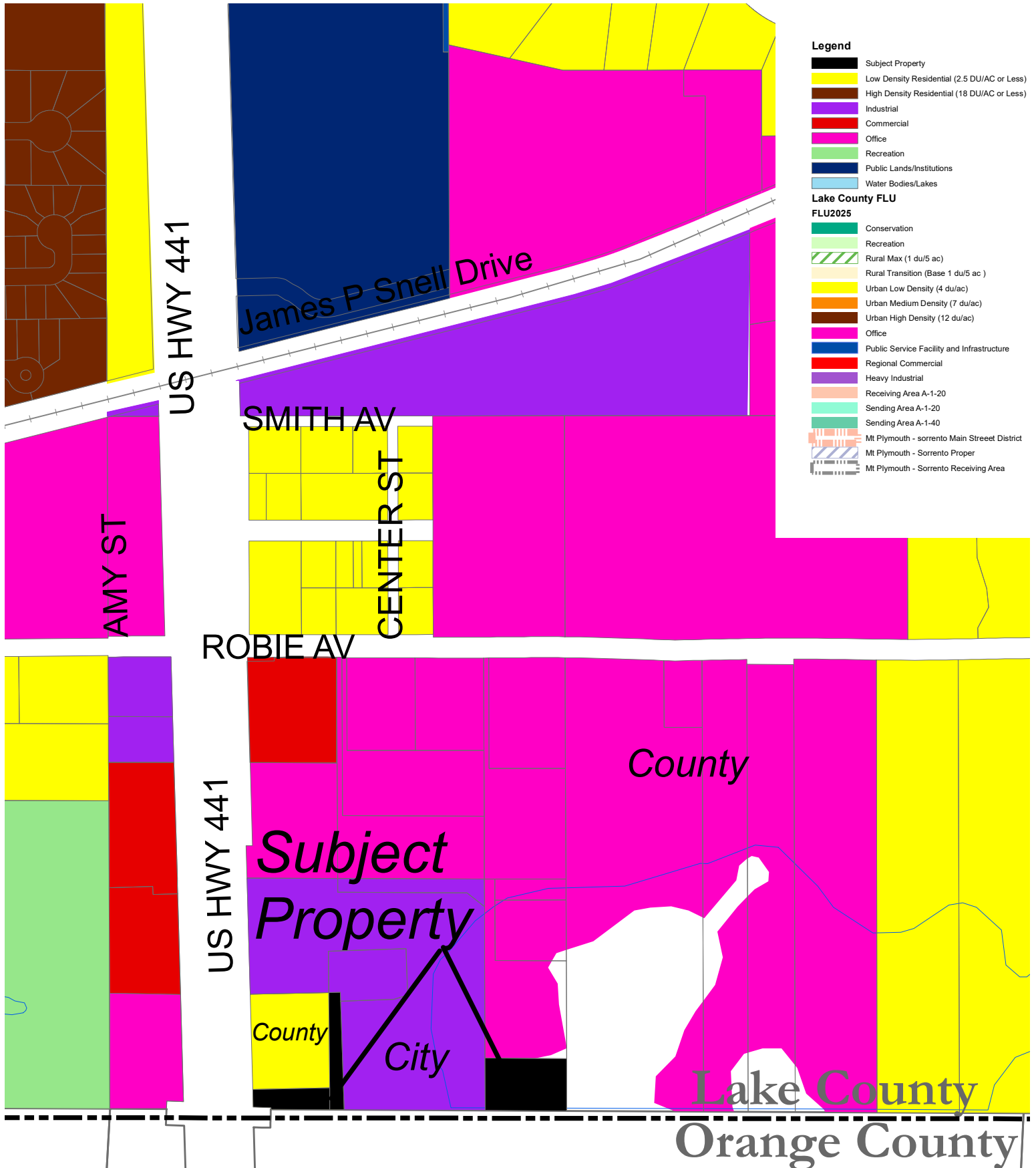


N.T.S.



Future Land Use Composite City-County Map

SAF NOB US 441, LLC
1.40+/- Acres

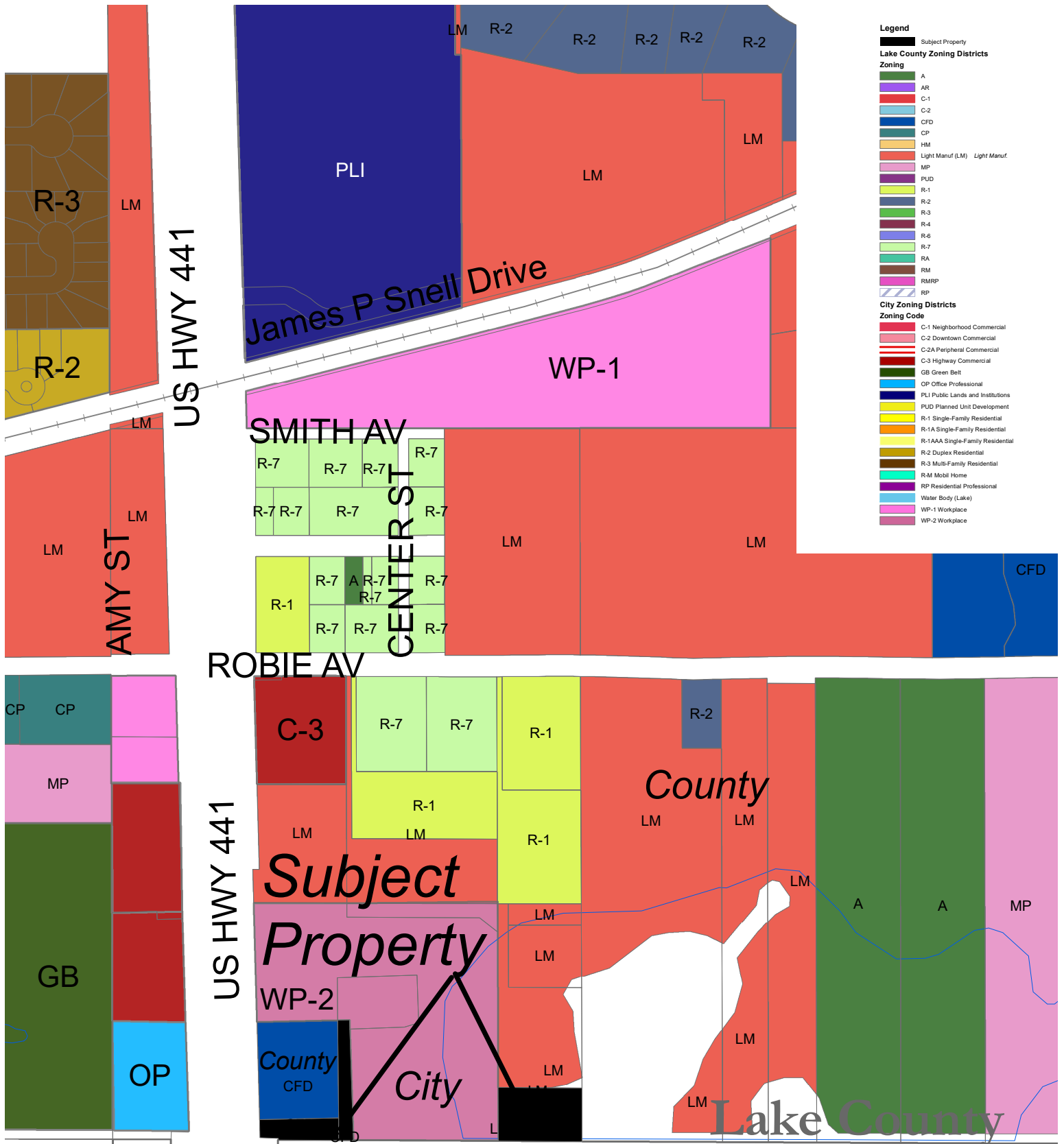


Date: 11/28/2023

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

Zoning Composite City-County Map

SAF NOB US 441, LLC
1.40+/- Acres



- Legend**
- Subject Property
 - Lake County Zoning Districts**
 - Zoning**
 - A
 - AR
 - C-1
 - C-2
 - CFD
 - CP
 - HM
 - Light Manuf (LM) Light Manuf.
 - MP
 - PUD
 - R-1
 - R-2
 - R-3
 - R-4
 - R-6
 - R-7
 - RA
 - RM
 - RMRP
 - RP
 - City Zoning Districts**
 - Zoning Code**
 - C-1 Neighborhood Commercial
 - C-2 Downtown Commercial
 - C-2A Peripheral Commercial
 - C-3 Highway Commercial
 - GB Green Belt
 - OP Office Professional
 - PLI Public Lands and Institutions
 - PUD Planned Unit Development
 - R-1 Single-Family Residential
 - R-1A Single-Family Residential
 - R-1AAA Single-Family Residential
 - R-2 Duplex Residential
 - R-3 Multi-Family Residential
 - R-M Mobil Home
 - RP Residential Professional
 - Water Body (Lake)
 - WP-1 Workplace
 - WP-2 Workplace

Land Development Code Section 3.4.12. *WP-2 Workplace District.*

1. *Description of district.* The WP-2 district is established in order to identify and provide those geographic areas within the city that are appropriate for the development and maintenance of a industrial, manufacturing, warehousing and office environment. The purpose of this district is to allow for more intense types of industrial uses that engage in the processing, manufacturing or storage of materials or products predominantly from previously extracted or raw materials. Areas of the city in which these districts are appropriate are designated as "industrial" on the future land use map of the comprehensive plan and are located within 921.03 feet east of U.S. Highway 441, south of East Robie Avenue and within 667.29 feet north of the Orange County Line.

2. *Permitted uses:*

- a. Wholesale storage of flammables associated with principal uses other than storage.
- b. Automobile paint and body shops.
- c. Utility trailer rental.
- d. Heavy equipment and tool rentals with outdoor storage.
- e. WP-1 permitted and conditional uses.

3. *Conditional uses (See section 2.5.1.5):*

- a. Utility facilities.
- b. Telecommunications towers (subject to subsection 3.5.21).
- c. Any building or structure that is, in the opinion of the development review coordinator, not clearly permitted in the WP-2 district, but is similar and compatible to the uses listed above, may be required to obtain a conditional use permit.
- d. Medical marijuana dispensaries. In addition to all other requirements and conditions, the applicant shall comply with all the following conditions:
 - i. *Loitering.* A medical marijuana dispensary shall provide adequate seating for its patients and business invitees and shall not allow patients or business invitee to stand, sit (including in a parked car), or gather or loiter outside of the building where the dispensary operates, including in any parking areas, sidewalks, right-of-way, or neighboring properties for any period of time longer than that reasonably required to arrive and depart. The medical marijuana dispensary shall post conspicuous signs on at least three sides of the building that no loitering is allowed on the property.
 - ii. *No drive through service.* No medical marijuana dispensary shall have a drive through or drive in service aisle. All dispensing, payment for and receipt of products shall occur from inside the medical marijuana dispensary.

iii. *Alcoholic Beverages*. No consumption of alcoholic beverages shall be allowed on the premises on which a medical marijuana dispensary is located, including the parking areas and sidewalks.

iv. *Separation Distances*. No medical marijuana dispensary shall operate within two thousand five hundred (2,500) feet of any pre-existing school, day care facility, public park or another medical marijuana dispensary.

v. *Compliance with Other Laws*. All medical marijuana dispensaries shall at all times be in compliance with all federal, state and local laws and regulations.

In addition to the requirements of [section 2.5](#) the planning and zoning commission shall determine that there are adequate systems to prevent ground, air or noise pollution, that the required setback requirements of the WP-2 zoning district are adequate for the proposed conditional use, and that the facility shall conform to the standards set forth in the description of the WP-2 district in subsection 3.4.12.1 above.

4. *Prohibited uses:*

a. Non-medical marijuana sales.

b. Cannabis farms.

c. All uses not allowed as either a permitted use or a conditional use above are prohibited unless adopted as part of a planned unit development.



CITY OF
MOUNT
DORA

RECEIVED

By Whitney Scott at 8:13 am, Nov 07, 2023

Z23-04

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

REZONING APPLICATION

Date: 11/6/2023

1. Applicant's Name: Kyle Hay

Company's Name: Farmer Development

Address: 124 N Grand Ave

City, State & Zip: Fowlerville ME 48836

Phone: 810-844-1544 E-mail: Khay@farmerdevelopment.com

2. Owner's Name: SAF NOB US 441 LLC

Company's Name: My Place Self Storage

Address: 9718 Chestnut Ridge Dr

City, State & Zip: Windermere FL 34786

Phone: 321-399-0254 E-mail: Kelary@myplaceselfstorage.com

3. The property generally located and list adjacent streets: Rabie Ave ; Stonybrook Hills Pkwy

4. The address(s) of the property: 21901 Hwy 441 Mt Dora FL 32757

5. Size of property in Acres: 1.4 Square Feet: 600,984

6. Current Zoning District: Outside of City limits, Orange County

7. Requested Zoning District: WP-2

8. Future Land Use Category: Outside of city limits

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

Vacant Commercial land

10. Building Size (Existing): N/A

11. Proposed use of property: Unsub Commercial Land

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

Land is needed to meet requirements for FAR/ISR

for future expansion project

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

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

Direction	City/County	FLU	Zoning	Existing Use(s)
North	mt dora	Ind	NPI	Industrial
South	Orange County	LM		out of city limits
East	mt dora	MW-1	PUD	mix use
West	mt dora	Lcc	GB	Recreational

(districts/categories may be abbreviated)

CERTIFICATION AND SIGNATURE

AFFIDAVIT

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

Kyle Hay
Signature of Applicant

Kyle Hay
Print or Type Name

STATE OF ~~FLORIDA~~ MI
COUNTY OF ~~LAKE~~ LIVINGSTON
~~CITY OF MOUNT DORA~~

The foregoing instrument was acknowledged before me this 6th day of November 2023 by Kyle Hay who is personally known to me or who has produced _____ as identification and who did _____ or did not _____ take an oath.

SEAL:



Adrienne O'Doherty
Notary Public

Adrienne O'Doherty
Print or Type Name



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: December 20, 2023

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

RE: **Request for Minor Site Plan (TABLED);** 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

Planning and Zoning Commission Hearing November 15, 2023

SITE SUMMARY:

Existing Use:	Ingram Building (2 Stories), gravel lot
Proposed Use:	New Building Infill for Offices over gravel lot
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' Maximum 34' 8" 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 34’8” 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.

This application was presented to the Planning and Zoning Commission on November 15, 2023. The Commission voted to table the application request to the next public hearing with a request for the Applicant to provide contextual elevations of the building to the surrounding structures. The PZC expressed concerns for the elevations that abut right-of-way and are visible from public view. The Applicant provided revised elevations (dated December 6, 2023) to show the proposed building imposed over the vacant lot with the front elevations showing the façade with the neighboring commercial buildings and a rear elevation showing the building from the public parking lot along N Baker Street.

ATTACHMENTS:

Vicinity Map

Application

Survey

Elevations (dated December 6, 2023)

Elevations (dated October 2, 2023)

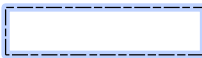
DRC Comments (dated November 1, 2023)

Certificate of Appropriateness (dated August 31, 2023)

Minor Site Plan (1st Submittal)

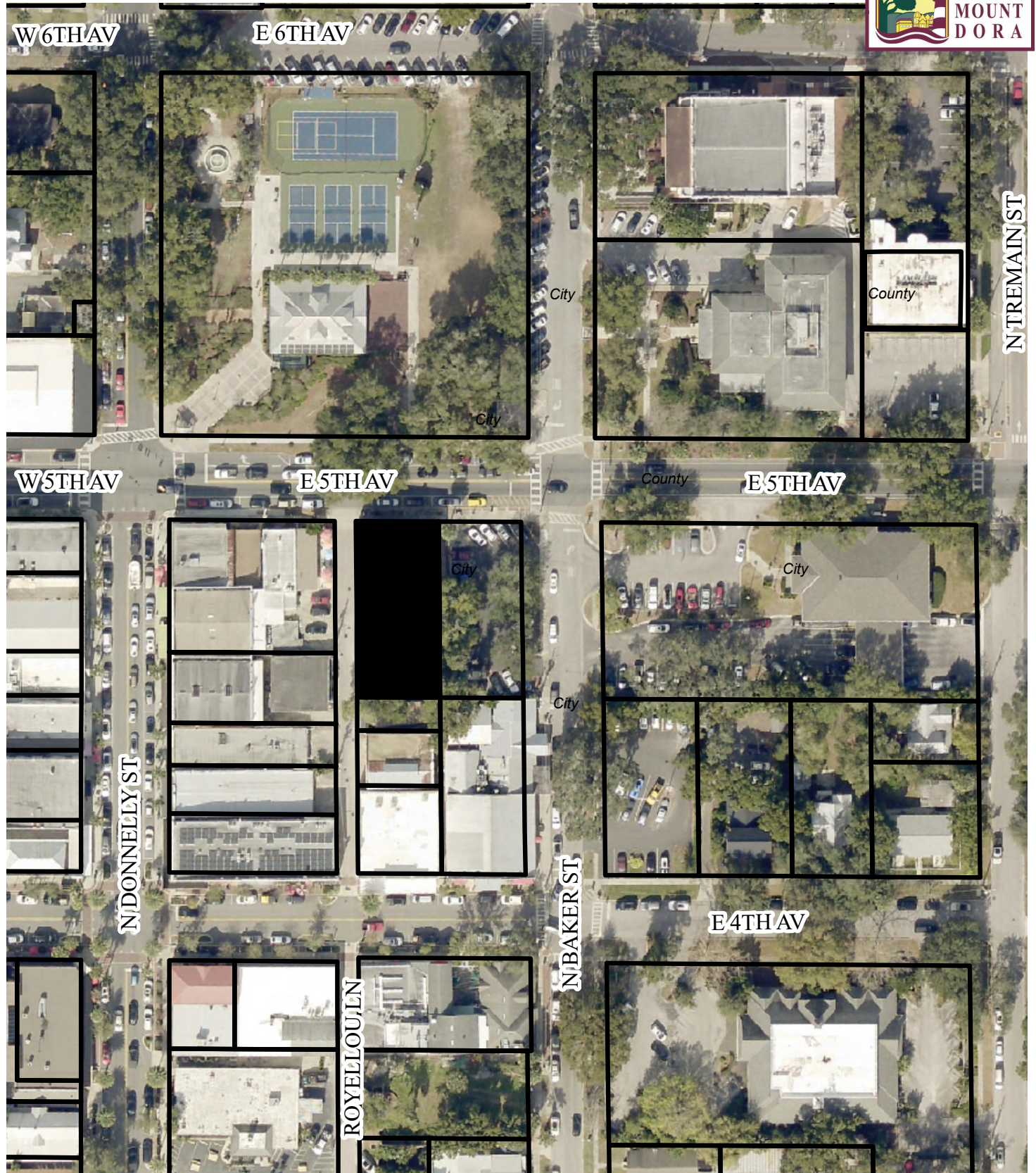
VICINITY MAP

Legend

-  Subject Property
-  City Limits

SP23-11

N



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**

**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: 9/29/2023 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

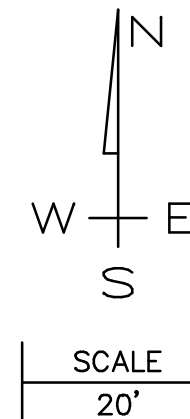
ORIGINAL DESCRIPTION

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.

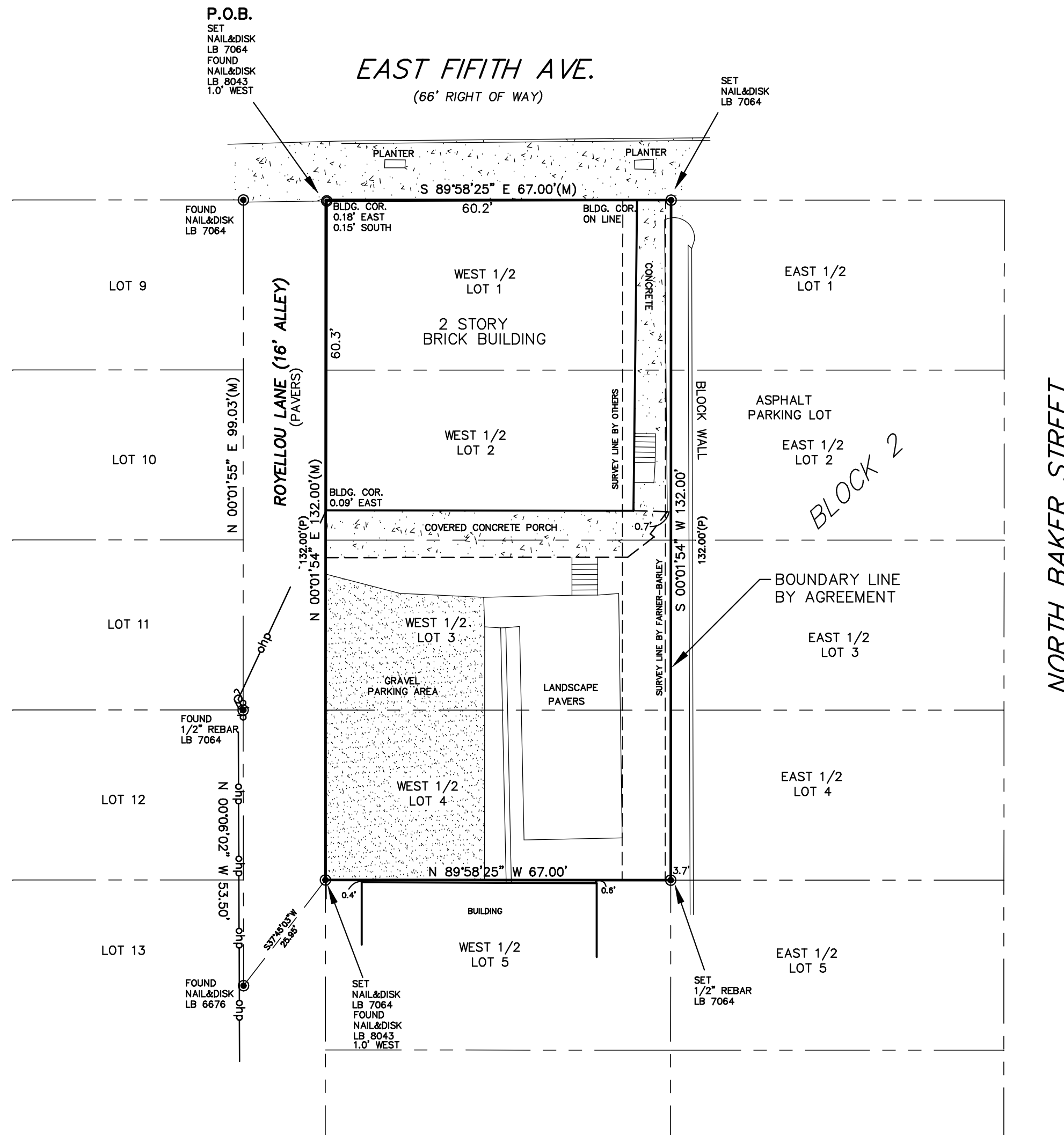
NEW DESCRIPTION

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	

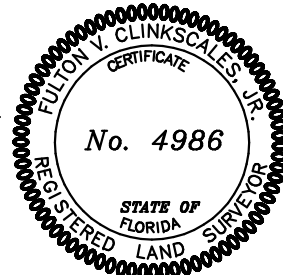


SURVEYOR'S NOTES

- 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., Surveyor #4986

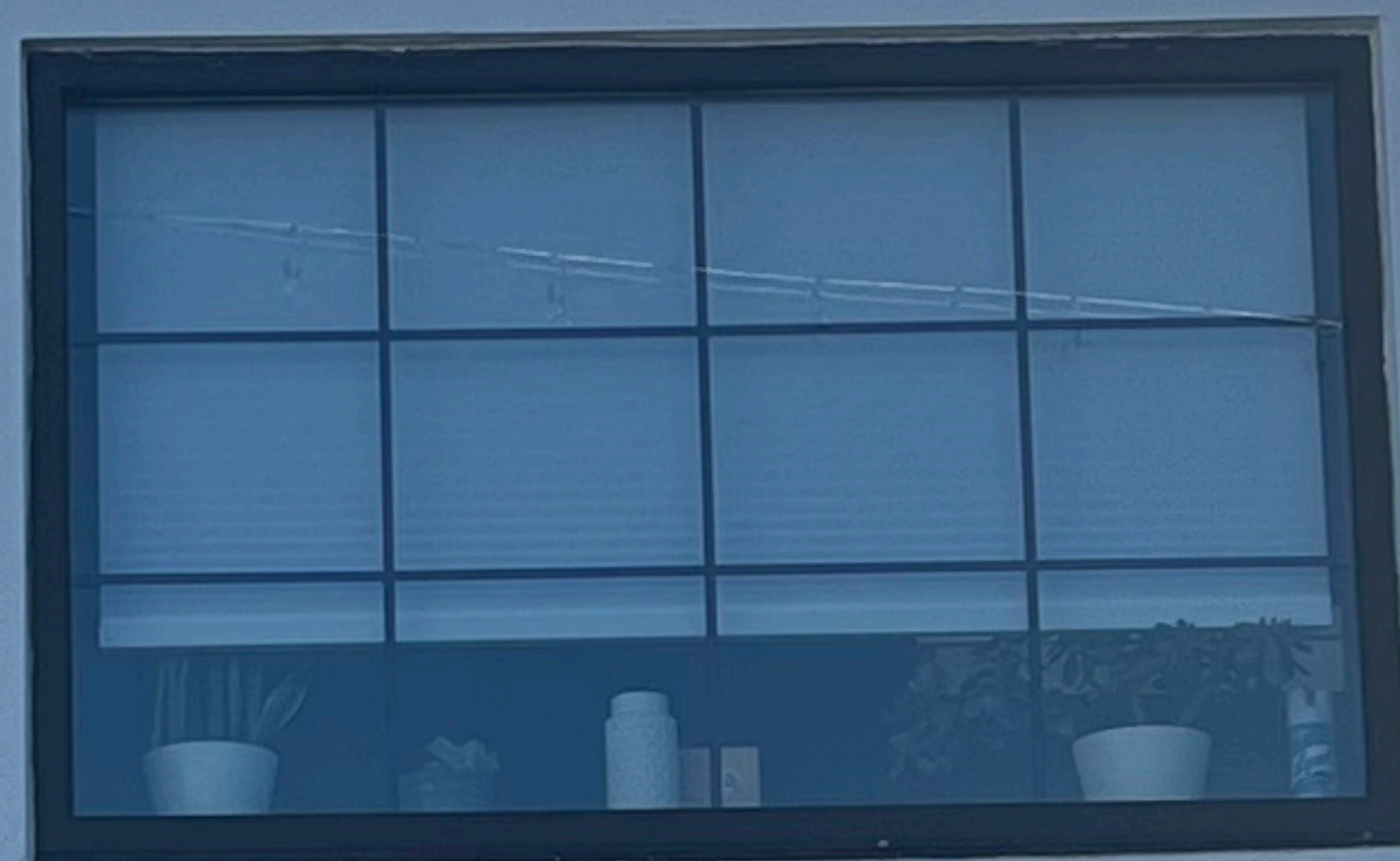


Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

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



Dessert Stop
just ahead
Scoops
ice cream - bakery - chocolate
←



THE WAREHOUSE			
110 ROYAL OAK LANE			
101	INSIGHT IRRIGATION, LLC	PRIVATE OFFICE	201
102	GOLD STAR MORTGAGE		202
103	COMPLETE RESTORATION & REMODELING	PRIVATE OFFICE	203
104		DAVID ALAN WOLF PERSONAL INJURY ATTORNEY	204
MANAGED BY		J & T Divine Care	205
CFL Property Group		PRIVATE OFFICE	206
(407) 597-3202		JACKIE LARA MENTAL HEALTH COUNSELING	207





450

MOUNT DORA
HISTORY MUSEUM
No Littering!

DORA & DAVE CYBERS
HISTORICAL RESEARCH & PRESERVATION

440







Exterior Elevations of Proposed Building
470 Royellou Lane
(dated October 2, 2023)





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.

{Rest of Page Intentionally Left Blank}



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



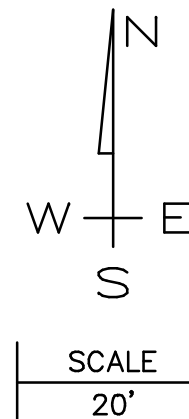
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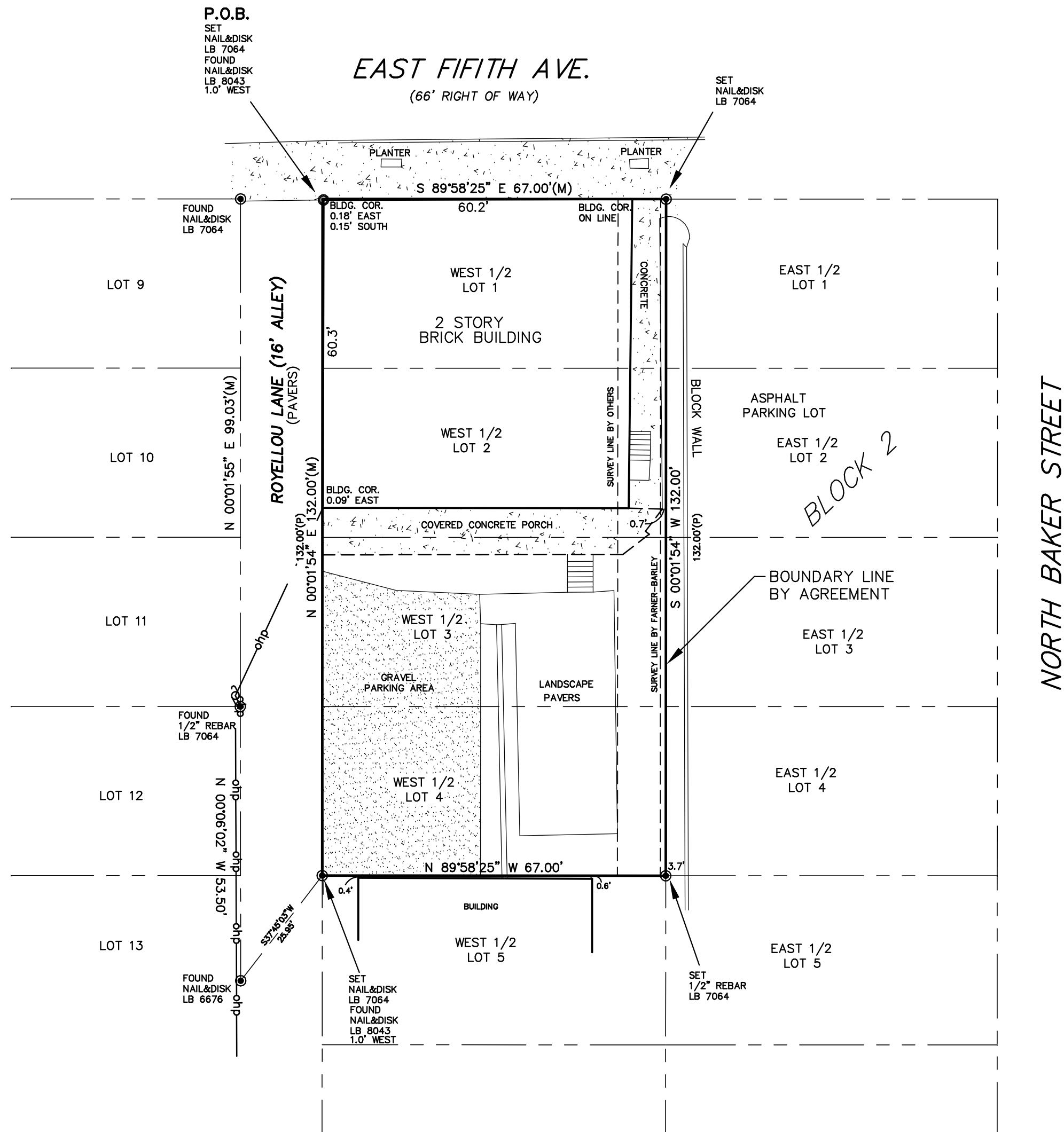
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Mt. Dora Center for the Arts
130 East Fifth Avenue, Mt. Dora



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IPF	IRON PIN FOUND	
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CM	CONCRETE MONUMENT	
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	LIGHT POLE	
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	GAS VALVE	
	WELL	
	FIRE HYDRANT	
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	STORM DRAIN MANHOLE	
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	CURB INLET	
	TRANSFORMER	
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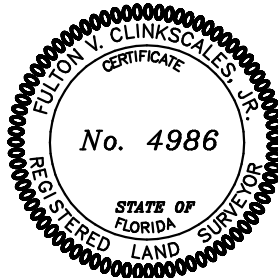


SURVEYOR'S NOTES

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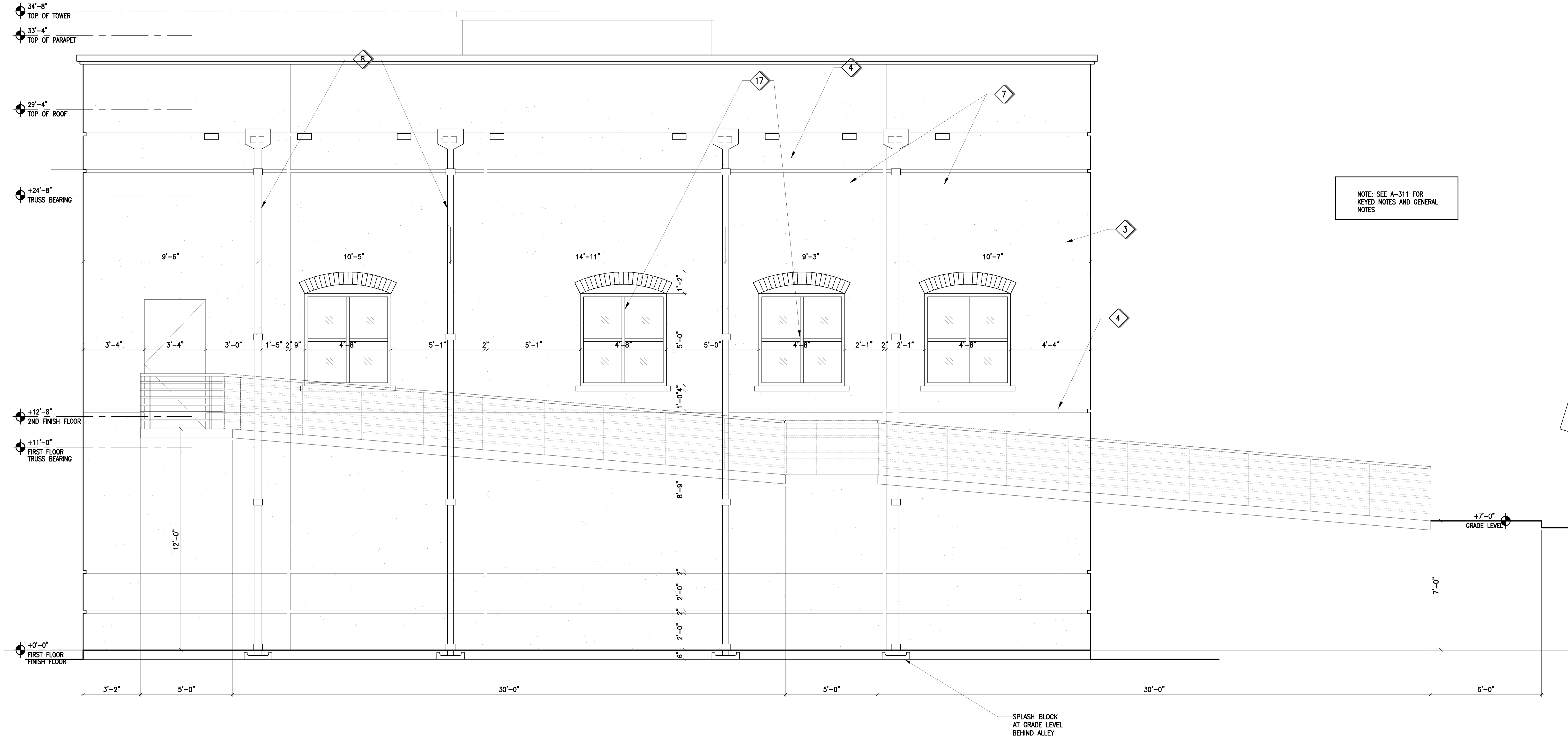
Fulton V. Clinkscales, Jr., Surveyor #4986



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			

Tuesday, October 10, 2023 3:57:31 PM
V:\PROJECTS\PROJECTS 2023\23-011-MT. DORA-COMMERCIAL BUILDING\02 GFC DOCS\02 DESIGN DEV\01 ARCH\23-011 - A-311-BUILDING-ELEVATIONS.dwg



1 REAR ELEVATION
SCALE: 1/2"=1'-0"

ARCHENICS
METRO ARCHITECTURE PARTNERSHIP, INC.
ARCHITECTURE - PLANNING - ENGINEERING - PROJECT MANAGEMENT
5401 SOUTH KIRKMAN ROAD, STE 440, ORLANDO, FL 32819
(407) 354-4477 • EMAIL: ROBBY@ARCHENICS.COM • WWW.ARCHENICS.COM

© COPYRIGHT - ROBBY RUSH, AIA

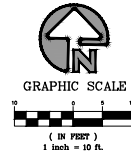
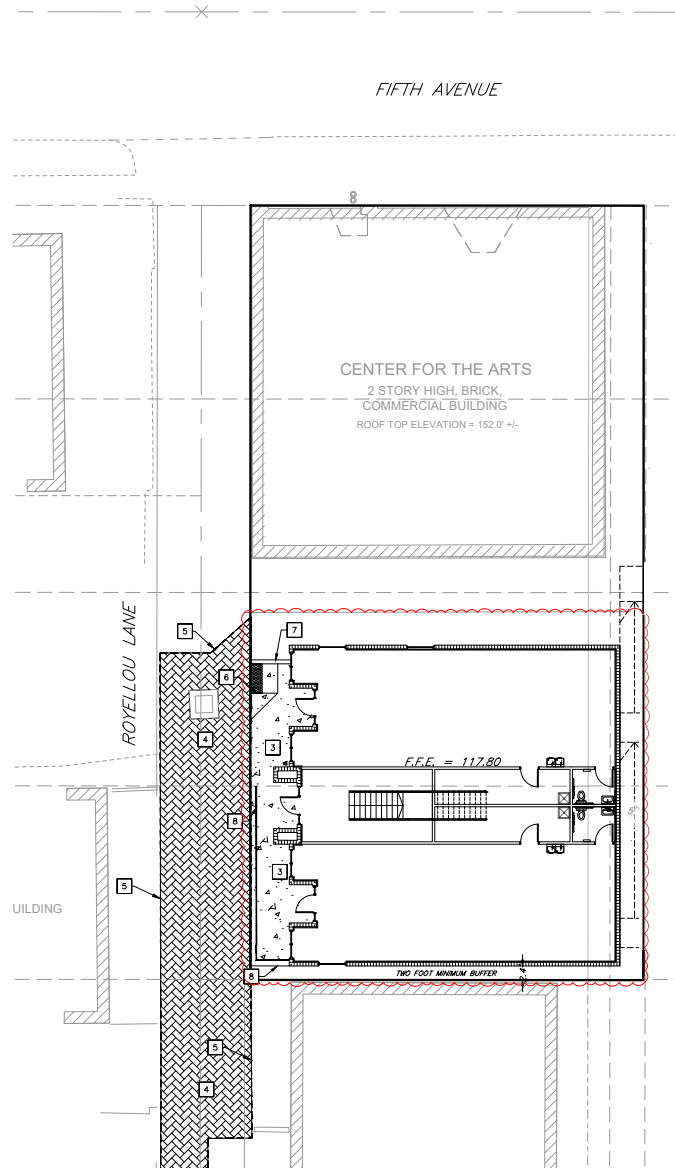
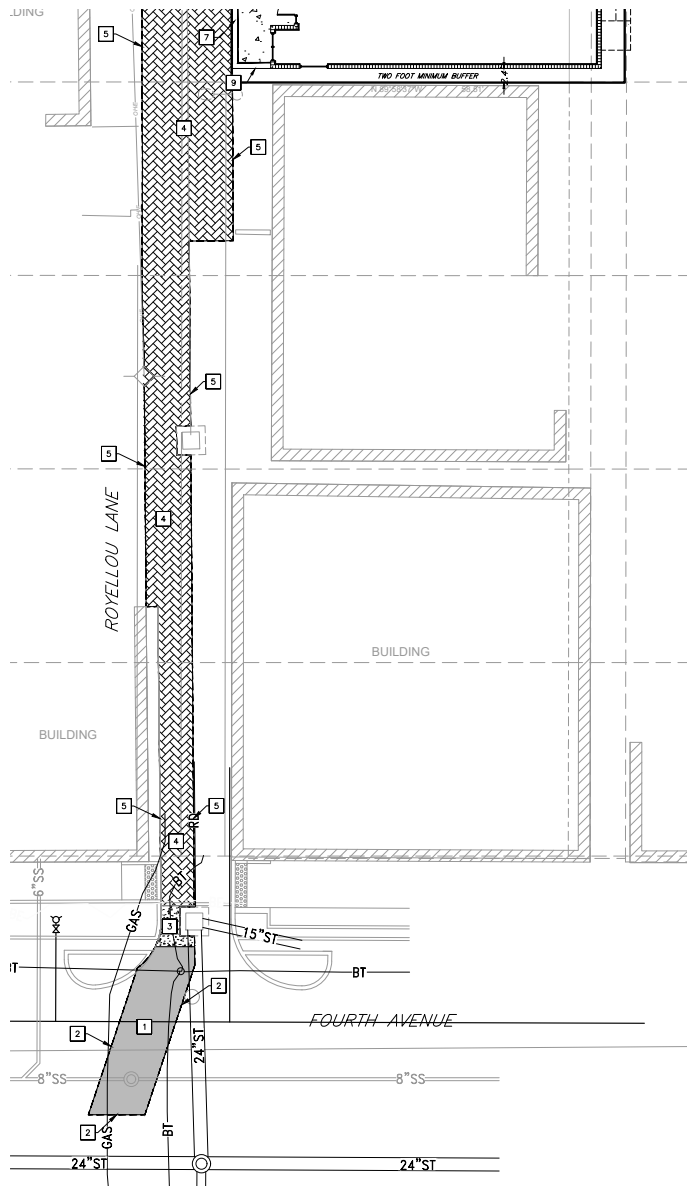
FOR OWNER REVIEW ONLY
NOT FOR CONSTRUCTION

ROBBY R. RUSH, R.A., NCARB
0000017514

G3 DEVELOPMENT OFFICES
138 E FIFTH AVE.
MOUNT DORA, FL 32757
NEW VANILLA SHELL BUILDING

NO	DATE	DESCRIPTION

BUILDING ELEVATIONS		100% COMPLETE FOR PERMITS AND BIDDING	
DRAWN	PP	DATE	06/26/23
PROJECT NO.	23-011	A-313	



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 OFFICE CENTER BLVD.
DORADO, FLORIDA 34711
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

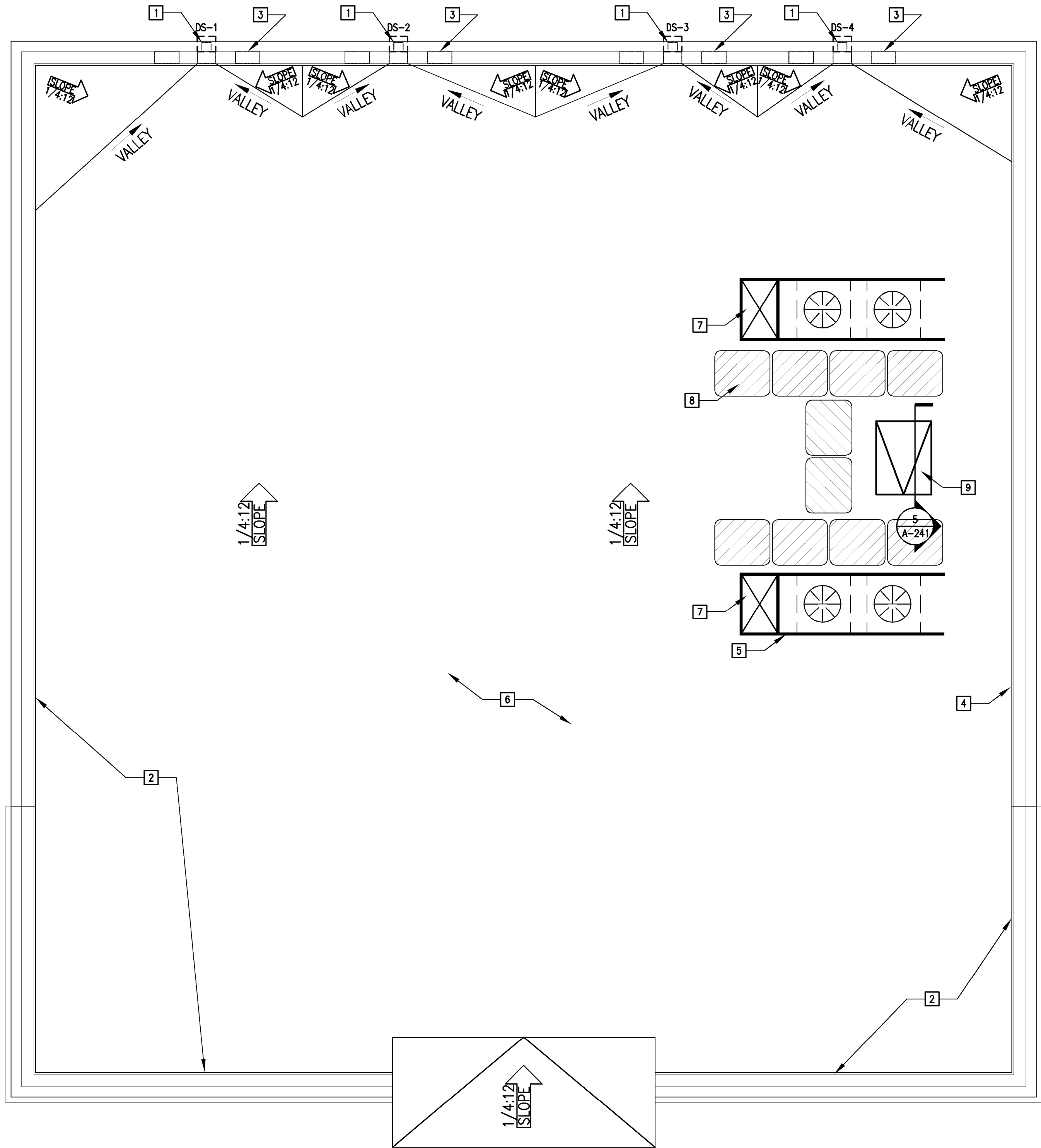
DATE:



- [illegible]

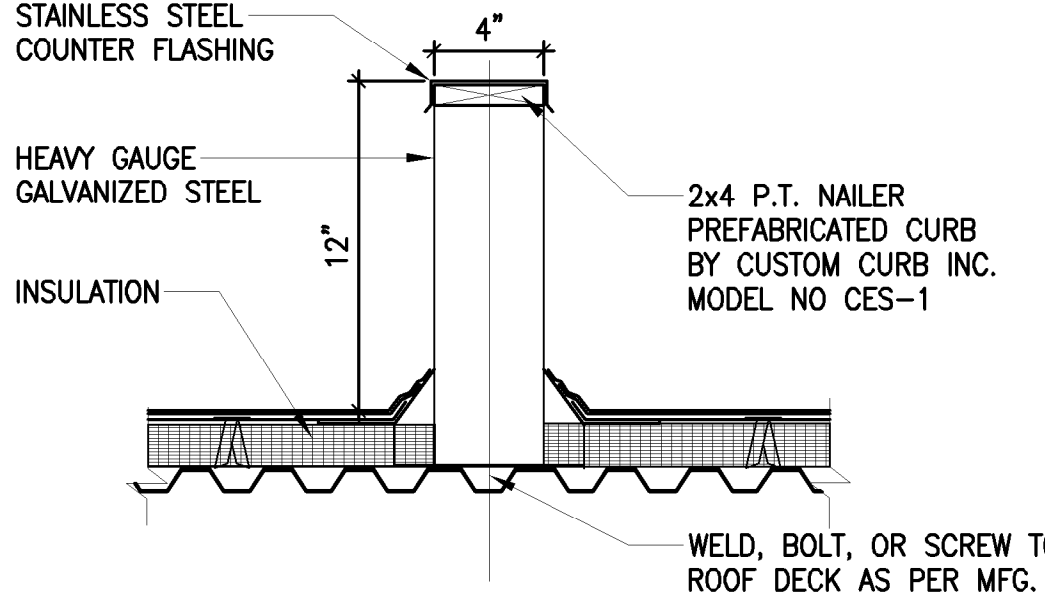
1 ROOF PLAN

SCALE: 1/4"=1'-0"



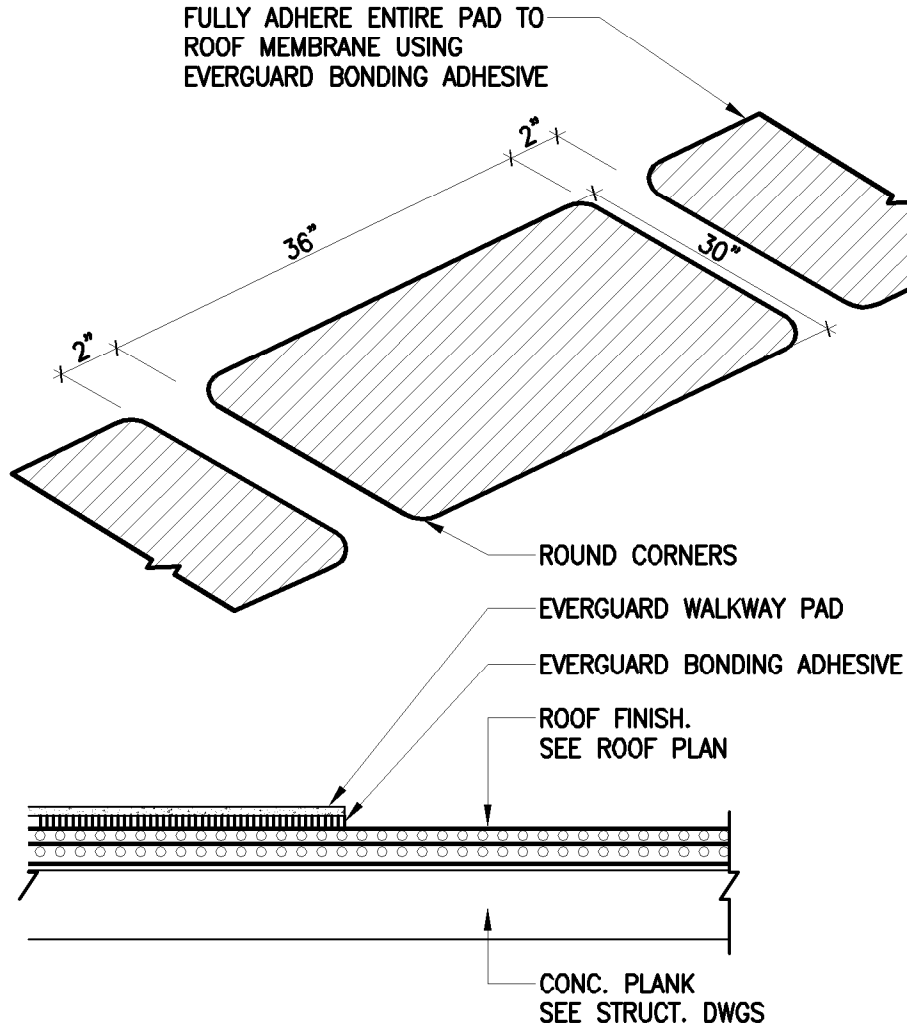
2 EQUIPMENT SUPPORT DETAIL

SCALE: NTS



3 WALKWAY PAD DETAIL

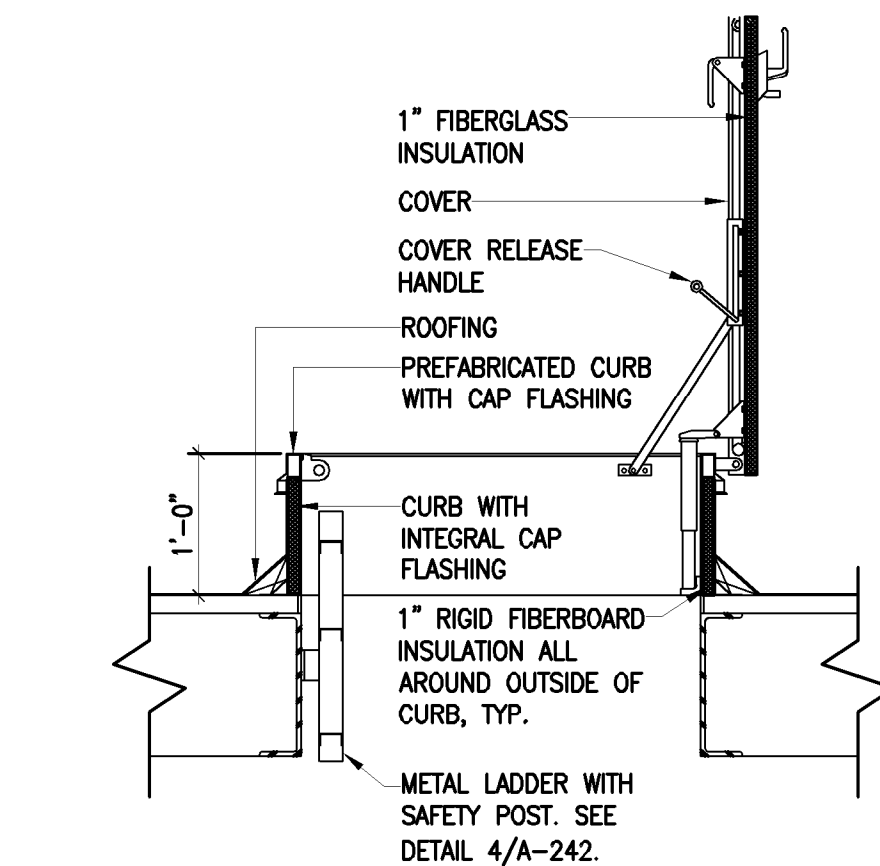
SCALE: NTS



- NOTES:
1. PLASTIC CEMENT AND PRIMER ARE REQUIRED WHERE MASTIC AND PRIMER ARE INDICATED.
 2. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

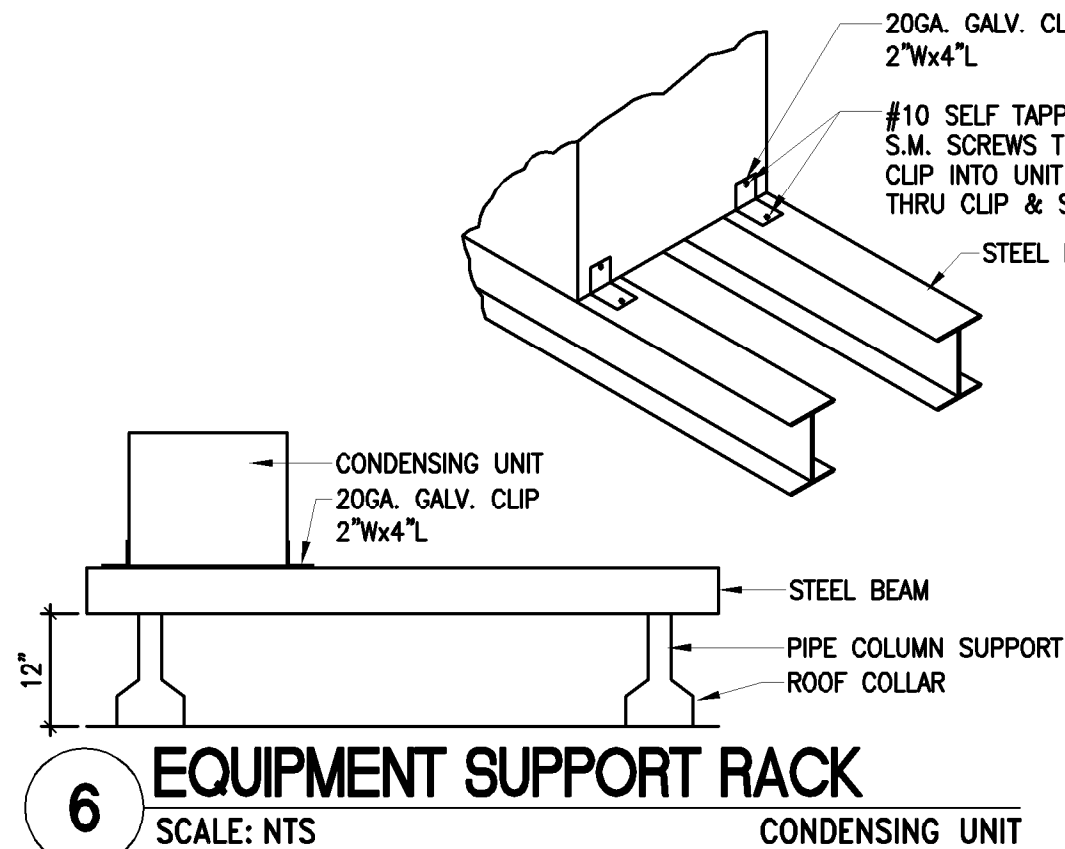
4 ROOF VENT DETAIL

SCALE: NTS



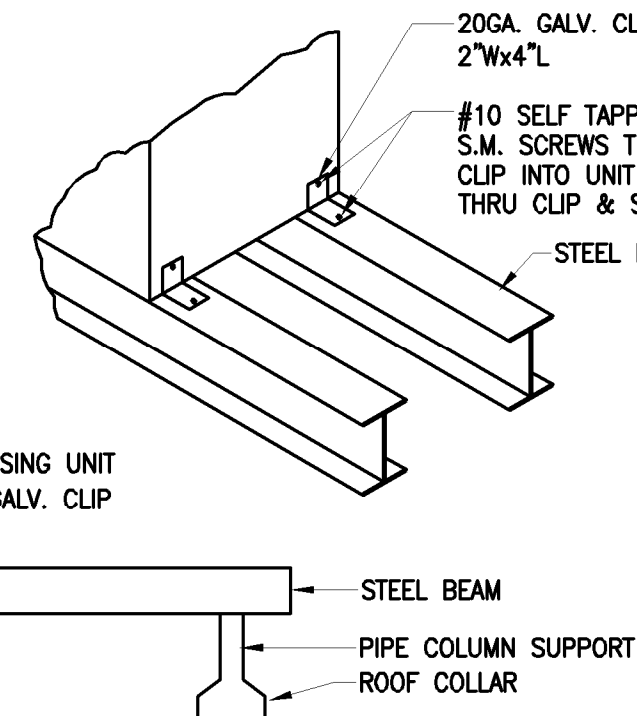
5 ROOF HATCH DETAIL

SCALE: NTS



6 EQUIPMENT SUPPORT RACK

SCALE: NTS



GENERAL NOTES

1. REFER TO SHEET A-001 FOR ADDITIONAL GENERAL NOTES AND PROJECT DATA.
2. REFER TO A-211 FOR GENERAL NOTES AND WALL TYPES.
3. MINIMUM ROOF SLOPE SHALL BE 1/4" PER FOOT, UNLESS NOTED OTHERWISE.
4. ONLY THE APPROXIMATE LOCATION OF MAJOR EQUIPMENT IS SHOWN. SEE MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR EQUIPMENT LOCATIONS. PROVIDE ROOF VENTS AS REQUIRED. COORDINATE LOCATION OF ALL ROOFTOP EQUIPMENT & VTR WITH MEP DRAWINGS. ALL ROOFTOP EQUIPMENT SHALL BE LOCATED TO BE CONCEALED FROM VIEW.
5. USE MANUFACTURER'S ROOFING SYSTEM UNSUPPORTED MEMBRANE AT 3-PLANE CORNER TRANSITIONS.
6. SCUPPER, WHERE APPLICABLE, SHALL HAVE CONTINUOUS FLANGE. FLANGE MUST NOT EXTEND BEYOND NAILER.
7. NAILER SHALL BE SIZED A MIN. OF 2" WIDER THAN THE SCUPPER OPENING.
8. PROVIDE AND INSTALL FLASHING AND MISCELLANEOUS ROOFING MATERIALS FOR ALL PENETRATIONS & ROOF FOR EQUIPMENT SUPPORT.
9. BASE BID FOR A FOR A SINGLE PLY, 20 YEAR MIN. WARRANTY ROOF SYSTEM, 'SARNAPIL' OR SURE-WELD MECHANICALLY-FASTENED ROOF SYSTEM BY CARLSLE OR APPROVED EQUAL.
10. SEE MECHANICAL, PLUMBING, ELECTRICAL DRAWINGS FOR EQUIPMENT LOCATION OR WORK COORDINATION.
11. PAINT ALL ROOF VENTS & STACK PENETRATIONS TO MATCH ROOF COLOR.
12. DISCHARGE DOWNSPOUTS AT SUBSURFACE STORMWATER. SEE CIVIL DRAWINGS.
13. ALL ROOF TOP EQUIPMENT SHALL BE LOCATED TO BE CONCEALED FROM VIEW. CONFIRM LOCATION.
14. ALL ROOF INSULATION BY INTEC OR APPROVED EQUAL.
15. ALL HVAC COMPRESSOR EQUIPMENT SHALL BE ON THE ROOF.
16. ALL ROOF EQUIPMENT SHALL BE CONCEALED FROM VIEW FROM ROADSIDE AND PEDESTRIAN TRAFFIC AT GRADE LEVEL.
17. PROVIDE ONE-HOUR RATED ASSEMBLY AS PER UL SYSTEM P522 INDICATED ON A0.2 FOR ENTIRE UNDERSIDE OF ROOF ATTIC. PROVIDE TAPE AND SPACKLE FINISH JOINTS.
18. PROVIDE ATTIC DRAFTSTOP-ONE LAYER OF 1/2" REGULAR GYPSUM BOARD APPLIED TO THE FACE OF TRUSS. LOCATE CLOSE TO CENTER OF BUILDING. DRAFTSTOPPING: PROVIDE 1/2" GYP. BD. WITH TAPE AND SPACKLE AT LOCATION AS INDICATED.
19. ALL CONNECTORS BY SIMPSON STRONG-TIE INSTALLED TO ACHIEVE MAXIMUM UPLIFT VALUE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
20. ALL DOWNSPOUT AT FRONT OF BUILDING ARE IN CORNERS OR TIGHT FITTING TO BUILDING PROFILE TO BE AS CONSPICUOUS AS POSSIBLE. COORDINATE WITH ARCHITECT'S INSTRUCTIONS.
21. ROOF TRUSS SYSTEM, PROFILES, TIE DOWNS SHALL BE DESIGNED BY FLORIDA LICENSED ENGINEER.
22. ALL TRUSSES ARE PRE-ENGINEERED AND ON 24" O.C. OR PER SHOP DRAWING PROVIDED BY THE MANUFACTURER.
23. PROVIDE ROOF AND SOFFIT VENTS AS REQUIRED.
24. REFER TO MECHANICAL, PLUMBING, ELECTRICAL DRAWINGS FOR EQUIPMENT LOCATIONS AND ROOF DRAINS.
25. PROVIDE WALK PADS FROM ROOF ACCESS TO ALL EQUIPMENT.
26. COORDINATE ALL ROOF TOP EQUIPMENT, PENETRATIONS AND VENTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
27. ALL EXTERIOR MATERIAL APPLICATIONS SHALL MEET ALL APPLICABLE LOCAL AND STATE WIND RESISTANCE AND IMPACT TEST REQUIREMENTS. SUBMIT PRODUCT APPROVAL NUMBERS AND PRODUCT SHEETS TO AUTHORITY HAVING JURISDICTION FOR REVIEW IN ACCORDANCE WITH THEIR REQUIREMENTS.
28. CAP SECONDARY DRAINS UNTIL PIPE SYSTEM HAS BEEN INSTALLED.

KEYED NOTES

1. 4x6 PREFORMED PREFINISHED ALUMINUM DOWNSPOUTS WITH U-CLIPS.
2. TPO MEMBRANE TO BE LAMINATED TO INSIDE FACE OF PARAPET AND WRAP UP TOP OF ALL WALLS. ALUMINUM FLASHING SHALL BE OVER TOP CAP TO SEAL ALL JOINTS.
3. OVERFLOW SCUPPER INLET 2" HIGHER THAN REGULAR DRAIN OUTLET.
4. PERIMETER PREFORMED FINISHED ALUMINUM PARAPET FLASHING.
5. INSTALL 9'-0" LONG 36" WIDE 13x4x3/16" TRUSS TYPE BENCH OVER 4" DIA PIPE POST WELDED TO BEAMS, TYPICAL. SEE DETAIL 6/A-241.
6. ROOFING SHALL BE SINGLE PLY TPO MEMBRANE 60 MIL WITH 20 YEARS WARRANTY. SINGLE PLY MEMBRANE SHALL BE MECHANICALLY ATTACHED TO COMPLY WITH 140 MPH WIND LOADS AND FULLY ADHERE TO THE PARAPET SIDE WALLS OR THE LAP OVER SEAMS THAT ARE OVER THE MECHANICAL FASTENERS. THE R-VALUE FOR THE ROOF SHALL BE R-39 WHICH SHALL BE ACHIEVED WITH 2 LAYERS OF 3.5" GAF MANUFACTURED ENERGYSURF POLYISO INSULATION OR 2 LAYERS OF FOIL FACED 3" JOHN'S MANVILLE MANUFACTURED POLYISOCYANURATE BOARDS, EACH ASSEMBLY ACHIEVING MIN. R-39. THE TWO LAYERS OF INSULATION SHALL HAVE 1/2" DENSEDECK BOARD OVER WHICH THE TPO MEMBRANE SHALL BE INSTALLED. A SINGLE SOURCE 20-YEAR NDL THROUGH THE MANUFACTURER FOR ROOFING AND FLASHING SYSTEM COMPLIANT FOR 140 MPH WIND LOADS IS ACCEPTABLE.
7. PITCH PAN PENETRATION THROUGH ROOF. SEE DETAIL 1/A-242.
8. ROOF WALKWAY PAD. SEE 3/A-241.
9. ROOF HATCH. SEE 5/A-241.
10. 6"x6" SCUPPER. SEE DETAIL 8-A-232 FOR CONDUCTOR HEAD DETAIL AND DETAIL 9/A-231 FOR SCUPPER DETAIL.

NO	DATE	DESCRIPTION

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