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

June 20, 2024 at 10:00 AM

I. Call to Order

II. Roll Call with Determination of Quorum

III. Approval of Minutes

IV. Public participation/hearing for non-agenda items

V. New Business

A. **Request for Conditional Use Permit;** Showtime Dance Studio (Project Name); 732 S. Rossiter Street (Site Address); James Balestieri Trust (Owner); Showtime USA Mount Dora (Applicant). Project No. CUP24-01.
   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 Site Plan;** City of Mount Dora Resource & Recreation Center (Project Name); 1010 Lincoln Avenue (Site Address); City of Mount Dora (Owner); City of Mount Dora (Applicant); Neel-Schaffer, Inc. (Engineer); Borelli t Partners (Landscape Architect); Borelli t Partners (Architect); Project No. SP24-10.
   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 Comprehensive Plan Text Amendment;** Employment Center Future Land Use Policy of Future Land Use Element
   1. Staff presentation
   2. Public Input
   3. Commission deliberation and action

D. **Request for Land Development Code Amendment**; PUD Zoning District.
   1. Staff presentation
   2. Public Input
   3. Commission deliberation and action

VI. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: July 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 352-735-7126, ext. 1111, or by email at clerk@cityofmountdora.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
APRIL 17, 2024

I. Call to Order

Having been duly advertised as required by law, Chairperson, Miles Beach called the regular meeting of the Planning and Zoning Commission to order at 10:01 a.m. on Wednesday, April 17, 2024.

II. Roll Call with Determination of Quorum

Present: Miles Beach, Adrian Coombes, Tom Dring, Barbara Tietmeyer and Harris Turner

Absent: Kris Haukoos, James Homich

City Staff and Attorney: Michele Janiszewski, Senior Planner; Ryan Winkler, Senior Planner Catherine Hutcheson, Administrative Coordinator; Andrew Hand, City Attorney

Presenters: Michele Janiszewski; *Senior Planner*, Andrew Hand; *City Attorney*

III. Approval of Minutes

Mr. Beach acknowledged one amendment necessary to be made, regarding Mr. Sandersfeld not being in attendance at the last meeting. Staff acknowledged and made the amendment. On motion by Mr. Coombes, seconded by Ms. Tietmeyer, the board voted to approve the meeting minutes dated March 20, 2024 unanimously with a - 5-0 vote.

IV. Public participation/hearing for non-agenda items

None.

V. New Business

A. Staff Presentation: Landscaping Workshop

Ms. Janiszewski gave a presentation on the Landscaping Code.

Discussion on how the buffer standards are calculated. Ms. Janiszewski stated they are calculated based on the zoning districts.

Conversation on the average buffer width/ minimum standard.

Ms. Janiszewski stated there is not a minimum. Staff requires the width to be measured at the two end points of the buffer and two additional points where each approximately equidistance from themselves and from the closest end point.

Ms. Janiszewski clarified the difference between a buffer vs. setback.

DRAFT

Ms. Janiszewski explained the buffer standards/requirements, in reference to width and required materials determined by zoning districts of the abutting properties.

Further discussion on the different buffer types.

The board and staff discussed possibly re-labeling the buffer types to avoid confusion. Board members asked if the ten/fifteen buffers can be removed and the possibility of adding wider buffers, that are more visually obstructive.

Conversation regarding the status of the arborist position. Ms. Janiszewski stated that the position has been filled.

Board members agreed that it's a good idea for them to work with the Urban Forester, to gain a better understanding of buffers and trees that will work for city development.

Board members and staff discussed having a workshop in the future.

Discussion on parking garage styles. Staff and board members decided to table for future discussion.

Conversation on tree sizes in regards to parking lots, referenced in section 6.6.7 of the Land Development Code.

The board and staff discussed ways to limit the amount of money being put into the tree bank, instead of planting/preserving trees.

Discussion on Site plan submittals, in regards to applicants showing why they need to remove trees vs. persevering them.

Conversation on imposing penalties to discourage developers from clear cutting and drafting a new ordinance.

City Attorney, Mr. Hand discussed the legalities of doing so and the importance of having an arborist on staff /hiring a consultant.

Board members requested a summary follow up from staff, regarding everything suggested/proposed during this meeting. Ms. Janiszewski stated that she will provide.

Further discussion on buffers, regarding aesthetics and ambiance charge for environmental purposes.

Conversation on allowing retention ponds to be located within the landscape buffer.

Ms. Janiszewski and board members further discussed staff suggestions.

DRAFT

Discussion on easements and new developments accommodating trees; as well as eco-friendly tree types in other cities in Florida.

Ms. Janiszewski stated she will look into for further information.

Conversation on whether or not Mount Dora is a nationally recognized tree city.

Ms. Janiszewski stated that the city is.

Board members stated that a lot of people are unaware of this and it should be brought to the attention of residents and visitors.

B. Staff Presentation: Land Development Code

Ms. Janiszewski continued her presentation by transitioning into the Land Development Code. She requested the board to provide input and direction on proposed amendments.

Ms. Janiszewski and board members discussed 4/12 sloped roof. She stated that the purpose is get away from the box look.

Ms. Janiszewski and the board discussed eliminating the 4/12 slope and changing it to fit architecturally.

Discussion on addressing and utilities for safety reasons.

Conversation on accessory dwelling unit's square footage and the requirements.

Discussion on changing the code and giving more architectural freedom, especially if the structure isn't visible from the street.

Board members expressed that they would like to see more urban planning and stressed the importance of keeping the city unique.

C. City Attorney: Sunshine Presentation

Mr. Hand gave a presentation on Sunshine Law and provided feedback to board members questions/concerns.

Ms. Tietmeyer excused herself from the meeting at 12:04pm.

VI. Other Business

None

DRAFT

VII. Announcement of next scheduled meeting date

Next regularly scheduled meeting date: May 20, 2024

VIII. Adjournment

On a motion by Mr. Turner, seconded by Mr. Dring, the meeting was adjourned at 12:15 p.m.

_____ _____

Whitney Scott,
Administrative Coordinator

Miles Beach,
Commission Chair

DRAFT

CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
May 1, 2024

I. Call to Order

Having been duly advertised as required by law Chairman, Miles Beach called the special scheduled meeting of the Planning and Zoning Commission to order at 10:30 a.m. on Wednesday, May 1, 2024.

II. Roll Call with Determination of Quorum

Present: Miles Beach, Adrian Coombes, Tom Dring, Kris Haukoos, James Homich and Harris Turner

Absent: Barbara Tietmeyer

City Staff and Attorney: Mr. Vince Sandersfeld; City Manager, Michele Janiszewski, Senior Planner; Ryan Winkler, Senior Planner ; Whitney Scott, Administrative Coordinator

Presenters: Dr. Richard Levy

III. Public participation/hearing for non-agenda items

Discussion on Amco update. Mr. Sandersfeld stated that it has gone through a stipulated agreement. Code enforcement is preparing a report, currently unaware of findings. Once findings are presented, will be brought to Council.

IV. New Business

A. Joint Planning Area (JPA) Presentation: Dr. Richard L. Levey, Ph.D., AICP Levey Consulting

Mr. Levy gave a brief introduction of himself /experience and provided a presentation.

Discussion on updating the JPA to extend its life and timeline.

Mr. Levy stated that he is seeking input from Lake County BCC, City Council and the Planning and Zoning Commission.

Conversation regarding how boundaries are established.

The board expressed their concerns regarding providing utilities if there is no capacity. Waste Water Plant II has no capacity.

DRAFT

Discussion on impact fees and other ways to provide services, aside from water treatment capacity.

The board and Mr. Levy discussed utilities and the issue of package plants being inefficient and run poorly.

Conversation on whether or not the JPA is beneficial and if the County is gaining anything from it.

Discussion regarding roads for service provision, round-a-bout on US Hwy 44, and county project (original 4 million dollar); now 8 million dollar project.

Staff stated they will get with Mr. Levy and follow up with a strategy.

Conversation on implementing better formatting for section 4.6 of the JPA.

V. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: May 15, 2024

Ms. Janiszewski stated that the regularly meeting scheduled for Wednesday, June 19th falls on a City observed holiday (Juneteenth). She asked the board for their recommendations on changing the meeting date to either June 20th or June 26th. Board members agreed to reschedule the meeting for Thursday, June 20, 2024 at its regularly scheduled time.

VI. Adjournment

On a motion by Mr. Coombes, seconded by Ms. Haukoos, the meeting was adjourned at 12:02 p.m.

_____ _____

Whitney Scott,
Administrative Coordinator

Miles Beach,
Commission Chair

DRAFT

CITY OF MOUNT DORA

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

DATE: June 20, 2024

TO: Planning and Zoning Commission

FROM: Development Review Committee
Michele Janiszewski, AICP, Senior Planner

RE: Application for a Conditional Use Permit (CUP); Showtime Studio (Project); 732 S Rossiter Street (Project Site); James G. Balestrieri (Property Owner); Marcia Van de Kieft, Showtime USA - Mt Dora LLC (Applicant).
Project No. CUP24-01.

APPLICANT REQUEST:

Obtain a Conditional Use Permit (CUP) in order to operate a dance studio at 732 S Rossiter Street, Mount Dora.

STAFF RECOMMENDATION:

Staff recommends approval of the application, as presented.

REFERENCES & SUPPORT:

Ordinance #831
LDC Section 3.4.11 WP-1 Workplace District
LDC Section 2.5.1 (5) pertaining to Conditional Uses
Comprehensive Plan Future Land Use Element Goal 1, Objective 4, Sub policy (g) (7) pertaining to the Industrial land use category

SITE SUMMARY:

Address	732 S Rossiter Street, Mount Dora
General Location:	South of Camp Road, between Rossiter Street and Simpson Street within the Storage Unlimited development
Alternate Key Nos.	3832354
Zoning District:	PUD by Ordinance #807
Future Land Use Category:	Industrial
Overlays:	None
Site Area:	Parent Parcel: 10+/- Acres Subject Unit: 0.11 +/- acres
Existing Use:	Vacant Unit
Proposed Use:	Dance studio

SURROUNDING PROPERTY TABLE (BASED ON PARENT PUD):

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)
North	City	RP	RP	Residential
South	City	IND	WP-1	Warehousing & Light Manufacturing
East	City	IND	WP-1	Light Manufacturing & Vacant Industrial
West	City	MU-1	WP-1 & MU-1	Vacant & Light Manufacturing

STAFF ANALYSIS:

The subject property is a unit within the Storage Unlimited complex. The development is approximately 10 acres in size and developed with six buildings with multiple units. Each building has parking spaces in front of the building which includes the entrances to the units. Large roll-up doors are located on the rear of the units to accommodate vehicles and machinery. The property hosts multiple businesses including LPG Urban & Regional Planners Inc., Vedder Holsters, Allen's Refrigeration & Air Conditioning, GeoGrit, SLD Products, Inc., Signature Chandeliers, and multiple other businesses. This development is intended to accommodate light manufacturing uses which do not generate off-site impacts.

The development is zoned PUD by Ordinance #831 which allows the property to be used for Light Industrial (M-1). This zoning classification is the former Workplace (WP-1) zoning district. The WP-1 zoning district is established to identify and provide those geographic areas within the city that are appropriate for the development and maintenance of a light industrial, office, manufacturing and warehousing environment. The purpose of this district is to provide light, clean industrial development in attractively designed, park-type settings that allow for the manufacturing and / or distribution of previously prepared materials or finished products or parts including the processing, fabrication, assembly, treatment and packaging of such products.

LDC Section 3.4.11 (3) establishes the following conditional uses for the WP-1 zoning district:

a. Outside storage associated with a permitted use listed above.
b. Service and commercial activities relating to the character of the district and supporting its activities and employees.
c. Any building or structure that is, in the opinion of the development review coordinator, not clearly permitted in the WP-1 district, but is similar and compatible to the uses listed above, may be required to obtain a conditional use permit.

The Applicant is seeking to utilize a unit within the Storage Unlimited complex to operate a dance studio to provide dance instruction to children. The subject unit is 2,000 square feet in size and is one of the twelve units in the southwest building. The Applicant stated that weekday classes will typically take place between 5:00 pm and 9:00 pm with varied hours on the weekends. Maximum class size is not expected to exceed 20 students at one time. The Applicant does not intent on expanding the building or modifying the interior of the building; only occupying the current suite.

The proposed use is a service activity but does not support its activities nor employers but is compatible with the uses due to its minimal impacts and different business hours.

STANDARDS FOR REVIEW:
LDC Section 2.5.1(5) states that the Planning and Zoning Commission may allow conditional uses when the following standards for review are met.

a. **The use should not be detrimental to the area or inconsistent with development trends in the area.** .while the dance studio intents on operating during weekday evenings and on the weekend.

   Based on the existing parking spaces, parking lot design, scale of the dance studio, and proposed hours of operation, the proposed use should not have an adverse impact on traffic patterns or parking demand.

b. **The use is consistent with the Comprehensive Plan.**
   The subject property is part of the Industrial land use category. This category is intended for light manufacturing, warehousing and storage associated with a business or industrial use, wholesaling, distribution, office and other related activities. This district specifically does not allow 'educational facilities' but is intended to prohibit primary and secondary schools. The district encourages industrial parks with good internal circulation and attractive appearance from adjacent roads. As such, the proposed use is consistent with the Comprehensive Plan.

c. **There is no evidence that the use will adversely affect the public interest.**
   There are no anticipated, adverse impacts on the public interest associated with the proposed use.

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

REQUESTED ACTION:
Staff is requesting the Planning and Zoning Commission (PZC) approve the Conditional Use Permit, as presented, with the conditions recommended by Staff.

PROCESS:
Consideration by the Planning & Zoning Commission: June 20, 2024
If Approved:
1. Obtain building permits for interior renovations or change of occupancy (if required)
2. Obtain Business Tax Receipt with required fire inspection

NOTIFICATIONS:
Legal Notice Published in the Newspaper: June 7, 2024
Notices Mailed to Surrounding Owners: June 7, 2024

ATTACHMENTS:
Vicinity Map
Application
Notification
Ordinance #807
CUP Development Order

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

VICINITY MAP

N



Legend

Showtime Dance Studio

PROJECT NAME: Showtime Dance Studio

PROJECT NUMBER: CUP24-01

DATE: June 20, 2024

REQUEST: Request for Conditional Use Permit in PUD Zoning (Ord. 831) for dance studio use.

Date: 5/15/2024

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

CUP24-01

Planning and Development
Office of Planning and Zoning
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
PlanDev@cityofmountdora.com

CONDITIONAL USE PERMIT (CUP) APPLICATION

Date: 7/29/24 **Project Name:** SHOWTIME

1. Applicant's Name: MARCIA VAN de KIEEL
   Company's Name: SHOWTIME USA - Mt. Dora LLC
   Address: 25133 ADAIR AVE
   City, State & Zip: SORRENTO, FL 32776
   Phone: 352-729-1165 E-mail: Miss.Marcia@showtimeusa.com

   Showtime Sorrento-Mt Dora LLC

2. Owner's Name: James Balestrieri TRUST
   Company's Name:
   Address: 309 KETTLEVIEW CT.
   City, State & Zip: ELKHART LAKE, WI 53020
   Phone: 262-804-7073 E-mail: Jim@thethrottlestop.com

3. ✓ The property generally located and list adjacent streets: SEE ATTACHED

4. ✓ The address(s) of the property: SEE ATTACHED

5. ✓ Building Size Existing: SEE Proposed: ATTACHED

6. ✓ Size of property in Acres: SEE Square Feet: ATTACHED.

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

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

9. Zoning District: SEE ATTACHED

10. Future Land Use Category: SEE ATTACHED

11. Provide description of the proposed use: DANCE STUDIO
SEE ATTACHED

12. Provide the specific Land Development Code Section. The Conditional Use permit is requested that is expressly permissible in Section
SEE ATTACHED

13. State the reason for this request (attach written summary if additional space is needed):
SEE ATTACHED

14. **CRITERIA:** The Planning and Zoning Commission shall hear and decide requests for Conditional Uses Permits allowed in the City's Land Development Code. In doing so, the Commission may decide such questions, as are involved in determining when conditional uses should be granted and either grant conditional uses with appropriate conditions and safeguards or deny Conditional Use Permit requests. After review of an application and public hearing thereon, the Commission may allow conditional uses only upon a determination that use requested. Describe how this project (the proposed use) meets the below referenced criteria.

Attach a separate written explanation of the below criteria with narrative expiation, code references, and support documentation.

SEE ATTACHED

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

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

c. Is consistent with the Comprehensive Plan; and

d. Will not adversely affect the public interest.

CERTIFICATION AND SIGNATURE

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

David L Bullock

Owner/Applicant Signature
(PROPERTY OWNER)

4/29/24

Date

SUBMITTAL CHECKLIST

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

The following items must be submitted:

1. ✓ **Application Fee: $1,000.00**

   Note: Additional costs incurred by the city engineer, city attorney, or outside consultants shall be billed directly to the applicant.

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

2. ✓ Completed application.

3. ✓ List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Lake County Property Appraisers. Provide written list (*see attached*) and provide list in Excel Spread Sheet Format and copy Excel spread sheet to CD with submittal packet.

4. ✓ Site Plan (*conceptual*). Site plan shall show the size and location of any structures, parking areas, setbacks, buffers, source of utilities, storm water management concept, existing improvements, proposed improvements, landscaping, existing trees, and other site features to support the proposed use. Show existing and proposed improvements. Must be drawn to scale.

5. ✓ The Property Card(s) from the Lake County Property Appraiser's office.

6. ✓ Location Map.

7. ✓ Proof of ownership (warranty deed or title certificate).

8. NA Boundary Survey signed and sealed (*recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale*). Legal description of the property.

PUD

9. NA Provide one (1) reduced copy of survey and site plan not larger than 11" x 17" paper size. CITY HAS PUD ON FILE

10. ✓ Owner authorization letter, notarized from the owner(s), designating the applicant to act on their behalf.

11. ✓ Electronic version (*emailed or copied to a CD*) of the full application submittal (*application, site plan, survey, all reports, owner Excel spread sheet, drawings, etc.*) in PDF.

PLUS UPS PACKAGE
WITH CHECK # 1997
$1,000

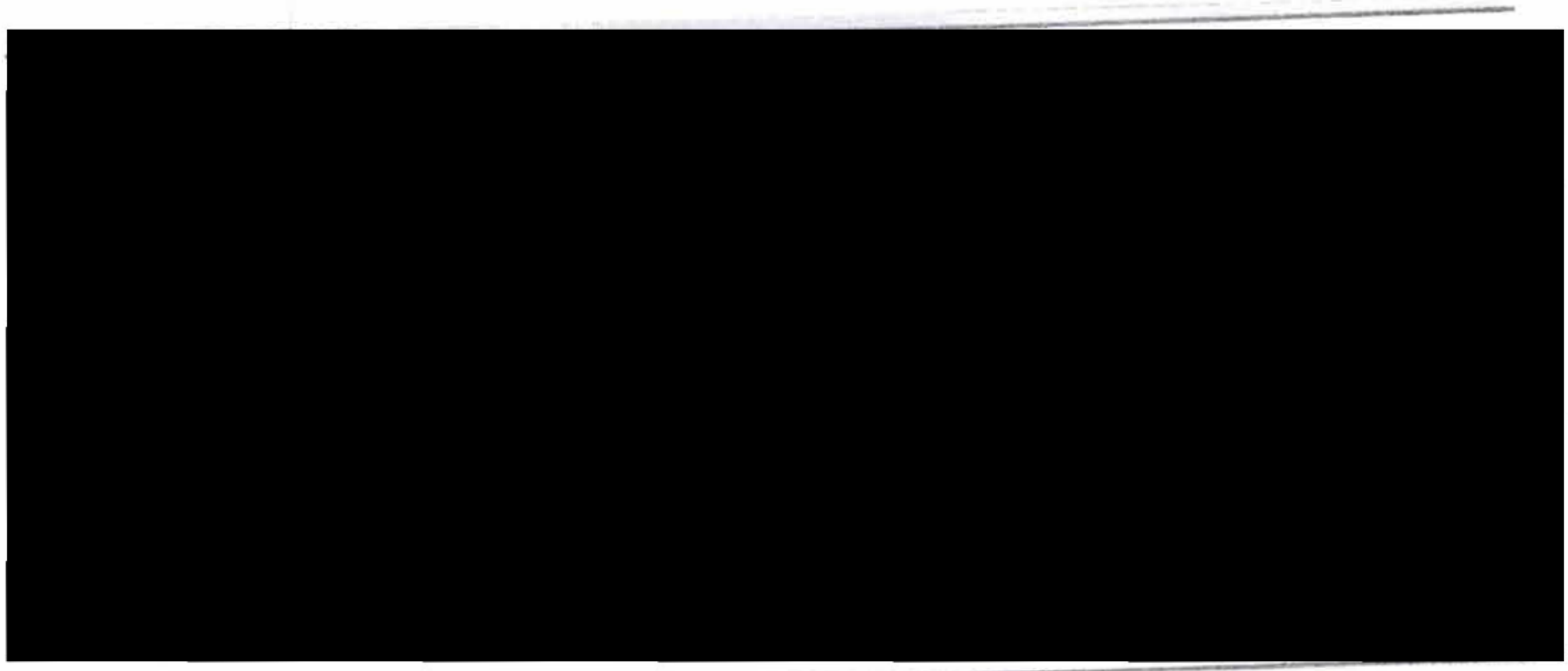
PROCEDURES

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

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

2. Development Review Committee (DRC) meeting is held on the last Wednesday of the month in which the submittal was received and reviewed.

3. The application will be forwarded to the Planning and Zoning Commission for final action to be considered at their next available meeting, after it completes the Development Review Committee process.



1

SURROUNDING OWNERS LIST

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

RT-ROYAL EDGEWATER VENTURES, LLC
Name
(722 S. ROSSITER ST)
Address 6882 EDGEWATER COM. PKWY STE 100
ORLANDO FL 32810
City State Zip

HARTMAN, DAVID
Name
(734 S. ROSSITER ST.)
Address
MT. DORA FL 32757
City State Zip

HALMARK LLC
Name
(724 ROSSITER ST.)
Address PO BOX 872
MT DORA FL 32756
City State Zip

STUDIOJAY LLC
Name
(736 S. ROSSITER ST.)
Address
MT DORA FL 32757
City State Zip

GREINER RICHARD E JR & Beverly M.
Name
(726 S. ROSSITER ST.)
Address
2439 SUNRISE BLVD.
City MT. DORA State Zip 32757

STUDIOJAY LLC
Name
(738 S. ROSSITER ST.)
Address 1610 Buena Vista Dr.
EUSTIS FL 32726
City State Zip

JHANDORA LLC
Name
(728 S. ROSSITER ST.)
Address 32275 LAKE SHORE DR.
TAVARES FL 32778
City State Zip

LT3 HOLDINGS LLC
Name
(740 S. ROSSITER ST.)
Address 742 S. Rossiter St.
MT. DORA, FL 32757
City State Zip

JHANDORA LLC
Name
(730 S. ROSSITER ST.)
Address 32275 LAKE SHORE DR.
TAVARES FL 32778
City State Zip

LT3 HOLDINGS, LLC
Name
(742 S. ROSSITER ST.)
Address
MT. DORA FL 32757
City State Zip

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

RE: Conditional Use Permit - 732 S. Rossiter | Dance Studio

Winkler, Ryan <winklerr@ci.mount-dora.fl.us>

Wed 4/24/2024 11:27 AM

To:Jim Balestrieri <jim@thethrottlestop.com>
Cc:Scott, Whitney <scottw@ci.mount-dora.fl.us>;Janiszewski, Michele <MicheleJ@ci.mount-dora.fl.us>

2 attachments (22 MB)

MISCELLANEOUS_STORAGE UNLIMITED PUD_0011.PDF; Conditional Use Permit (CUP) 2023.pdf;

Good morning,

It was great to meet with you this morning to discuss the above-referenced project. Per our conversation, I am attaching the following documents:

- Conditional Use Permit Application (submittal guide included)
- Site Plan /Plot Plan (for use and supplemental application information)
- Submittal Dates and Deadlines for DRC/PZC

As a recap of the conversation, the property is zoned Planned Unit Development (PUD). Permitted uses in this development are those permitted in the Workplace One (WP-1) and former Light Manufacturing zoning district: a dance studio is a conditional use in the WP-1 zoning district. A conditional use permit (CUP) shall be applied for and obtained by the Office of Planning and Zoning. The CUP application will go through two (2) processes: Development Review Committee (DRC) and a public hearing with the Planning and Zoning Commission (PZC). The DRC will find the proposed use consistent with the City's adopted codes, and provide a recommendation to the PZC for their consideration. It is recommended the CUP applicant be present at this meeting to answer any questions/concerns of the PZC or public. Following the PZC's approval, a Development Order will be issued to allow for the conditional use on the subject property; and may move forward with any appropriate building permit(s) or change of occupancy required by Florida Building Code.

Please let me know if you have any further questions.

CITY OF MOUNT DORA

Ryan Winkler (he/him)
Senior Planner

T: (352) 735-7112 Ext. 1710
Email: winklerr@cityofmountdora.com

City of Mount Dora
510 N Baker St
Mount Dora, FL 32757

The Land Development Code can be viewed at:
library.municode.com/fl/mount_dora

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April 28. 2024

City of Mount Dora Cond Use Permit (CUP) Application – Showtime

Q3: The property is located in the Storage Unlimited PUD located at the southwest corner of S. Rossiter St and Camp Avenue.

Q4: The address of the property is: 732 S. Rossiter St.

Q5: The existing building sizes total 24,000 Square Feet of which 732 S. Rossiter St. (one of 12 units in the building) is 2,000 SF (1/12 of the building). There is no proposed addition to property or any internal changes required for the proposed use.

Q6: Size of "Storage Unlimited" Property is 10.479 acres or 456,471 Square Feet.

The size of the unit proposed for Showtime at 732 S. Rossiter St is 2,027 Square Feet on one level.

Q9: The Storage Unlimited PUD is located in Workplace One (WP-1) and former Light Manufacturing zoning district.

Q10: The Future Land Use Category: A dance studio is a conditional use in the WP-1 zoning district.

Q11: Showtime proposes to operate a dance studio for teaching dancing instruction to children under 18 years of age. Children will generally be dropped off and picked up between 5pm and 9pm on weekdays. Saturday hours may vary. Student to instructor ratio will generally be 1 instructor to 10 children but may very at times. Maximum expected class size is 20 students at a time. Parking required will generally be no more than 5 cars at a time. The property owner James Balestrieri owns three additional 2,027 square foot units within the Storage Unlimited complex in the unlikely event that additional parking is needed.

Q12: City of Mount Dora Land Development Code: 3.4.11.3.b.

Q13: As a recap of a conversation with Ryan Winkler, Senior Planner, City of Mount Dora on April 24, 2024, 732 S. Rossiter is zoned Planned Unit Development (PUD). Permitted uses in this development are those permitted in the Workplace One (WP-1) and former light Manufacturing zoning district. A dance studio is a conditional use in the WP-1 zoning district. A conditional use permit (CUP) shall be applied for and obtained by the Office of Planning and Zoning for this proposed use.

Q14 a: An instructional dance studio for children will not be detrimental to the character of the area or inconsistent with trends of the area. This side of Mount Dora has an eclectic and varied business base which is why we like Mount Dora. It is old school with many types of small business.

Q14 b: The proposed use will not have an unduly adverse effect on existing traffic patterns, movements and intensity. The Storage Unlimited property is tucked on the far southeast corner of Mount Dora and land locked by a set of railroad tracks that prohibits cross traffic. Evening operating hours will further distribute traffic flow.

Q14 c: It is hard to see how the operating of a dance studio would be inconsistent with the Comprehensive Plan of the city.

Q14 d: Operating a dance studio will not adversely affect the public interest in fact it will enhance public interest.

(2)

SURROUNDING OWNERS LIST

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

RUSSELL, RICHARD H.
Name
(744 S. ROSSITER ST.)
Address 6891 Green Swamp Rd.
Clermont FL 34714
City State Zip

LT3 HOLDINGS LLC
Name
(746 S. ROSSITER ST.)
Address 742 S. ROSSITER St.
Mt. DORA FL 32757
City State Zip

MC WORTHER, DANIEL
Name
Parcel #2545232 ROBIE Ave.
Address 34804 ESTES Rd.
EUSTIS FL 32726
City State Zip

COLE WAREHOUSING LLC
Name 1164 CAMP AVE
Address 565 CHAUTAUQUA DR.
Mt. DORA FL 32757
City State Zip

KEANE, CHRISTOPHER W.
Name
(1168 CAMP AVE)
Address 2020 HILLSIDE DR.
Mt. DORA FL 32757
City State Zip

CAMP1186 LLC
Name
(1172 CAMP Ave.)
Address 24019 Green Gardens Ct.
EUSTIS FL 32736
City State Zip

CAMP1186 LLC
Name
(1176 Camp Ave.)
Address 24019 Greengardens Ct.
Eustis FL 32736
City State Zip

M & R RAPHAEL LLC
Name
(1180 CAMP Ave.)
Address 2408 Bar Harbor Bay
Mt. DORA FL 32757
City State Zip

GREVE, THOMAS & NANCY E. TRUSTEE
Name
(1184 Camp Ave.)
Address 35601 High Pines Dr.
EUSTIS FL 32736
City State Zip

GREVE LIVING TRUST
Name
(1188 Camp Ave.)
Address 35601 High Pines Dr.
EUSTIS FL 32736
City State Zip

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

3

SURROUNDING OWNERS LIST

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

GREVE LIVING TRUST
Name
(1192 Camp Ave.)
Address 35601 High Pines Dr.
EUSTIS FL 32736
City State Zip

Name
Address
City State Zip

GREVE LIVING TRUST
Name
(1196 Camp Ave.)
Address 35601 High Pines Dr.
EUSTIS FL 32736
City State Zip

Name
Address
City State Zip

STORAGE UNLIMITED
Name Property Owners ASSN. INC.
Address 2180 W. St. Rd. 434 Ste. 5000
City LONGWOOD State FL Zip 32779

Name
Address
City State Zip

Name
Address
City State Zip

Name
Address
City State Zip

Name
Address
City State Zip

Name
Address
City State Zip

Name
Address
City State Zip

Name
Address
City State Zip

Name
Address
City State Zip

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

"M-1"

Buffer Type "A"
10 ft. width
Canopy Trees = 341.25' / 100' = 3.41 = 4 x 3 = 12
Understory Trees = 341.25' / 100' = 3.41 = 4 x 5 = 20 Trees
Continuous Hedge

ROSSITER STREET

N01°41'00"W 313.39'

N01°41'00"W 312.7'

EXISTING PHASE II / PHASE IV

BLDG. #1 EXISTING

BLDG. #2 EXISTING

DUMPSTER PAD

"R-2"

CAMP AVENUE

N89°27'58"E

EXISTING PHASE I

EXISTING PHASE II

EXISTING PHASE III

10' UTILITY EASEMENT

BLDG. # 3 EXISTING

BLDG. #4 EXISTING

OLD ATLANTIC COAST LINE RAILROAD

10' LANDSCAPE BUFFER

DUMPSTER PAD

N01°00'02"W 782.55'

C/L SIMPSON STREET

EXISTING PHASE III / PHASE IV

Buffer Type "A"
10 ft. width
Canopy Trees = 608.51' / 100' = 6.08 = 6 x 3 = 18
Understory Trees = 608.51' / 100' = 6.08 = 6 x 5 = 30
Continuous Hedge
Existing vegetation satisfies these buffer requirements

"M-1"

Buffer Type "A"
10 ft. width
Canopy Trees = 488.51' / 100' = 4.88 = 5 x 3 = 15
Understory Trees = 488.51' / 100' = 4.88 = 5 x 5 = 25
Continuous Hedge

"M-1"

Phase IV
Plant Schedule

Quan.	Common Name	Botanical Name	Size	Spacing
18	Laurel Oak	Quercus laurifolia	3.5" Caliper, 15' Height*	As Shown
19	Live Oak	Quercus virginiana	3.5" Caliper, 15' Height*	As Shown
2	Red Maple	Acer rubrum	3.5" Caliper, 15' Height*	As Shown
5	Sycamore	Platanus occidentalis	3.5" Caliper, 15' Height*	As Shown
21	East Palatka Holly	Ilex opaca	1.5" Caliper, 6' Height	As Shown
11	Crape Myrtle	Lagerstroemia Indica	1.5" Caliper, 6' Height	As Shown
13	Wax Myrtle	Myrica cerifera	1.5" Caliper, 6' Height	As Shown
215	Ligustrum	Ligustrum japonicum	3 Gallon, 30" Height	As Shown

*4.5" Caliper Trees to be Planted Along Rossiter Street

LANDSCAPE NOTES

HEDGES TO FORM CONTINUOUS BUFFER UPON PLANTING.
CALIPER IS MEASURED SIX (6) INCHES ABOVE THE GROUND.
ALL PLANTS ARE TO BE FLORIDA #1 OR BETTER.
AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.

Green Consulting Group, Inc.
Landscape Architecture ■ Site Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 - Fax 352-357-9278 - LA847

NORTH

Drawing Number: 01266-38
Digitized From: 01266-37
Date: July 5, 2004
Scale: 1"=40'
Layout 24"x36"

Landscape Plan

Storage Unlimited PUD
Mount Dora, Florida

MOUNT DORA
Commerce Park



April 28, 2024

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Lake BCC

County Boundary	Local Streets 1K
Surrounding Counties	Tax Parcels Alternate Key
Street Names	Tax Parcels

Lake County Board of County Commissioners

(1)

PROPERTY RECORD CARD

General Information

Name:	JAMES G BALESTRIERI AMENDED AND RESTATED TRUST	**Alternate Key:**	3832354
Mailing Address:	PO BOX 254 VIOLA, WI 54664-0254 *Update Mailing Address*	**Parcel Number:**	32-19-27-2902-000-03200
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	732 S ROSSITER ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	STORAGE UNLIMITED PHASE TWO PB 53 PG 35-36 LOT 32 ORB 5526 PG 364		

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	WAREHOUSE (4800)	0	0		1.000	Lot	$39,930.00	$39,930.00

Click here for Zoning Info **FEMA Flood Map**

Commercial Building(s)

Building 1

Commercial

Building Value: $151,659.00
Building Use: OFFICE BLDG 1 STORY (17C)
Structure Type:

Summary

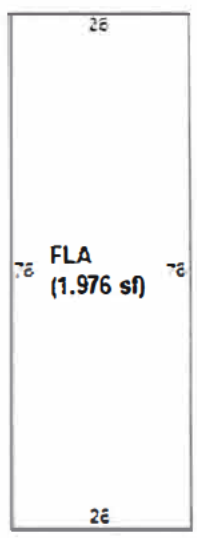
Year Built:	2004
Total Effective Area:	-1
Full Bathrooms:	0
Half Bathrooms:	1
Elevators:	0
Elevator Landings:	0
Residential Units:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	130
FINISHED LIVING AREA (FLA)	1.00	1976

View Larger

Kitchens: 0
Fireplaces: 0



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV3)	130	SF	2004	$219.00
2	PAVING (CPAV1)	2678	SF	2004	$2,169.00

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
5526 / 364	08/2020	Warranty Deed	Qualified	Improved	$240,000.00
4945 / 1893	05/2017	Warranty Deed	Unqualified	Improved	$100.00
4537 / 88	10/2014	Warranty Deed	Unqualified	Improved	$175,000.00
4314 / 401	04/2013	Deed not Titled	Unqualified	Improved	$208,700.00
4032 / 1400	05/2011	Warranty Deed	Unqualified	Improved	$100.00
2845 / 529	05/2005	Warranty Deed	Qualified	Improved	$170,000.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$193,977	$193,977	$193,977	5.0364	$976.95
SCHOOL BOARD STATE	$193,977	$193,977	$193,977	3.2080	$622.28
SCHOOL BOARD LOCAL	$193,977	$193,977	$193,977	2.9980	$581.54
LAKE COUNTY WATER AUTHORITY	$193,977	$193,977	$193,977	0.2940	$57.03
NORTH LAKE HOSPITAL DIST	$193,977	$193,977	$193,977	0.1500	$29.10
ST JOHNS RIVER FL WATER MGMT DIST	$193,977	$193,977	$193,977	0.1793	$34.78

CITY OF MOUNT DORA	$193,977	$193,977	$193,977	5.9603	$1,156.16
LAKE COUNTY MSTU AMBULANCE	$193,977	$193,977	$193,977	0.4629	$89.79
LAKE COUNTY VOTED DEBT SERVICE	$193,977	$193,977	$193,977	0.0918	$17.81
				Total: 18.3807	**Total:** $3,565.44

Exemptions Information

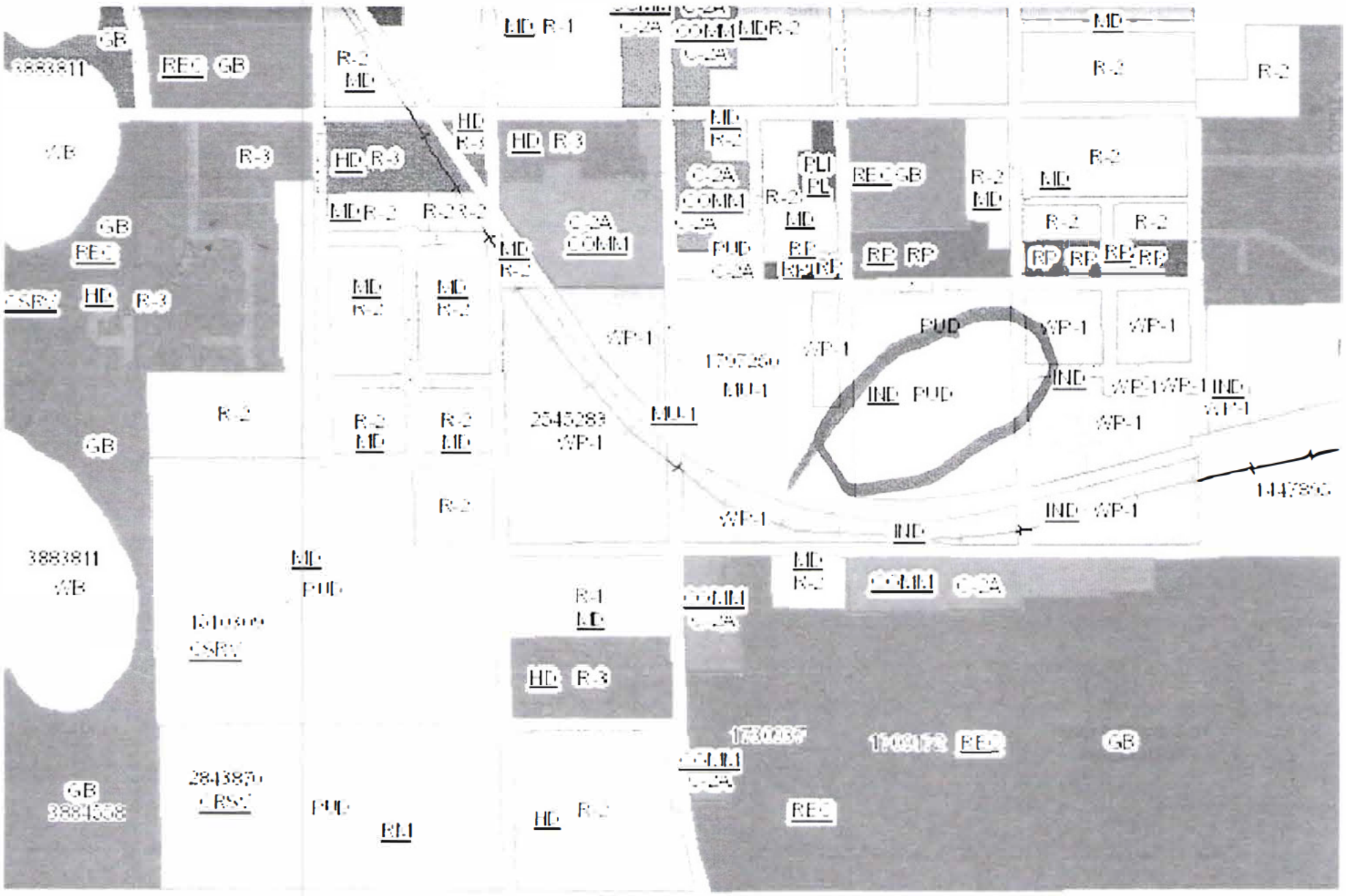
This property is benefitting from the following exemptions with a checkmark ✓

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

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.

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.
Site Notice

Find address or place



Lake County, FL | Various municipalities

732 S. Rossiter Street

Google Maps



SHOWTIME

732 S. ROSSITER ST.

This instrument prepared by/Return to:

Clayton H. Blanchard, Jr., P.A.
35 East Pinehurst Blvd.
Eustis, Florida 32726

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture, made effective the 17th day of August 2020, by and between **ROSSITER732, LLC, a Florida limited liability company,** whose address is *24019 Green Gardens Court, Eustis, FL 32736,* hereinafter referred to as "Grantor", and **JAMES G. BALESTRIERI, AS TRUSTEE OF THE JAMES G. BALESTRIERI AMENDED AND RESTATED TRUST DATED MAY 3, 2010,** whose address is *E10815 S. Elk Run Road, Viola, WI 54664*, hereinafter referred to as "Grantee".

Witnesseth:

That the said Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, to him in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, their heirs and assigns forever, the following described land, to wit:

Lot 32, STORAGE UNLIMITED PHASE TWO, according to the plat thereof as recorded in Plat Book 53, Pages 35 and 36, Public Records of Lake County, Florida.

(For information only: Property Appraiser's Parcel Identification Number is 3219272902-000-03200).

Subject to easements, restrictions, and reservations of record, if any. However, this reference shall not serve to reimpose the same.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and To Hold, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

Signed, sealed and delivered in the presence of:

Sign _____

Print Donald B. Oliver

Sign _____

Print Clayton H. Blanchard, Jr.

ROSSITER732, LLC,
a Florida limited liability company

By: _____
Michael Vedder
Manager

By: _____
Brooke Vedder
Manager

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 17 day of August 2020, by **Michael Vedder and Brooke Vedder as Managers of ROSSITER732, LLC, a Florida limited liability company,** on behalf of the company, [X] who is/are personally known to me or [ ] who has/have produced _____ as identification.

_____
NOTARY PUBLIC
Clayton H. Blanchard, Jr.
Type/Print Name
My Commission Expires:

CLAYTON H. BLANCHARD, JR.
MY COMMISSION # GG 019418
EXPIRES: September 3, 2020
Bonded Thru Budget Notary Services

Y:\APPL\WP51\DATA\TS\FORMS.RE\20-0352 Deed.doc

April 29, 2024

Re: Showtime / Balestrieri (CUP) Application

Address: 732 S. Rossiter Street, Mount Dora, FL

Dear Mr. Ryan Winkler

I, James G. Balestrieri (Trustee, The James G. Balestrieri Revocable Trust) authorize Marcia Van de Kieft, Showtime USA-Mt Dora LLC to act on my behalf in seeking a Conditional Use Permit (CUP) to operate a Dance Studio at 732 S. Rossiter Street, Mount Dora, Florida.

Thank You,

James G. Balestrieri

EXPAND

		Adjacent to Resi-dential	Standard
a.	Minimum building setbacks (ft.)		
	Front yard	30	25
	Side yard	30	10
	Rear yard	30	25
	From any street	25	25
b.	Minimum lot size (sq. ft.)	15,000	
c.	Minimum lot width (ft.)	125	
d.	Maximum building height (ft.)	35	
	Within 100 ft. of Lake Dora	25	
e.	Parking	See section 6.5	
f.	Landscaping/buffers	See section 6.6	
g.	Signs	See section 6.7	
h.	Access	See subsection 6.3.7	
i.	Floor area ratio (FAR)	0.30	

* Includes any single-family or duplex residential zoning district.

3.4.11. *WP-1 Workplace District.*

1. *Description of district.* The WP-1 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 light industrial, office, manufacturing and warehousing environment. The purpose of this district is to provide light, clean industrial development in attractively designed, park-type settings that allow for the manufacturing and / or distribution of previously prepared materials or finished products or parts including the processing, fabrication, assembly, treatment and packaging of such products. Service and commercial activities relating to the character of the district and supporting its activities and employees are permitted as conditional uses, however, this district is not intended to be commercial in character. Areas of the city in which these districts are appropriate are designated as "industrial" on the future land use map of the comprehensive plan.
2. *Permitted uses:*
   a. Trade shops.
   b.

Warehouses associated with principal uses other than warehousing.

c. Commercial distribution centers.

d. Manufacture or assembly of computer or electronic parts or components.

e. Manufacture or assembly of furniture or fixtures.

f. Commercial bakeries.

g. Manufacture or assembly of pharmaceutical products.

h. Medical laboratories.

i. Manufacture or assembly of leather goods without processing facilities.

j. Data processing services.

k. Industrial trade schools.

l. Manufacture or assembly of optical equipment.

m. Research and development laboratories and facilities.

n. OP (office professional) permitted uses.

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

a. Outside storage associated with a permitted use listed above.

b. Service and commercial activities relating to the character of the district and supporting its activities and employees.

c. Any building or structure that is, in the opinion of the development review coordinator, not clearly permitted in the WP-1 district, but is similar and compatible to the uses listed above, may be required to obtain a conditional use permit.

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-1 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-1 district in subsection 3.4.11.1 above.

4. *Prohibited uses:*

a. Medical marijuana dispensaries.

b. Non-medical marijuana sales.

c. Cannabis farms.

d. 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.

5. *Site development standards:*

EXPAND

NOTICE OF PUBLIC HEARING
REQUEST FOR CONDITIONAL USE PERMIT
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the City of Mount Dora Planning and Zoning Commission will conduct a public hearing to consider a request for a Conditional Use Permit to allow for a dance studio within the Storage Unlimited Planned Unit Development (PUD). This hearing will be held on **Thursday, June 20, 2024, at 10:00 a.m**., or as soon thereafter as possible at the Board Room, City Hall, 510 North Baker Street, Mount Dora, Florida.

REQUEST FOR CONDITIONAL USE PERMIT (CUP) APPROVAL TO ALLOW A DANCE STUDIO IN THE STORAGE UNLIMITED PLANNED UNIT DEVELOPMENT (REQUEST); LOCATED SOUTH OF CAMP AVENUE AND WEST OF ROSSITER STREET, (LOCATION); 732 SOUTH ROSSITER STREET (ADDRESS); MARCIA VAN DE KIEFT, SHOWTIME USA – MOUNT DORA LLC (APPLICANT); JAMES BALESTRIERI, JAMES BALESTRIERI TRUST (OWNER). PROJECT/CASE NO. CUP 24-01.

Interested parties may appear at the meeting and be heard with respect to the requested Conditional Use Permit.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The file may be inspected by the public at the Planning and Development Department, City Hall, 510 North Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

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.

NOTICE: In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance, if hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

For questions or comments, please email planningcomments@cityofmountdora.com.

Published Legal Section: June 7, 2024

ORDINANCE NO. 807

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA PERTAINING TO REZONING; PROVIDING FOR THE REZONING OF PROPERTY GENERALLY LOCATED AT 1220 CAMP AVENUE; PROVIDING FOR A PUD ZONING OF THE PROPERTY; PROVIDING FOR CONDITIONS OF THE PUD; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA: STORAGE UNLIMITED

Section 1. That certain parcel of property described below is hereby rezoned from M-1 (Light Industrial) to PUD (Planned Unit Development), subject to the conditions set forth in this ordinance. The property is more particularly described as:

See Exhibit A attached hereto.

Section 2. The parcel of property rezoned hereby shall be subject to all conditions set forth in the Land Development Regulations for a parcel of property zoned M-1 except as set forth in Section 3 below.

Section 3. Notwithstanding any provision of the Land Development Regulations to the contrary, the following standards shall apply to any development of the property described in Section 1.

1. The building setback along Rossiter Street shall be ten (10) feet instead of the required fifty (50) feet.

2. Neither buffering nor setbacks are required between structures or parcels on the interior of the property.

3. The buffering along Rossiter Street shall utilize 4 ½ inch dbh trees.

4. Any structure(s) built on the site shall include at a minimum the following architectural embellishments:

   a. gable roof;

   b. an emphasized building base of brick;

   c. an earth-tone three color design; and,

d. projected entrances over pedestrian access points.

Section 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. This ordinance shall take effect immediately upon its final adoption.

PASSED AND ORDAINED this 19th day of February, 2002, by the City Council of the City of Mount Dora, Florida.

James E. Yatsuk, Mayor
City of Mount Dora

Attest:

Bernice Brinson, City Clerk
City of Mount Dora

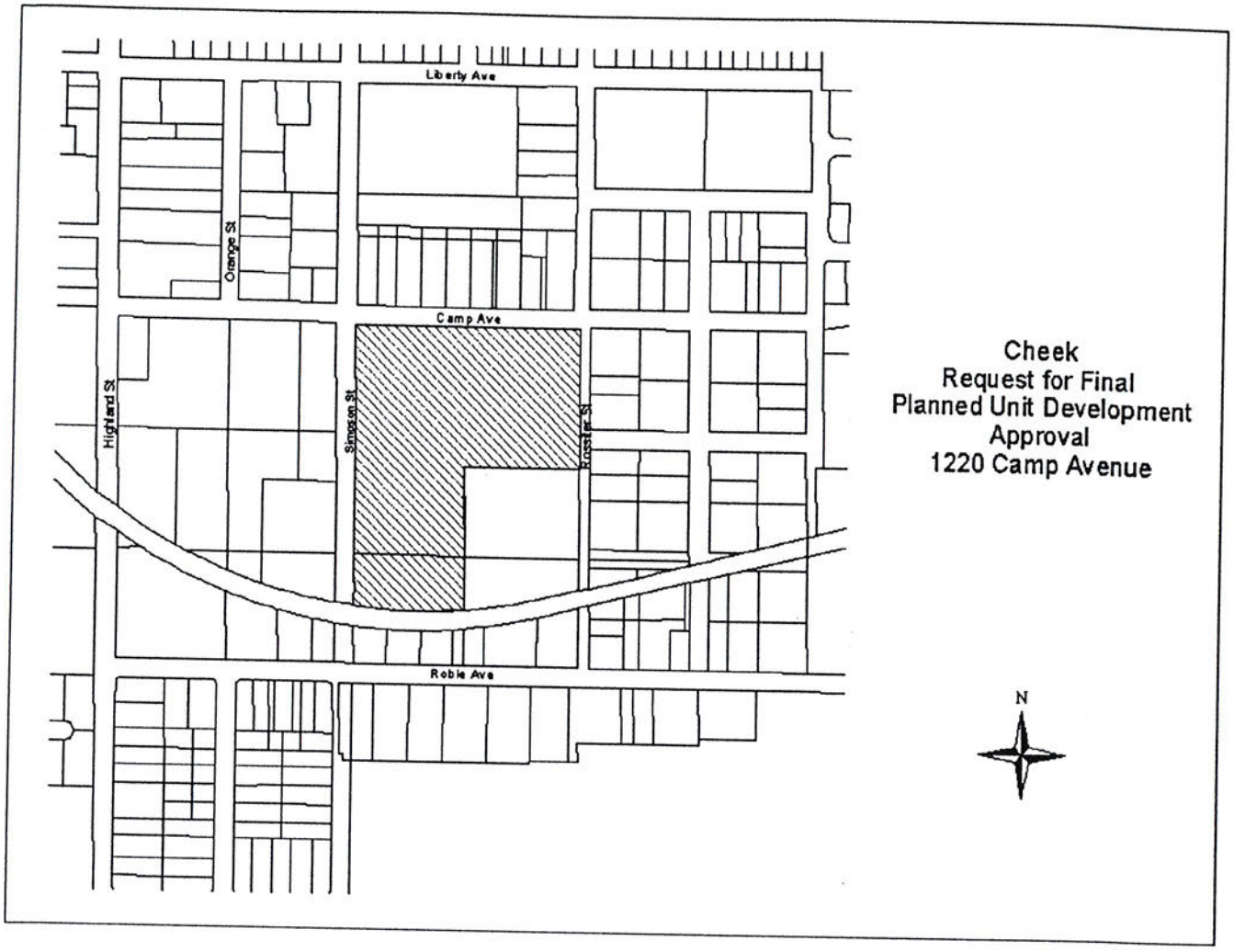
First Reading: 2/5/2002

Second Reading: 2/19/2002

Approved as to form:

Gary J. Cooney
City Attorney

a:MD19\ords\ord.286


Liberty Ave
Orange St
Camp Ave
Highland St
Simpson St
Roble Ave
N
Cheek
Request for Final
Planned Unit Development
Approval
1220 Camp Avenue

Prepared By & Return To:

Ryan Winkler
Senior Planner
510 North Baker Street
Mount Dora, Florida 32757
Tax Parcel Identification Number: 32-19-27-2902-000-03200

PLANNING AND ZONING COMMISSION
OF THE CITY OF MOUNT DORA, FLORIDA

Marcia Van de Kieft
Showtime USA Sorrento-Mt Dora, LLC
25133 Adair Avenue
Sorrento, FL 32776
Applicant

James G. Balestrieri , as Trustee of the
James G. Balestrieri Amended and Restated Trust
309 Kettleview Court
Elkhart Lake, WI 53020
Property Owner
_____/

PROJECT ID: CUP24-01
SITE ADDRESS: 732 S. Rossiter Street

DEVELOPMENT ORDER

The City of Mount Dora Planning and Zoning Commission, having reviewed the application for Conditional Use Permit and the record documentation presented by the parties, having considered the testimony, arguments and authorities presented by the parties and being otherwise fully advised in the premises, does hereby find and order the following with respect to, touching and concerning the real property located at 732 S. Rossiter Street, Mount Dora, Florida, and as identified by Lake County Tax Parcel Identification Number 32-19-27-2902-000-03200 (Property).

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

1. JAMES G BALESTRIERI, AS TRUSTEE OF THE JAMES G BALESTRIERI AMENDED AND RESTATED TRUST is the Owner of the subject Property, which is more particularly described as follows:

   STORAGE UNLIMITED PHASE TWO PLAT BOOK 53 PAGE 35-36, LOT 32 ACCORDING TO PUBLIC RECORDS, LAKE COUNTY, FLORIDA.

2. The subject Property is zoned Planned Unit Development (PUD) by Ordinance No. 831, which allows for Workplace District (WP-1) uses.

3. Marcia Van de Kieft, Showtime USA Sorrento-Mt Dora, LLC, is the applicant who submitted a Conditional Use application related to the Property on behalf of the Owner which contained a proposal for an indoor dance studio.

4. The Owner of the Property is JAMES G BALESTRIERI, AS TRUSTEE OF THE JAMES G BALESTRIERI AMENDED AND RESTATED TRUST was represented by the Applicant, Marcia Van de Kieft, before the City of Mount Dora Planning and Zoning Commission.

5. In accordance with the City of Mount Dora Land Development Code, Section 2.5.1(5), the Owner must prove by competent substantial evidence that:

   (a) the proposed use is not detrimental to the area or inconsistent with development trends in the area;

   (b) the proposed use will not have an unduly adverse effect on existing traffic patterns, movement or intensity;

   (c) the Property has a Commercial designation on the City's Future Land Use Map and the proposed use is consistent with the City of Mount Dora Comprehensive Plan;

   (d) the proposed use will not adversely affect the public interest.

6. Based on the competent substantial evidence provided by the Owner, through its Applicant representative, the Planning and Zoning Commission finds that each of the foregoing Land Development Code criterion were proven; therefore, the subject application for Conditional Use is **APPROVED with the following conditions:**

   (a) The conversion of the existing space to dance studio; and

   (b) The dance studio facility shall be restricted the parcel graphically depicted on **Exhibit A**; and

   (c) Conversion of the interior building space for the dance studio shall require the procurement of a change in use building permit prior to occupancy and/or any associated interior building renovations.

7. This Conditional Use Permit for a dance studio facility on the Property shall run with the land, so long as said use remains. In the event the portion of the Property ceases to be used as a dance studio, this Conditional Use Permit shall automatically terminate.

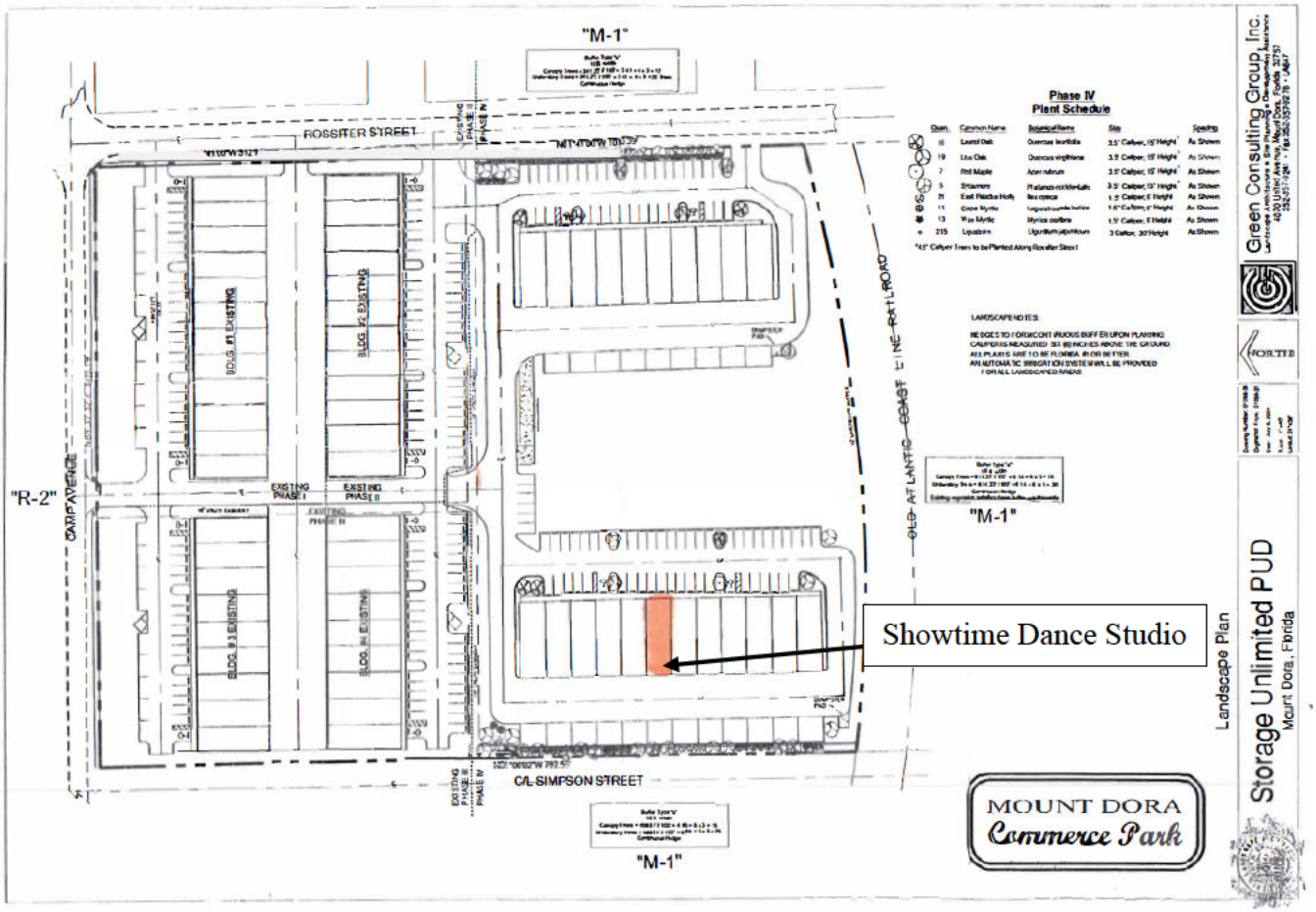
ORDERED by the City of Mount Dora Planning and Zoning Commission this 20th day of June, 2024.

_____
Chairperson
Planning and Zoning Commission
City of Mount Dora, Florida

ATTEST:

_____
City of Mount Dora Planning and Development Clerk

Exhibit "A"
Conditional Use Permit
Concept Site Plan



CITY OF MOUNT DORA

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

DATE: June 20, 2024

TO: Planning and Zoning Commission

FROM: Development Review Committee
Michele Janiszewski, AICP, Senior Planner

RE: Application for a Site Plan; City of Mount Dora Resource and Recreation Center (Project Name); 1010 Lincoln Avenue (Address); City of Mount Dora (Owner & Applicant); Joe Margio, P.E., Neel-Schaffer, Inc. (Project Engineer); Chris Rice, Borrelli & Partners (Architect); Jorge A. Borrelli, Borrelli & Partners (Landscape Architect).
Project/Case No. SP24-10

SUMMARY OF RECOMMENDATION:

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

REFERENCES/SUPPORT:

Land Development Code (LDC) Section 3.4.13. PLI Public Lands and Institutions District.
LDC Chapter V. Site Plan Regulations
LDC Section 6.5 Parking and loading areas
LDC Section 6.6. Landscaping and Buffers
LDC Section 6.13. Commercial Architectural and Site Design Requirements

SITE SUMMARY:

Address	1010 Lincoln Avenue
General Location:	South of Lincoln Avenue, between Highland Street and Simpson Street
Alternate Key Nos.	3915410
Zoning District:	Public Lands and Institutions (PLI)
Future Land Use Category:	Public Lands and Institutions (PLI)
Overlays:	Northeast CRA
Gross Acres:	4.24 Acres
Wetlands & Waterbodies:	0 Acres
Floodzone:	X
Net Acres:	4.24 Acres

DEVELOPMENT SUMMARY:

Existing Use:	Undeveloped
Proposed Use:	Neighborhood Community Center
Existing Structure(s):	None
Proposed Structure(s):	31,112 SF Recreation Center,

Impervious Surface Ratio (ISR):	Maximum: 70% Proposed: 52%
Floor Area Ratio (FAR):	Maximum: 0.70 Proposed: 0.17
Building Height:	Maximum: 35’ Proposed: 33’
Parking Spaces:	Minimum: 100 (4 accessible) Provided: 100 (10 accessible)

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)
North	City	MD	R-2	Residential
South	City	MD	R-1	Residential
East	City	GB	GB	Lincoln Avenue Park
West	City	MD	R-2	Residential

ANALYSIS:

The Applicant proposes to construct a 31,112 square foot community resource facility including parking lot, retention pond, and accessory structures located at 1010 Lincoln Avenue. The property is generally located south of Lincoln Avenue and between N Highland Street and N Simpson Street. The 31,112 square foot facility proposes a 399 seat-capacity. The community services provided by the facility include: computer/tech lab, commercial kitchen, flex meeting space, indoor recreation courts and locker rooms, educational class space, conference room, child watch areas for parents seeking assistance or training, and restrooms.

The development project will provide one hundred (100) parking spaces, those of which will be accessed via along N Highland Street and Lincoln Avenue. The community building will connect to the existing pedestrian sidewalk along N Simpson Street providing pedestrian connectivity. Bicycle parking is provided on-site.

The development project will be serviced by City water and wastewater services.

Elevation renderings were provided by the Applicant to display the architectural design features of the facility building and landscaping.

The Application was distributed to the Development Review Committee (DRC) and contracted services, CPH Inc. for initial development review. Review comments are attached from the initial review.

LANDSCAPING SUMMARY:

North Landscaping Buffer	15’
South Landscaping Buffer	30’
East Landscaping Buffer	15’
West Landscaping Buffer	15’

Total existing number of trees sized 6"—23.99":	30

Total existing number of trees sized 6"—23.99" removed:	5
Total existing number of trees sized 24" or greater:	6
Total existing number of tree sized 24" or greater removed:	2
Total required trees to be replaced at ratio 1:1 for trees removed 6'—23.99":	5
Total required trees to be replaced at ratio 1:12 (for trees removed 24" or greater):	24
Total required number of trees to be replaced:	29

A landscaping plan was provided with the submittal that demonstrates the proposed development is consistent with the landscaping requirements established in Land Development Code Section 6.6. The property was mostly sodded with grass and remains unplanted with any existing tree or tree canopy.

The landscaping plan shows 51 large shade trees, 39 small understory trees, and 19 palm trees to be planted on site along the project perimeter boundaries within required landscape buffers and within the required parking terminals. Entrances to the project site are proposed to be aesthetically landscaped, providing an aesthetically pleasing landscape feature detail. The property will be irrigated with City reclaim water.

REQUESTED ACTION:

Staff is requesting the Planning and Zoning Commission (PZC) approve the site plan for the City of Mount Dora Resource and Recreation Center, to be located at 1010 Lincoln Avenue, with the condition that the Applicant address the outstanding DRC comments.

PROCESS:

Decision by the Planning & Zoning Commission: June 20, 2024
If Approved:

1. Applicant to address outstanding DRC Comments
2. Applicant to apply for Site Development Permit to commence horizontal construction of the site (tree removal, grading, landscaping, parking spaces, etc.).
3. Applicant to obtain required building permit(s)

ATTACHMENTS:

Vicinity Map
Application
Survey
Site Plan
Landscape Plans
Elevation Renderings
DRC Public Works Comments dated May 31, 2024
CPH Comments dated May 31, 2024

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

VICINITY MAP

N



Legend

NE CRA Resource and Recreation Center

PROJECT NAME: Northeast CRA Community Resource and Rec Center

PROJECT NUMBER: SP24-10

DATE: June 20, 2024

REQUEST: Construct a 32,112-sf community center with accessory parking facility and stormwater retention pond

Date: 6/11/2024

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

RECEIVED
By Whitney Scott at 8:26 am, May 20, 2024

Office Use Only: Project # SP-_2410_

City of Mount Dora
Planning & Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
PlanDev@CityofMountDora.com

cc. Teresa Ng, E.I. on all correspondences:
teresa.ng@neel-schaffer.com

SITE PLAN APPLICATION

Date: May 14, 2024 Project Name: City of Mount Dora Resource and Recreation Center

1. Site Address: 1010 Lincoln Ave, Mt. Dora, FL 32757
   (Contact City Staff for New Address Assignments)

2. Applicant's Name: City of Mount Dora
   Company's Name: City of Mount Dora
   Address: 510 N. Baker St.
   City, State & Zip: Mt. Dora, FL 32757
   Phone: (352) 735-7100 E-mail:

3. Property Owner's Name(s): City of Mount Dora
   Company's Name: City of Mount Dora
   Address: 510 N. Baker St.
   City, State & Zip: Mt. Dora, FL 32757
   Phone: (352) 735-7100 E-mail:

4. Engineer's Name: Joe Margio, P.E.
   Company's Name: Neel-Schaffer, Inc.
   Address: 2301 Lucien Way, Suite 300
   City, State & Zip: Maitland, FL 32751
   Phone: (407) 720-7725 E-mail: joe.margio@neel-schaffer.com

5. Landscape Architect's Name: Chris Rice
   Company's Name: Borrelli + Partners
   Address: 720 Vassar Street
   City, State & Zip: Orlando, FL 32804
   Phone: (407) 418-1338 E-mail: crice@borrelliarchitects.com

6. Architect's Name: Jorge A. Borrelli
   Company's Name: Borrelli + Partners
   Address: 720 Vassar Street
   City, State & Zip: Orlando, FL 32804
   Phone: (407) 418-1338 E-mail: jaborrelli@borrelliarchitects.com

7. Briefly describe the property project and proposed use(s): The project includes construction of the 31,112 s.f. City of Mt. Dora Resource & Recreation Center along with the necessary site improvements to serve as a neighborhood community center.
8. Property is located on the following adjacent streets: Lincoln Avenue (north), Simpson Street (east), Highland Street (west)
9. Public or Private Roadways*: None proposed

   **Private Roads/Gated Communities may require a Traffic Enforcement Agreement with Mount Dora Police Department*
10. Is this project within the Joint Planning Agreement boundaries? ☐ Yes ☒ No
11. Zoning District: PLI Future Land Use Category: PLI
12. Building Size Existing (SF): 0 SF Proposed (SF): 31,112 SF
13. Total (SF): 31,112 SF
14. Proposed Number of Seats: 399
15. Size of property in Acres: 4.24 AC Square Feet: 184,534 SF
16. Number of structures to be built on the site: 1
17. Height of structures(s): 33' Building Stories: 1
18. Total square footage of impervious surface: 96,771 SF
19. The percentage of lot coverage: 0.52 (ISR)
20. 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

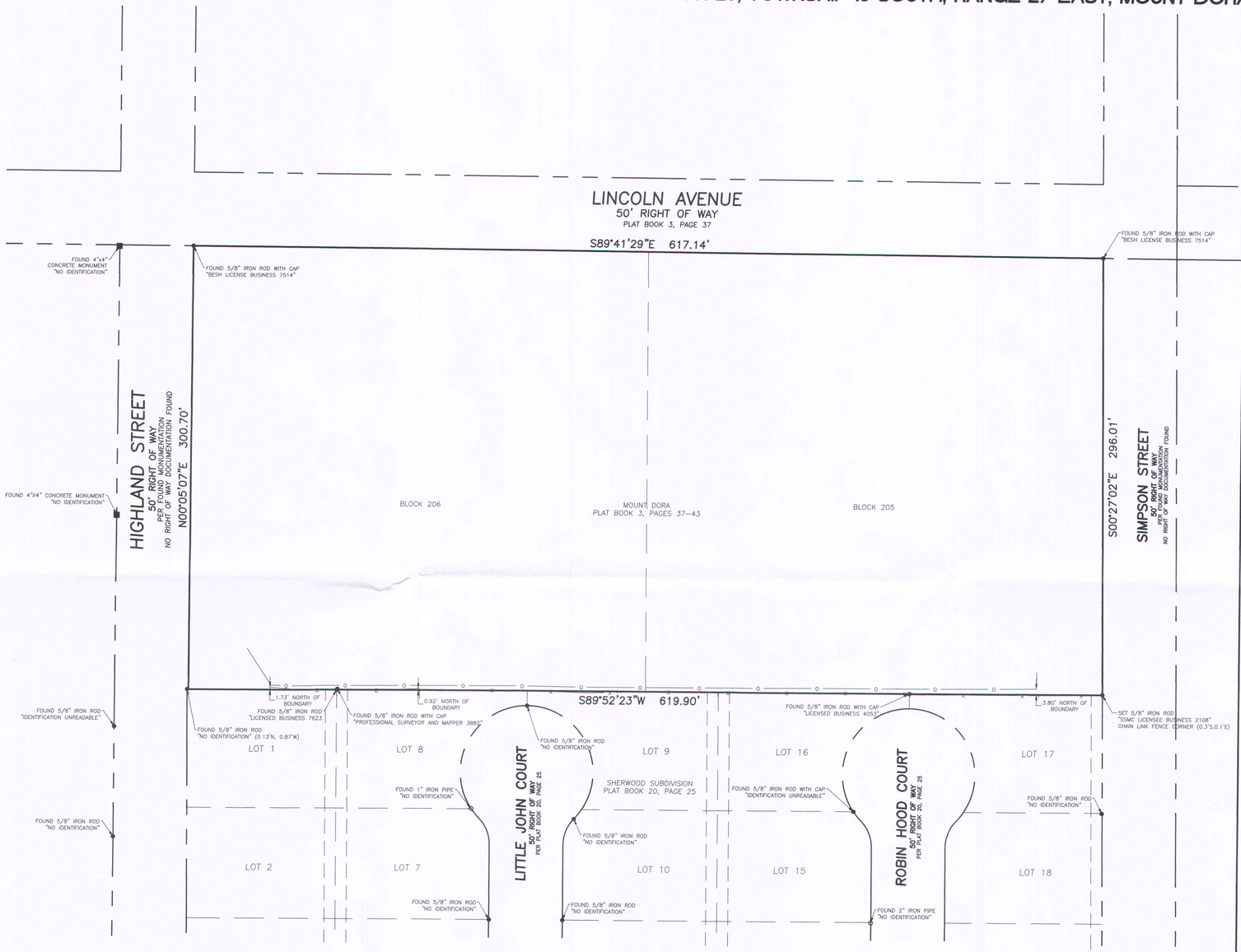
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete 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.

Vince Sandersfeld City Manager — 5/16/2024

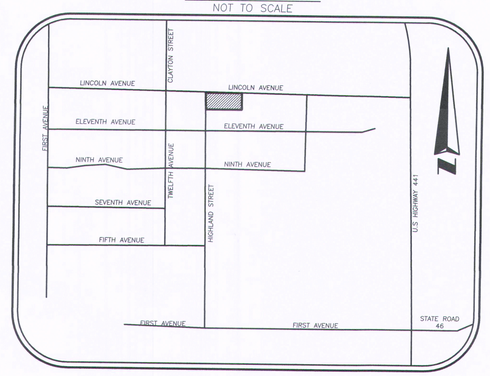
Owner/Applicant Signature — **Date**

NORTHEAST RESOURCE AND REC CENTER

SECTION 29, TOWNSHIP 19 SOUTH, RANGE 27 EAST, MOUNT DORA, FLORIDA



VICINITY MAP
NOT TO SCALE



1" = 40'
GRAPHIC SCALE
0 20' 40' 80'

LEGEND & ABBREVIATIONS:

⊡	= BURIED CABLE TV PEDESTAL	◇	= UTILITY POLE	-WL-	= WATER LINE
⊡	= BURIED ELECTRIC PEDESTAL	•	= POST/BOLLARD		= TREE/HEDGE LINE
▷	= BACKFLOW PREVENTER	Ⓢ	= SANITARY MANHOLE	CPP	= CORRUGATED PLASTIC PIPE
■	= CONCRETE MONUMENT	▬	= NON-TRAFFIC SIGN	RCP	= REINFORCED CONCRETE PIPE
Ⓓ	= DRAINAGE MANHOLE	◇	= SERVICE POLE	VCP	= VITRIFIED CLAY PIPE
▣	= FLAT GRATE INLET	▲	= TRAFFIC SIGN	INV	= INVERT
◁	= FIRE HYDRANT	Ⓤ	= UTILITY MARKER	NAD	= NORTH AMERICAN DATUM
◡	= DOWN GUY	□	= WATER METER	NAVD	= NORTH AMERICAN VERTICAL DATUM
□	= HAND HOLE	⋈	= WATER VALVE	TRAV.PT.	= TRAVERSE POINT
○	= IRON PIPE	-X-	= CHAINLINK FENCE	SSMC	= SOUTHEASTERN SURVEYING & MAPPING CORPORATION
●	= IRON ROD	-O-	= WOOD FENCE		= TREE
⊐	= MITERED END SECTION	-Δ-	= VINYL FENCE		E = ELM
⊙	= NAIL W/DISC	-OHL-	= OVERHEAD UTILITY LINE		M = MAPLE
		CMP	= CORRUGATED METAL PIPE		O = OAK
					PI = PINE

SIZE SHOWN IS TRUNK DIAMETER IN INCHES MEASURED AT CHEST HEIGHT

DESCRIPTION:

Blocks 205 and 206, Official Map of Mount Dora, 4th section according to the Plat there of recorded in Plat Book 3, pages 37 through 42 of the public Record of Lake County.

SURVEYOR'S REPORT:

1. Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
2. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
3. Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administrative Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
4. This survey does not determine ownership of the lands shown hereon.
5. Underground foundations have not been located.
6. Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper, and if shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
7. Features shown by symbol as indicated in the legend are not to scale.
8. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
9. Bearings shown hereon are based on South Right of Way Line Lincoln Avenue, being S 89°41'29" E, Bearings and distances shown hereon are measured unless otherwise noted.
10. Vertical information shown hereon refers to Florida Department Of transportation Control Monument #11401002-11402, having a published Elevation=162.28 Feet, North American Vertical datum (NAVD88).
11. Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2007 adjustment, State Plane Coordinate System, Florida East Zone. Control point(s) used for this survey are National Geodetic Survey (NGS) point PID#11401002-11402; distances shown are GRID distances.
12. This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
13. Unless shown, only those visible features found within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.
14. Right of Way information shown hereon was determined by found monumentation, recorded plats, and information obtained on the Lake County Property Appraisers web site. No Right of Way documentation was provided by client.
15. The above described parcel contains 4.24 acres, more or less.
16. Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.
17. Fences were located only where dimensioned and may not run straight; ownership of fences, if any, are unknown.

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.

JOHNSON, RYAN E. LS7139 STATE OF FLORIDA

RYAN E. JOHNSON, PSM
Professional Land Surveyor
Number 7139

SSMC SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
e-mail: info@southeastsurveying.com
Certification Number LB2108

REVISION DATE	REVISION	BY

SHEET NUMBER 1 OF 2
NOT VALID WITHOUT SHEETS 1 THROUGH 2

Boundary and Topographic Survey

Project: 1250 North Highland Street, Mount Dora
Lake County, Florida, 32757

Field Date: October 29, 2022 | Drawn By: STK | Scale: 1" = 30'

Certified to: City Of Mount Dora

DRAWING NUMBER
68621001
SHEET NUMBER
1 OF 2

P:\68621 - COMD Highland Street Body\DWG\3D\68621001.dwg

SHEET NUMBER 2 OF 2
NOT VALID WITHOUT SHEETS
1 THROUGH 2

1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

LINCOLN AVENUE
50' RIGHT OF WAY
PLAT BOOK 3, PAGE 37

S89°41'29"E 617.14'

SITE BENCHMARK
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=178.18

SITE BENCHMARK
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=176.70

HIGHLAND STREET
50' RIGHT OF WAY
PER FOUND MONUMENTATION
NO RIGHT OF WAY DOCUMENTATION FOUND

N00°05'07"E 300.70'

SIMPSON STREET
50' RIGHT OF WAY
PER FOUND MONUMENTATION
NO RIGHT OF WAY DOCUMENTATION FOUND

S00°27'02"E 296.01'

S89°52'23"W 619.90'

LITTLE JOHN COURT
50' RIGHT OF WAY
PER PLAT BOOK 20, PAGE 25

ROBIN HOOD COURT
50' RIGHT OF WAY
PER PLAT BOOK 20, PAGE 25

LOT 1 LOT 2 LOT 7 LOT 8 LOT 9 LOT 10 LOT 15 LOT 16 LOT 17 LOT 18

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
68621001
SHEET NUMBER
2 OF 2

Boundary and Topographic Survey

Project: 1250 North Highland Street, Mount Dora
Lake County, Florida, 32757

Field Date: October 29, 2022 | Drawn By: STK | Scale: 1" = 30'

REVISION DATE | REVISION | BY

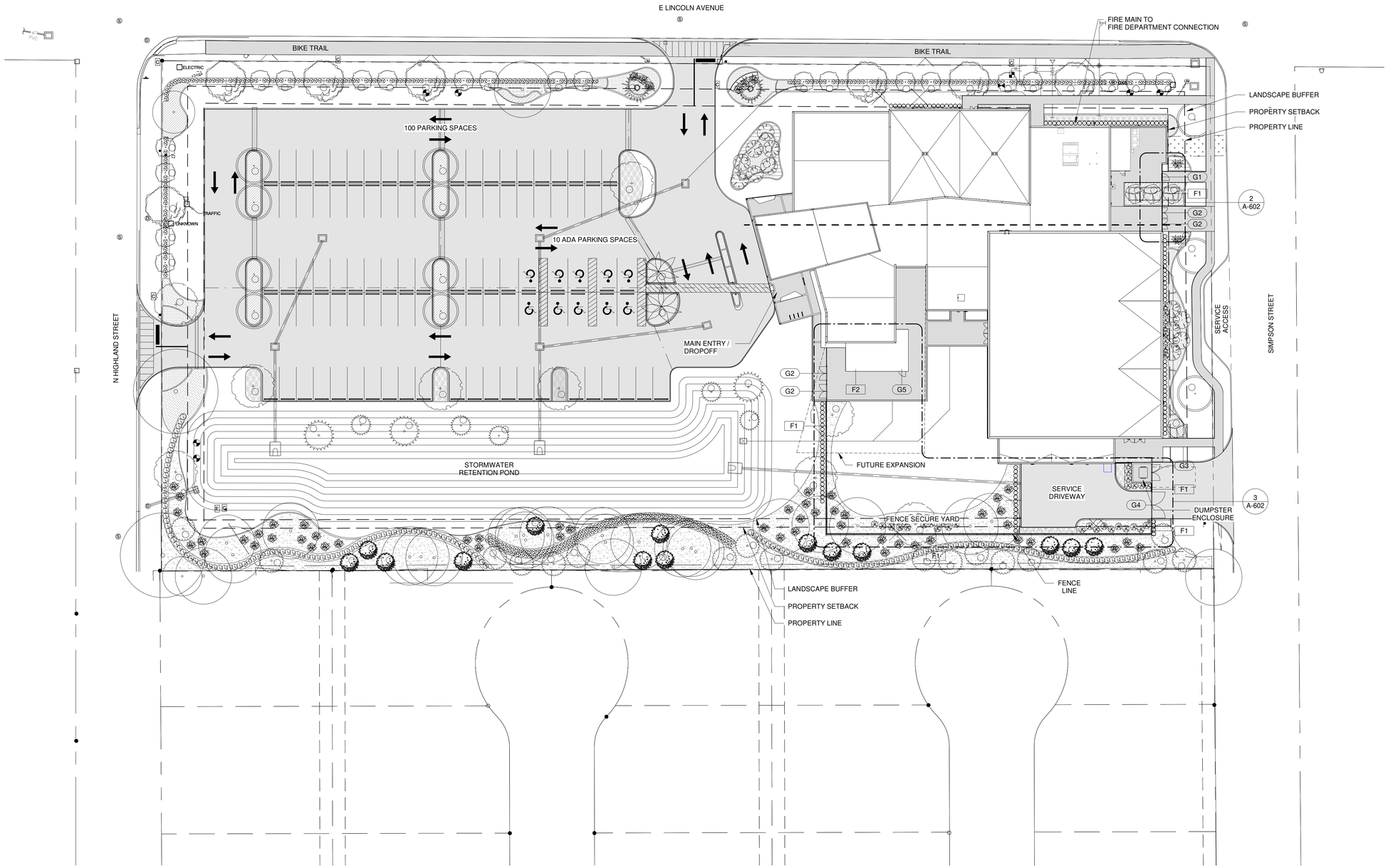
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580 FAX (407) 292-8585
e-mail: info@southeasternsurveying.com
Certification Number LB2108

SSMC SUE • SURVEY • GIS

P:\68621 - COMD Highland Street Bndy\DWG\3D\68621001.dwg

GENERAL NOTES:

#	DESCRIPTIONS
1.	SITE PLANS ARE FOR REFERENCE, REFER TO CIVIL DRAWINGS FOR SITE INFORMATION.
2.	REFER TO LANDSCAPE DRAWINGS FOR PLANTING INFORMATION.



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
720 Vassar Street, Orlando FL. 32804
407.418.1338

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SIGNATURE AND DATED SEAL

ARCHITECT LICENSE #

CONSULTANTS

SHEET TITLE: SITE PLAN

PROJECT ADDRESS: 1010 LINCOLN AVE, MT. DORA, FL. 32757

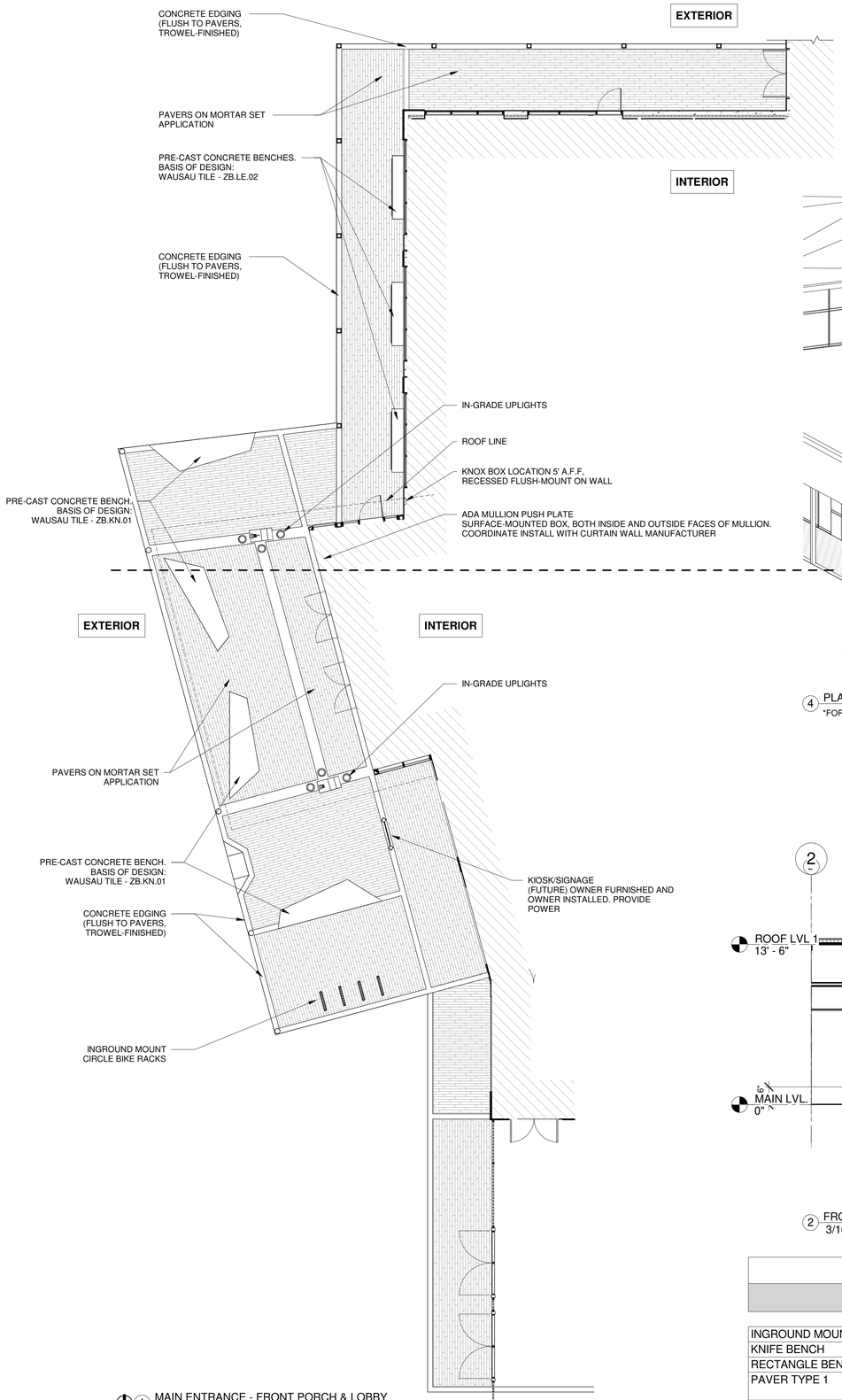
OWNER NAME AND ADDRESS: CITY OF MOUNT DORA, 510 N BAKER ST, MT. DORA, FL. 32757

REV.	DESCRIPTION	DATE

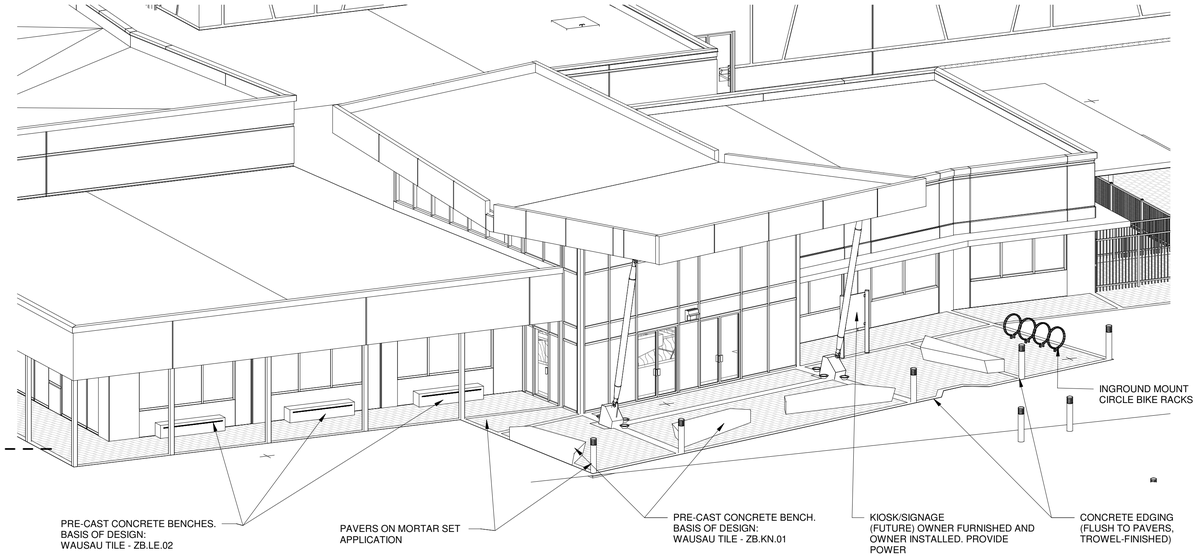
PROJECT No. 22-038
PHASE 90% CONSTRUCTION DOCUMENTS
SCALE As Indicated
DRAWN BY TD, GT
CHECKED BY SF
DATE 1/24/2024

A-001

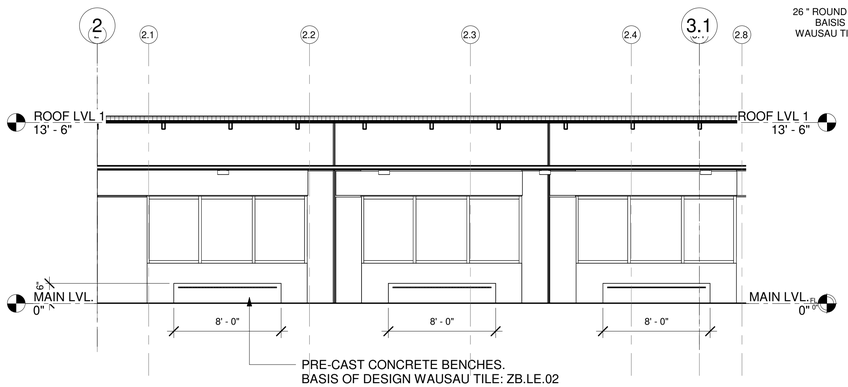
1/24/2024 5:55:04 PM Autodesk Docs://City of Mount Dora Resource & Recreation Center/City of Mt.Dora Resource & Rec Center_(22-038) Arch.rvt



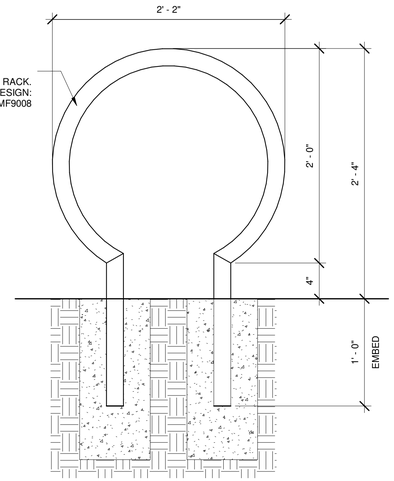
1 MAIN ENTRANCE - FRONT PORCH & LOBBY
1/8" = 1'-0"



4 PLAZA VIEW
*FOR REFERENCE ONLY



2 FRONT PORCH
3/16" = 1'-0"



3 BIKE RACK
1 1/2" = 1'-0"

SITE SCHEDULE

NAME	QUANITY	WIDTH	HEIGHT	LENGTH	FINISH	MANUFACTURER	MODEL	REMARKS
INGROUND MOUNT BIKE RACK	4	26" DIA.	28"			WAUSAU TILE	MF9023	
KNIFE BENCH	2	46 5/8"	17 11/16"	163 9/16"		WAUSAU TILE	ZB.KN.01	
RECTANGLE BENCH	3	18"	18"	96"		WAUSAU TILE	ZB.LE.02	LIGHTING: KURBA HORIZONTAL - LUMINII
PAVER TYPE 1	SEE PLAN					WAUSAU TILE	H SERIES, ECOPREMIER	(3) COLORS PLANK 6" X 18", 2 IN. THICK - ON MORTAR SET APPLICATION

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
720 Vassar Street, Orlando FL 32804
407.418.1338

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SIGNATURE AND DATED SEAL

ARCHITECT LICENSE #

CONSULTANTS

SHEET TITLE
ENLARGED PLAZA PLAN – FRONT PORCH & LOBBY

REV.	DESCRIPTION	DATE

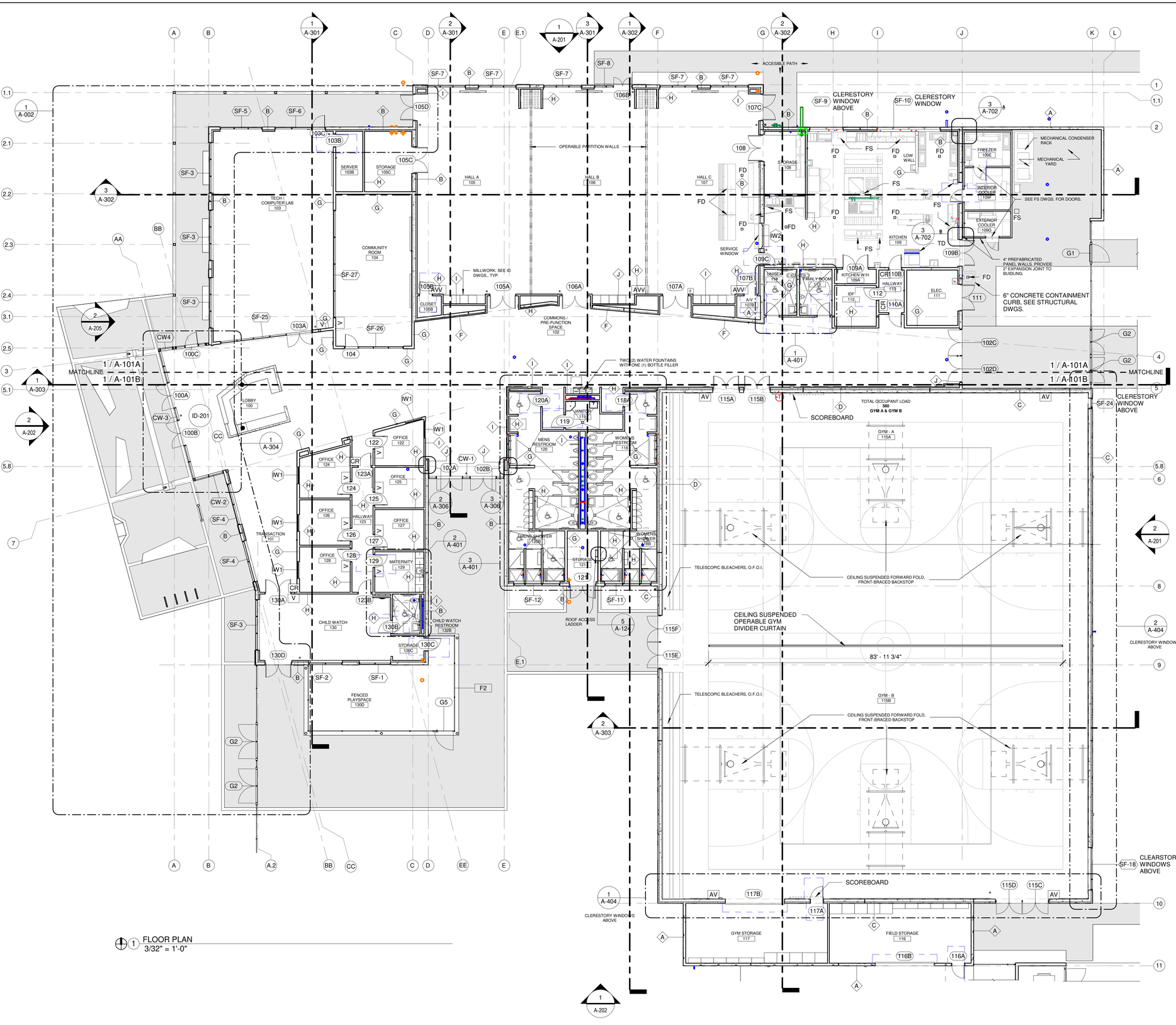
PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAY ST
MT. DORA, FL. 32757

PROJECT No. 22-038
PHASE 90% CONSTRUCTION DOCUMENTS
SCALE As indicated
DRAWN BY TD, DT
CHECKED BY SF
DATE 1/24/2024

A–002

1/24/2024 5:55:09 PM Autodesk Docs://City of Mount Dora Resource & Recreation Center/City of Mt.Dora Resource & Rec Center_(22-038) Arch.rvt



1 FLOOR PLAN
3/32" = 1'-0"

ANNOTATION LEGEND:

SYMBOL	LEGEND
101	DOOR IDENTIFIER
L-1	LOUVER IDENTIFIER
1i	WALL TYPE IDENTIFIER
1i	STOREFRONT IDENTIFIER
1i	ARCHES IDENTIFIER
W1	WINDOW IDENTIFIER
N	KEYNOTE
0	GRID REFERENCE INDICATOR
1 / A101	DETAIL INDICATOR / DETAIL CALLOUT
1 Ref / Ref 1 / A101 / 1 Ref	ELEVATION INDICATOR
1 / A101	SECTION HEAD INDICATOR
N	NORTH ARROW
	DIRECTION OF SLOPE DOWN
	BREAK LINE
	CENTER LINE
1	REVISION TAG
FIN. FLR. X'-X"	FLOOR LEVEL
Room name 101	ROOM IDENTIFICATION TAG
	1 HR RATED WALL
	2 HR RATED WALL

DIMENSIONING:

X'-X"	FACE OF MASONRY UNIT TO FACE OF MASONRY UNIT
X'-X"	CENTERLINE OF COLUMN TO CENTERLINE OF COLUMN
X'-X"	FACE OF METAL STUD TO FACE OF METAL STUD

GENERAL NOTES:

#	DESCRIPTIONS
1.	DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. ALL PLAN DIMENSIONS SHOWN ARE TO TOP AND RIGHT FACE OF FRAMING & COLUMN CENTERLINES.
2.	PROVIDE CAULKING AT INTERSECTION OF ALL DISSIMILAR MATERIALS.
3.	REFER TO SHEETS ID-100, A-801A AND A-801B FOR INTERIOR FINISH AND FURNITURE SCHEDULE.
4.	REFER TO SHEET A-601 AND A-603 FOR DOOR AND FRAME SCHEDULES, ELEVATIONS, AND DETAILS.
5.	REFER TO WALL TYPE LEGEND ON SHEET G-007FOR INTERIOR WALLS CONSTRUCTION.
6.	ALL DIMENSIONS ARE TO FACE OF METAL STUDS, FACE OF CONCRETE WALL, CMU OR OF COLUMN GRID, U.N.O.
7.	FOR FIRE RATED WALLS, SEE LIFE SAFETY SHEETS
8.	DRAWING FORMAT IS 24"x36". ANY RESIZE, ALTERATION OR DUPLICATION SHALL BE AT THE USER'S OWN RISK.
9.	FOR GLAZING DIMENSIONS, TYPES AND DETAILS SEE SHEET A-501 - A-505..

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SHEET TITLE: FLOOR PLAN

REV.	DESCRIPTION	DATE

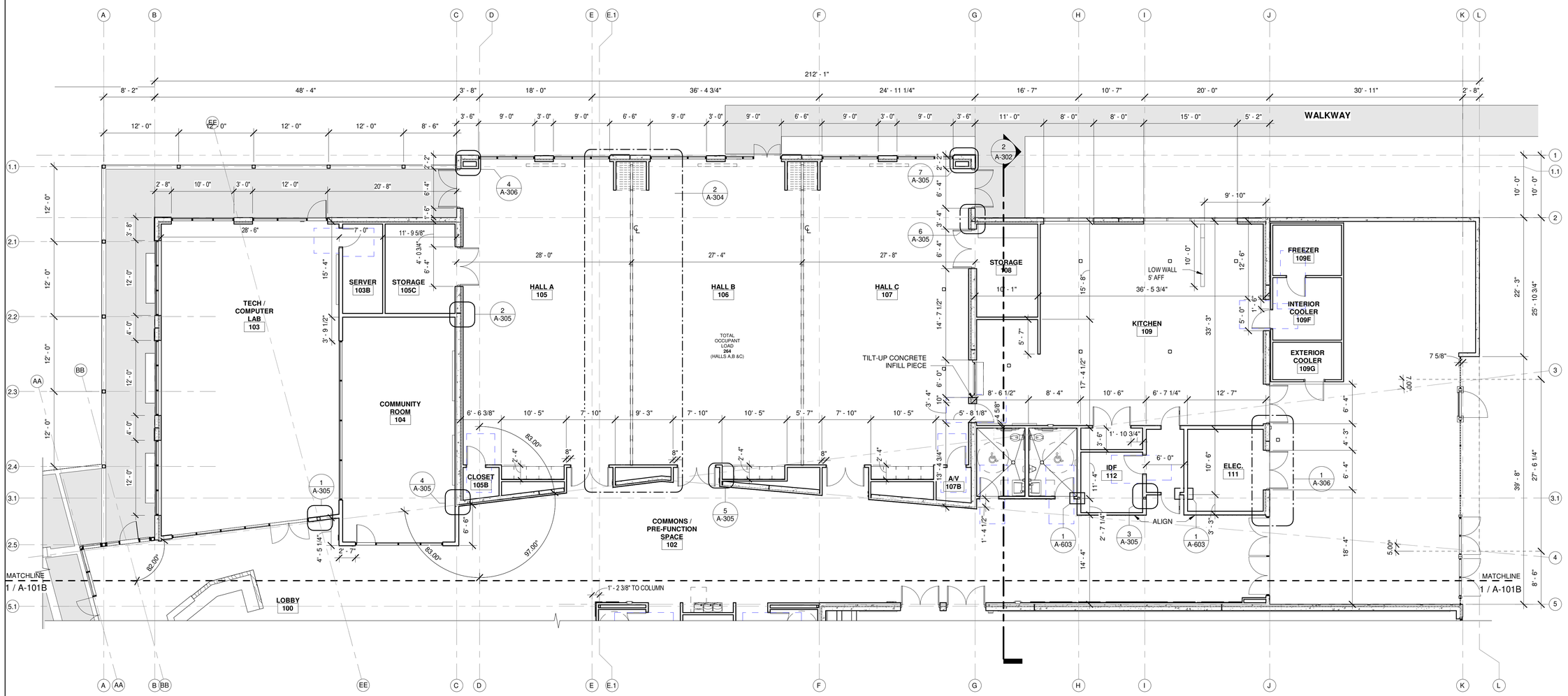
PROJECT ADDRESS: 1010 LINCOLN AVE MT. DORA, FL. 32757

OWNER NAME AND ADDRESS: CITY OF MOUNT DORA 1 NORTH BAY ST. MT. DORA, FL. 32757

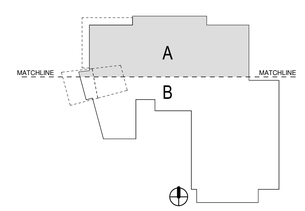
PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
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A-101

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1 DIMENSION PLAN A
1/8" = 1'-0"



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SHEET TITLE: DIMENSION PLAN – AREA A

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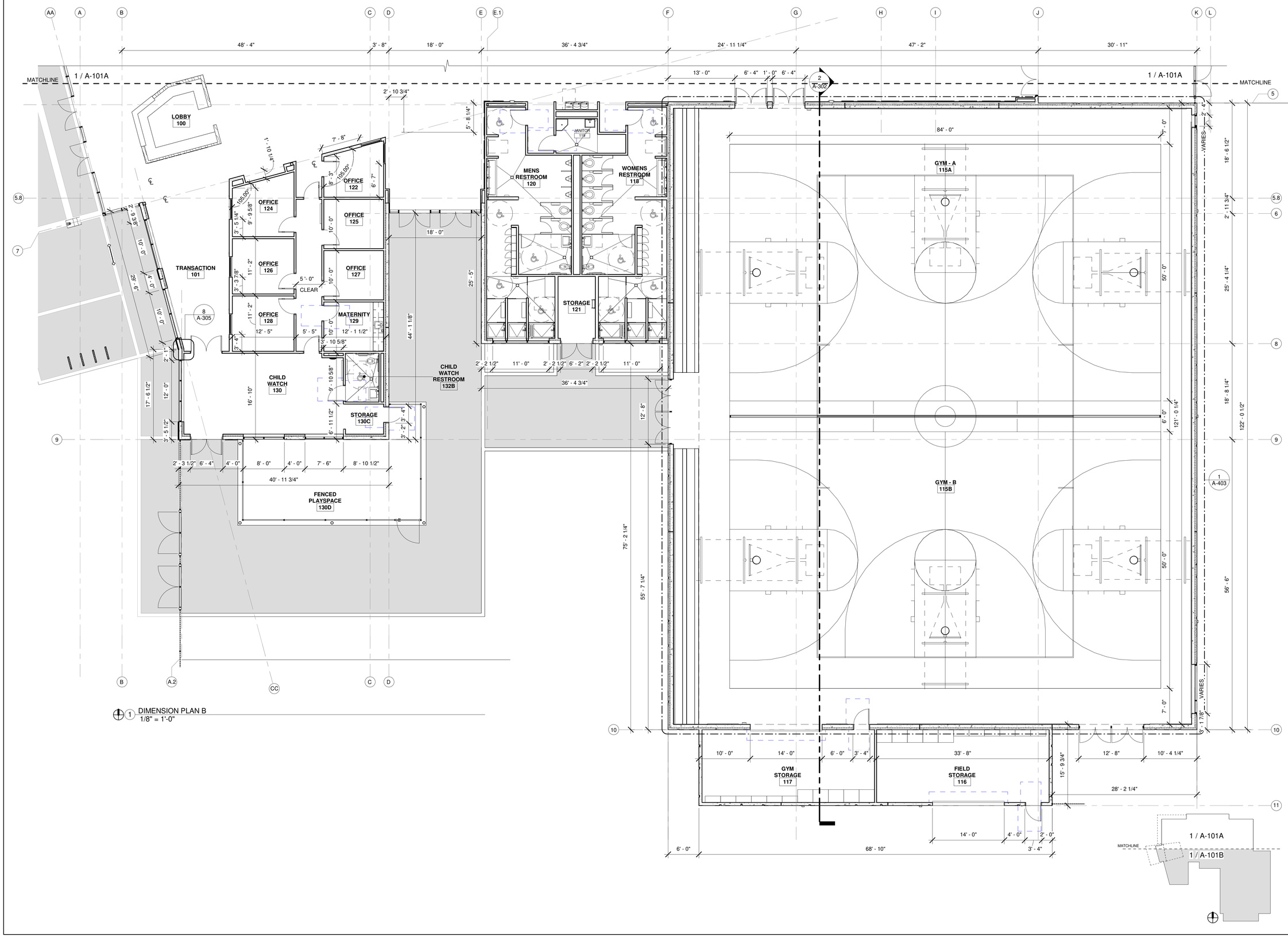
OWNER NAME AND ADDRESS: CITY OF MOUNT DORA 510 N. BAY ST MT. DORA, FL. 32757

PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
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1 DIMENSION PLAN B
1/8" = 1'-0"

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SHEET TITLE

DIMENSION PLAN – AREA B

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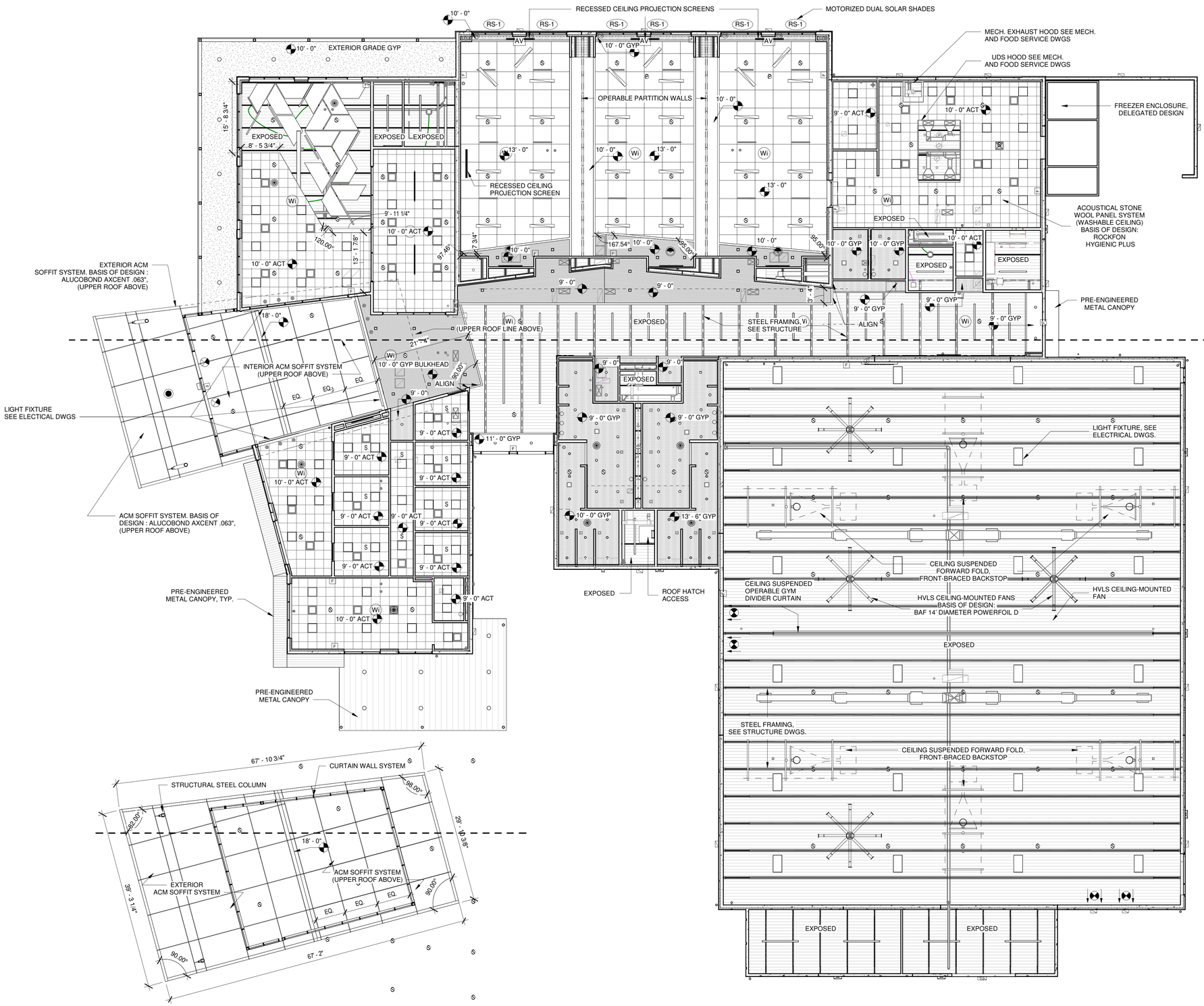
PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

OWNER NAME AND ADDRESS
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② REFLECTED CEILING PLAN - UPPER ROOF
3/32" = 1'-0"

① REFLECTED CEILING PLAN
3/32" = 1'-0"

CEILING LEGEND:

SYMBOL	LEGEND
	2' X 4' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	2' X 2' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	2' X 2' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE WITH EMERGENCY BATTERY UNIT
	1' x 4' LAY-IN FLUORESCENT LIGHT FIXTURE
	2' x 4' LAY-IN FLUORESCENT LIGHT FIXTURE
	2' x 2' LAY-IN FLUORESCENT LIGHT FIXTURE
	LINEAR PENDANT LIGHT FIXTURE
	RECESSED DOWNLIGHT FIXTURE
	RECESSED DOWNLIGHT FIXTURE WITH EMERGENCY BATTERY UNIT
	SURFACE MOUNTED DOWNLIGHT FIXTURE
	RECESSED SPEAKER
OS	OCCUPANCY SENSOR
	WALL PACK EMERGENCY LIGHT
	WALL MOUNTED LIGHT FIXTURE
	2' x 2' HVAC CEILING SUPPLY GRILL
	HVAC RETURN AIR GRILL (REFER TO MECHANICAL DRAWINGS FOR SIZES)
	2' x 2' ACOUSTICAL CEILING TILE
	2' x 4' ACOUSTICAL CEILING TILE
	GYPSUM BOARD ON METAL STUD
	MOISTURE RESISTANCE GYPSUM BOARD
	SUSPENDED ACOUSTICAL WOOD CEILING PANEL SYSTEM
	STUCCO CEILING
EXP	EXPOSED (OPEN TO STRUCURE, PAINTED)
	INTERIOR PARTITION EXTENDS TO UNDERSIDE OF METAL DECK
	INTERIOR PARTITION EXTENDS 6" MIN. BEYOND CEILING
	EXIT LIGHT / DOWNLIGHT FIXTURE
	STRIP LIGHT FIXTURE
	STRIP LIGHT FIXTURE WITH EMERGENCY BATTERY UNIT
	HVLS CEILING FAN
RS-1	DUAL SOLAR SHADE, MOTORIZED

GENERAL NOTES:

1. PAINT STRUCTURE, DECK & MECH. EQUIPMENT AT EXPOSED CEILINGS. SEAL PERIMETER AT TOP OF WALL WITH APPROVED SEALANT.
2. ALL EXPOSED STRUCTURE AND VISIBLE ITEMS ABOVE 12'-0" AFF (UTILITY, DUCT WORK, PIPING, ETC) TO BE PAINTED PER 099000, COLOR TO BE SELECTED BY ARCHITECT/OWNER
3. MDF ROOMS PERIMETER SHALL BE SEALED AT TOP OF WALL WITH FIRE PROOFING. ALL WALL THROUGH PENETRATIONS SHALL BE FIRE PROOF SEALED. EXPOSED CEILING TO BE PAINTED AND SEALED (STRUCTURE AND MECHANICAL EQUIPMENT).
4. MOISTURE RESISTANT GYPSUM CEILING BOARD TO BE USED IN WET LOCATIONS (BATHROOMS AND SHOWERS).
5. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE, LOCATION AND LIGHTING QUANTITIES.
6. ALL GYPSUM BOARD CEILINGS AND SOFFITS TO BE PAINTED, COLOR TO BE SELECTED BY ARCHITECT/OWNER.
7. ALL SINGLE LIGHTS IN ROOMS TO BE CENTERED
8. ALL LIGHTS IN CEILING TILES TO BE CENTERED IN TILE.
9. LIGHTS TO BE INSTALLED PER DIMENSIONS ON CEILING PLANS
10. ALL EXPOSED STRUCTURE TO BE PAINTED PER SPECIFICATIONS.
11. HVAC DUCTS AND OTHER MECHANICAL ITEMS SHOWN FOR REFERENCE ONLY. REFER TO MECHANICAL DRAWINGS.
12. STRUCTURAL FRAMING SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS.

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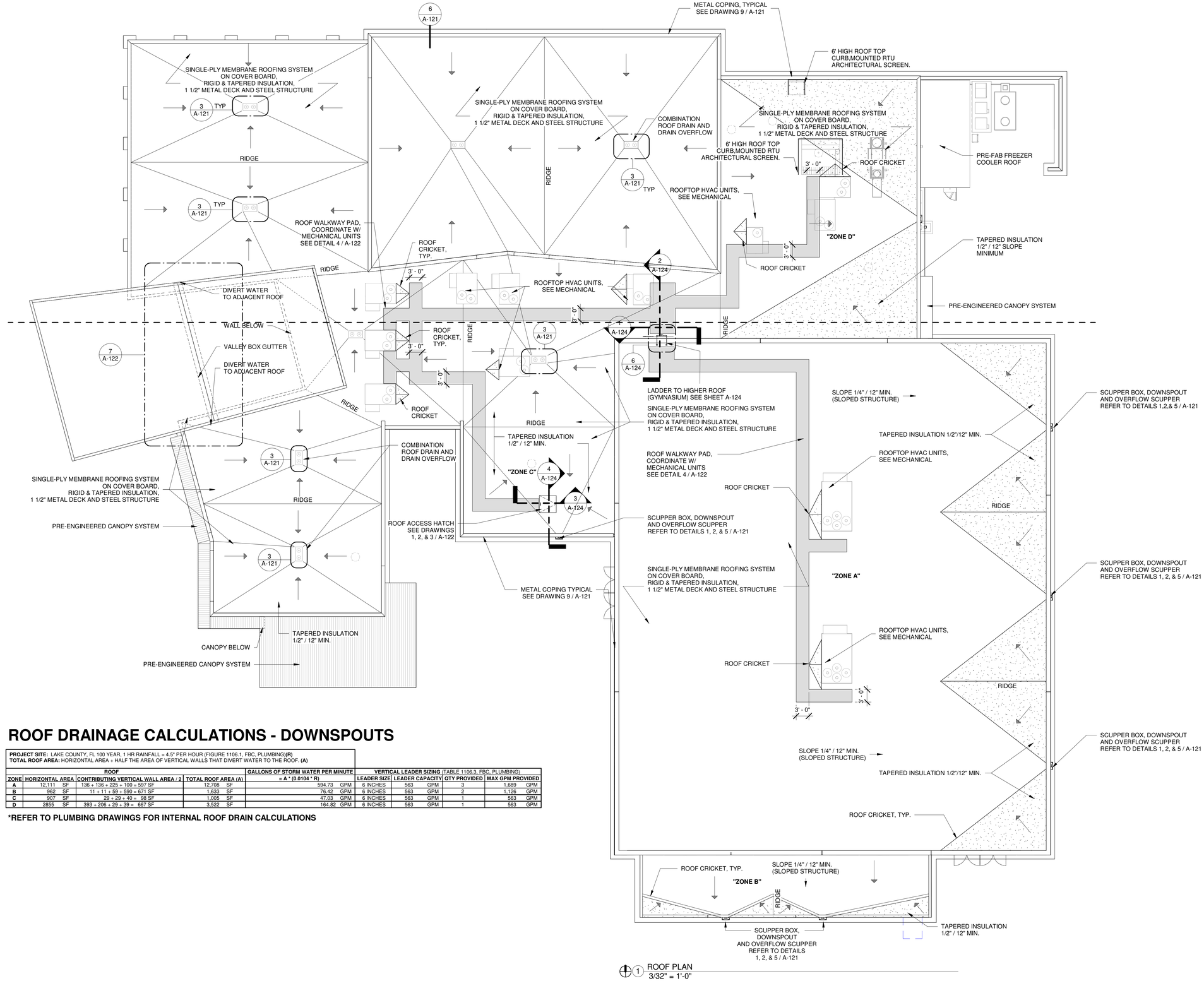
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1 ROOF PLAN
3/32" = 1'-0"

ROOF DRAINAGE CALCULATIONS - DOWNSPOUTS

PROJECT SITE: LAKE COUNTY, FL 100 YEAR, 1 HR RAINFALL = 4.5" PER HOUR (FIGURE 1106.1, FBC, PLUMBING)**(R)**
TOTAL ROOF AREA: HORIZONTAL AREA + HALF THE AREA OF VERTICAL WALLS THAT DIVERT WATER TO THE ROOF. **(A)**

ROOF				GALLONS OF STORM WATER PER MINUTE	VERTICAL LEADER SIZING (TABLE 1106.3, FBC, PLUMBING)			
ZONE	HORIZONTAL AREA	CONTRIBUTING VERTICAL WALL AREA / 2	TOTAL ROOF AREA (A)	= A * (0.0104 * R)	LEADER SIZE	LEADER CAPACITY	QTY PROVIDED	MAX GPM PROVIDED
A	12,111 SF	136 + 136 + 225 + 100 = 597 SF	12,708 SF	594.73 GPM	6 INCHES	563 GPM	3	1,689 GPM
B	962 SF	11 + 11 + 59 + 590 = 671 SF	1,633 SF	76.42 GPM	6 INCHES	563 GPM	2	1,126 GPM
C	907 SF	29 + 29 + 40 = 98 SF	1,005 SF	47.03 GPM	6 INCHES	563 GPM	1	563 GPM
D	2855 SF	393 + 206 + 29 + 39 = 667 SF	3,522 SF	164.82 GPM	6 INCHES	563 GPM	1	563 GPM

***REFER TO PLUMBING DRAWINGS FOR INTERNAL ROOF DRAIN CALCULATIONS**

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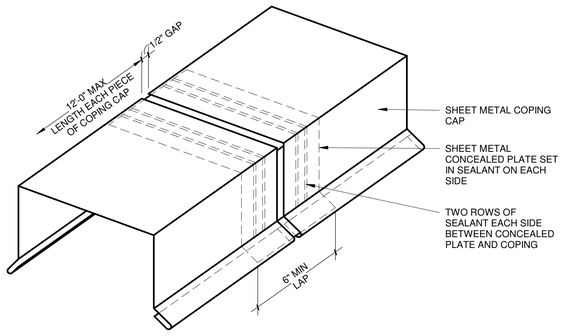
PROJECT ADDRESS: 1010 LINCOLN AVE, MT. DORA, FL. 32757

OWNER NAME AND ADDRESS: CITY OF MOUNT DORA, 510 N BAKER ST, MT. DORA, FL. 32757

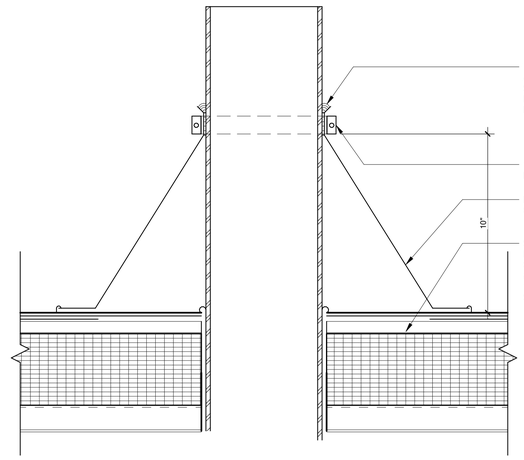
PROJECT No.	22-038
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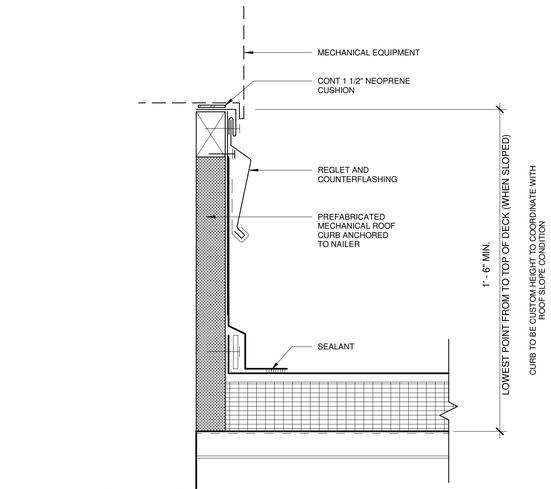
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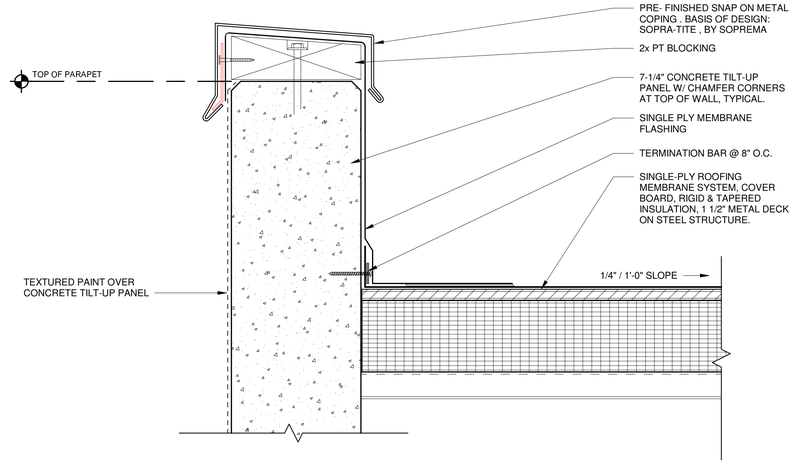
9 COPING CAP WITH CONCEALED PLATE
3" = 1'-0"



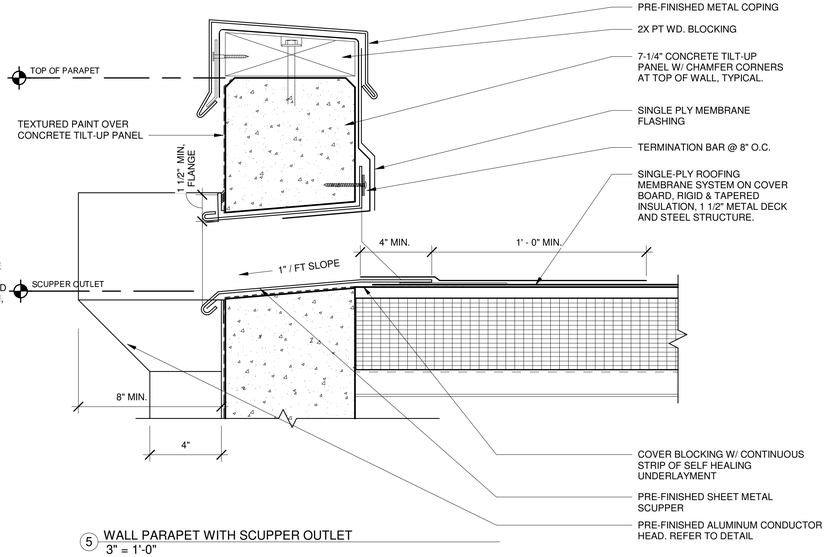
8 VENT PIPE PENETRATION
3" = 1'-0"



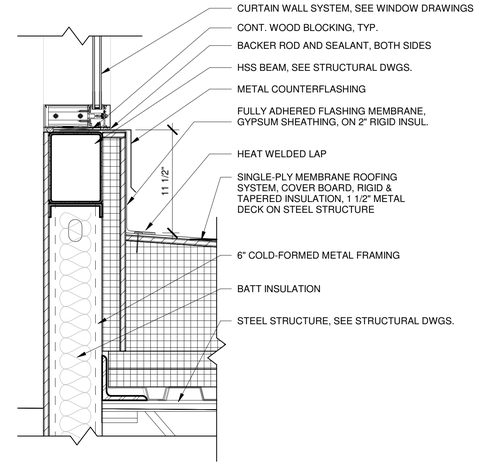
7 EQUIPMENT CURB
3" = 1'-0"



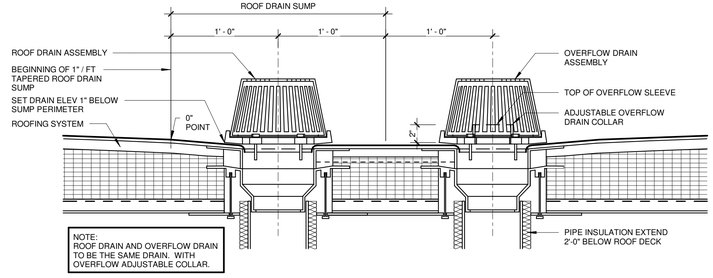
6 WALL PARAPET DETAIL
3" = 1'-0"



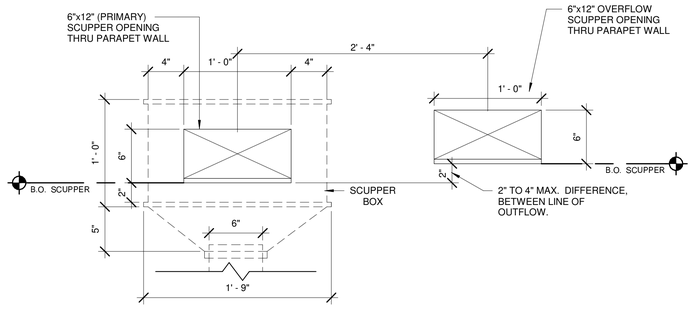
5 WALL PARAPET WITH SCUPPER OUTLET
3" = 1'-0"



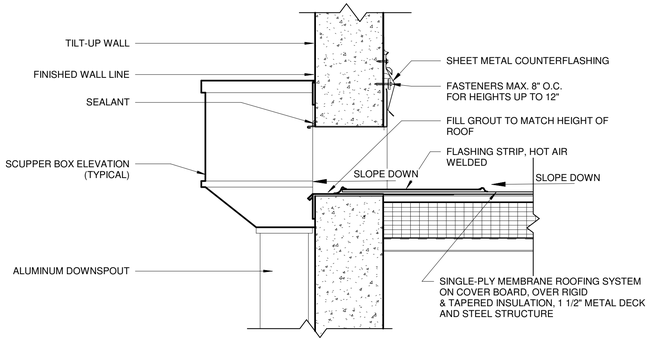
4 COUNTERFLASHING DETAIL
1 1/2" = 1'-0"



3 ROOF DRAIN - OVERFLOW DRAIN/SUMP SECTION
1 1/2" = 1'-0"



2 SCUPPER BOX ELEVATION DETAIL
1 1/2" = 1'-0"



1 SECONDARY SCUPPER
1 1/2" = 1'-0"

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SHEET TITLE: ROOF & VERTICAL DETAILS

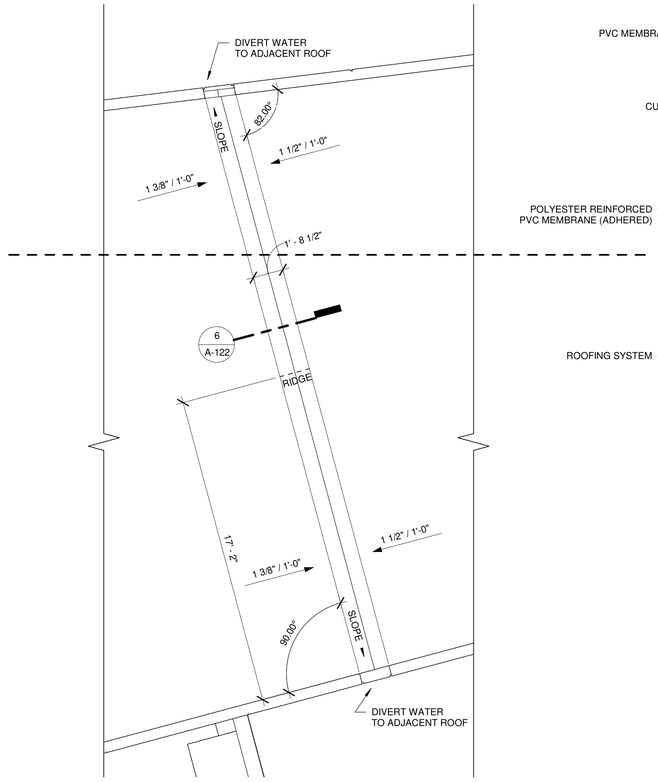
REV.	DESCRIPTION	DATE

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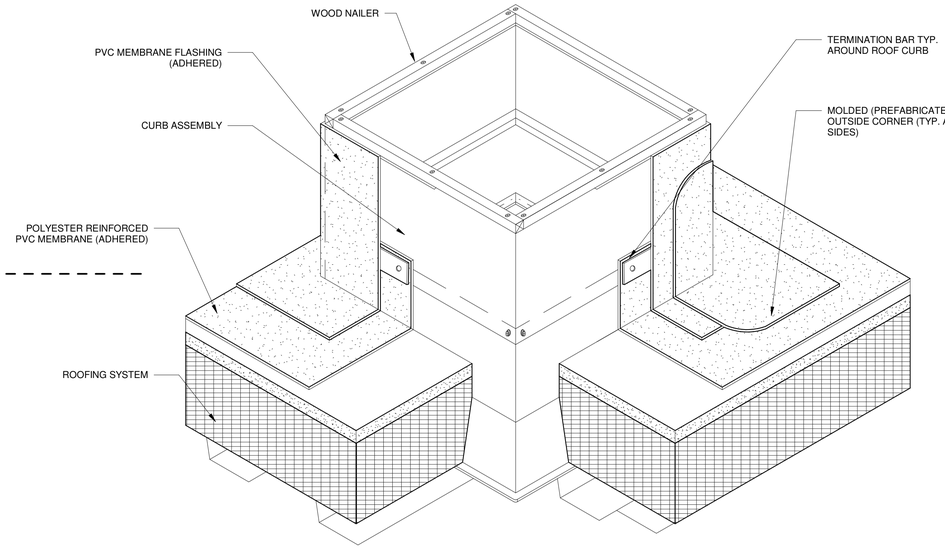
OWNER NAME AND ADDRESS: CITY OF MOUNT DORA 510 N BAKER ST MT. DORA, FL. 32757

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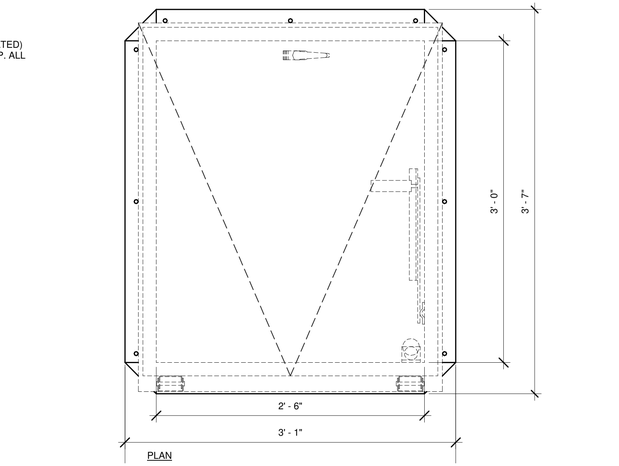
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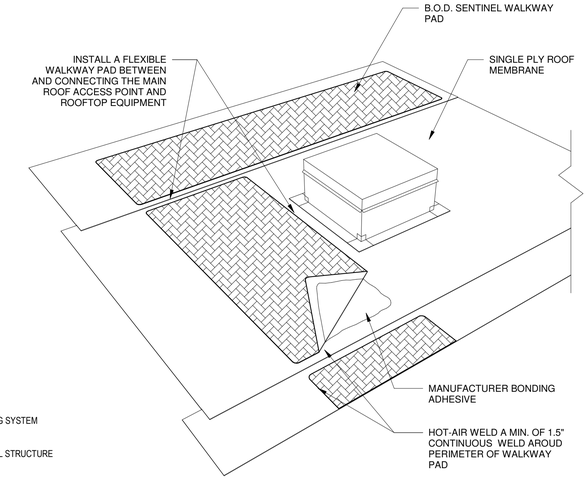
7 ENLARGED GUTTER PLAN
1/4" = 1'-0"



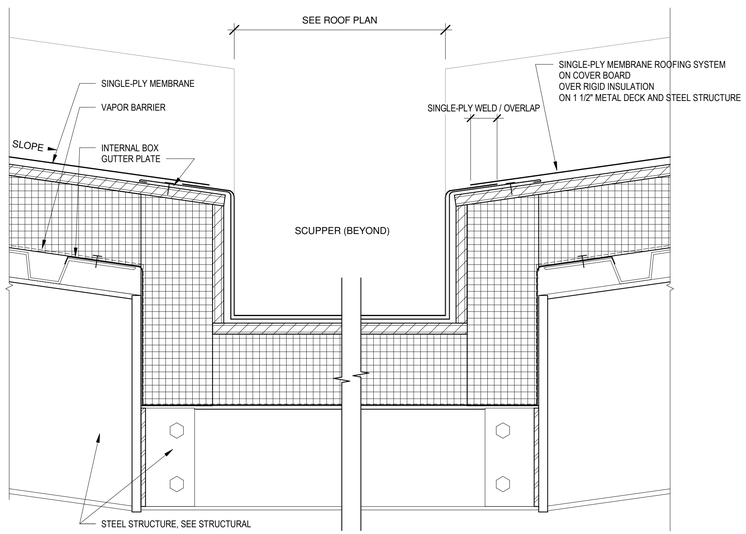
5 CURB EXTENSION DETAIL (FLASHED)
N.T.S.



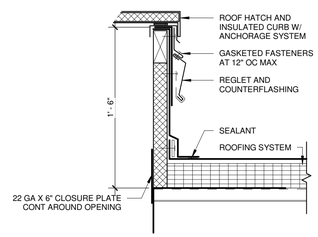
2 ROOF - HATCH PLAN & ELEVATION
1 1/2" = 1'-0"



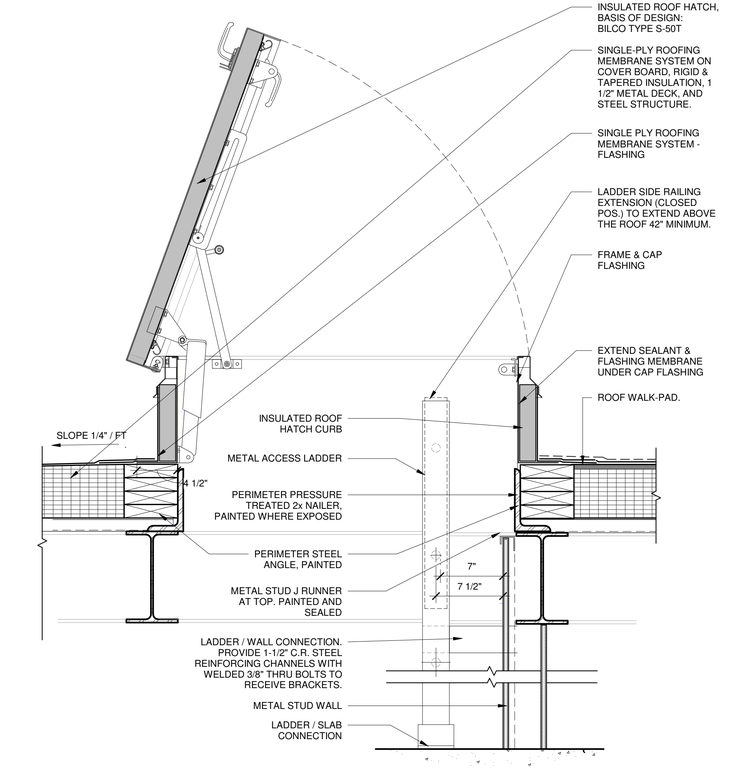
4 ROOF WALKWAY PAD DETAIL
N.T.S.



6 VALLEY GUTTER DETAIL
3" = 1'-0"



3 ROOF HATCH
1 1/2" = 1'-0"



1 ROOF - HATCH SECTION DETAIL
1 1/2" = 1'-0"

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SHEET TITLE
ROOF & VERTICAL DETAILS

REV.	DESCRIPTION	DATE

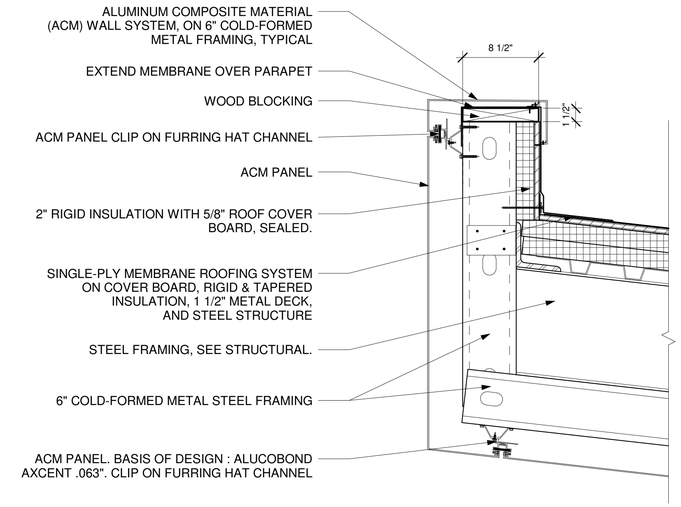
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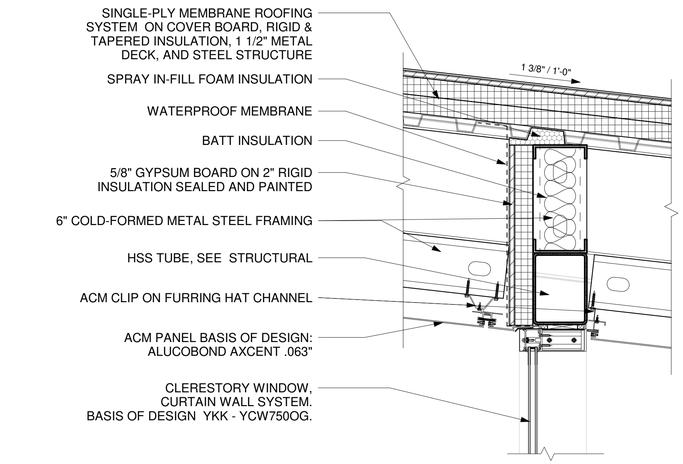
PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	As indicated
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DATE	1/24/2024

A-122

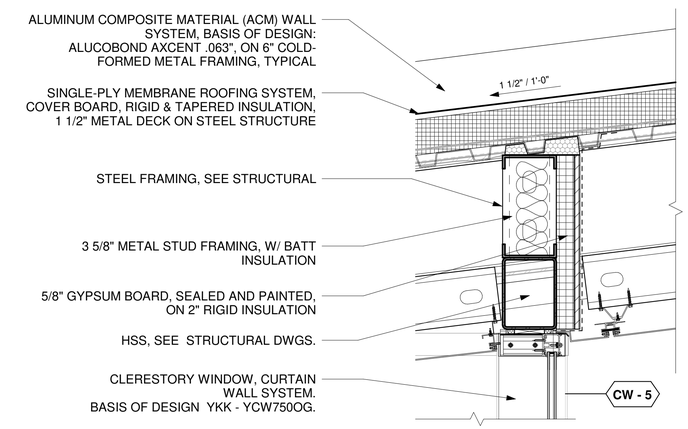
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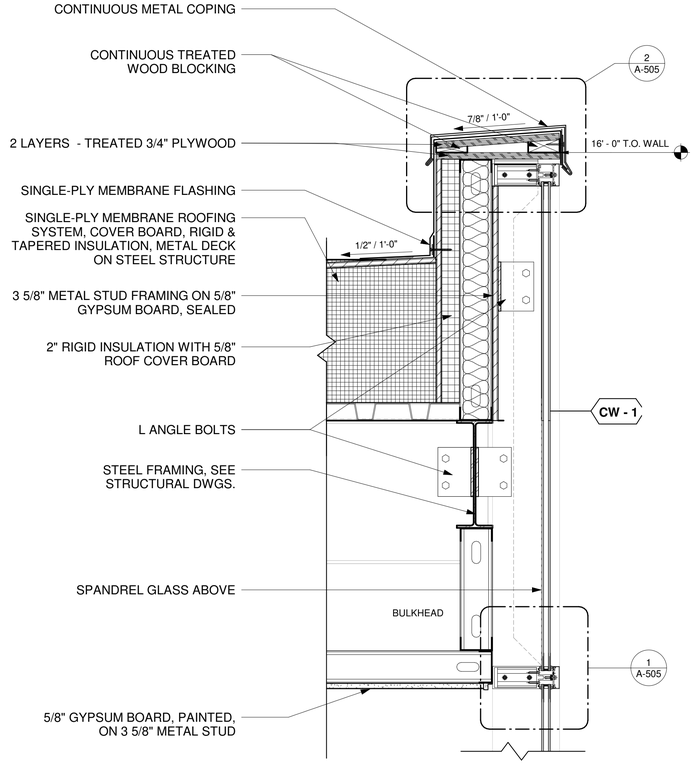
1 PARAPET DETAIL
1 1/2" = 1'-0"



2 ROOF DETAIL
1 1/2" = 1'-0"



3 Detail 2
1 1/2" = 1'-0"



4 PARAPET - SPANDREL DETAIL
1 1/2" = 1'-0"

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

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ROOF & VERTICAL DETAILS

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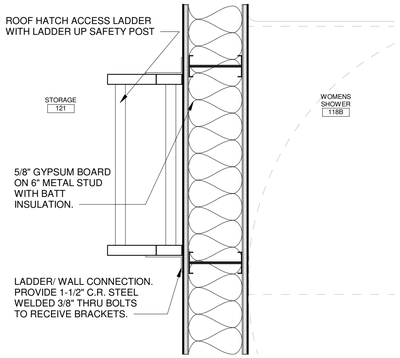
PROJECT ADDRESS
1010 LINCOLN AVE
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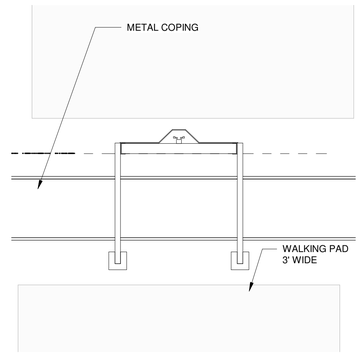
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PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
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A-123

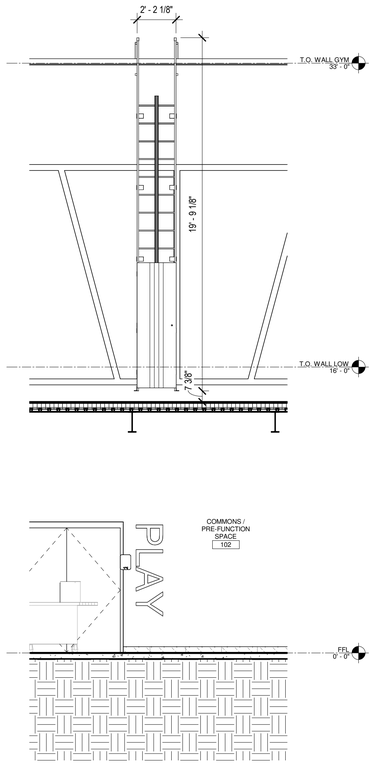
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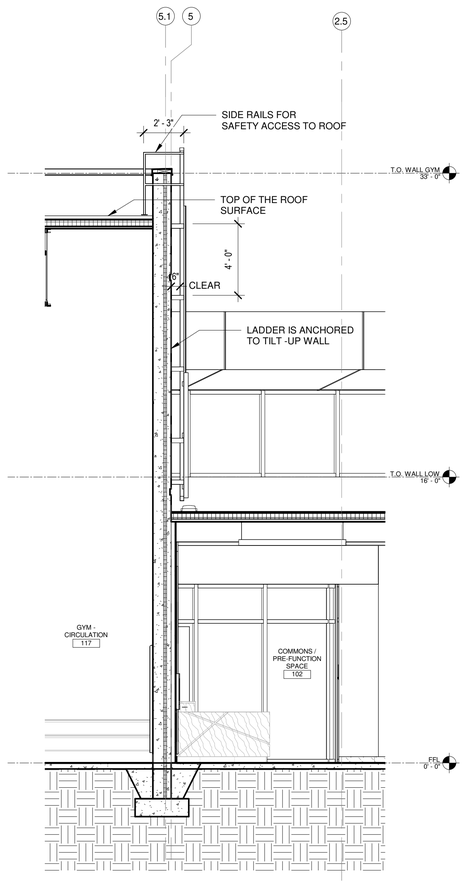


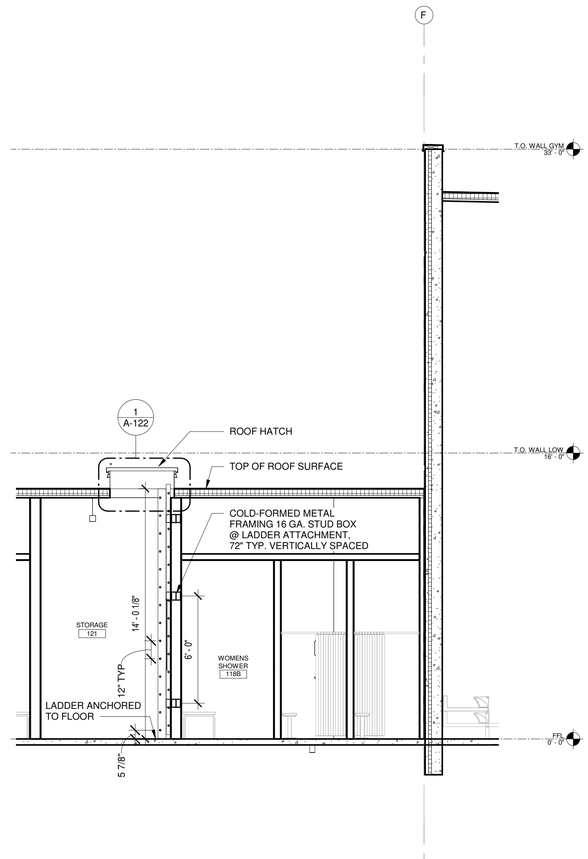


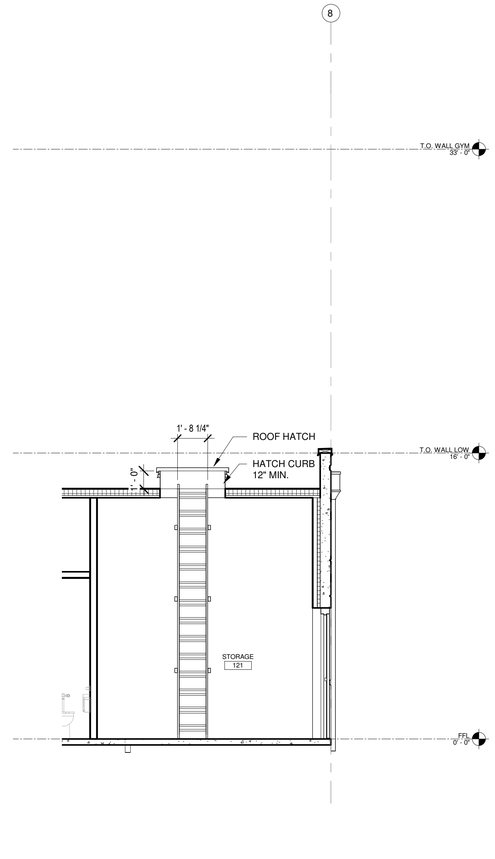
5 ROOF ACCESS LADDER
1 1/2" = 1'-0"

6 GYM ROOF ACCESS LADDER
3/4" = 1'-0"









1 GYM ROOF ACCESS LADDER
1/4" = 1'-0"

2 Section through Ladder to Higher Roof
1/4" = 1'-0"

3 Section through Hatch and Ladder
1/4" = 1'-0"

4 Section through Hatch
1/4" = 1'-0"

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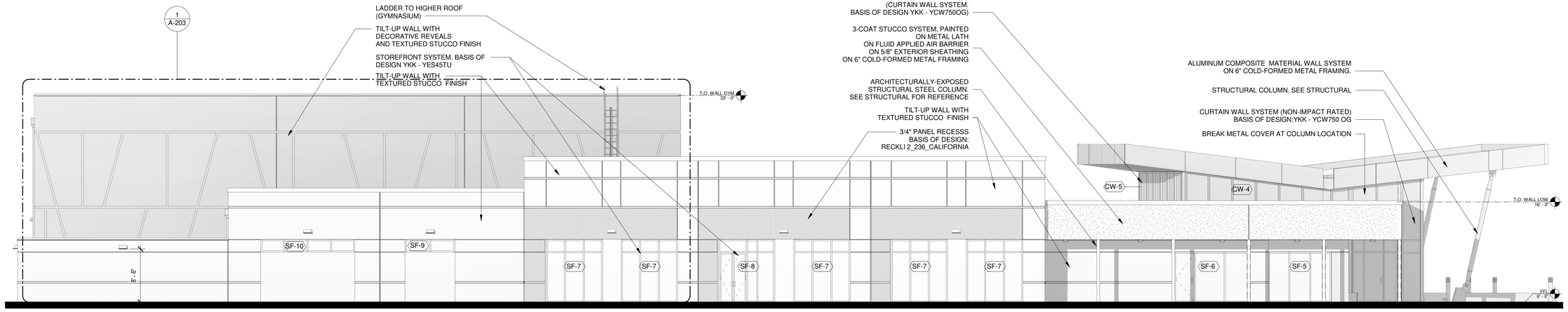
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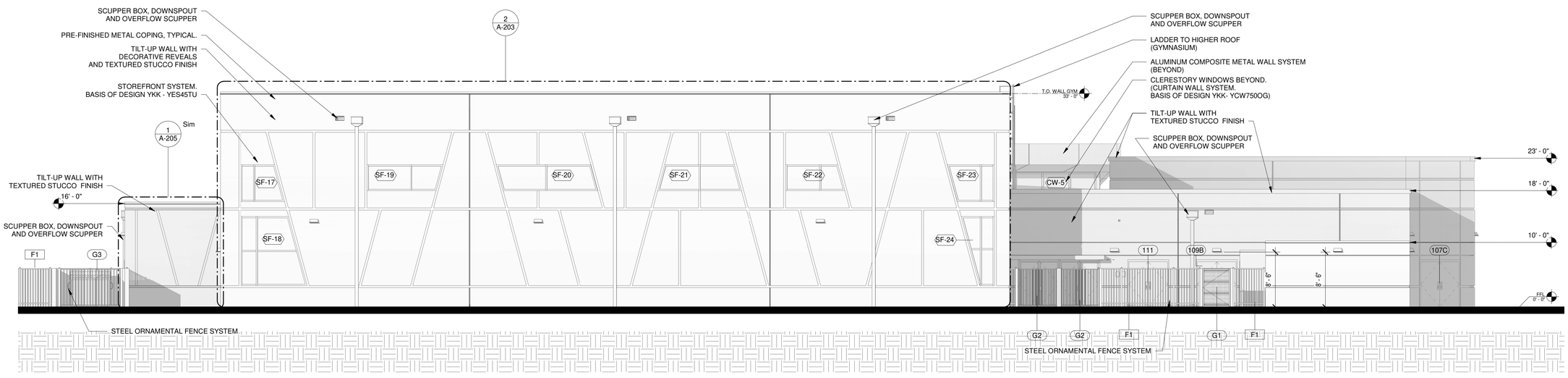
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PHASE	90% CONSTRUCTION DOCUMENTS
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A-124

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1 North
1/8" = 1'-0"



2 East
1/8" = 1'-0"

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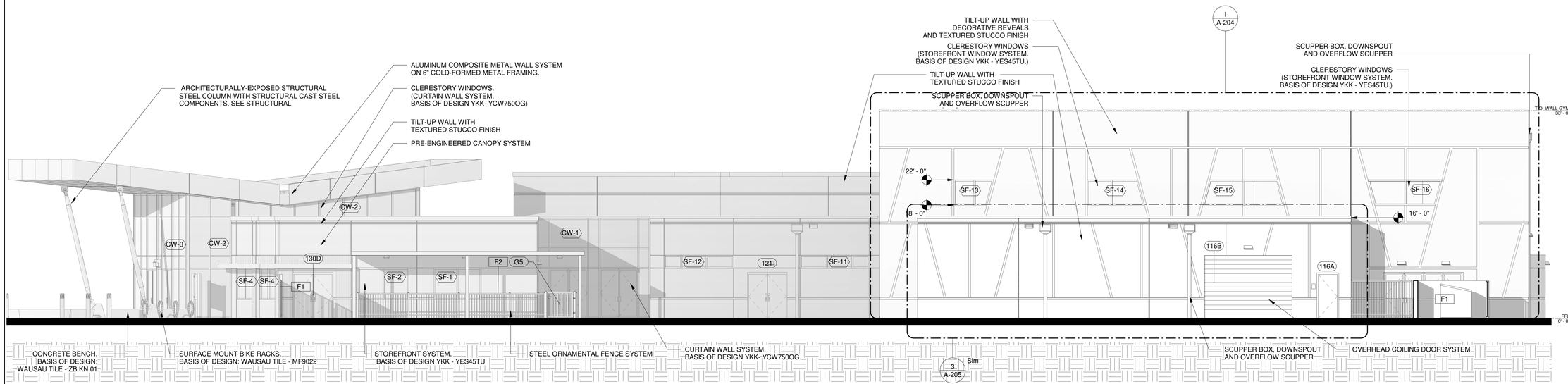
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MT. DORA, FL 32757

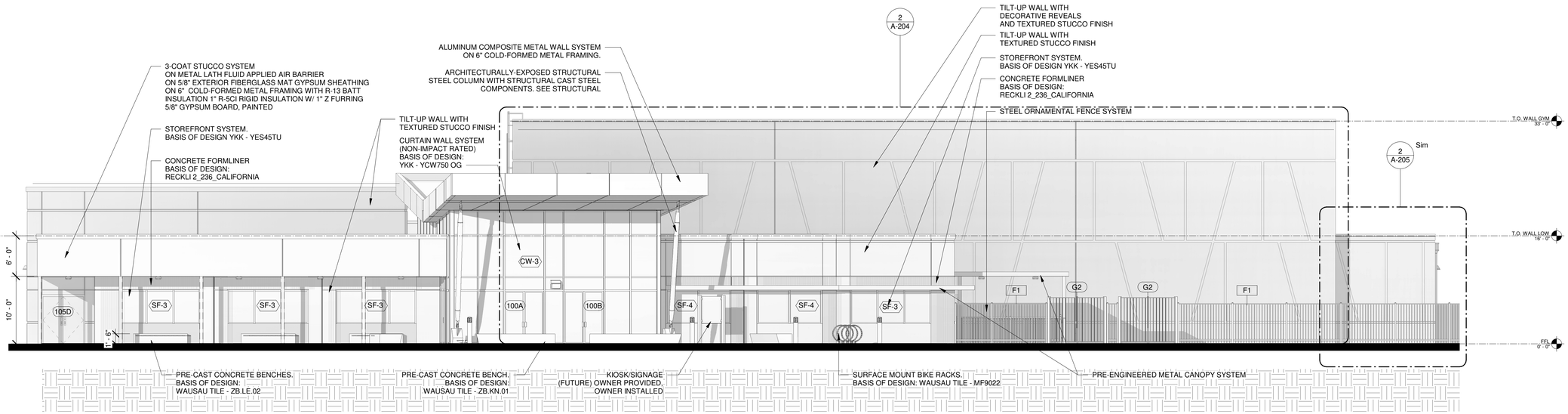
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DATE	1/24/2024

A-201

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1 South
1/8" = 1'-0"



2 West
1/8" = 1'-0"

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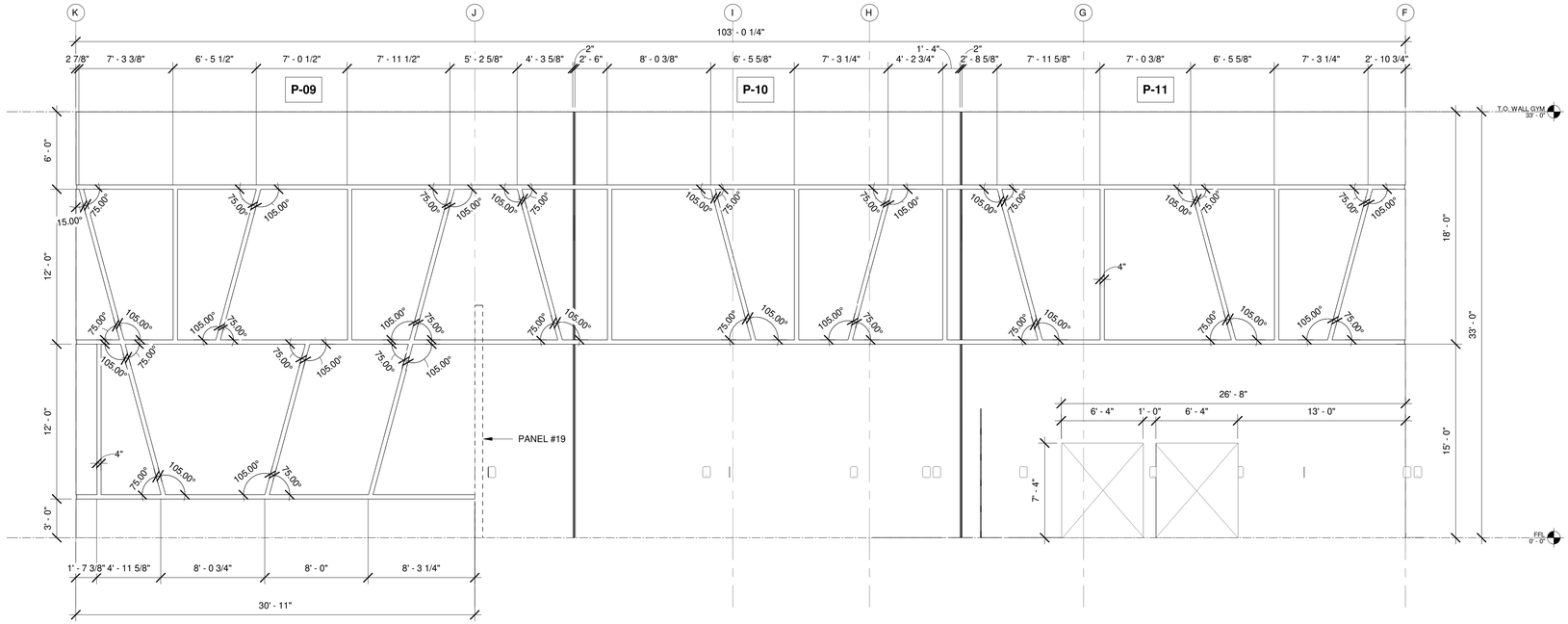
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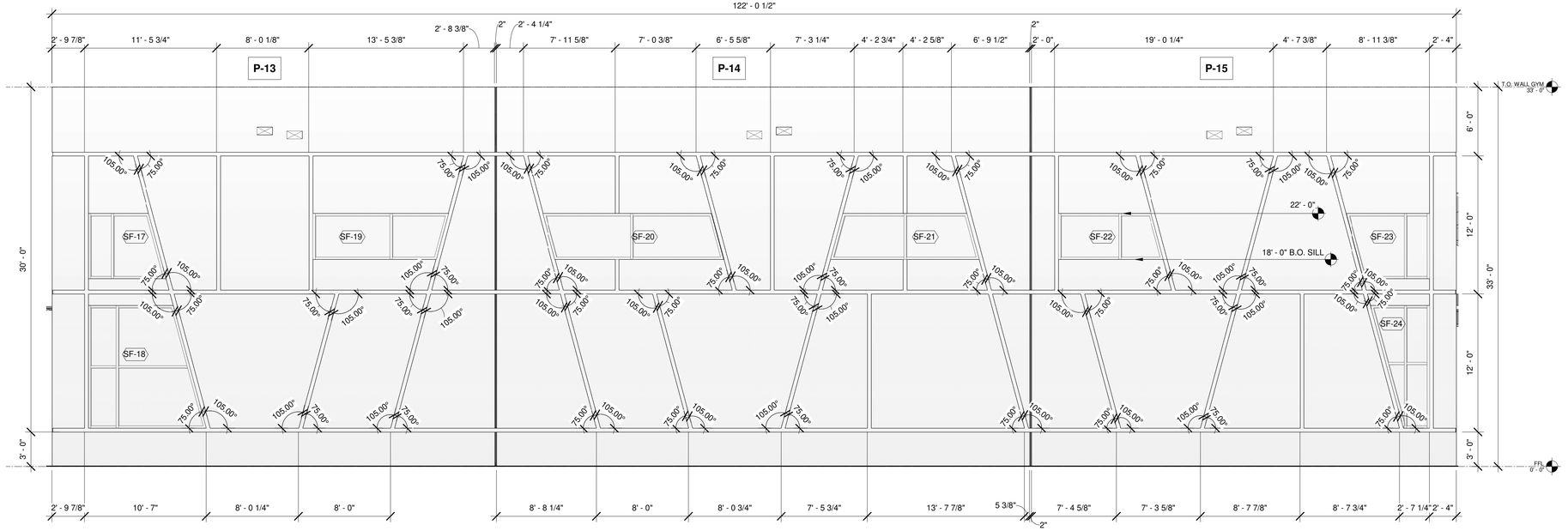
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A-202



1 ENLARGED GYM NORTH ELEVATION (PANEL 3)
3/16" = 1'-0"



2 ENLARGED GYM EAST ELEVATION (PANEL 4)
3/16" = 1'-0"

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SHEET TITLE
ENLARGED EXTERIOR GYM TILT WALL ELEVATIONS

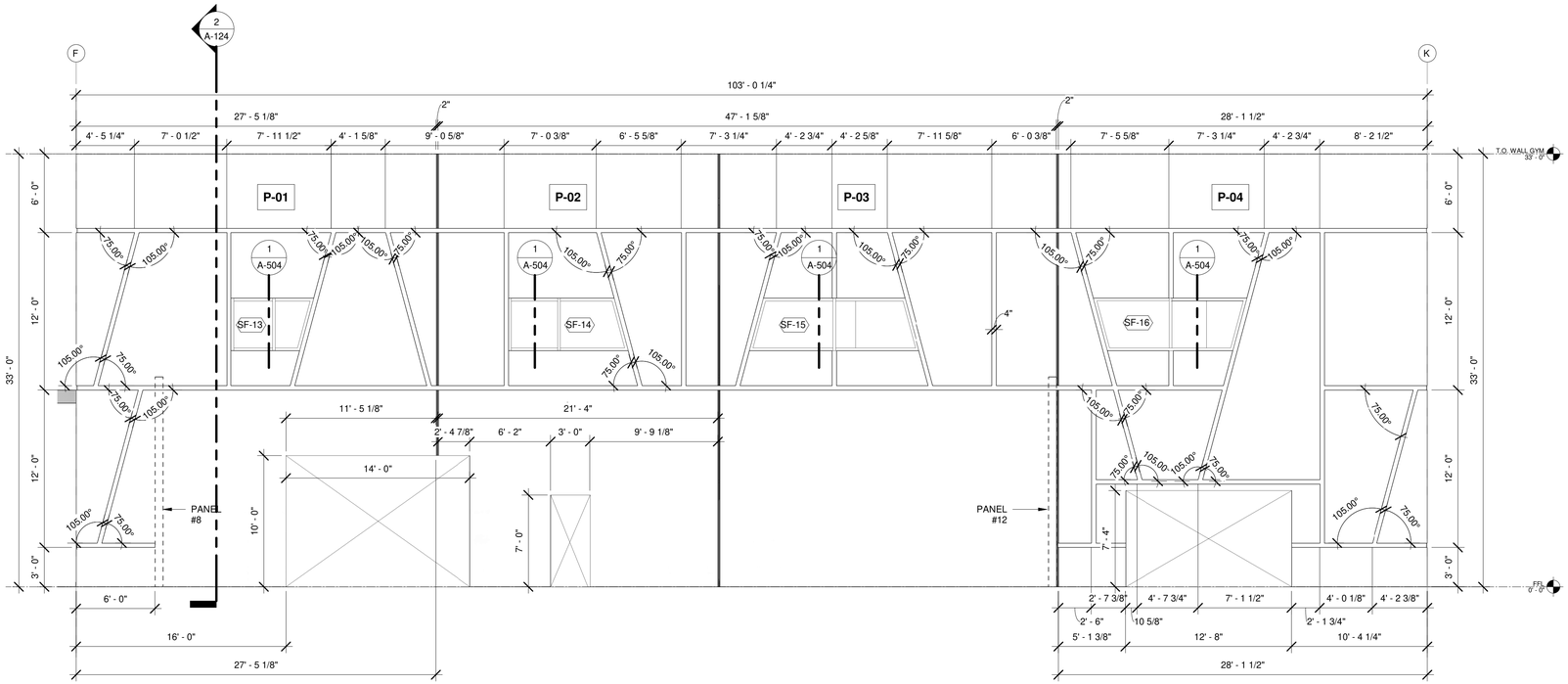
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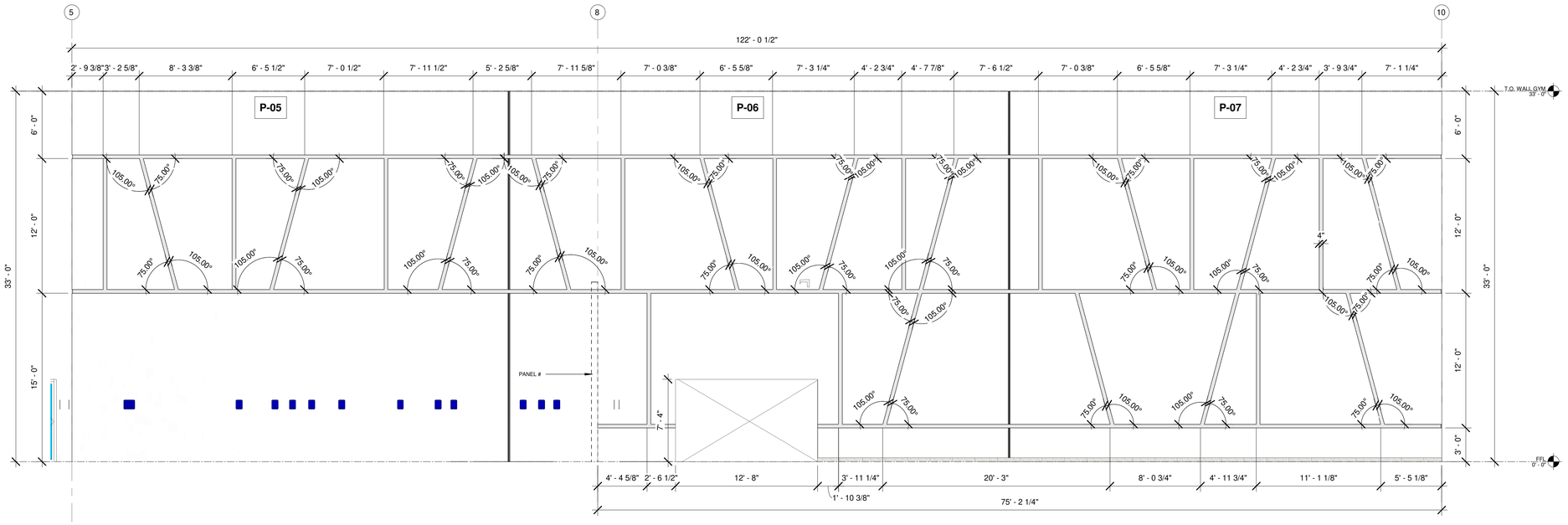
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PHASE	90% CONSTRUCTION DOCUMENTS
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A-203



1 ENLARGED GYM SOUTH ELEVATION (PANEL 1)
3/16" = 1'-0"



2 ENLARGED GYM WEST ELEVATION (PANEL 2)
3/16" = 1'-0"

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ENLARGED EXTERIOR GYM TILT WALL ELEVATIONS

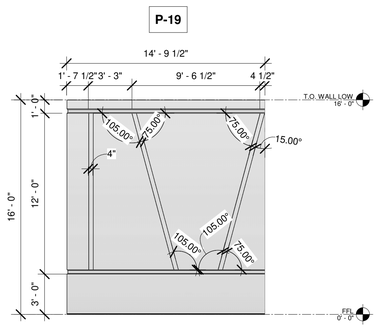
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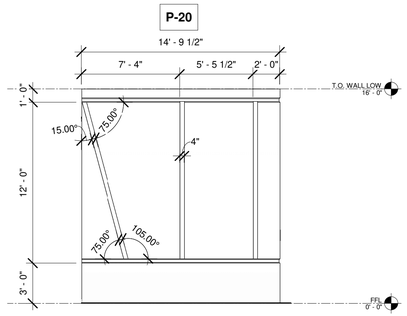
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PROJECT No.	22-038
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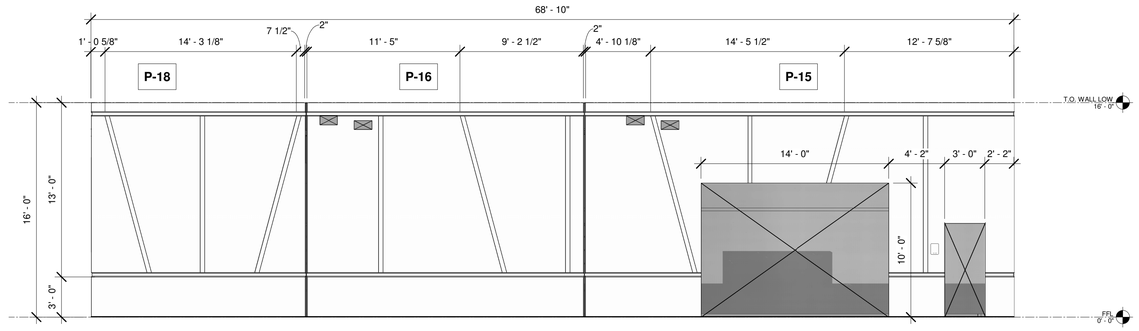
A-204



1 ENLARGED STORAGE EAST ELEVATION
3/16" = 1'-0"



2 ENLARGED STORAGE WEST ELEVATION
3/16" = 1'-0"



3 ENLARGED STORAGE SOUTH ELEVATION (PANEL 5)
3/16" = 1'-0"

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SHEET TITLE
ENLARGED GYM & FIELD
STORAGE TILT WALL ELEVATION

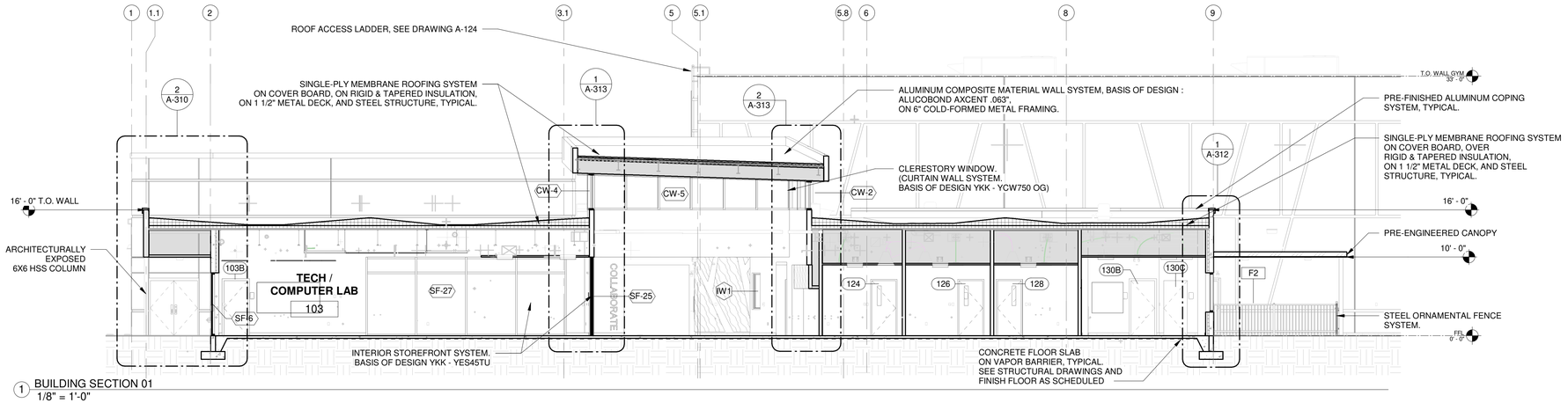
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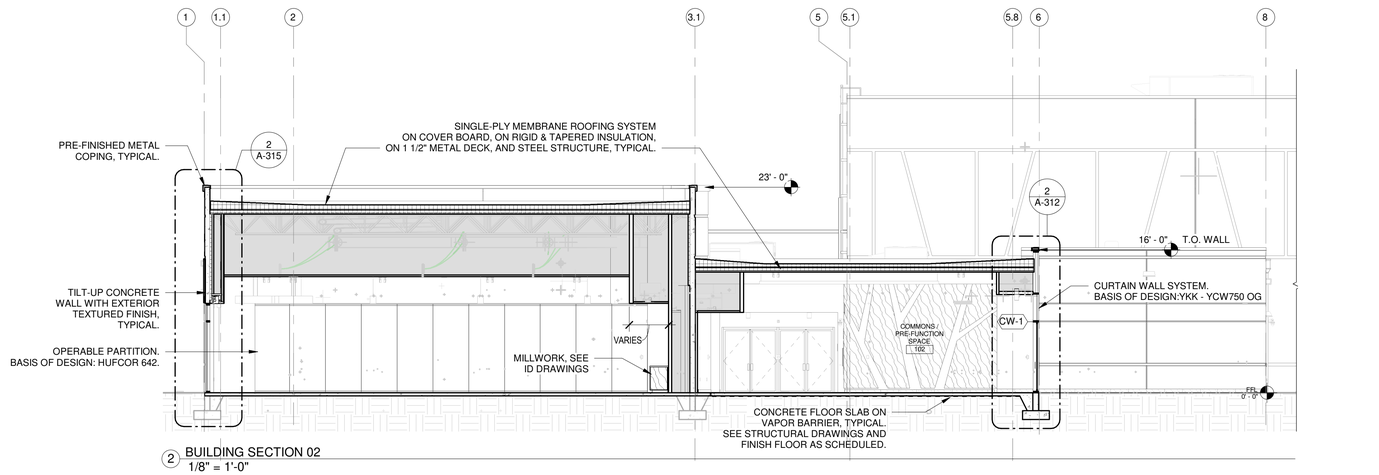
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510 N BAKER ST
MT. DORA, FL. 32757

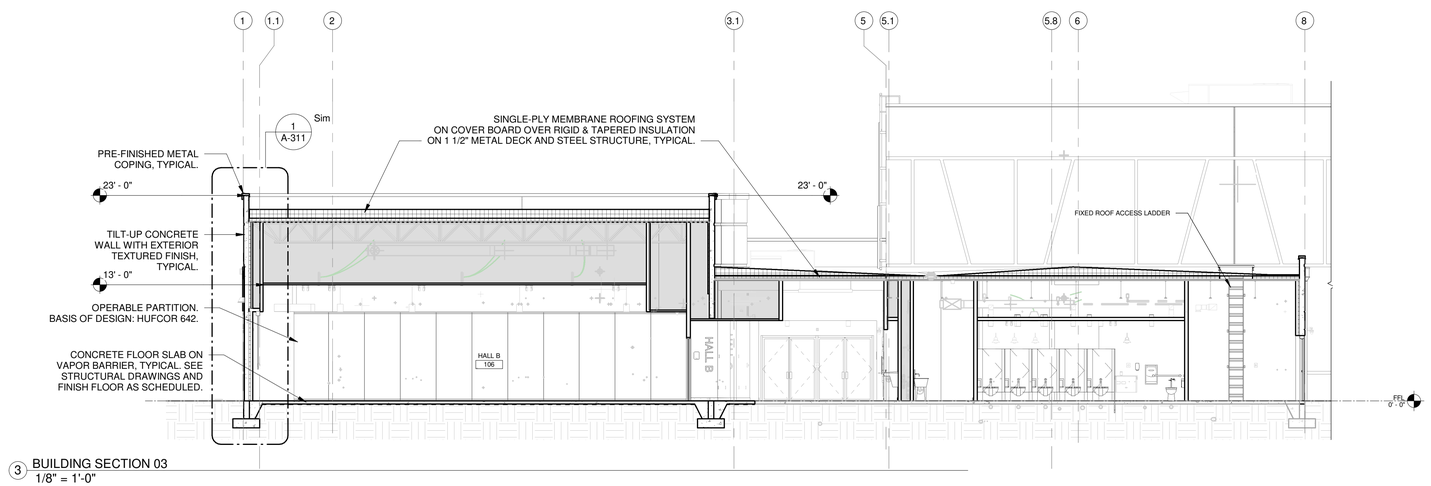
A-205



1 BUILDING SECTION 01
1/8" = 1'-0"



2 BUILDING SECTION 02
1/8" = 1'-0"



3 BUILDING SECTION 03
1/8" = 1'-0"

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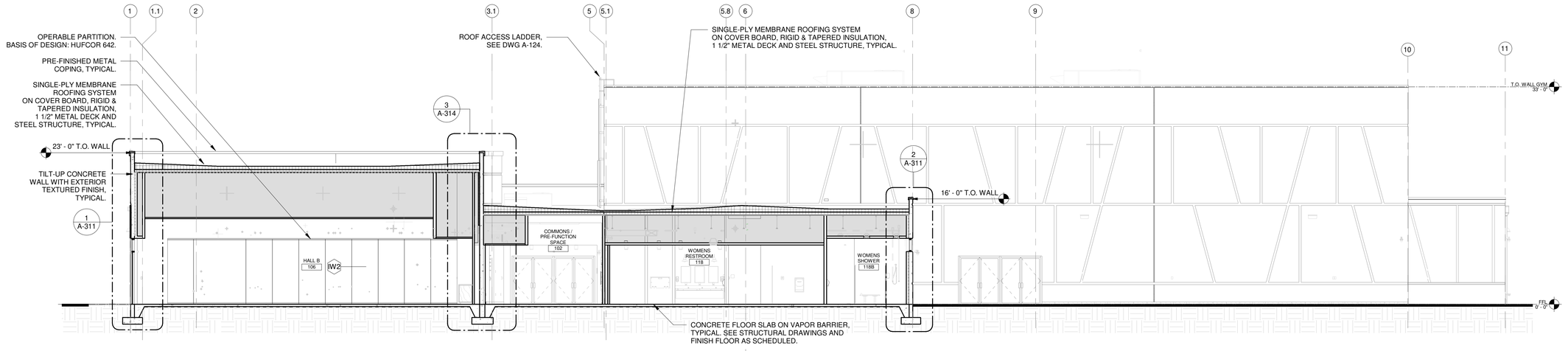
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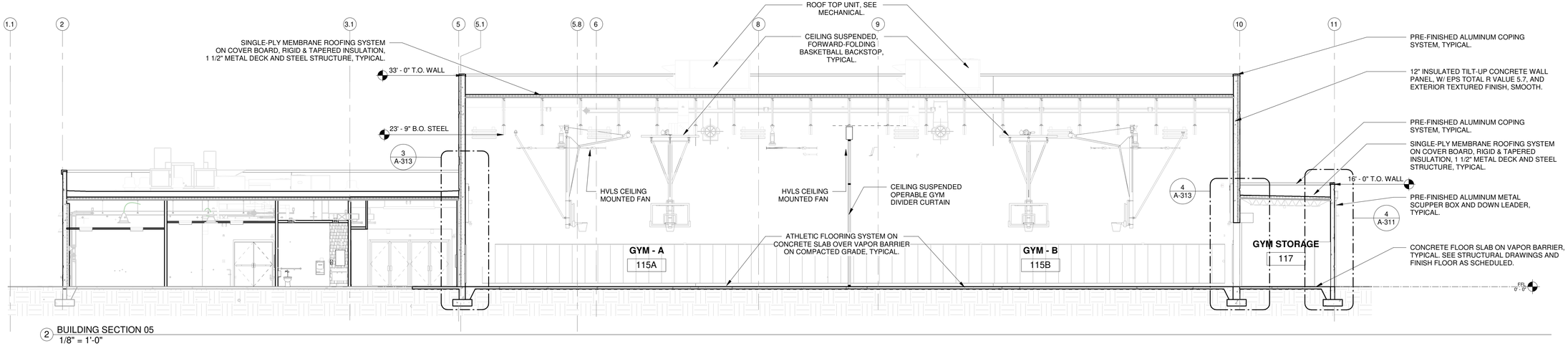
PROJECT No.	22-038
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A-301

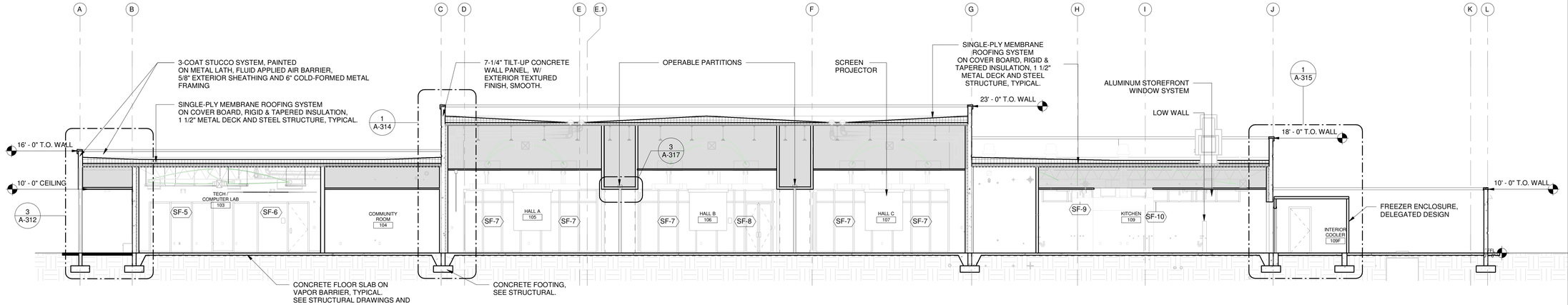
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1 BUILDING SECTION 04
1/8" = 1'-0"



2 BUILDING SECTION 05
1/8" = 1'-0"



3 BUILDING SECTION 06
1/8" = 1'-0"

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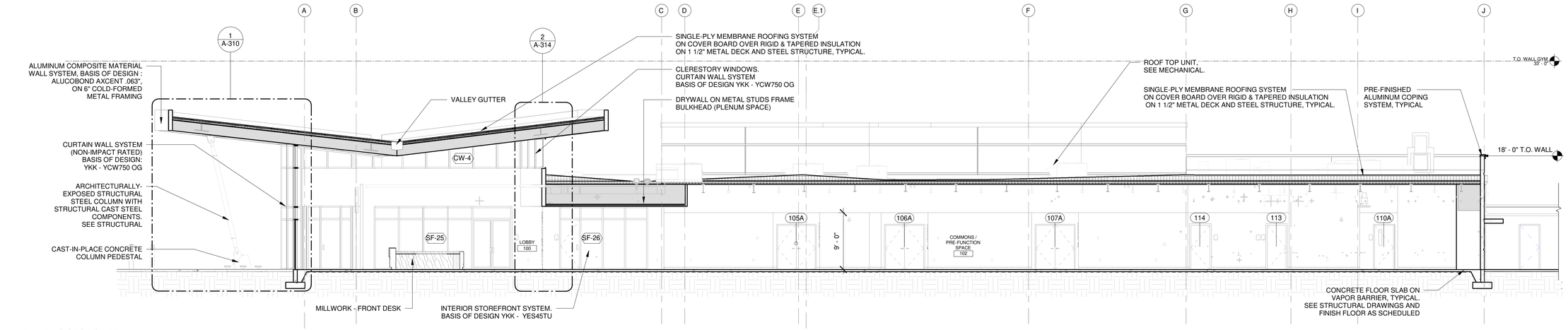
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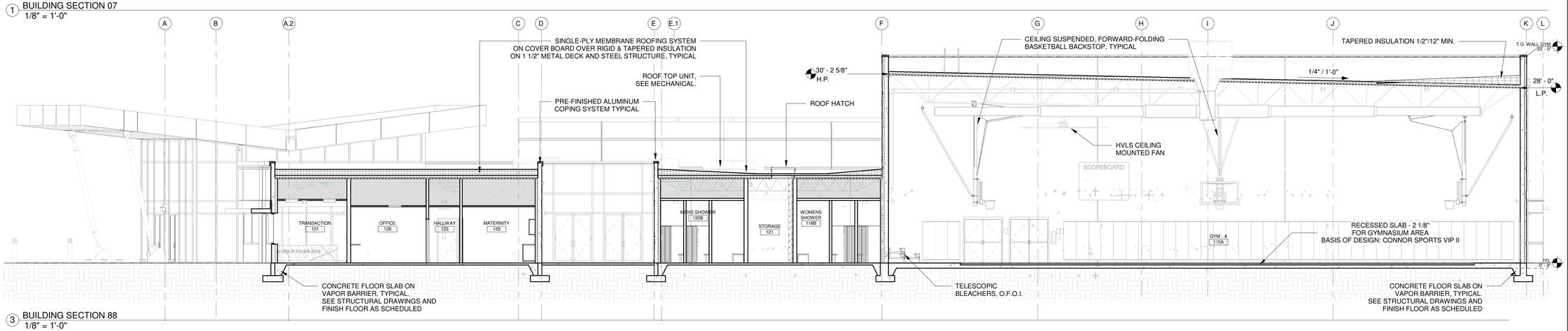
PROJECT No.	22-038
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A-302

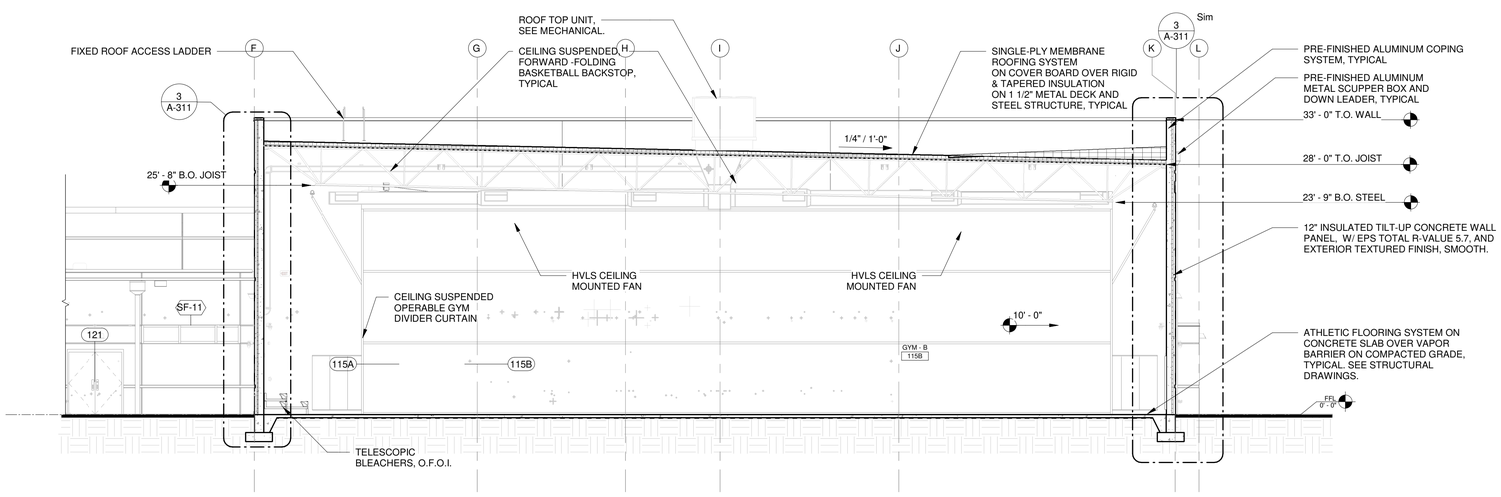
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1 BUILDING SECTION 07
1/8" = 1'-0"



3 BUILDING SECTION 88
1/8" = 1'-0"



2 BUILDING SECTION 08
1/8" = 1'-0"

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

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ARCHITECTURE PLANNING LANDSCAPE INTERIORS
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407.418.1338

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SHEET TITLE
BUILDING SECTIONS

PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

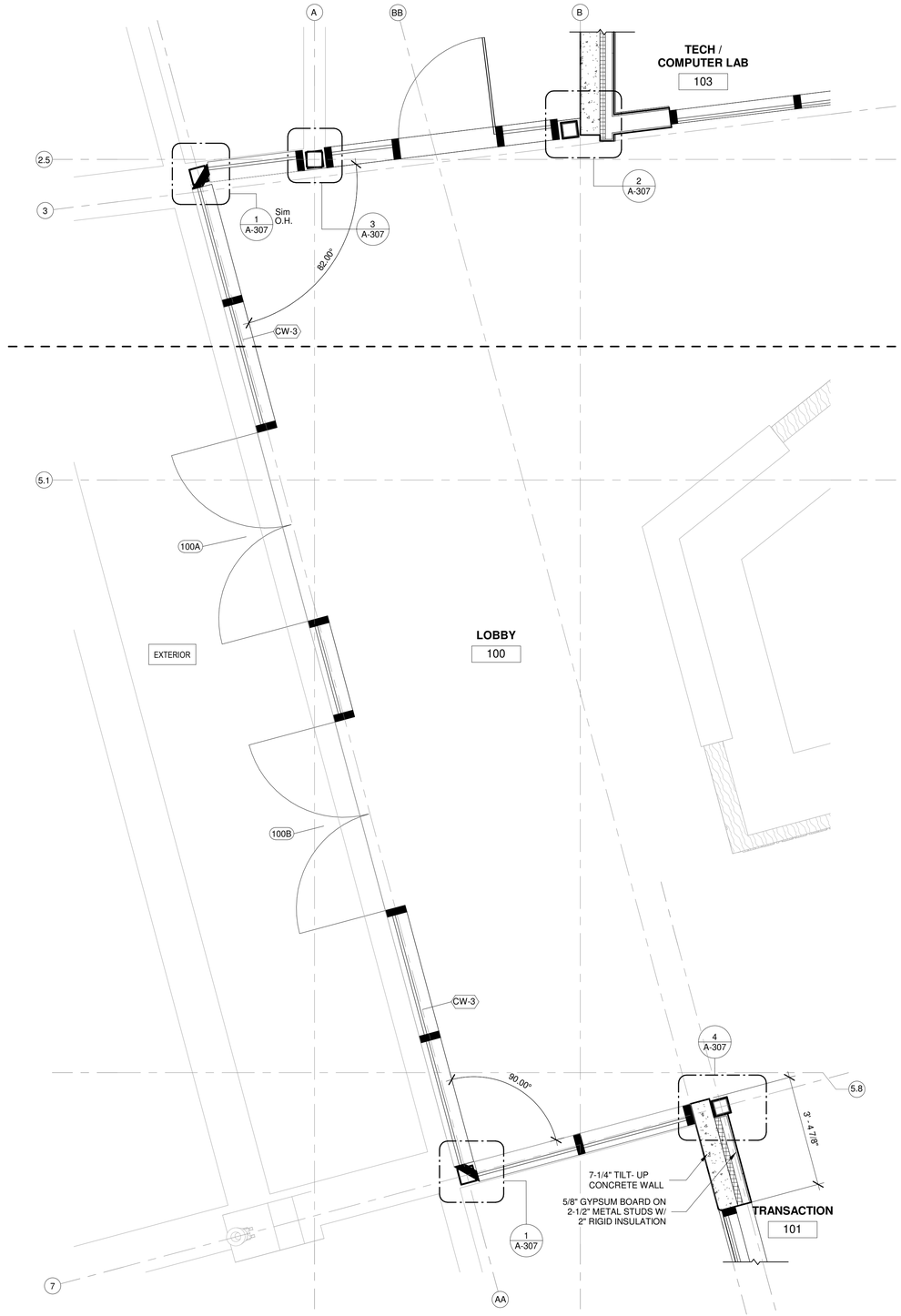
OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAKER ST
MT. DORA, FL. 32757

REV.	DESCRIPTION	DATE

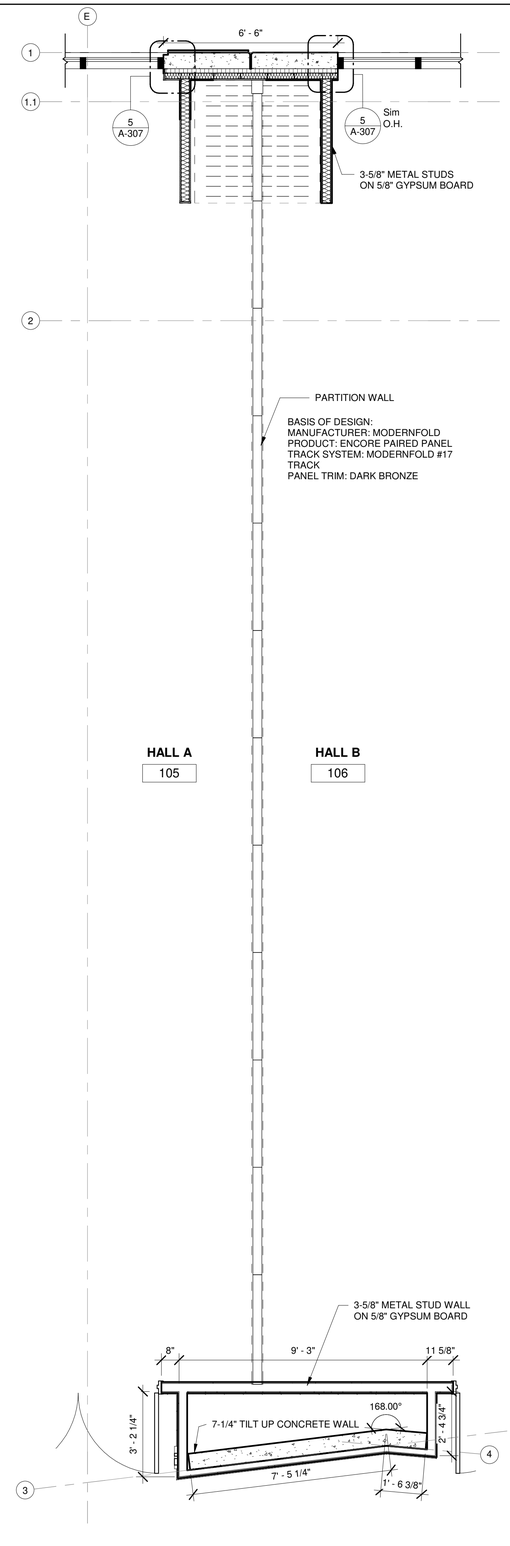
PROJECT No. 22-038
PHASE 90% CONSTRUCTION DOCUMENTS
SCALE 1/8" = 1'-0"
DRAWN BY TD, DT
CHECKED BY SF
DATE 1/24/2024

A-303

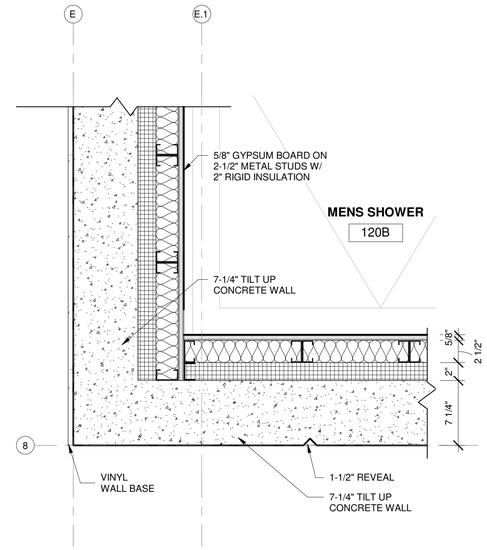
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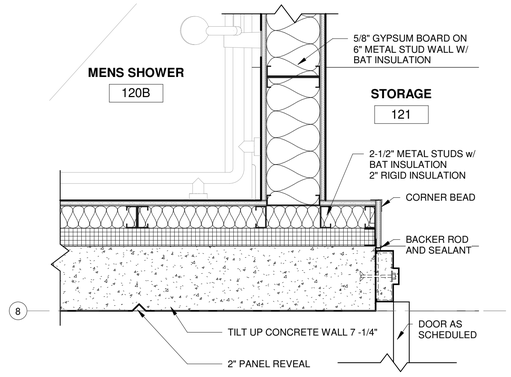
1 Detail 1
1/2" = 1'-0"



2 ENLARGED PLAN DETAIL - PARTITION WALL AT HALL
3/8" = 1'-0"



3 ENLARGED PLAN DETAIL - MENS SHOWER
1 1/2" = 1'-0"



4 ENLARGED PLAN DETAIL - STORAGE
1 1/2" = 1'-0"

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SHEET TITLE
ENLARGED PLAN DETAILS

REV.	DESCRIPTION	DATE

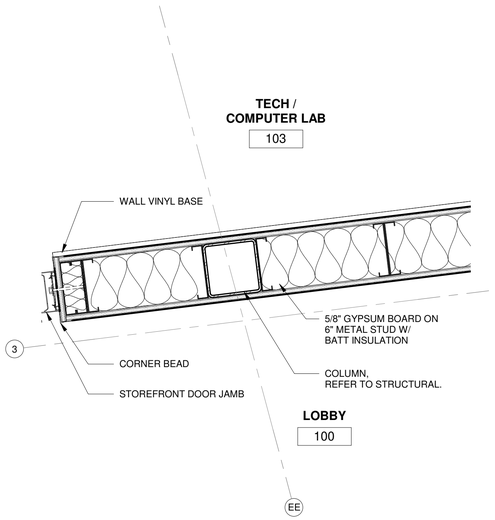
PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAKER ST
MT. DORA, FL. 32757

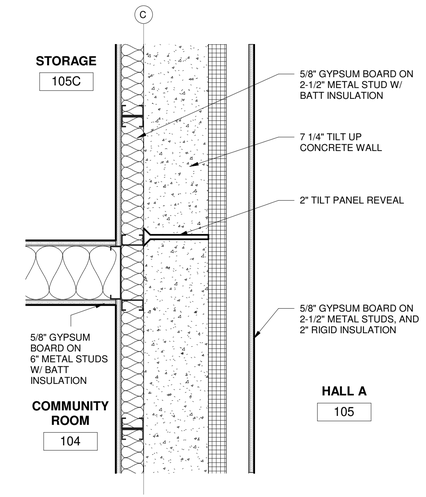
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PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	As Indicated
DRAWN BY	TD, GT
CHECKED BY	SF
DATE	1/24/2024

A-304

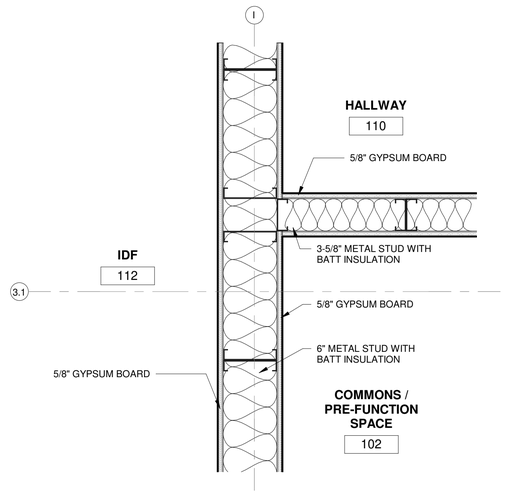
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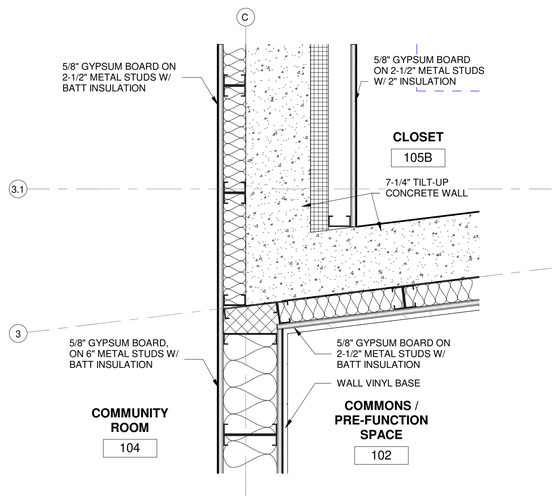
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1 1/2" = 1'-0"



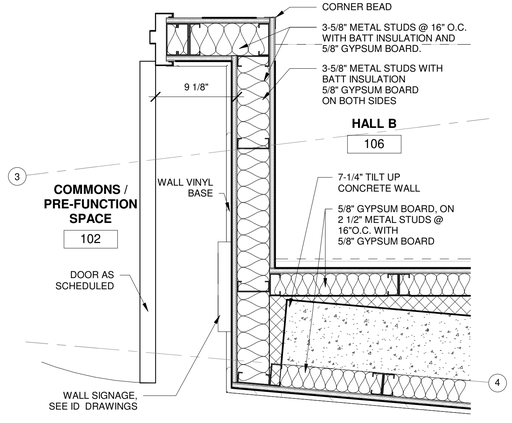
2 ENLARGE PLAN DETAIL - COMMUNITY ROOM
1 1/2" = 1'-0"



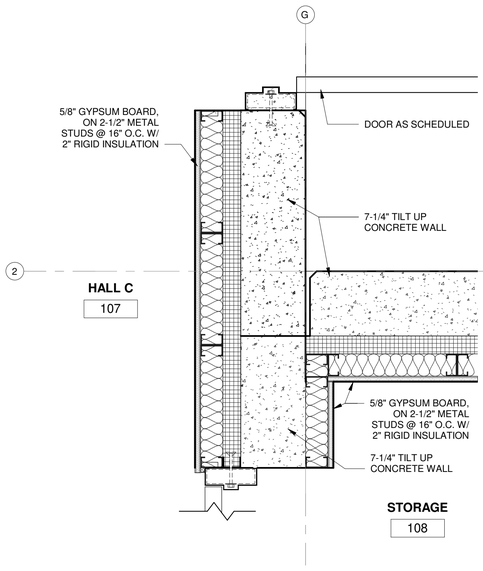
3 ENLARGE PLAN DETAIL - IDF
1 1/2" = 1'-0"



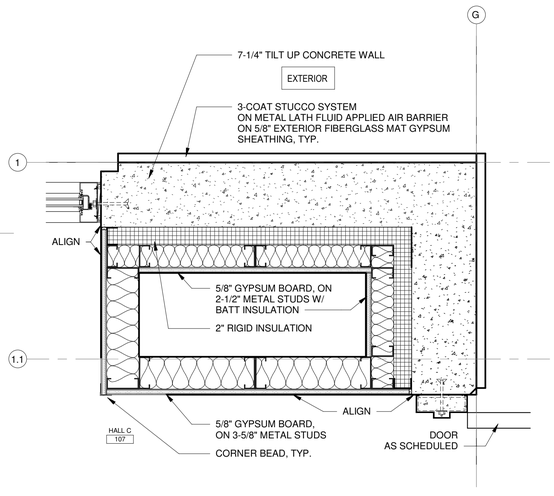
4 ENLARGE PLAN DETAIL - CLOSET
1 1/2" = 1'-0"



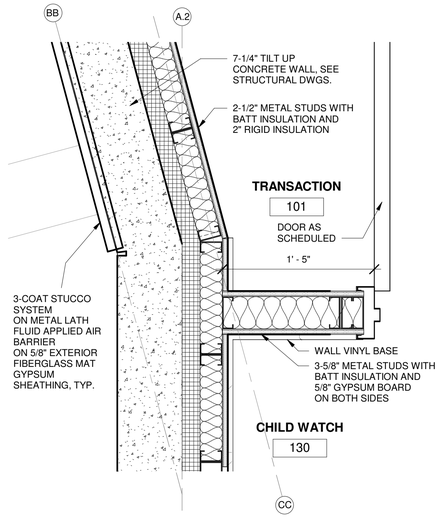
5 ENLARGED PLAN DETAIL - HALL B
1 1/2" = 1'-0"



6 ENLARGED PLAN DETAIL - HALL C
1 1/2" = 1'-0"



7 ENLARGED DETAIL AT HALL C
1 1/2" = 1'-0"



8 ENLARGED PLAN DETAIL - CHILD WATCH
1 1/2" = 1'-0"

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SHEET TITLE
ENLARGED PLAN DETAILS

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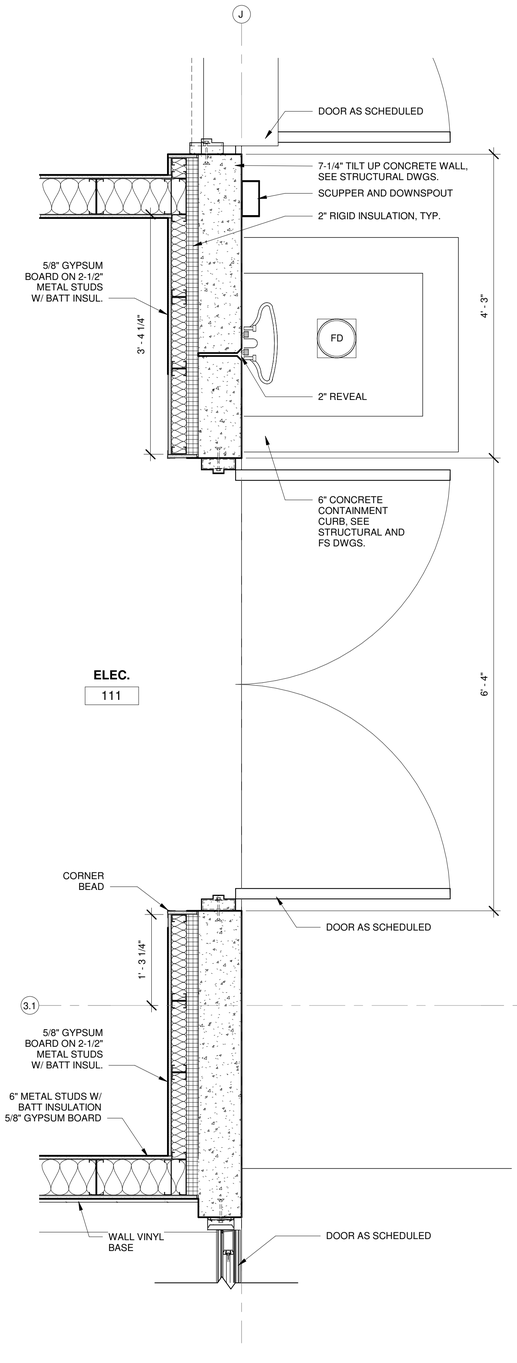
PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
1010 N. BAKER ST.
MT. DORA, FL. 32757

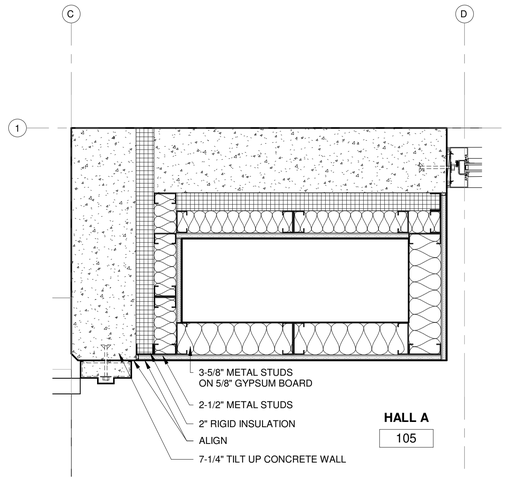
PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	As indicated
DRAWN BY	TD, GT
CHECKED BY	SF
DATE	1/24/2024

A-305

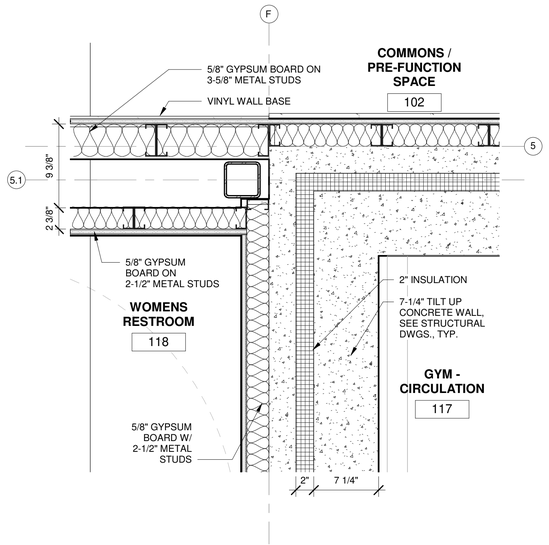
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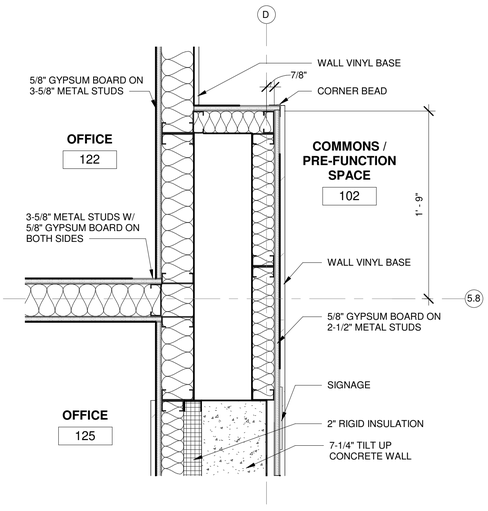
1 ENLARGED PLAN DETAIL- ELECTRICAL ROOM
1" = 1'-0"



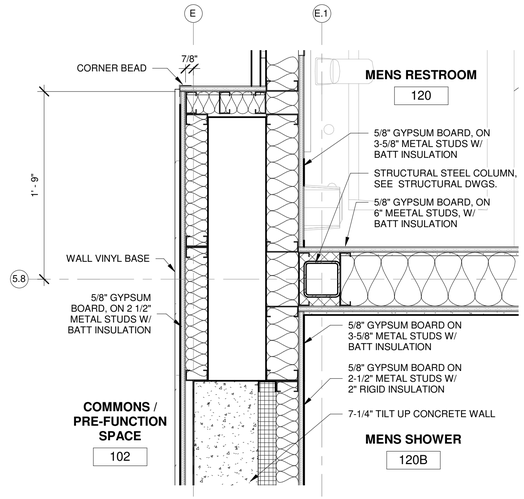
4 ENLARGED PLAN DETAIL- HALL A
1 1/2" = 1'-0"



5 ENLARGED PLAN DETAIL - WOMENS RESTROOM
1 1/2" = 1'-0"



2 ENLARGED PLAN DETAIL 1 - COMMONS SPACE
1 1/2" = 1'-0"



3 ENLARGED PLAN DETAIL 2 - COMMONS SPACE
1 1/2" = 1'-0"

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SHEET TITLE: ENLARGED PLAN DETAILS

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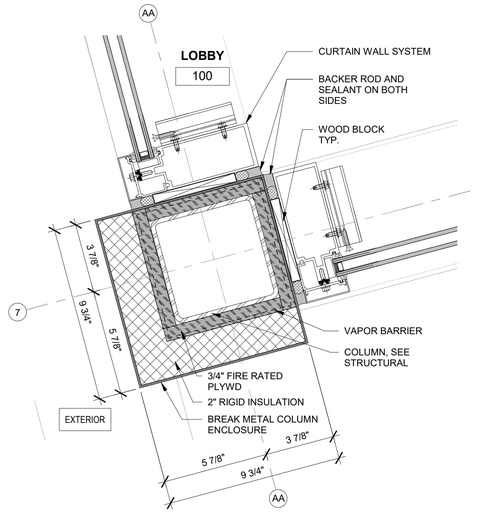
PROJECT ADDRESS: 1010 LINCOLN AVE, MT. DORA, FL. 32757

OWNER NAME AND ADDRESS: CITY OF MOUNT DORA, 510 N BAKER ST, MT. DORA, FL. 32757

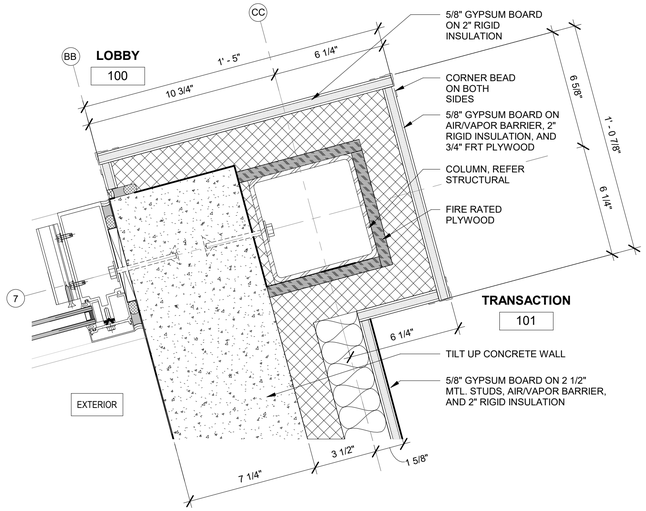
PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	As Indicated
DRAWN BY	TD, GT
CHECKED BY	SF
DATE	1/24/2024

A-306

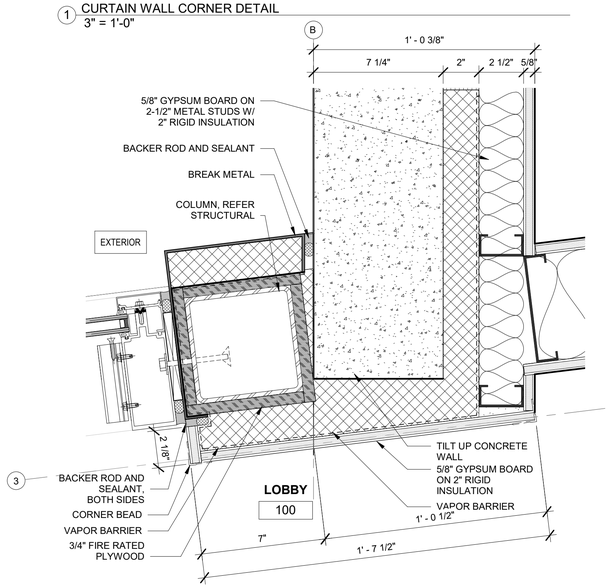
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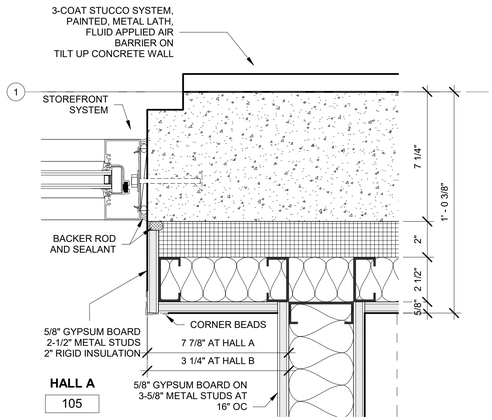
1 CURTAIN WALL CORNER DETAIL
3" = 1'-0"



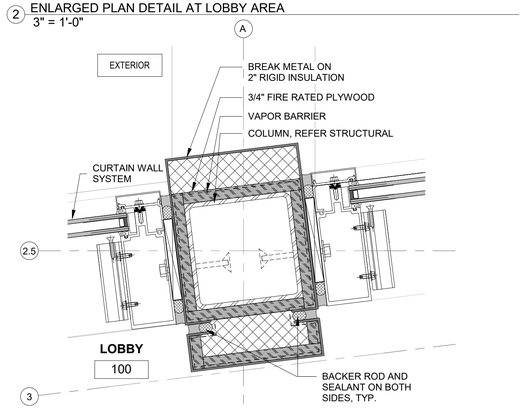
4 ENLARGED PLAN DETAIL AT TRANSACTION AREA
3" = 1'-0"



2 ENLARGED PLAN DETAIL AT LOBBY AREA
3" = 1'-0"



5 ENLARGED PLAN DETAIL AT HALL A
3" = 1'-0"



3 ENLARGED PLAN DETAIL
3" = 1'-0"

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

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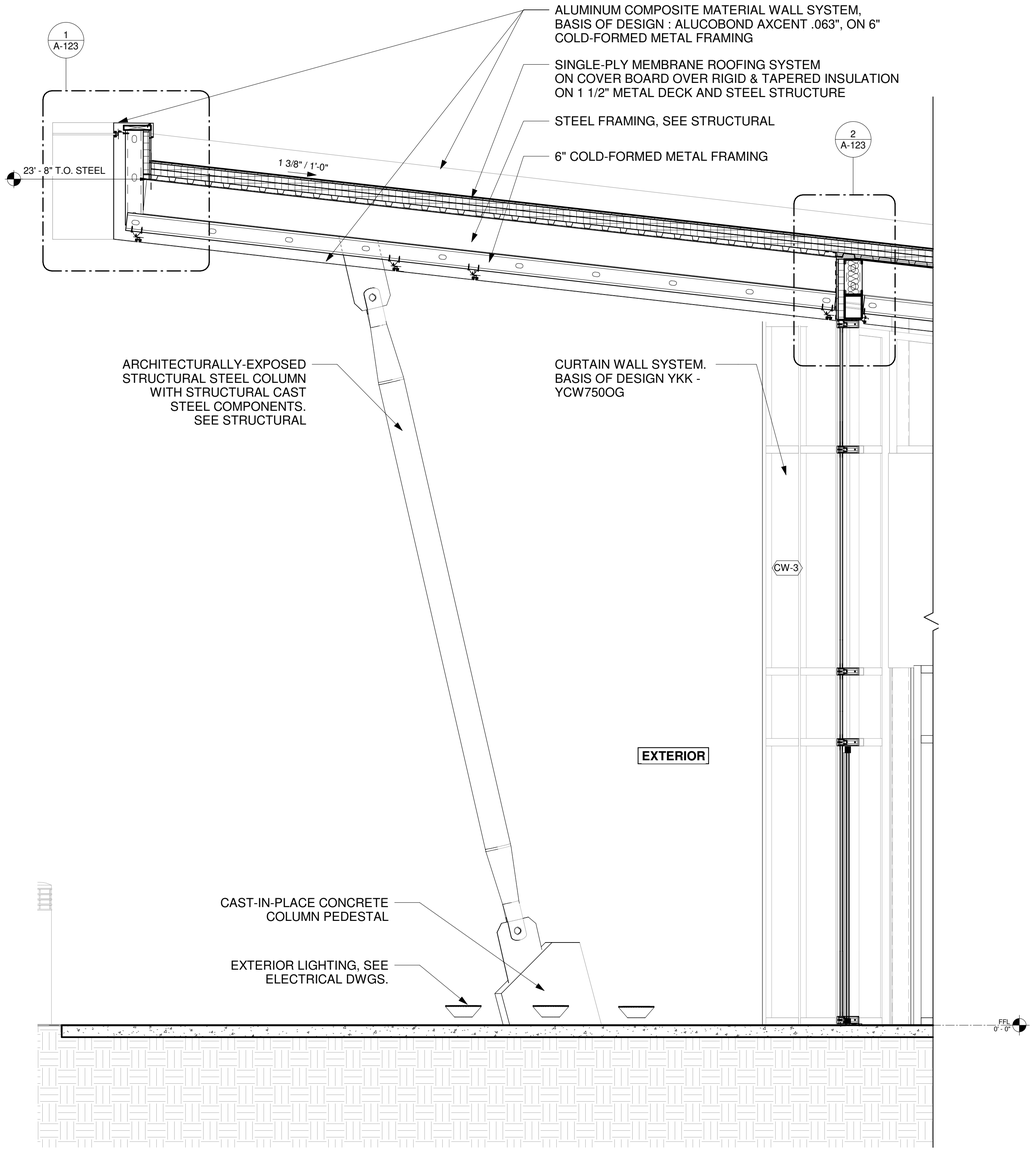
PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 BAKER ST
MT. DORA FL 32757

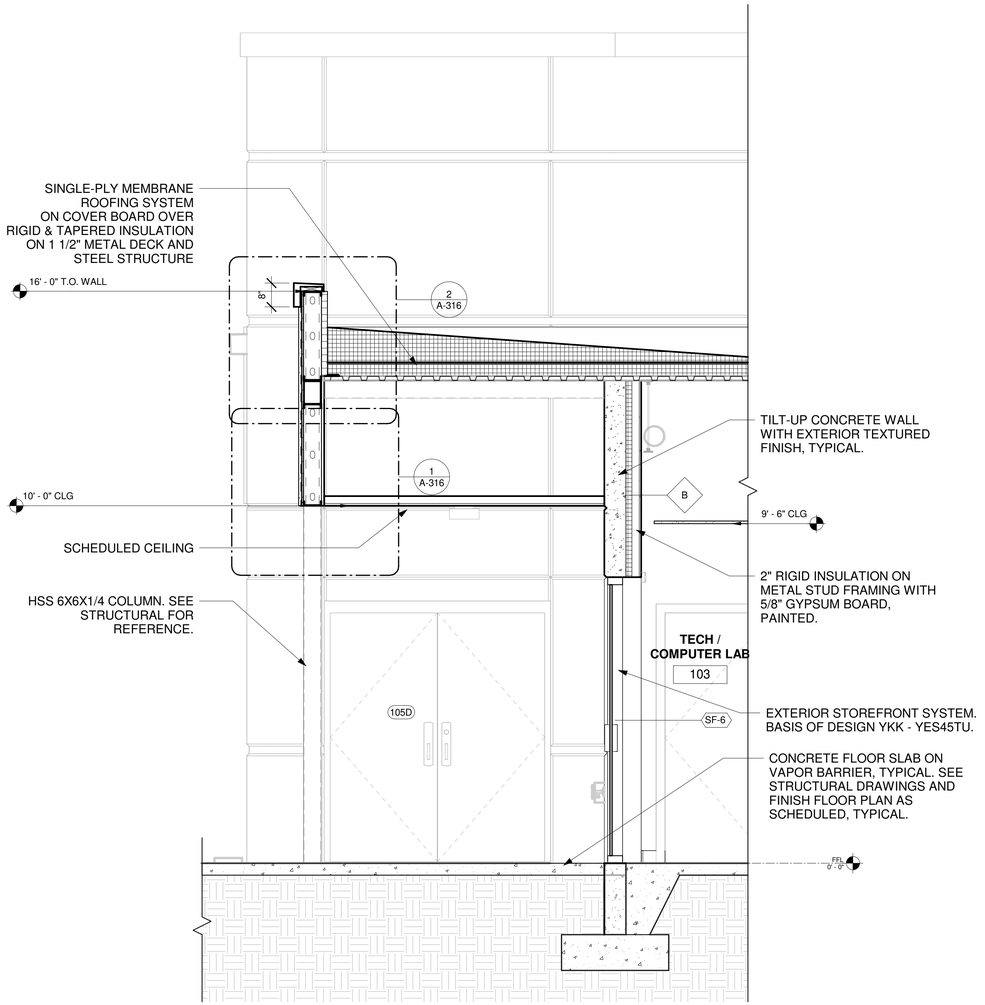
SHEET TITLE
ENLARGED PLAN DETAILS

PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	3" = 1'-0"
DRAWN BY	TD, GT
CHECKED BY	SF
DATE	1/24/2024

A-307



1 EXTERIOR WALL SECTION
1/2" = 1'-0"



2 EXTERIOR WALL SECTION
1/2" = 1'-0"

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SHEET TITLE
WALL SECTIONS

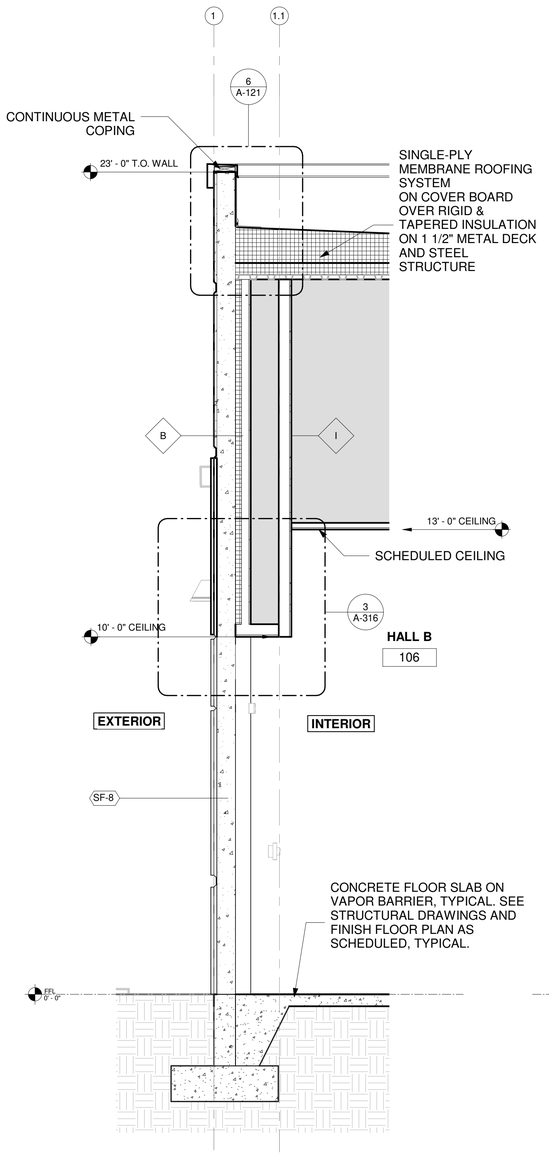
REV.	DESCRIPTION	DATE

PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

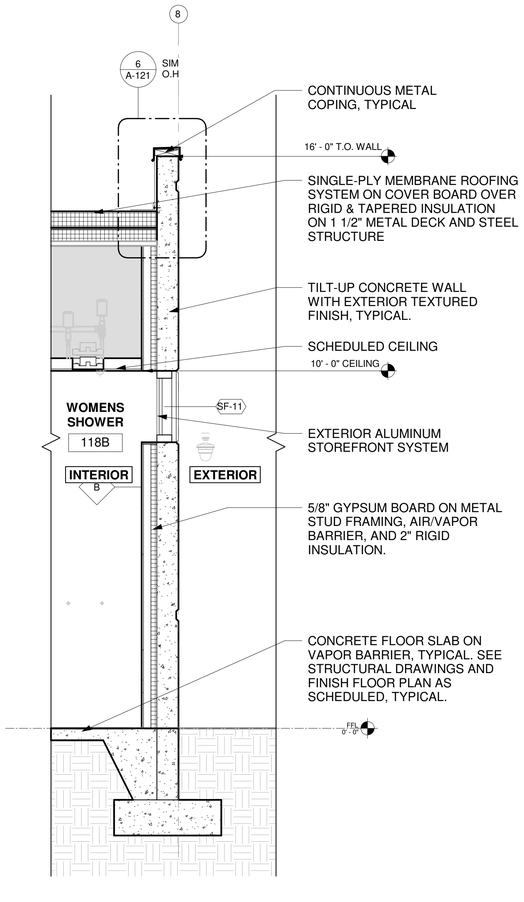
OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAY ST
MT. DORA, FL. 32757

PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	As indicated
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DATE	1/24/2024

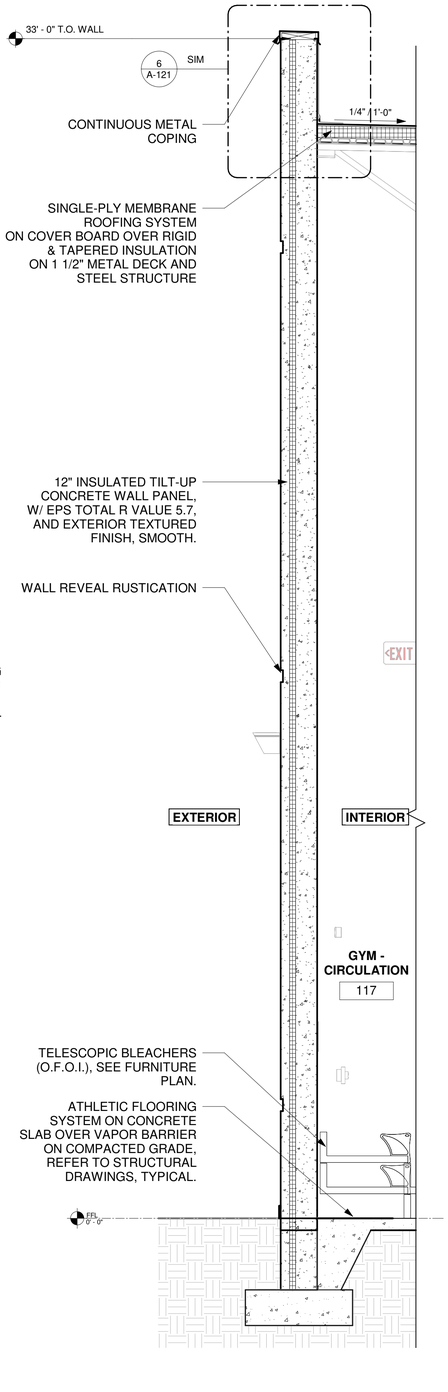
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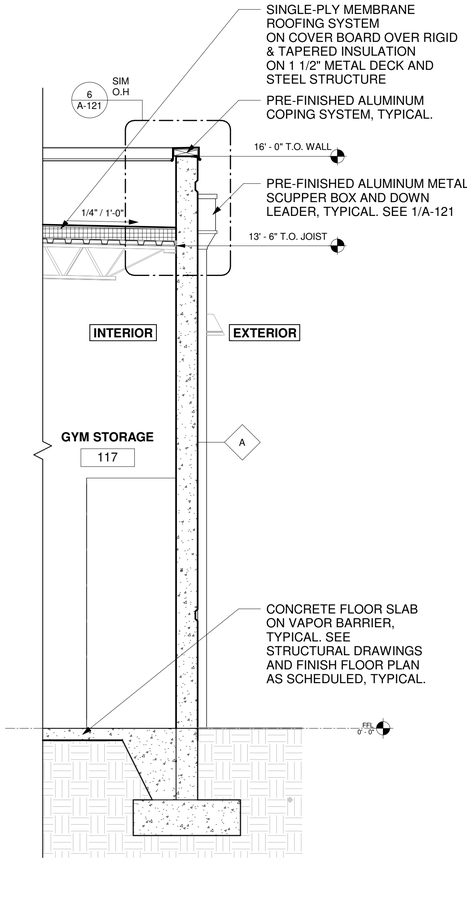
1 EXTERIOR WALL SECTION
1/2" = 1'-0"



2 EXTERIOR WALL SECTION
1/2" = 1'-0"



3 EXTERIOR WALL SECTION
1/2" = 1'-0"



4 EXTERIOR WALL SECTION
1/2" = 1'-0"

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WALL SECTIONS

REV.	DESCRIPTION	DATE

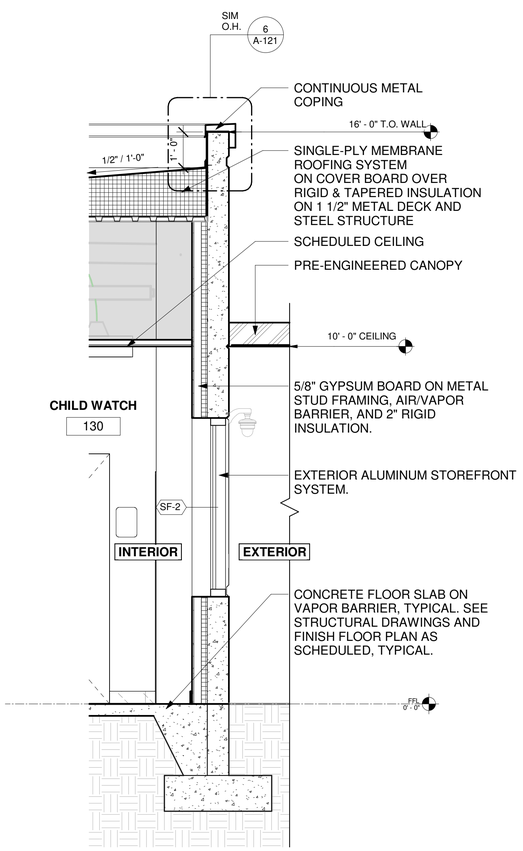
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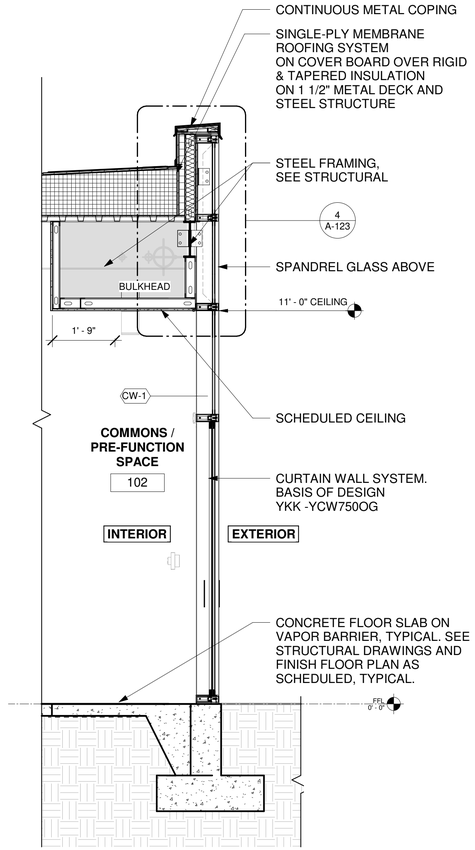
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PHASE	90% CONSTRUCTION DOCUMENTS
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CHECKED BY	SF
DATE	1/24/2024

A-311

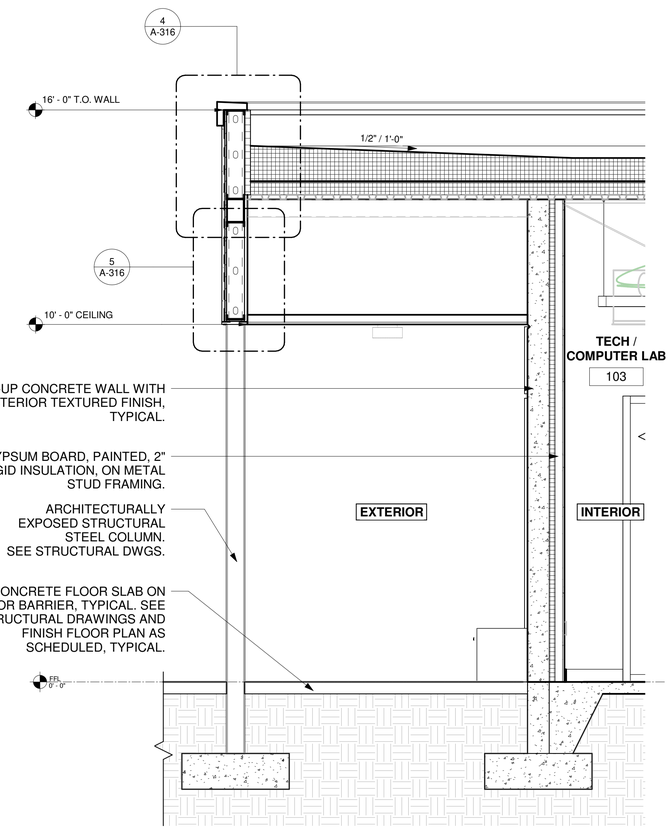
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1/24/2024 5:58:41 PM



1 EXTERIOR WALL SECTION
1/2" = 1'-0"



2 EXTERIOR WALL SECTION
1/2" = 1'-0"



3 EXTERIOR WALL SECTION
1/2" = 1'-0"

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SHEET TITLE
WALL SECTIONS

PROJECT ADDRESS
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MT. DORA, FL. 32757

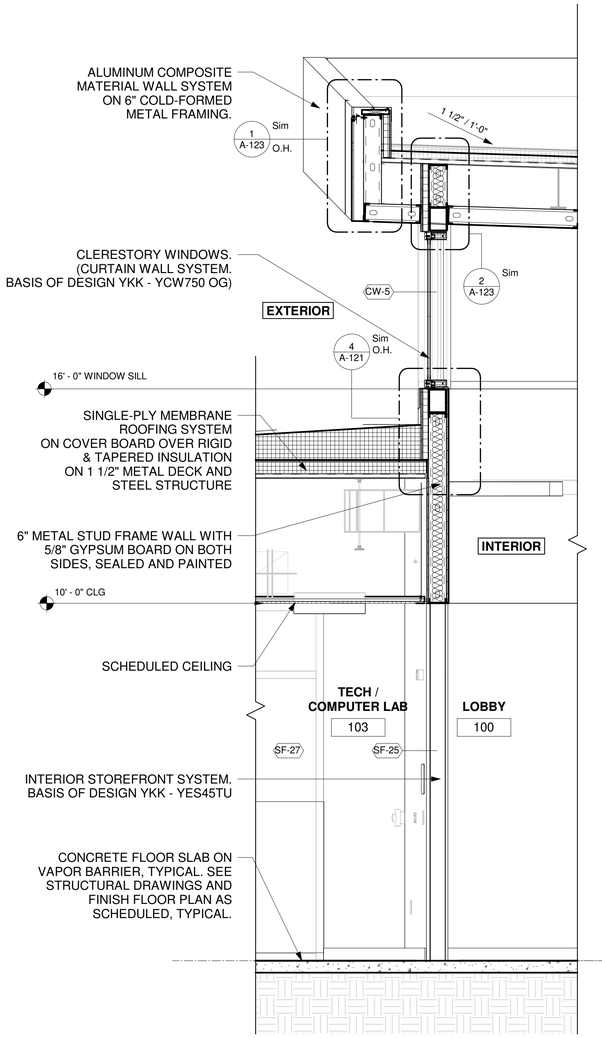
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CITY OF MOUNT DORA
510 N BAY ST
MT. DORA, FL. 32757

REV.	DESCRIPTION	DATE

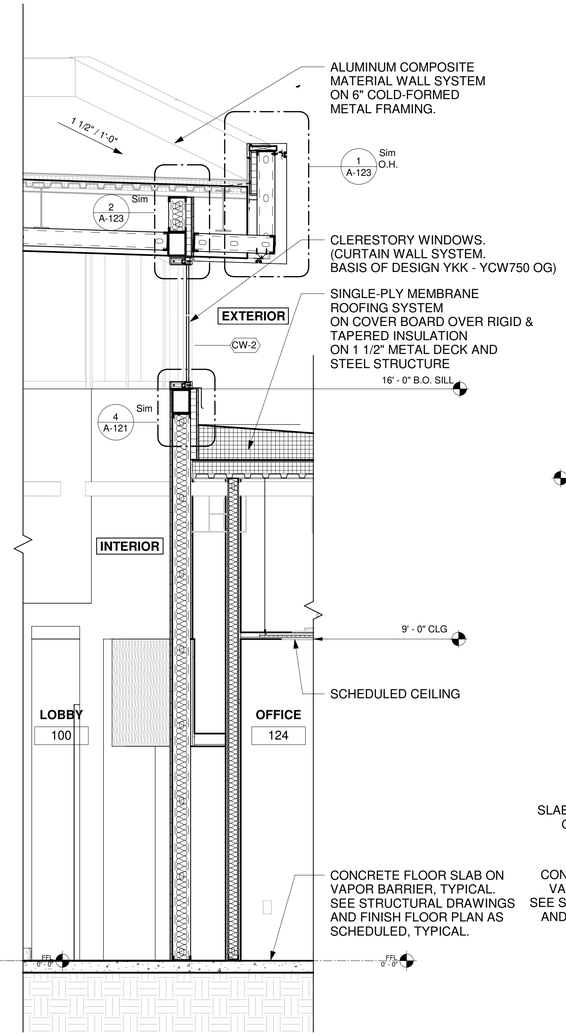
PROJECT No. 22-038
PHASE 90% CONSTRUCTION DOCUMENTS
SCALE As indicated
DRAWN BY TD, GT
CHECKED BY SF
DATE 1/24/2024

A-312

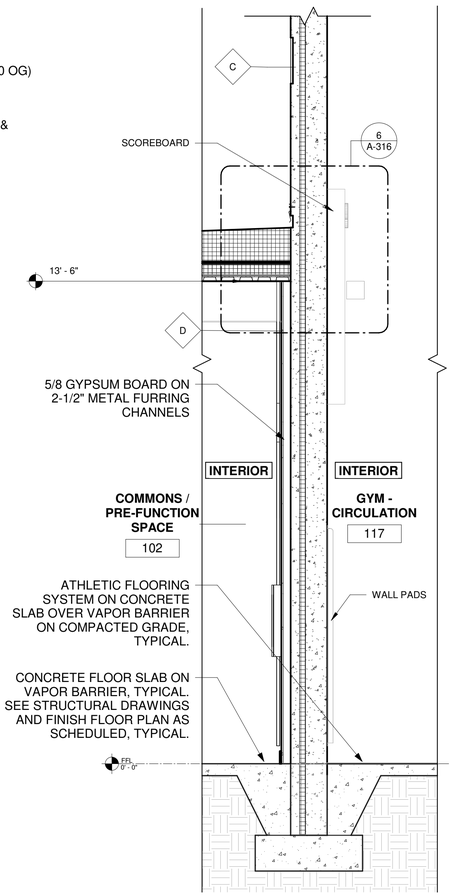
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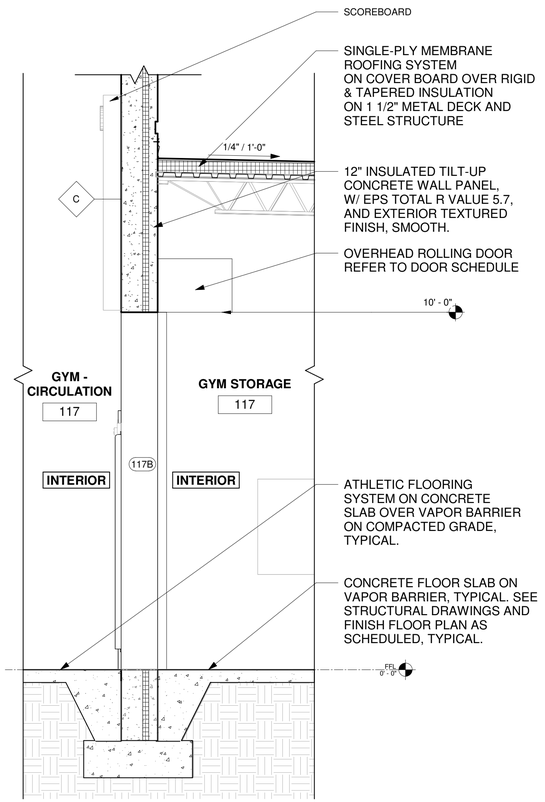
1 INTERIOR WALL SECTION
1/2" = 1'-0"



2 INTERIOR WALL SECTION
1/2" = 1'-0"



3 INTERIOR WALL SECTION
1/2" = 1'-0"



4 INTERIOR WALL SECTION
1/2" = 1'-0"

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

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407.418.1338

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SHEET TITLE: WALL SECTIONS

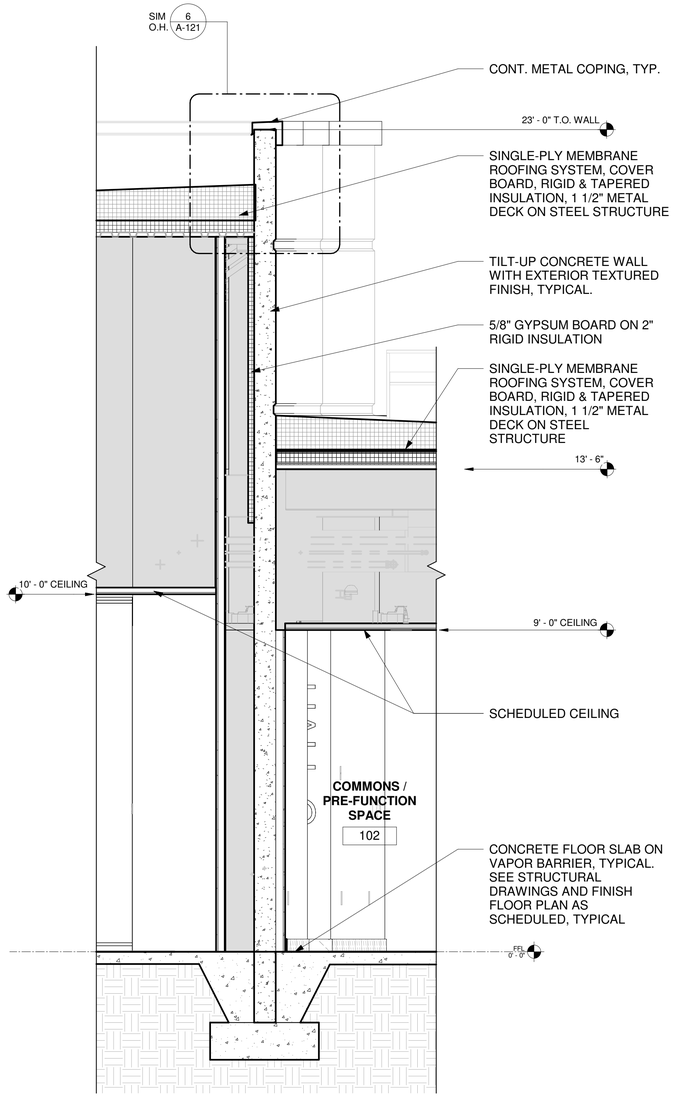
PROJECT ADDRESS: 1010 LINCOLN AVE MT. DORA, FL. 32757

OWNER NAME AND ADDRESS: CITY OF MOUNT DORA 510 N BAY ST MT. DORA, FL. 32757

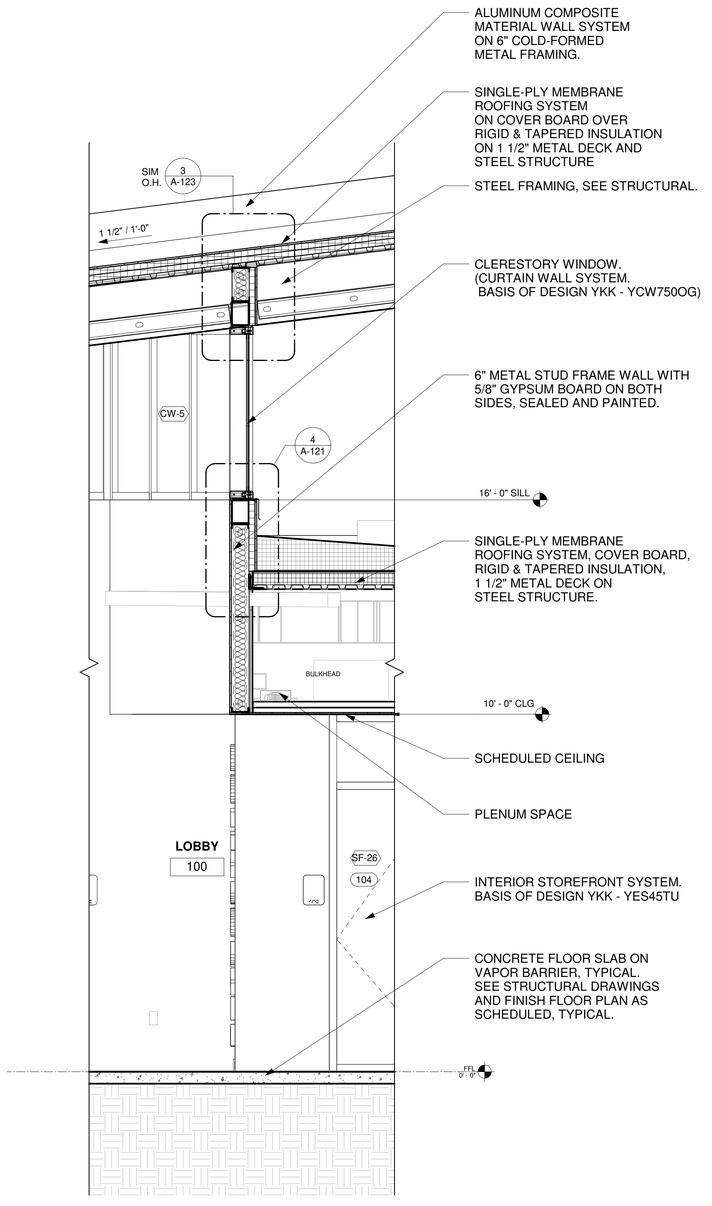
REV.	DESCRIPTION	DATE

PROJECT No. 22-038
PHASE 90% CONSTRUCTION DOCUMENTS
SCALE As indicated
DRAWN BY TD, GT
CHECKED BY SF
DATE 1/24/2024

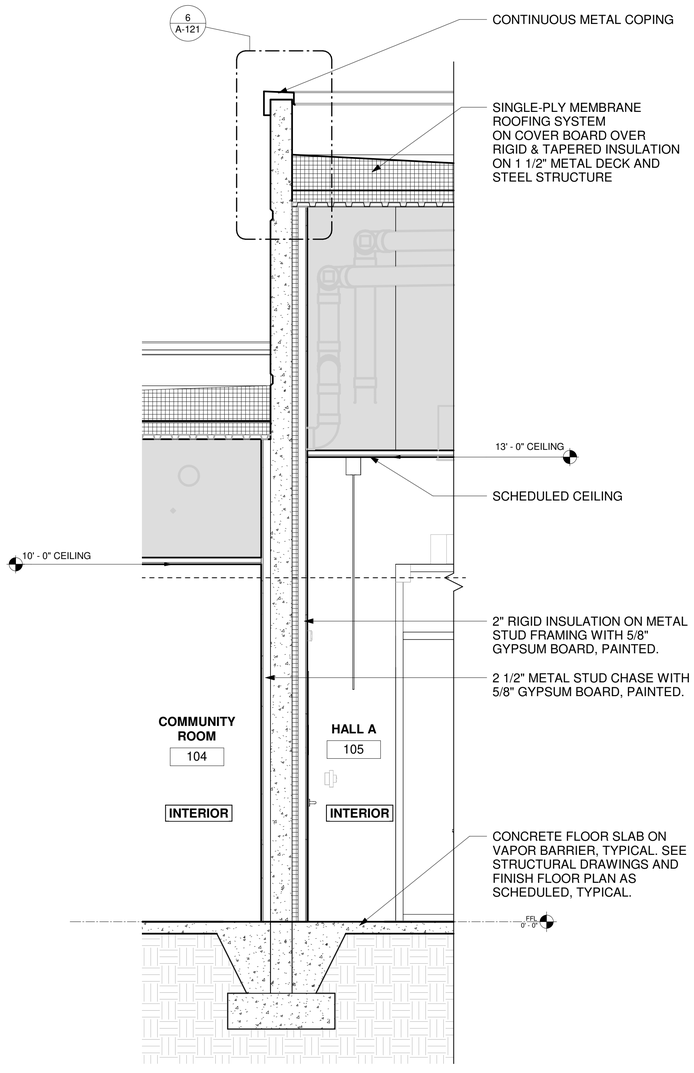
A-313



3 INTERIOR WALL SECTION
1/2" = 1'-0"



2 INTERIOR WALL SECTION
1/2" = 1'-0"



1 INTERIOR WALL SECTION
1/2" = 1'-0"

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SHEET TITLE
WALL SECTIONS

REV.	DESCRIPTION	DATE

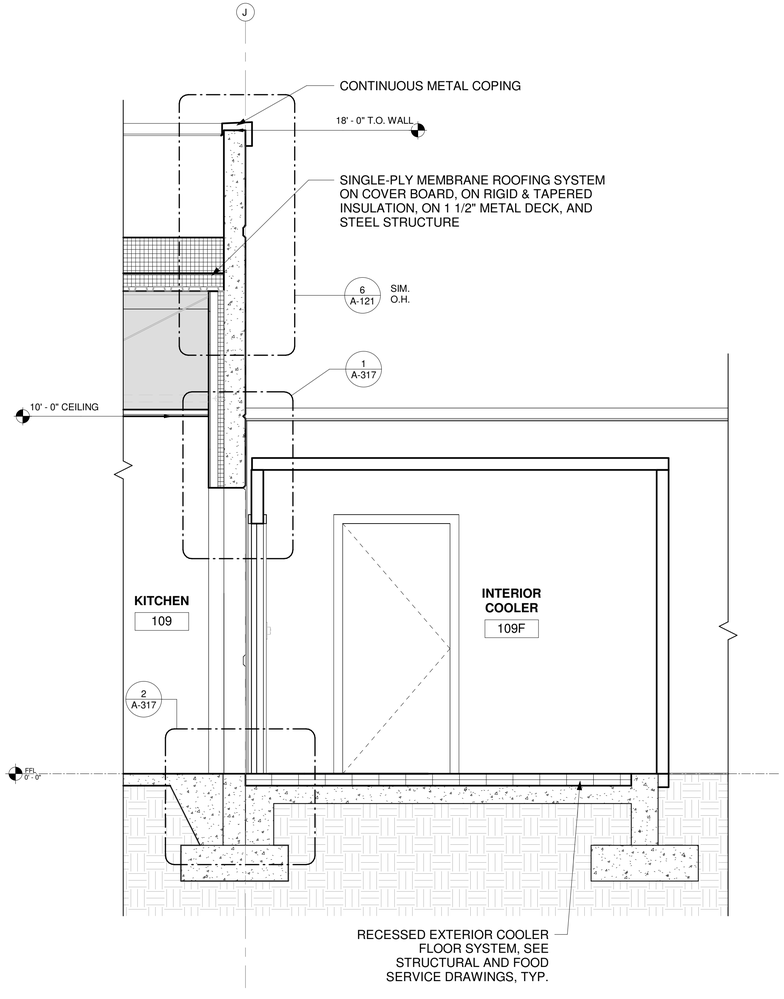
PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAY ST
MT. DORA, FL. 32757

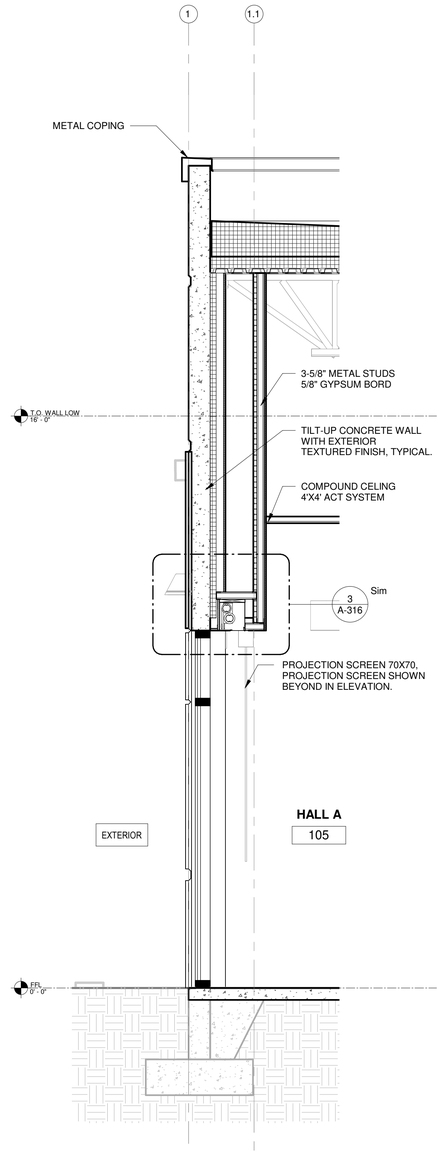
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PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	As indicated
DRAWN BY	TD,GT
CHECKED BY	SF
DATE	1/24/2024

A-314

1/24/2024 5:58:52 PM Autodesk Docs://City of Mount Dora Resource & Recreation Center/City of Mt.Dora Resource & Rec Center_22-038) Arch.rvt



1 FREEZER WALL SECTION
1/2" = 1'-0"



2 EXTERIOR WALL SECTION
1/2" = 1'-0"

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SHEET TITLE
WALL SECTIONS

REV.	DESCRIPTION	DATE

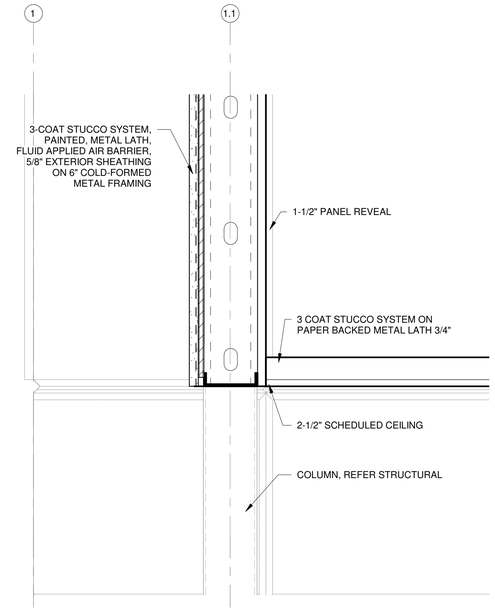
PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAKER ST
MT. DORA, FL 32757

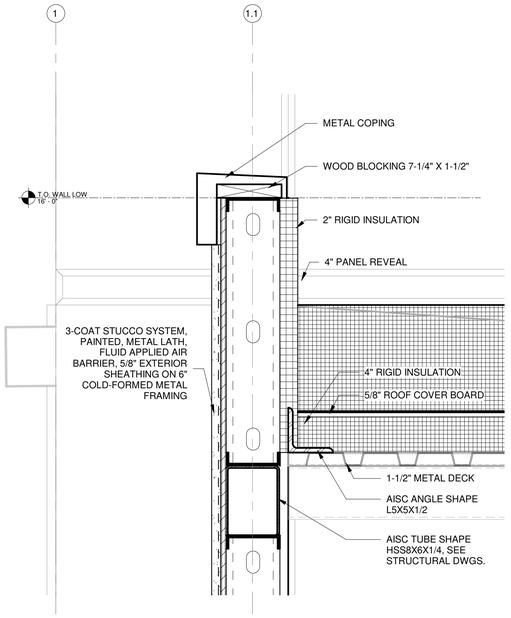
PROJECT No.	22-038
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SCALE	1/2" = 1'-0"
DRAWN BY	TD,DT
CHECKED BY	SF
DATE	1/24/2024

A-315

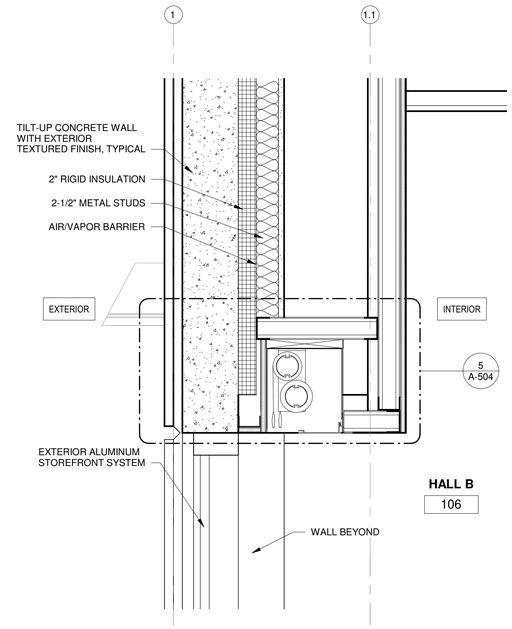
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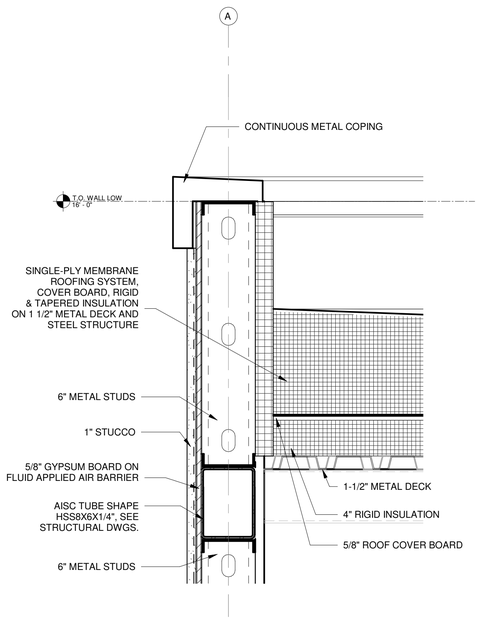
1 SECTION DETAIL
1 1/2" = 1'-0"



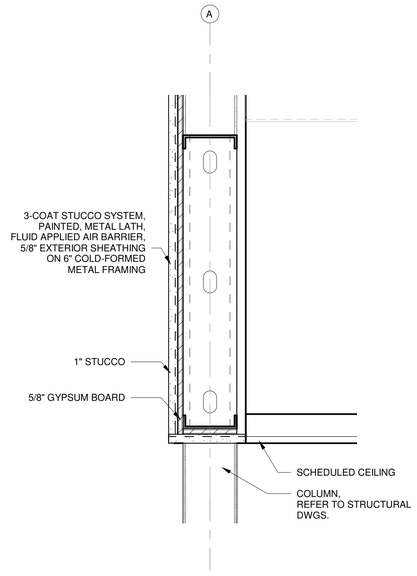
2 SECTION DETAIL - PARAPET WALL
1 1/2" = 1'-0"



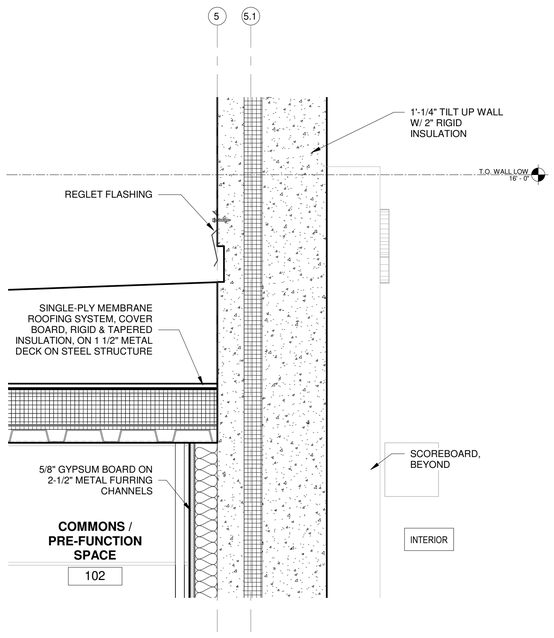
3 SECTION DETAIL - HALL B
1 1/2" = 1'-0"



4 SECTION DETAIL - ROOF
1 1/2" = 1'-0"



5 SECTION DETAIL -
1 1/2" = 1'-0"



6 SECTION DETAIL - COMMONS SPACE
1 1/2" = 1'-0"

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SHEET TITLE: SECTION DETAILS

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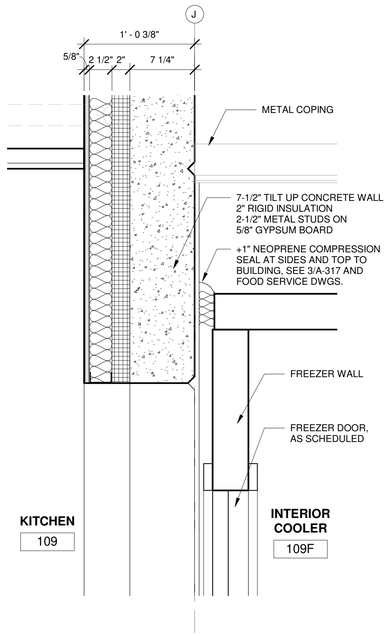
PROJECT ADDRESS: 1010 LINCOLN AVE, MT. DORA, FL. 32757

OWNER NAME AND ADDRESS: CITY OF MOUNT DORA, 510 N BAKER ST, MT. DORA, FL. 32757

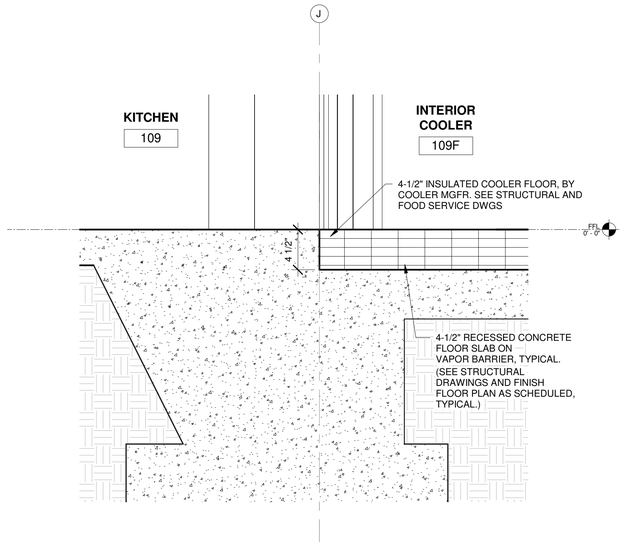
PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	1 1/2" = 1'-0"
DRAWN BY	TD,GT
CHECKED BY	SF
DATE	1/24/2024

A-316

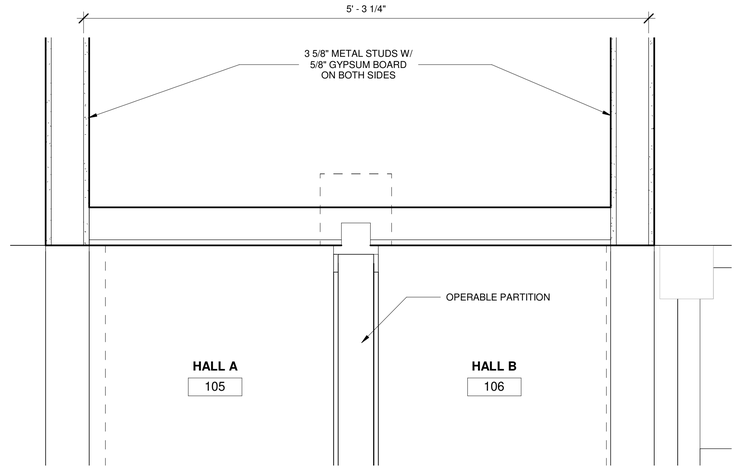
1/24/2024 5:58:59 PM Autodesk Docs://City of Mount Dora Resource & Recreation Center/City of Mt.Dora Resource & Rec Center_(22-038) Arch.rvt



1 SECTION DETAIL - INTERIOR COOLER
1 1/2" = 1'-0"



2 SECTION DETAIL - KITCHEN
1 1/2" = 1'-0"



3 SECTION DETAIL - PARTITION WALL HEAD
1 1/2" = 1'-0"

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SHEET TITLE
SECTION DETAILS

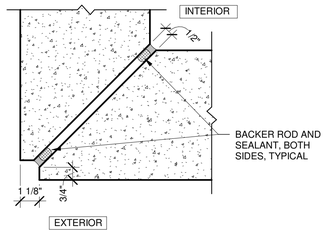
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DATE	1/24/2024

REV.	DESCRIPTION	DATE

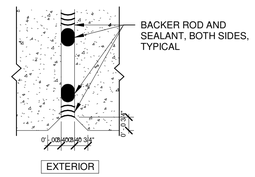
PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAKER ST
MT. DORA, FL. 32757

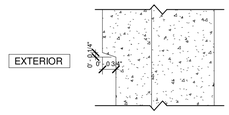
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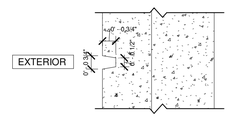
8 PANEL CORNER JOINT - TYPICAL PLAN DETAIL
3" = 1'-0"



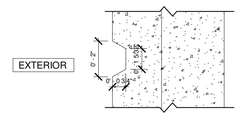
7 PANEL JOINT - TYPICAL PLAN DETAIL
3" = 1'-0"



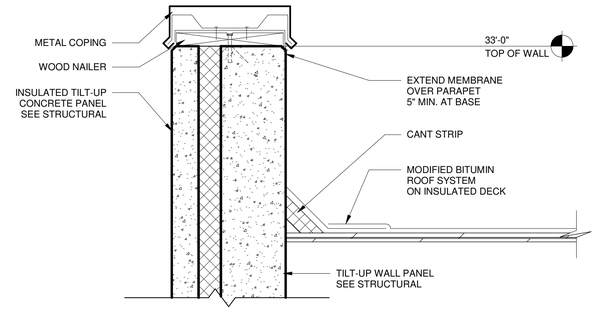
6 REVEAL - SECTION DETAIL
3" = 1'-0"



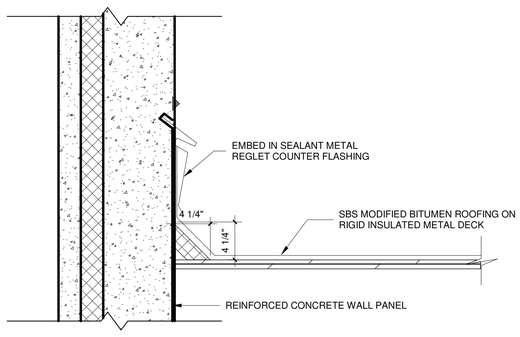
5 REVEAL @ ACCENT - SECION DETAIL
3" = 1'-0"



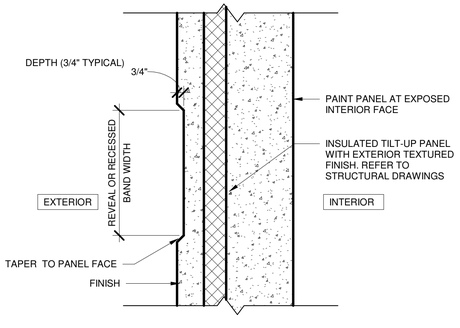
4 REVEAL @ PATTERN
3" = 1'-0"



3 PARAPET - SANDWICH PANEL - CAP
1 1/2" = 1'-0"



2 PARAPET - SANDWICH PANEL - TERMINATION BAR
1 1/2" = 1'-0"



1 PANEL RECESS - SECTION DETAIL
1 1/2" = 1'-0"

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SHEET TITLE: TILT-UP WALL DETAILS

REV.	DESCRIPTION	DATE

PROJECT ADDRESS: 1010 LINCOLN AVE, MT. DORA, FL. 32757

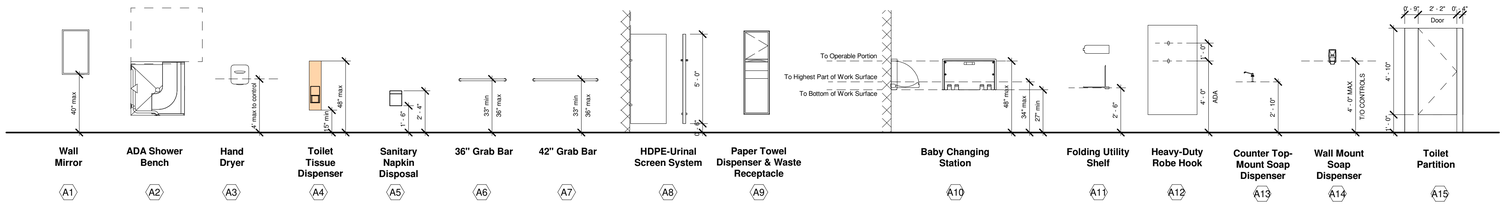
OWNER NAME AND ADDRESS: CITY OF MOUNT DORA, 510 N BAKER ST, MT. DORA, FL. 32757

PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
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DATE	1/24/2024

A-320

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Restroom Fixtures and Equipments



Wall Mirror A1

ADA Shower Bench A2

Hand Dryer A3

Toilet Tissue Dispenser A4

Sanitary Napkin Disposal A5

36" Grab Bar A6

42" Grab Bar A7

HDPE-Urinal Screen System A8

Paper Towel Dispenser & Waste Receptacle A9

Baby Changing Station A10

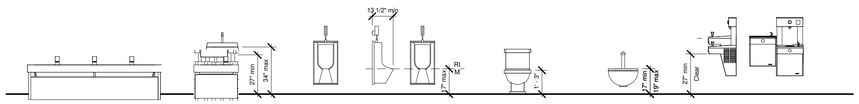
Folding Utility Shelf A11

Heavy-Duty Robe Hook A12

Counter Top-Mount Soap Dispenser A13

Wall Mount Soap Dispenser A14

Toilet Partition A15



3 Station Wall Mounted Sink
ADA Compliant
P1

1 Station Wall Mounted Sink
ADA Compliant
P2

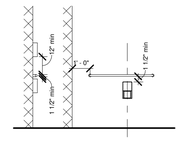
Urinal
P4

ADA Urinal
P5

Floor Mounted Toilet
Commercial Toilet 15" Seat Height
ADA Compliant
P6

Wall Mounted Toilet
Commercial Toilet Seat
ADA Compliant
P7

Drinking Fountain
P8



Restroom Fixtures & Accessories Dimensions Relationship

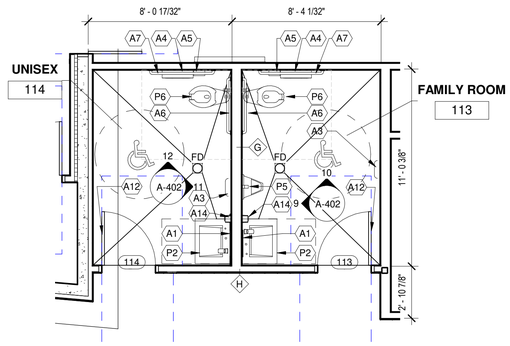
NOTE:

FIXTURES & ACCESSORIES MOUNTING HEIGHTS MAY CHANGE DEPENDING ON THE SPECIFIC FIXTURES SELECTED. ALL PROPOSED FIXTURES MUST BE REVIEWED AND APPROVED.

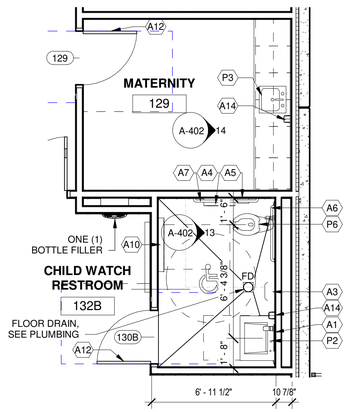
ALL ITEM TO BE MOUNTED IN ACCORDANCE WITH FLORIDA BUILDING CODE 2020 - 7th EDITION

PROVIDE WOOD BLOCKING AROUND WATER CLOSETS & SHOWERS AND AT ALL GRAB BARS & SHOWERS SEATS AND OTHER TOILET ACCESSORIES AS NECESSARY

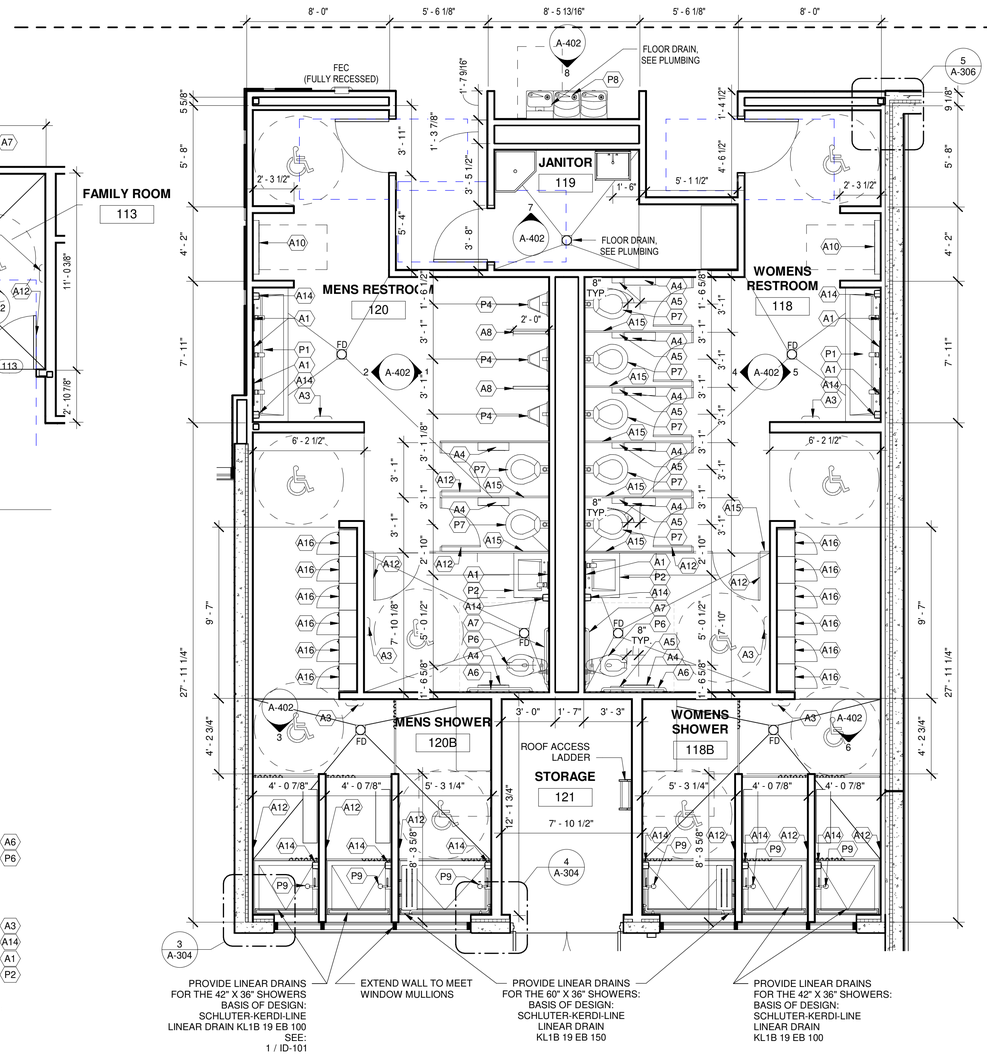
PROVIDE MOISTURE RESISTANT GYPSUM BOARD ON WET SIDE OF ALL RESTROOMS AND SHOWERS



1 UNISEX & FAMILY RESTROOM
1/4" = 1'-0"



2 CHILD WATCH RESTROOM & MATERNITY ROOM
1/4" = 1'-0"



PROVIDE LINEAR DRAINS FOR THE 42" X 36" SHOWERS BASIS OF DESIGN: SCHLUTER-KERDI-LINE LINEAR DRAIN KL1B 19 EB 100 SEE: 1 / ID-101

EXTEND WALL TO MEET WINDOW MULLIONS

PROVIDE LINEAR DRAINS FOR THE 60" X 36" SHOWERS: BASIS OF DESIGN: SCHLUTER-KERDI-LINE LINEAR DRAIN KL1B 19 EB 150

PROVIDE LINEAR DRAINS FOR THE 42" X 36" SHOWERS: BASIS OF DESIGN: SCHLUTER-KERDI-LINE LINEAR DRAIN KL1B 19 EB 100

3 RESTROOMS & SHOWER ROOMS
1/4" = 1'-0"

RESTROOM KEYNOTES:

KEY	DESCRIPTIONS
P1	3 STATION INTEGRATED WALL-MOUNTED SINK (ADA COMPLIANT)
P2	1 STATION INTEGRATED WALL-MOUNTED SINK (ADA COMPLIANT)
P3	UNDERMOUNT SINK
P4	URINAL
P5	URINAL ADA
P6	FLOOR MOUNTED TOILET (ADA COMPLIANT)
P7	WALL MOUNTED TOILET (ADA COMPLIANT)
P8	DRINKING FOUNTAIN W/ WATER BOTTLE REFILLING STATION
P9	SHOWER HEAD AND SHOWER SPRAY UNIT W/ ADJUSTABLE BAR AND CONTROLS
A1	WALL MIRROR
A2	ADA SHOWER BENCH
A3	HAND DRYER W/RECESSED MOUNTING KIT BASIS OF DESIGN: PAL HD0907
A4	TOILET TISSUE DISPENSER - DOUBLE ROLL BASIS OF DESIGN -THUNDER GROUP TWIN JUMBO-ROLL, SLTD302.
A5	SANITARY NAPKIN DISPOSAL
A6	36" STRAIGHT GRAB BAR
A7	42" STRAIGHT GRAB BAR
A8	URINAL SCREEN SYSTEM - WALL HUNG
A9	PAPER TOWEL DISPENSER & WASTE RECEPTACLE
A10	HORIZONTAL RECESSED MOUNTED STAINLESS STEEL FINISH BABY CHANGING STATION
A11	FOLDING UTILITY SHELF
A12	HEAVY-DUTY CLOTHES HOOK, TYP. AT BACK SIDE OF ALL TOILET PARTITION DOORS.
A13	COUNTER TOP-MOUNT SOAP DISPENSER
A14	WALL MOUNT SOAP DISPENSER BASIS OF DESIGN - SMZ DAA501501
A15	TOILET PARTITIONS
A16	ATHLETIC HDPE PLASTIC LOCKERS, 2 TIER

RESTROOM NOTES:

FIXTURES & ACCESSORIES MOUNTING HEIGHTS MAY CHANGED DEPENDING ON THE SPECIFIC FIXTURES SELECTED. ALL PROPOSED FIXTURES MUST BE REVIEWED AND APPROVED.

ALL ITEM TO BE MOUNTED IN ACCORDANCE WITH FLORIDA BUILDING CODE 2020 - 7th EDITION

DIMENSIONING:

X'-X" FACE OF MASONRY UNIT TO FACE OF MASONRY UNIT

X'-X" CENTERLINE OF COLUMN TO CENTERLINE OF COLUMN

X'-X" FACE OF METAL STUD TO FACE OF METAL STUD

GENERAL NOTES:

#	DESCRIPTIONS
1.	REFER TO INTERIOR DRAWINGS FOR FINISH PLANS AND ELEVATIONS

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
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SHEET TITLE
ENLARGED FLOOR PLAN – RESTROOMS

REV.	DESCRIPTION	DATE

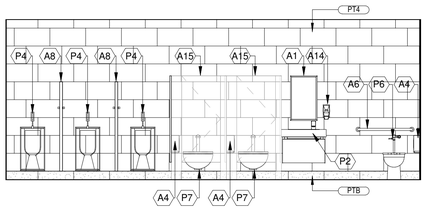
PROJECT ADDRESS
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MT. DORA, FL. 32757

OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAKER ST
MT. DORA, FL 32757

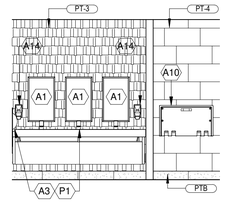
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DRAWN BY	TD, GT
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DATE	1/24/2024

A-401

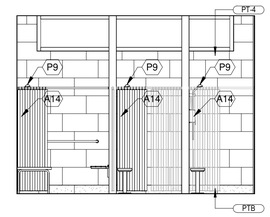
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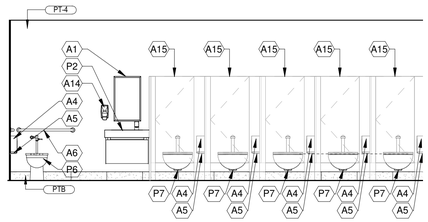
1 INTERIOR ELEVATION - MENS RESTROOM
1/4" = 1'-0"



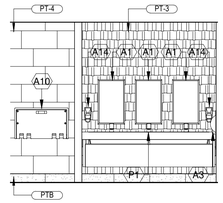
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1/4" = 1'-0"



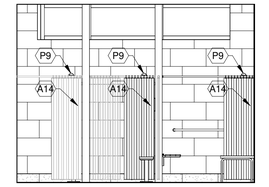
3 INTERIOR ELEVATION - MENS SHOWER
1/4" = 1'-0"



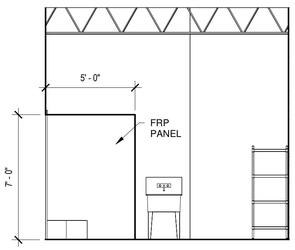
4 INTERIOR ELEVATION - WOMENS RESTROOM
1/4" = 1'-0"



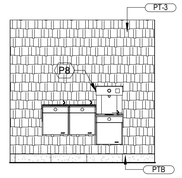
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1/4" = 1'-0"



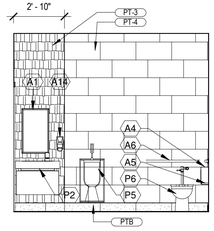
6 INTERIOR ELEVATION - WOMENS SHOWER
1/4" = 1'-0"



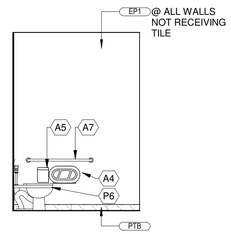
7 INTERIOR ELEVATION - JANITOR
1/4" = 1'-0"



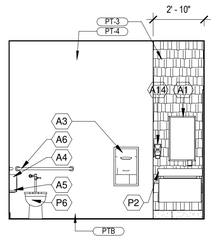
8 INTERIOR ELEVATION - WATER FOUNTAIN
1/4" = 1'-0"



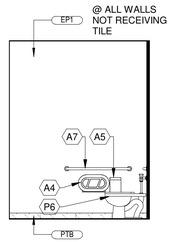
9 INTERIOR ELEVATION - FAMILY RESTROOM
1/4" = 1'-0"



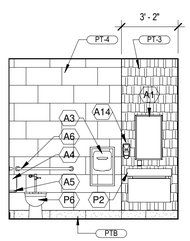
10 INTERIOR ELEVATION - FAMILY RESTROOM
1/4" = 1'-0"



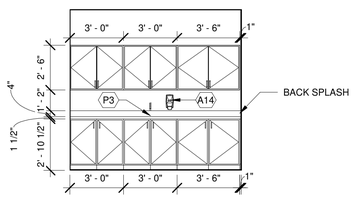
11 INTERIOR ELEVATION - UNISEX RESTROOM
1/4" = 1'-0"



12 INTERIOR ELEVATION - UNISEX RESTROOM
1/4" = 1'-0"



13 INTERIOR ELEVATION - CHILDWATCH RESTROOM
1/4" = 1'-0"



14 INTERIOR ELEVATION - MATERNITY ROOM
1/4" = 1'-0"

RESTROOM KEYNOTES:

KEY	DESCRIPTIONS
P1	3 STATION INTEGRATED WALL-MOUNTED SINK (ADA COMPLIANT)
P2	1 STATION INTEGRATED WALL-MOUNTED SINK (ADA COMPLIANT)
P3	UNDERMOUNT SINK
P4	URINAL
P5	URINAL ADA
P6	FLOOR MOUNTED TOILET (ADA COMPLIANT)
P7	WALL MOUNTED TOILET (ADA COMPLIANT)
P8	DRINKING FOUNTAIN W/ WATER BOTTLE REFILLING STATION
P9	SHOWER HEAD AND SHOWER SPRAY UNIT W/ ADJUSTABLE BAR AND CONTROLS
A1	WALL MIRROR
A2	ADA SHOWER BENCH
A3	HAND DRYER W/RECESSED MOUNTING KIT BASIS OF DESIGN: PAL HD0907
A4	TOILET TISSUE DISPENSER - DOUBLE ROLL BASIS OF DESIGN -THUNDER GROUP TWIN JUMBO-ROLL, SLTD302.
A5	SANITARY NAPKIN DISPOSAL
A6	36" STRAIGHT GRAB BAR
A7	42" STRAIGHT GRAB BAR
A8	URINAL SCREEN SYSTEM - WALL HUNG
A9	PAPER TOWEL DISPENSER & WASTE RECEPTACLE
A10	HORIZONTAL RECESSED MOUNTED STAINLESS STEEL FINISH BABY CHANGING STATION
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DIMENSIONING:

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X'-X" CENTERLINE OF COLUMN TO CENTERLINE OF COLUMN

X'-X" FACE OF METAL STUD TO FACE OF METAL STUD

GENERAL NOTES:

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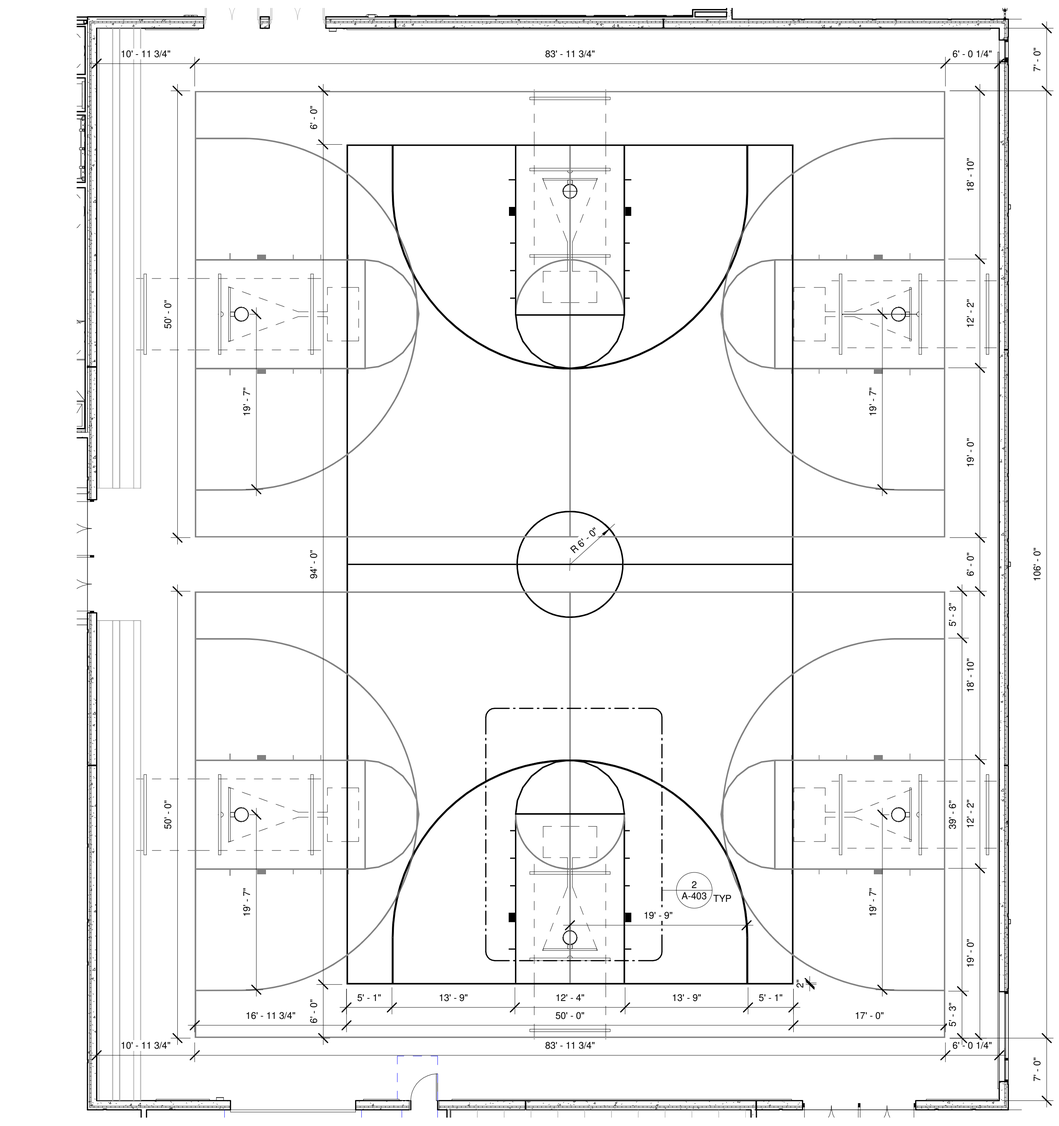
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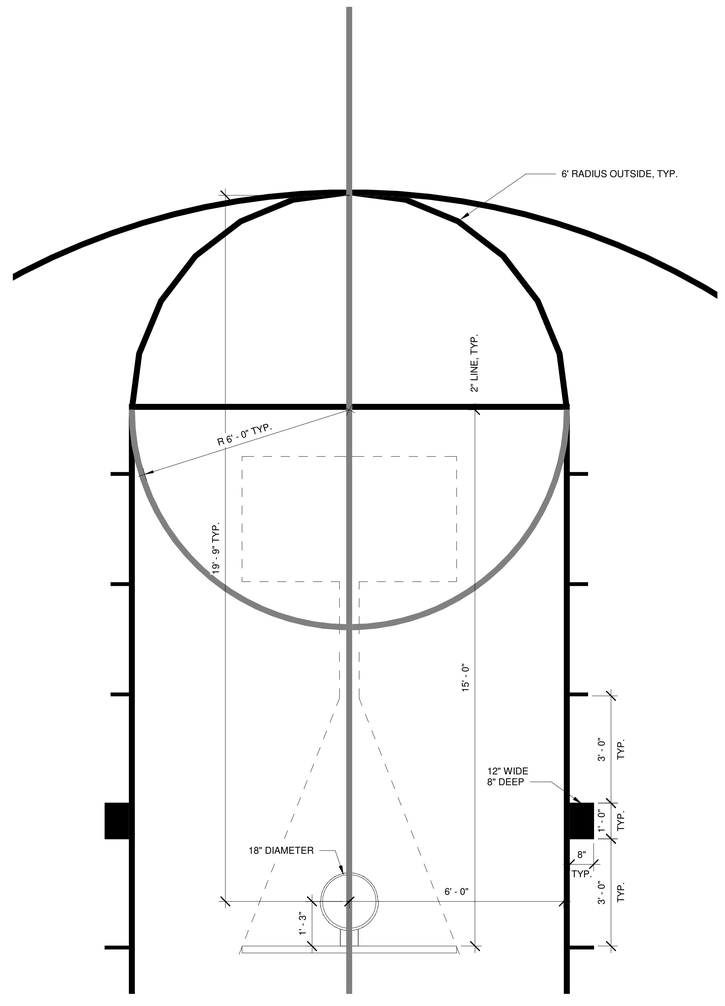
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510 BAKER ST.
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PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	As indicated
DRAWN BY	TD, GT
CHECKED BY	SF
DATE	1/24/2024

A-402



1 ENLARGED GYM STRIPING PLAN
1/8" = 1'-0"



2 ENLARGED GYM STRIPING PLAN DETAIL
1/2" = 1'-0"

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GYM STRIPING PLAN

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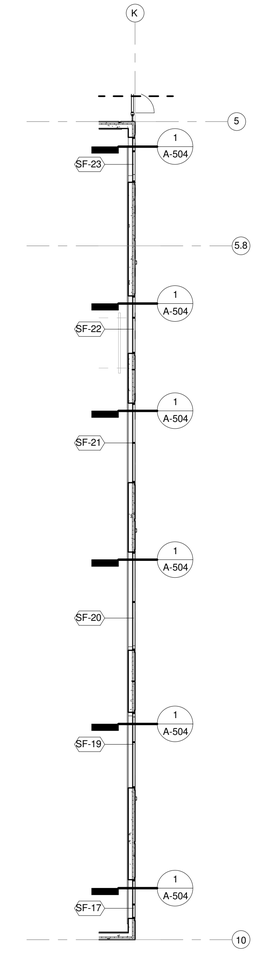
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MT. DORA, FL 32757

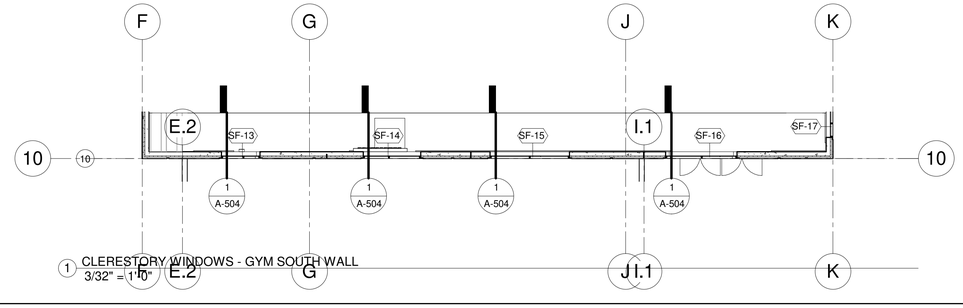
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SCALE	As indicated
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DATE	1/24/2024

A-403

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2 CLERESTORY WINDOWS - GYM EAST WALL
3/32" = 1'-0"



1 CLERESTORY WINDOWS - GYM SOUTH WALL
3/32" = 1'-0"

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ENLARGED PLANS -
MISCELLANEOUS PLAN

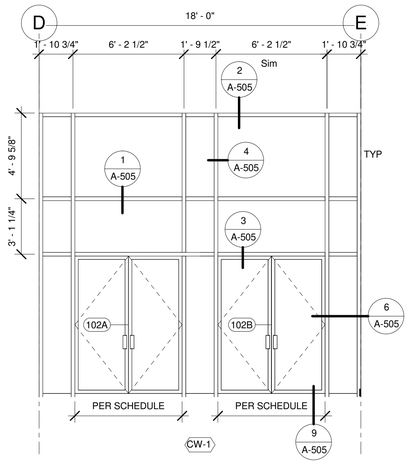
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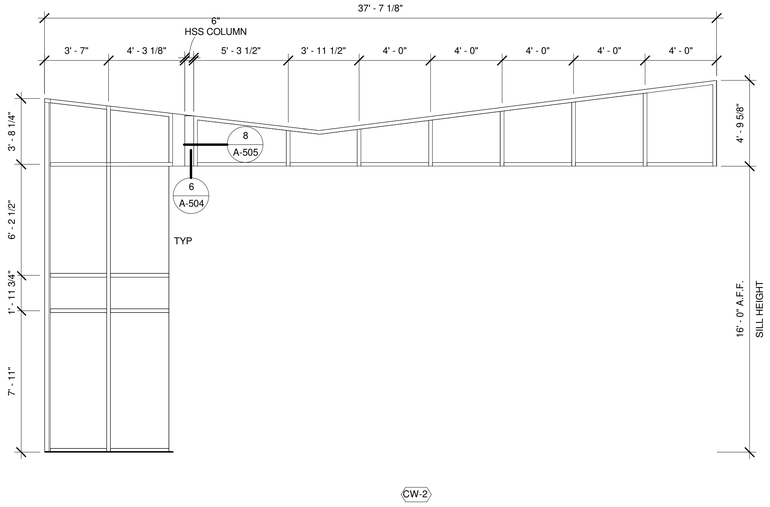
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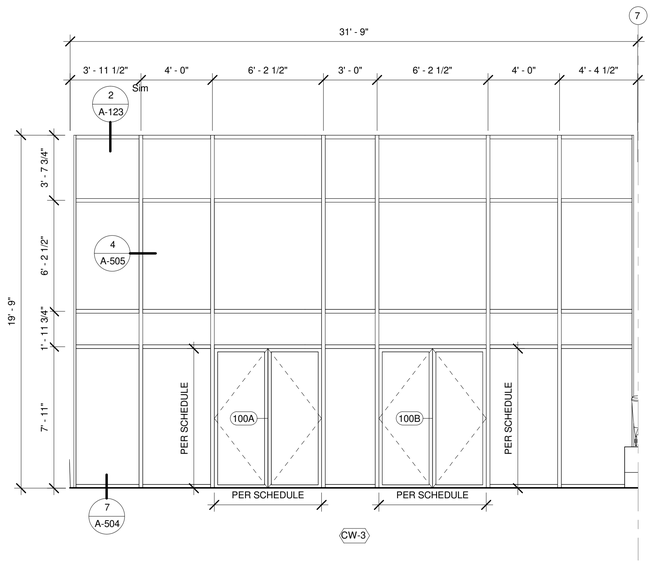
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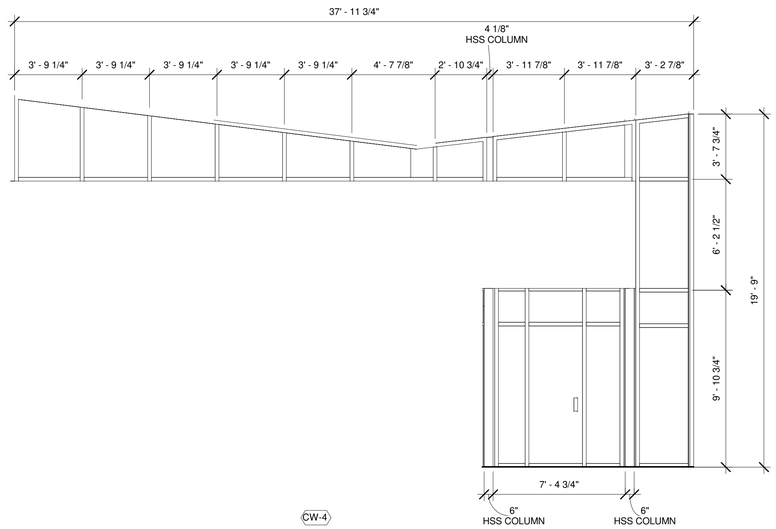
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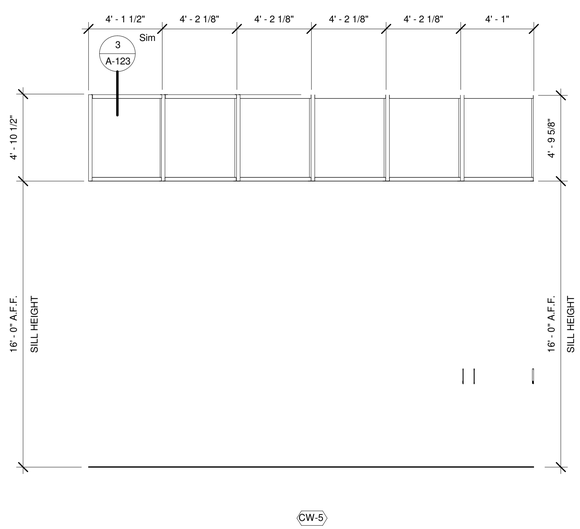


1 CURTAIN WALL ELEVATIONS
1/4" = 1'-0"









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SHEET TITLE
CURTAIN WALL WINDOW ELEVATIONS

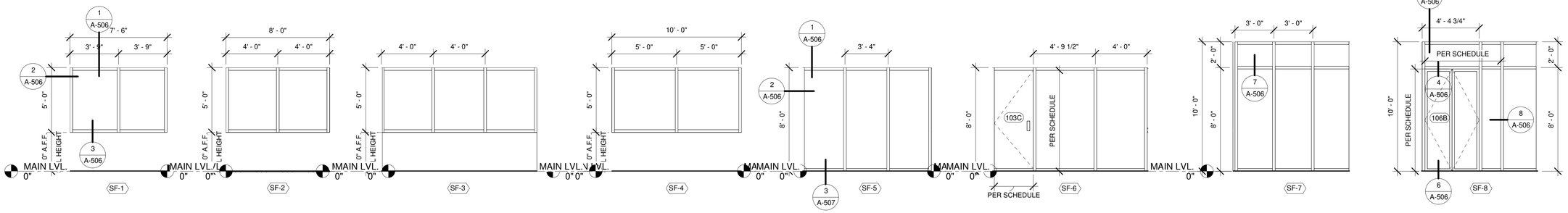
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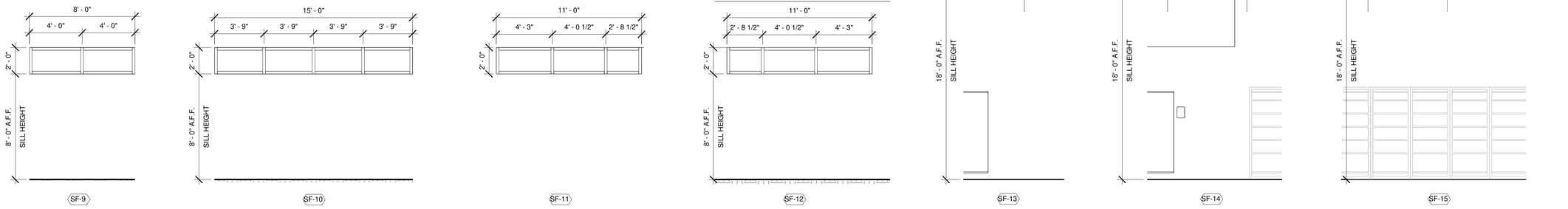
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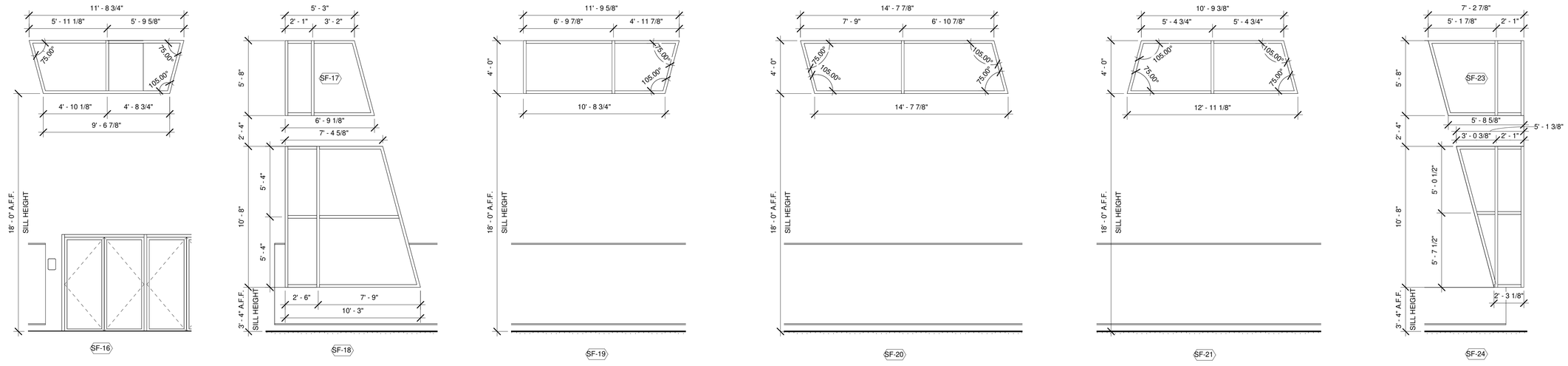
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510 N BAKER ST
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PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	1/4" = 1'-0"
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A-501







1 EXTERIOR STOREFRONT ELEVATIONS
1/4" = 1'-0"

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STOREFRONT WINDOW ELEVATIONS

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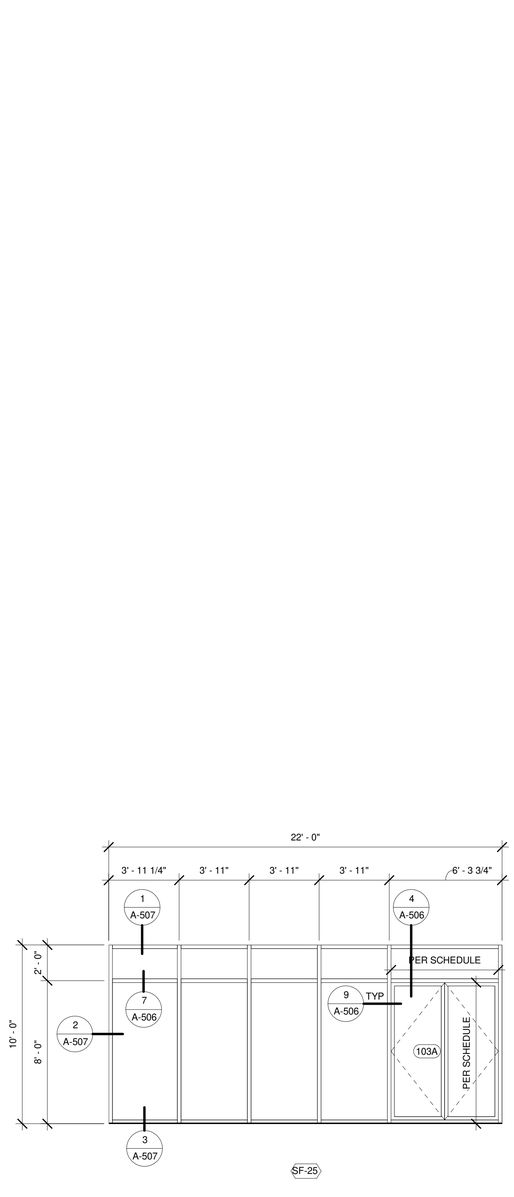
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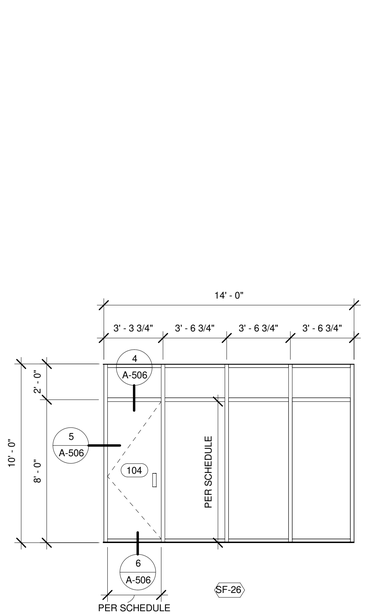
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DATE	1/24/2024

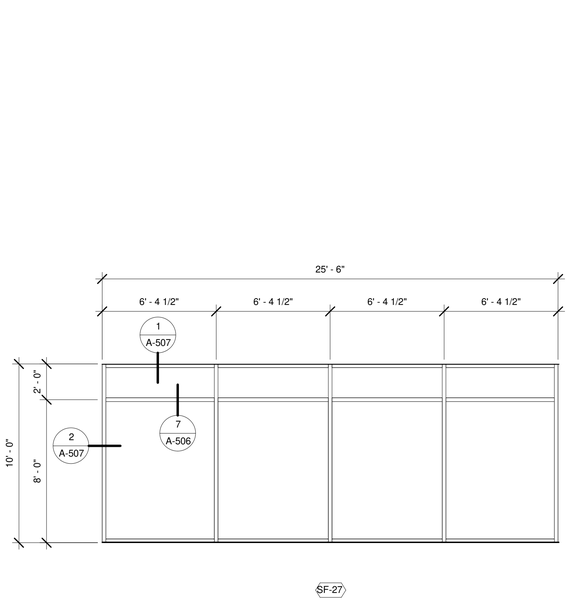
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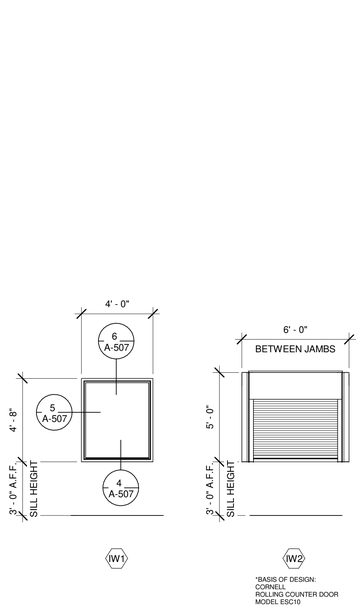
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2 INTERIOR STOREFRONT ELEVATIONS
1/4" = 1'-0"







*BASIS OF DESIGN:
CORNELL
ROLLING COUNTER DOOR
MODEL ESC10

1 INTERIOR WINDOW ELEVATION
1/4" = 1'-0"

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1010 LINCOLN AVE
MT. DORA, FL. 32757

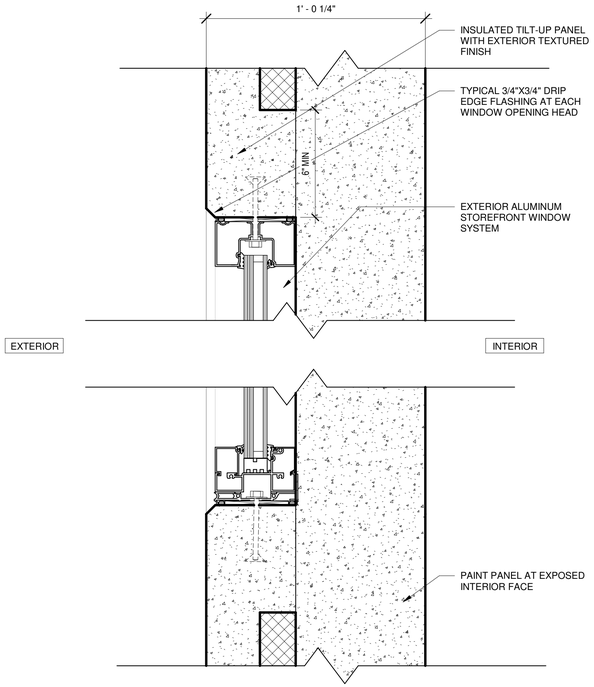
OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
N/A MARK, FL. 32757
MT. DORA, FL. 32757

SHEET TITLE
WINDOW ELEVATIONS

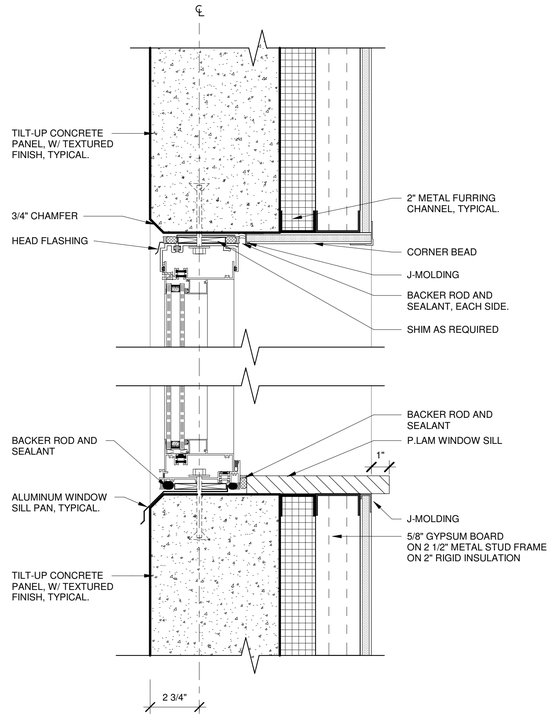
PROJECT No. 22-038
PHASE 90% CONSTRUCTION DOCUMENTS
SCALE 1/4" = 1'-0"
DRAWN BY TD, GT
CHECKED BY SF
DATE 1/24/2024

A-503

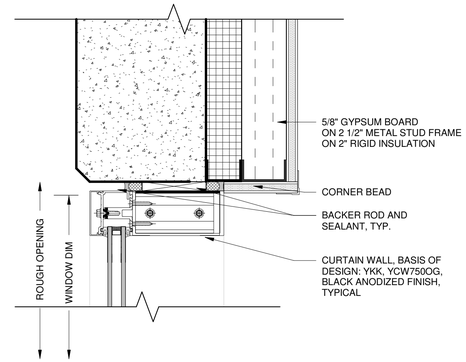
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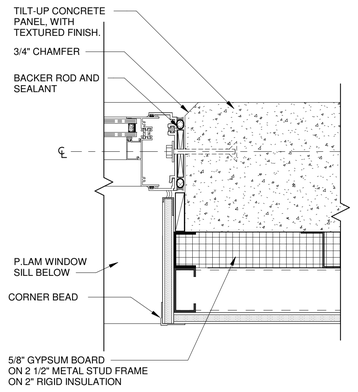
1 GLAZING SECTION - DETAIL
3" = 1'-0"



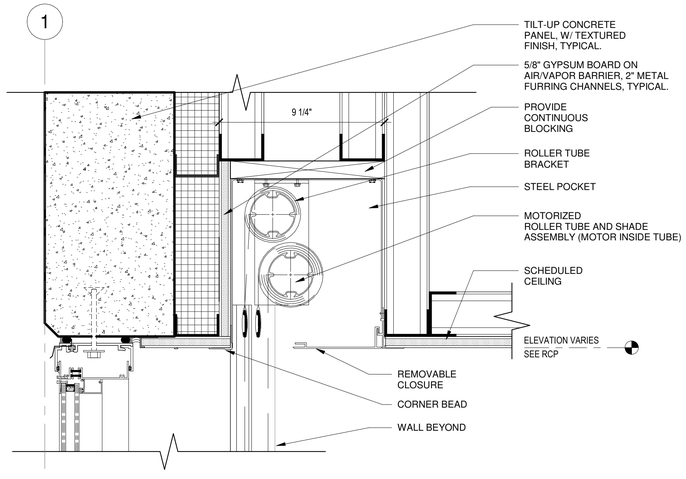
2 ALUMINUM WINDOW HEAD & SILL DETAIL
3" = 1'-0"



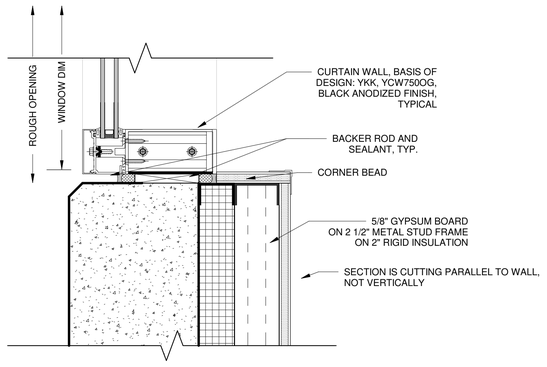
3 CURTAIN WALL HEAD DETAIL - TILT-UP
3" = 1'-0"



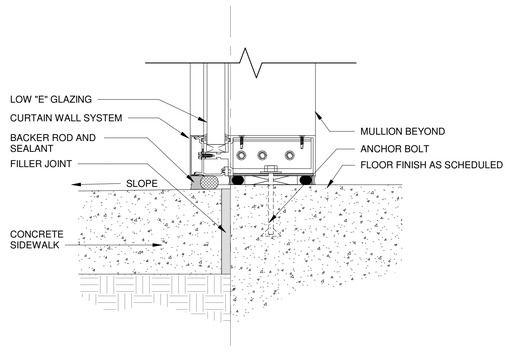
4 ALUMINUM WINDOW JAMB DETAIL
3" = 1'-0"



5 MOTORIZED DOUBLE ROLLER SHADE
3" = 1'-0"



6 CURTAIN WALL SILL DETAIL - TILT-UP
3" = 1'-0"



7 CURTAIN WALL SILL DETAIL
3" = 1'-0"

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

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SHEET TITLE: WINDOW DETAILS

REV.	DESCRIPTION	DATE

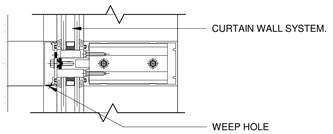
PROJECT ADDRESS: 1010 LINCOLN AVE, MT. DORA, FL. 32757

OWNER NAME AND ADDRESS: CITY OF MOUNT DORA, 510 N BAY ST, MT. DORA, FL. 32757

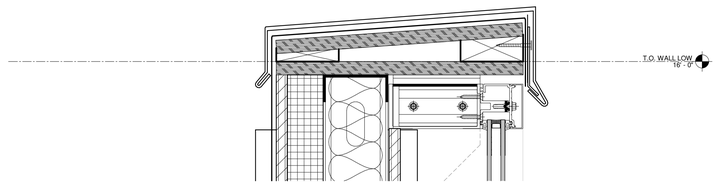
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SCALE	3" = 1'-0"
DRAWN BY	TD, GT
CHECKED BY	SF
DATE	1/24/2024

A-504

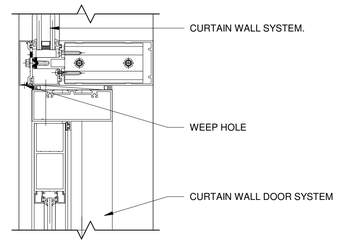
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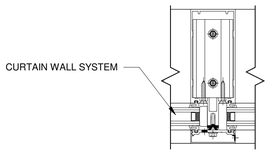
1 CURTAIN WALL HORIZONTAL MULLION DETAIL
3" = 1'-0"



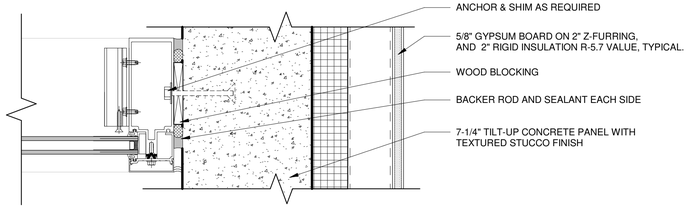
2 CURTAIN WALL HEAD AT PARAPIT
3" = 1'-0"



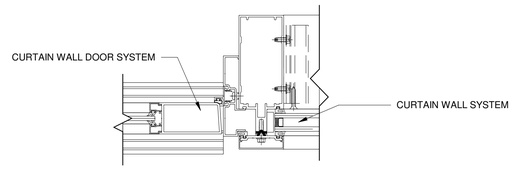
3 CURTAIN WALL TRANSOM DOOR HEAD DETAIL
3" = 1'-0"



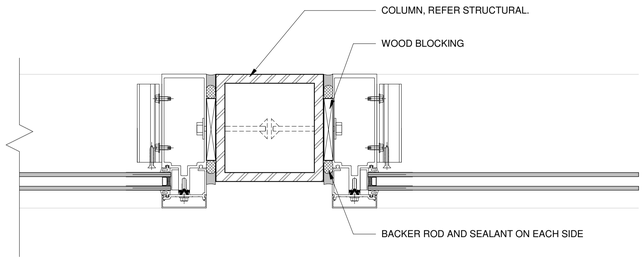
4 CURTAIN WALL VERTICAL MULLION DETAIL
3" = 1'-0"



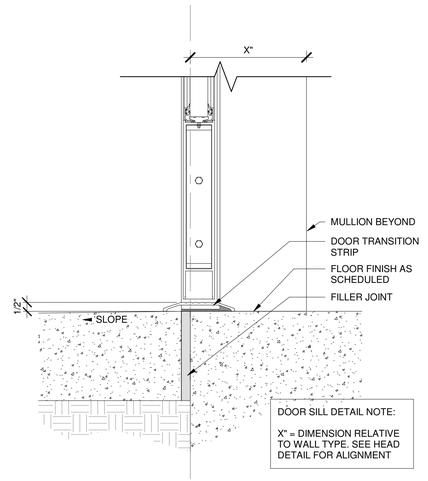
5 CURTAIN WALL JAMB DETAIL 2 - 7 1/4" TILT-UP
3" = 1'-0"



6 CURTAIN WALL MULLION DOOR JAMB
3" = 1'-0"



8 CURTAIN WALL- VERTICAL MULLION COLUMN DETAIL
3" = 1'-0"



9 CURTAIN WALL DOOR SILL DETAIL
3" = 1'-0"

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

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SHEET TITLE
CURTAIN WALL WINDOW DETAILS

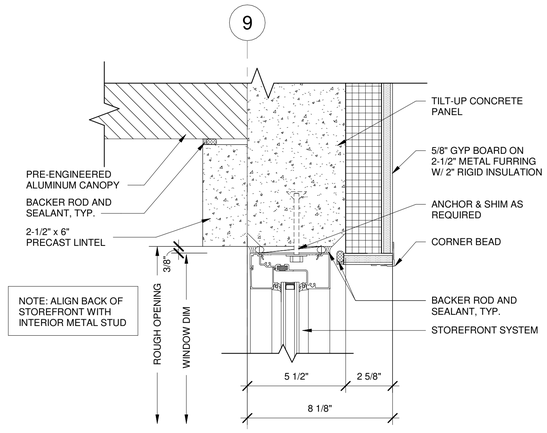
REV.	DESCRIPTION	DATE

PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

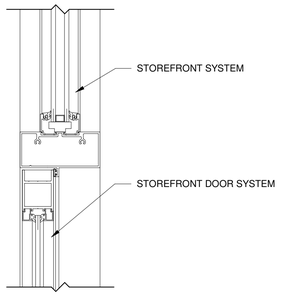
OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAY ST
MT. DORA, FL. 32757

PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	3" = 1'-0"
DRAWN BY	TD, GT
CHECKED BY	SF
DATE	1/24/2024

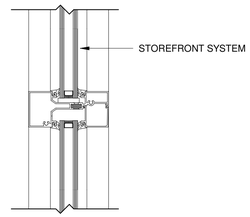
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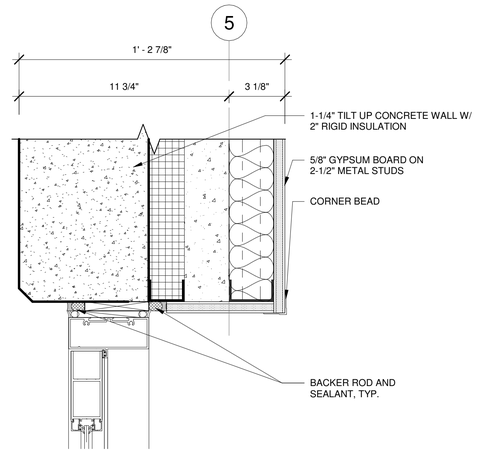
1 STOREFRONT HEAD DETAIL - TILT-UP PANEL
3" = 1'-0"



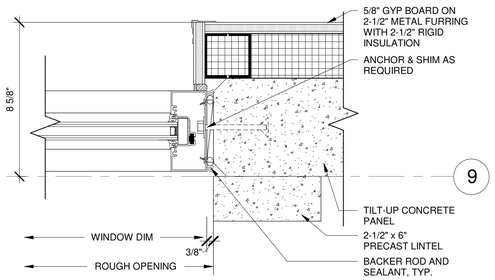
4 STOREFRONT TRANSOM DOOR HEAD DETAIL
3" = 1'-0"



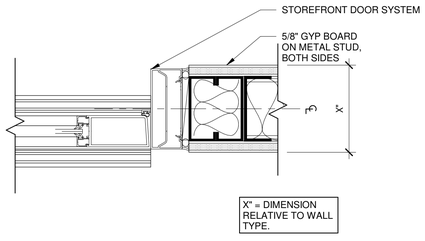
7 STOREFRONT HORIZONTAL MULLION DETAIL
3" = 1'-0"



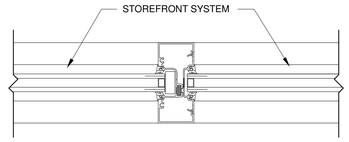
10 STOREFRONT DOOR HEAD DETAIL- TILT UP WALL
3" = 1'-0"



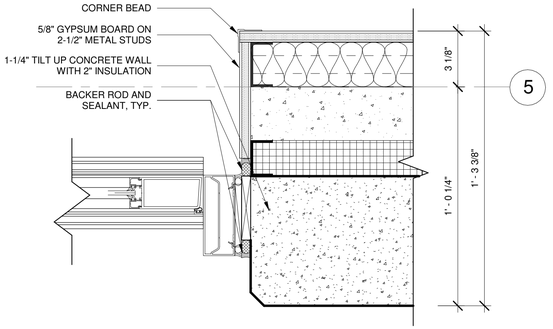
2 STOREFRONT JAMB DETAIL - TILT-UP PANEL
3" = 1'-0"



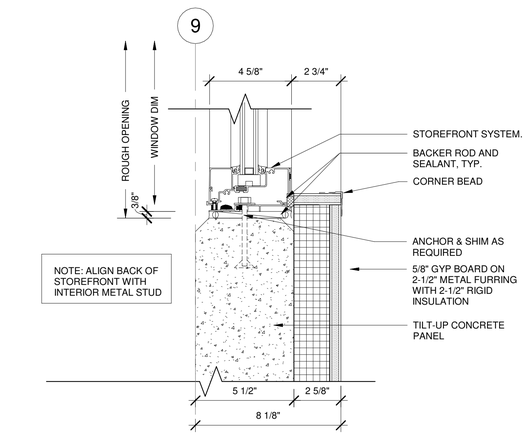
5 STOREFRONT DOOR JAMB DETAIL
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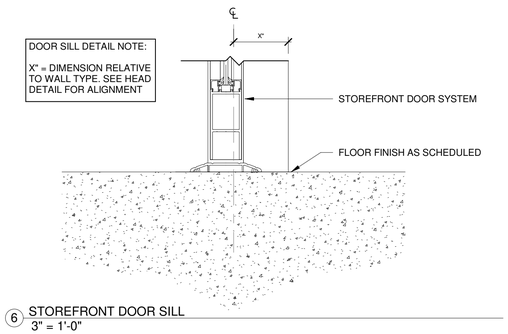
8 STOREFRONT VERTICAL MULLION DETAIL
3" = 1'-0"



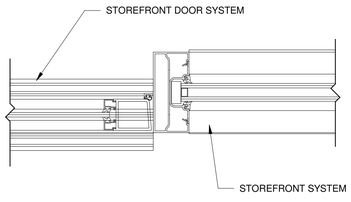
11 STOREFRONT DOOR JAMB DETAIL- TILT UP WALL
3" = 1'-0"



3 STOREFRONT SILL DETAIL - TILT - UP PANEL
3" = 1'-0"



6 STOREFRONT DOOR SILL
3" = 1'-0"



9 STOREFRONT MULLION DOOR JAMB DETAIL
3" = 1'-0"

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

BORRELLI + PARTNERS
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SHEET TITLE: STOREFRONT WINDOW DETAILS

REV.	DESCRIPTION	DATE

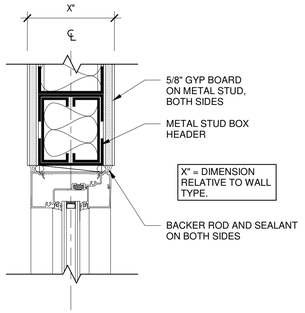
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OWNER NAME AND ADDRESS: CITY OF MOUNT DORA, 510 N BAKER ST, MT. DORA, FL. 32757

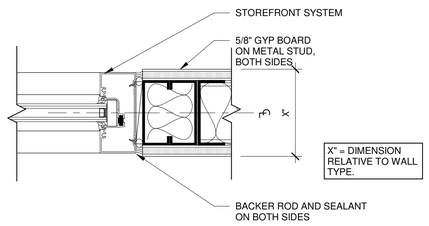
PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	3" = 1'-0"
DRAWN BY	TD, GT
CHECKED BY	SF
DATE	1/24/2024

A-506

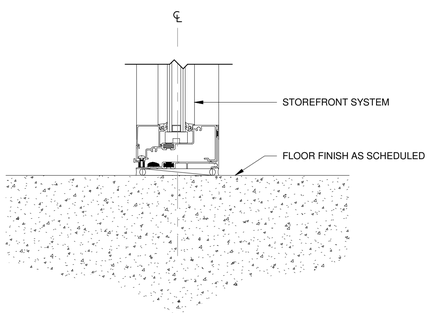
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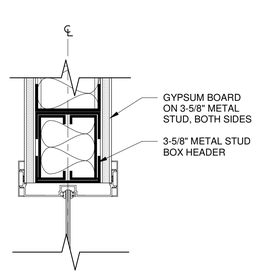
1 STOREFRONT HEAD DETAIL
3" = 1'-0"



2 STOREFRONT JAMB DETAIL
3" = 1'-0"

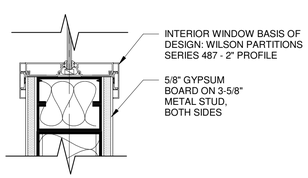


3 STOREFRONT SILL
3" = 1'-0"



6 INTERIOR GLASS WALL PARTITION - HEAD
3" = 1'-0"

5 INTERIOR GLASS WALL PARTITION - JAMB
3" = 1'-0"



4 INTERIOR GLASS WALL PARTITION - SILL
3" = 1'-0"

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SHEET TITLE
WINDOW DETAILS

PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAY ST
MT. DORA, FL 32757

REV.	DESCRIPTION	DATE

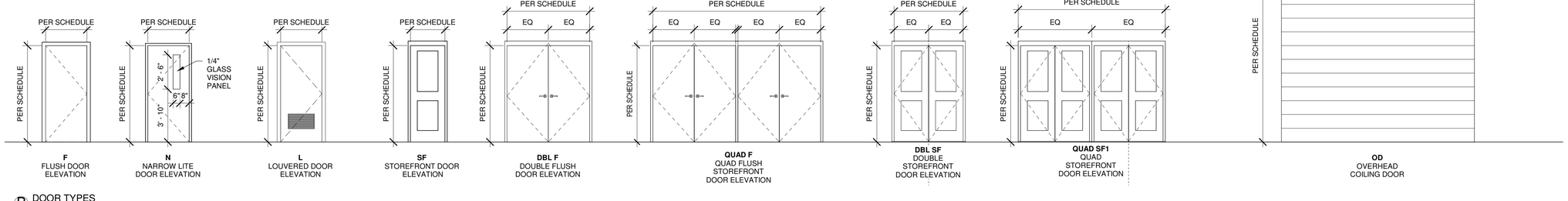
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SCALE 3" = 1'-0"
DRAWN BY TD, GT
CHECKED BY SF
DATE 1/24/2024

A-507

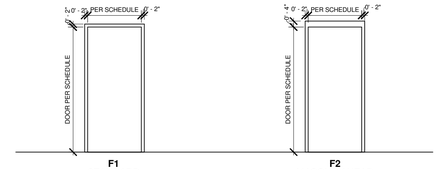
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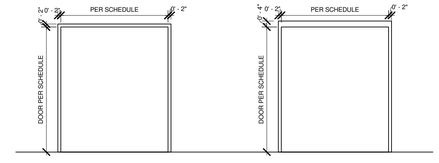
DOOR SCHEDULE

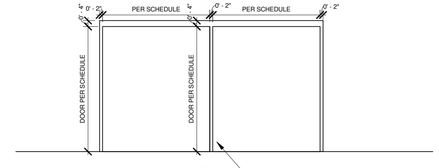
MARK	ROOM NAME	DOOR TYPE	DOOR MATERIAL	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	FIRE RATING	ACCESS CONTROL	HW SET	Remarks
100A	LOBBY	DBL SF	GL	6' - 0"	8' - 0"			CW3	AL	3/A-505	5/A-506	9/A-505			2.0	*BASIS OF DESIGN: YKK-YCW750OG, SINGLE LEAF SWING DOOR WITH ADA PUSH BOTTOM ON ADJACENT MULLION, PANIC HARDWARE
100B	LOBBY	DBL SF	GL	6' - 0"	8' - 0"			CW3	AL	3/A-505	6/A-505	9/A-505			3.0	*BASIS OF DESIGN: YKK-YCW750OG, PANIC HARDWARE
100C	LOBBY	SF	GL	3' - 0"	7' - 6"			CW4	AL	3/A505	6/ A505	9/A-505		CR	5.0	*BASIS OF DESIGN: YKK-YCW750OG, CARD READER FOR ENTRY SIDE ONLY, PANIC HARDWARE
102A	COMMONS / PRE-FUNCTION SPACE	DBL SF	GL	6' - 0"	7' - 6"			CW1	AL	3/A-505	6/A-505	9/A-505			3.0	*BASIS OF DESIGN: YKK-YCW750OG, PANIC HARDWARE
102B	COMMONS / PRE-FUNCTION SPACE	DBL SF	GL	6' - 0"	7' - 6"			CW1	AL	3/A-505	6/A-505	9/A-505			3.0	*BASIS OF DESIGN: YKK-YCW750OG, PANIC HARDWARE
102C	COMMONS / PRE-FUNCTION SPACE	QUAD SF1	GL	6' - 0"	7' - 0"	0' - 1 3/4"		F5	AL	3/A-505	6/A-505	9/A-505				
102D	COMMONS / PRE-FUNCTION SPACE	QUAD SF1	GL	6' - 0"	7' - 0"	0' - 1 3/4"		F5	AL	3/A505	6/ A505	9/A-505				
103A	TECH / COMPUTER LAB	DBL SF	GL	6' - 0"	7' - 6"			SF16	AL	4/A-506	5/A-506	6/A-506			3.0	*BASIS OF DESIGN: YKK-YES45TU
103B	SERVER	F	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A-603	2/A-603			18.0	
103C	TECH / COMPUTER LAB	SF	GL	3' - 0"	7' - 6"			F2	AL	3/A-505	6/A-505	9/A-505			4.0	EGRESS ONLY, PANIC HARDWARE, LOCKED FROM OUTSIDE
104	COMMUNITY ROOM	SF	GL	3' - 0"	7' - 6"			SF17	AL	4/A-506	5/A-506	6/A-506			4.0	*BASIS OF DESIGN: YKK-YES45TU
105A	HALL A	DBL F	WD	6' - 0"	7' - 0"	0' - 1 3/4"		F3	HM	4/A-603	3/A-603	2/A-603			11.0	PANIC HARDWARE
105B	CLOSET	F	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A-603	2/A-603			16.0	
105C	STORAGE	DBL F	WD	6' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	10/A-603	9/A-603	6/A-603 SIM			14.0	
105D	HALL A	DBL F	MTL INSUL.	6' - 0"	7' - 0"	0' - 1 3/4"		F4	HM	8/A-603	7/A-603	6/A-603			7.0	EGRESS ONLY, PANIC HARDWARE, LOCKED FROM OUTSIDE
106A	HALL B	DBL F	WD	6' - 0"	7' - 0"	0' - 1 3/4"		F3	HM	4/A-603	3/A-603	2/A-603			11.0	PANIC HARDWARE
106B	HALL B	DBL F	MTL	4' - 0"	8' - 0"			F4	HM	4/A-506	5/A-506	6/A-506			7.0	EGRESS ONLY, PANIC HARDWARE, LOCKED FROM OUTSIDE
107A	HALL C	DBL F	WD	6' - 0"	7' - 0"	0' - 1 3/4"		F3	HM	4/A-603	3/A-603	2/A-603			11.0	PANIC HARDWARE
107B	HALL C	F	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A-603	2/A-603			16.0	
107C	HALL C	DBL F	MTL INSUL.	6' - 0"	7' - 0"	0' - 1 3/4"		F4	HM	8/A-603	7/A-603	6/A-603			7.0	EGRESS ONLY, PANIC HARDWARE, LOCKED FROM OUTSIDE
108	STORAGE	F	WD	6' - 0"	7' - 0"	0' - 1 3/4"		F2	HM	10/A-603	9/A-603	6/A-603 SIM			14.0	
109A	KITCHEN W/H	DBL F	WD	6' - 0"	7' - 0"	0' - 1 3/4"		F3	HM	4/A-603	3/A-603	2/A-603			14.0	
109B	KITCHEN	DBL F	MTL INSUL.	6' - 0"	7' - 0"	0' - 1 3/4"		F4	HM	8/A-603	7/A-603	6/A-603			8.0	KEY PAD, PANIC HARDWARE
109C	KITCHEN	F	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F2	HM	10/A-603	9/A-603	6/A-603 SIM		CR	21.0	
109H	INTERIOR COOLER			3' - 0"	7' - 0"	0' - 1 3/4"										
110A	HALLWAY	F	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A-603	2/A-603			21.0	
110B	HALLWAY	F	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A-603	2/A-603		CR	13.0	KEY PAD
111	ELEC.	DBL F	MTL INSUL.	6' - 0"	7' - 0"	0' - 1 3/4"		F4	HM	8/A-603	7/A-603	6/A-603		CR	8.0	
112	IDF	F	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A-603	2/A-603		CR	13.0	
113	FAMILY ROOM	F	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A-603	2/A-603			19.0	
114	UNISEX	F	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A-603	2/A-603			19.0	
115A	GYM - CIRCULATION	DBL F, N	WD	6' - 0"	7' - 0"	0' - 1 3/4"		F4	HM	10/A-506	11/A-506	12/A-506			11.0	EGRESS ONLY, PANIC HARDWARE, LOCKED FROM OUTSIDE
115B	GYM - CIRCULATION	DBL F, N	WD	6' - 0"	7' - 0"	0' - 1 3/4"		F4	HM	10/A-506	11/A-506	12/A-506			11.0	EGRESS ONLY, PANIC HARDWARE, LOCKED FROM OUTSIDE
115C	GYM - CIRCULATION	QUAD F	MTL INSUL.	6' - 0"	7' - 0"	0' - 1 3/4"		F5	AL	4/A-506	5/A-506	6/A-506			7.0	EGRESS ONLY, PANIC HARDWARE, LOCKED FROM OUTSIDE, HM INSULATED DOOR
115D	GYM - CIRCULATION	QUAD F	MTL INSUL.	6' - 0"	7' - 0"	0' - 1 3/4"		F5	AL	4/A-506	5/A-506	6/A-506			7.0	EGRESS ONLY, PANIC HARDWARE, LOCKED FROM OUTSIDE, HM INSULATED DOOR
115E	GYM - CIRCULATION	QUAD F	MTL INSUL.	6' - 0"	7' - 0"	0' - 1 3/4"		F5	AL	4/A-506	5/A-506	6/A-506			7.0	EGRESS ONLY, PANIC HARDWARE, LOCKED FROM OUTSIDE, HM INSULATED DOOR
115F	GYM - CIRCULATION	QUAD F	MTL INSUL.	6' - 0"	7' - 0"	0' - 1 3/4"		F5	AL	4/A-506	5/A-506	6/A-506			7.0	EGRESS ONLY, PANIC HARDWARE, LOCKED FROM OUTSIDE, HM INSULATED DOOR
116A	FIELD STORAGE	DBL F	MTL INSUL.	3' - 0"	7' - 0"	0' - 1 3/4"		F2	HM	12/A-603	11/A-603	6/A-603			10.0	
116B	FIELD STORAGE	OD	MTL	14' - 0"	10' - 0"	0' - 3"		---	STL	5/A-603 SIM	-	5/A-603 SIM			22.0	OVERHEAD COILING DOOR. BASIS OF DESIGN CORNELL MODEL ESD10 (MOTORIZED)
117A	GYM STORAGE	DBL F	WOOD	3' - 0"	7' - 0"	0' - 1 3/4"		F2	HM	10/A-603	9/A-603	6/A-603			15.0	
117B	GYM STORAGE	OD	MTL	14' - 0"	10' - 0"	0' - 3"		---	STL	5/A-603	-	5/A-603			22.0	OVERHEAD COILING DOOR. BASIS OF DESIGN CORNELL MODEL ESD10 (MOTORIZED)
118A	WOMENS RESTROOM	F	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A603	2/A-603			21.0	
119	JANITOR	F	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A603	2/A-603			15.0	
120A	MENS RESTROOM	F	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A603	2/A-603			21.0	
121	STORAGE	DBL F	MTL INSUL.	6' - 0"	7' - 0"	0' - 1 3/4"		F4	HM	10/A-603	9/A-603	6/A-603			9.0	
122	OFFICE	N	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A603	2/A-603		CR	13.0	
123A	HALLWAY	N	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A603	2/A-603		CR	20.0	
123B	HALLWAY	N	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A603	2/A-603			18.0	
124	OFFICE	N	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A603	2/A-603			17.0	
125	OFFICE	N	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A603	2/A-603			17.0	
126	OFFICE	N	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A603	2/A-603			17.0	
127	OFFICE	N	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A603	2/A-603			17.0	
128	OFFICE	N	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A603	2/A-603			17.0	
129	MATERNITY	F	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A603	2/A-603			19.0	
130A	CHILD WATCH	DBL F	WD	6' - 0"	7' - 0"	0' - 1 3/4"		F3	HM	4/A-603	3/A603	2/A-603		CR	12.0	PANIC HARDWARE
130B	CHILD WATCH RESTROOM	F	WD	3' - 0"	7' - 0"	0' - 1 3/4"		F1	HM	4/A-603	3/A603	2/A-603			19.0	
130C	STORAGE	F	MTL INSUL.	3' - 0"	7' - 0"	0' - 1 3/4"				10/A-603	9/A-603	6/A-603			10.0	
130D	CHILD WATCH	F	MTL INSUL.	6' - 0"	7' - 0"	0' - 1 3/4"		F2	HM	10/A-603	9/A-603	6/A-603		CR	6.0	CARD READER FOR ENTRY SIDE ONLY, PANIC HARDWARE



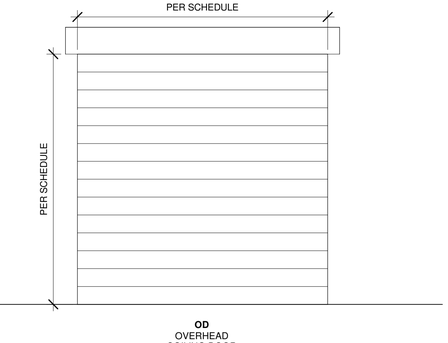
B DOOR TYPES
1/4" = 1'-0"







A FRAME TYPES
1/4" = 1'-0"



GENERAL NOTES

1. REFER TO FINISH SCHEDULE FOR ALL FINISH MATERIAL AND FINISH LOCATIONS.

DOOR ABBRIVIATIONS

AL	=	ALUMINUM
DBL	=	DOUBLE DOOR
DPS	=	DOOR POSITION SWITCH
HM	=	HOLLOW METAL DOOR/ OR FRAME
X	=	INDICATES LABEL, CLOSER OR ELECT. LOCK IS INCLUDED
N/A	=	NOT APPLICABLE
STL	=	GALVANIZED STEEL
CR	=	ACCESS CONTROL CARD READER
GL	=	GLAZING
G	=	GATE
SG	=	SLIDE GATE
STC	=	SOUND TRANSMITTING COEFFICIENT

GLAZING MATERIAL TYPES

A. 1/4" THICK MINIMUM CLEAR SAFETY GLASS, FULLY TEMPERED
B. 1/4" THICK MINIMUM CLEAR FLOAT OR PLATE GLASS

DOOR SCHEDULE NOTES

1. ALL DOORS TO BE 1 3/4" UNLESS NOTED OTHERWISE.
2. FIELD VERIFY ALL DIMENSIONS.
3. ALL DOORS IN MASONRY OPENINGS SHALL MATCH BLOCK COURSING. FIELD VERIFY ALL DIMENSIONS.
4. SEE TECHNOLOGY SHEETS FOR EXACT CARD READER LOCATIONS.
5. LOBBY DESK: UNDER DESK MOUNTED DOOR RELEASE, REMOTE CONTROL FOR ALL ENTRY DOORS.

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

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ARCHITECTURE PLANNING LANDSCAPE INTERIORS
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SHEET TITLE

DOOR ELEVATIONS & SCHEDULE

REV.	DESCRIPTION	DATE

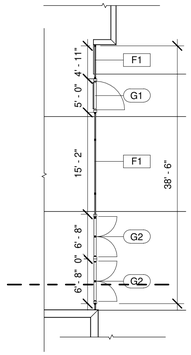
PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAY ST
MT. DORA, FL. 32757

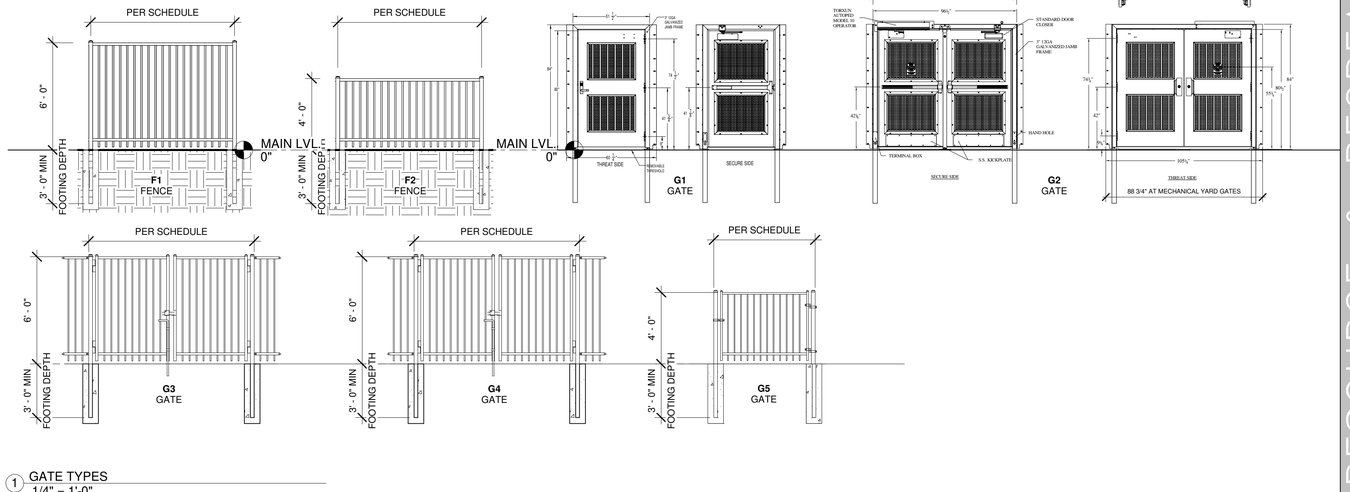
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PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	As indicated
DRAWN BY	TD, GT
CHECKED BY	SF
DATE	1/24/2024

A-601

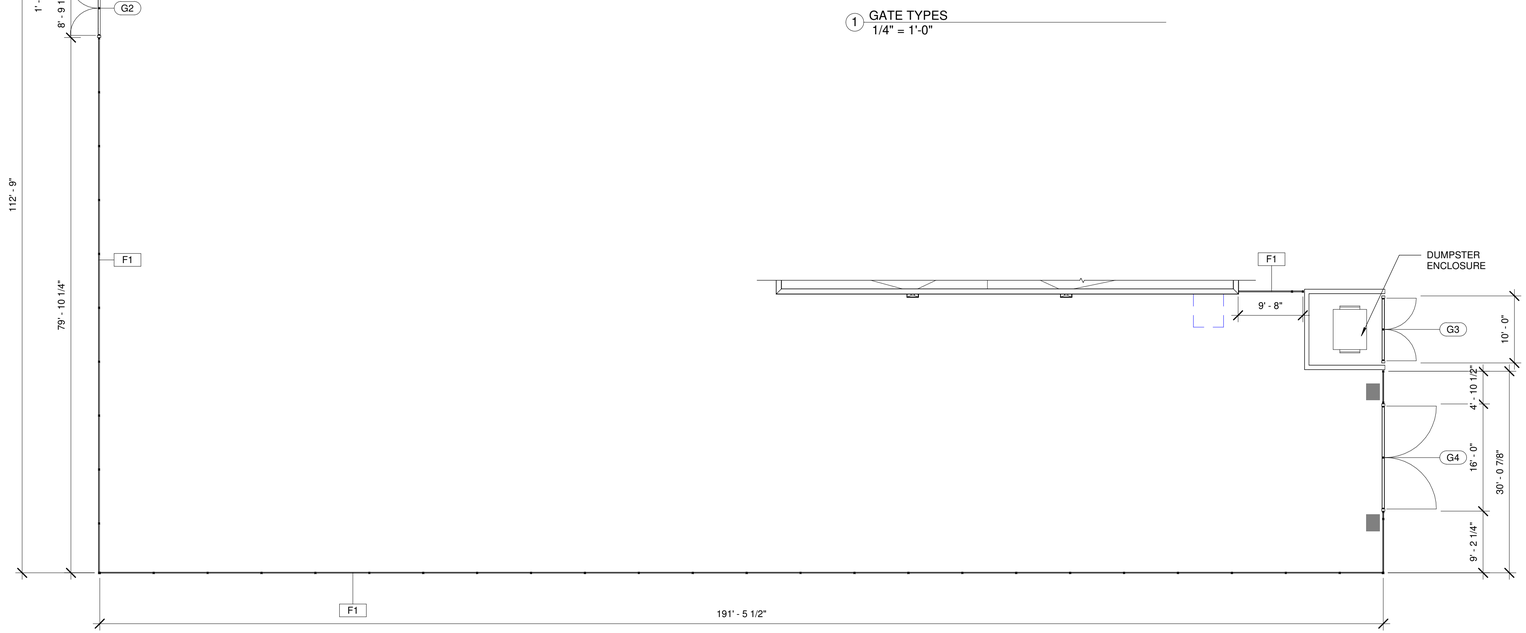
GATE SCHEDULE									
MARK	NAME	STYLE	QUANTITY	FINISH	WIDTH	HEIGHT	CONTROL	HARDWARE SET	REMARKS
F1	AMERISTAR: MONTAGE PLUS	MAJESTIC 2 RAIL FENCE PANELS 3" AIR GAP				6' - 0"			*SEE ENLARGED PLAN FOR DIMENSION
F2	AMERISTAR: MONTAGE PLUS	MAJESTIC 2 RAIL FENCE PANELS 3" AIR GAP				4' - 0"			*SEE ENLARGED PLAN FOR DIMENSION (FENCED PLAYSPACE AREA)
G1	AMERISTAR: EXODUS PEDESTRIAN EGRESS GATE	EXODUS SINGLE SWING	1		5' - 1/4"	7' - 0"			INFILL: PERFORATED METAL ONLY, LEFT HAND OUTSWING. OUTSIDE: MECHANICAL LOCK
G2	AMERISTAR: EXODUS PEDESTRIAN EGRESS GATE	EXODUS DOUBLE PLUS 1 OPERATOR	4		8' - 9 1/4"	7' - 0"			INFILL: PERFORATED METAL ONLY. OUTSIDE: MECHANICAL LOCKS. INSIDE: PANIC HARDWARE FOR EGRESS
G3	AMERISTAR: MONTAGE PLUS	MAJESTIC 2 RAIL DOUBLE SWING GATE 3" AIR GAP	1		10' - 0"	6' - 0"			DUMPSTER GATE
G4	AMERISTAR: MONTAGE PLUS	MAJESTIC 2 RAIL DOUBLE SWING GATE 3" AIR GAP	1		16' - 0"	6' - 0"			
G5	AMERISTAR: MONTAGE PLUS	MAJESTIC 2 RAIL SINGLE SWING GATE 3" AIR GAP	1		5' - 0"	4' - 0"			CHILD LOCK



2 ENLARGED PLAN - MECHANICAL YARD FENCING
3/32" = 1'-0"



1 GATE TYPES
1/4" = 1'-0"



3 ENLARGED PLAN - SECURED YARD FENCING
3/32" = 1'-0"

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SHEET TITLE
GATE SCHEDULE

PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

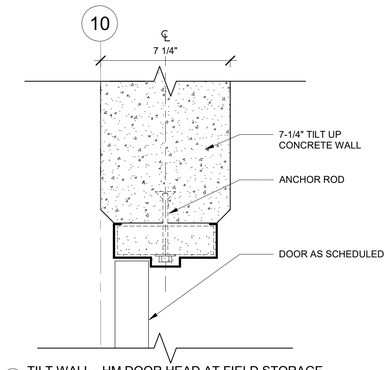
OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAY ST
MT. DORA, FL 32757

REV.	DESCRIPTION	DATE

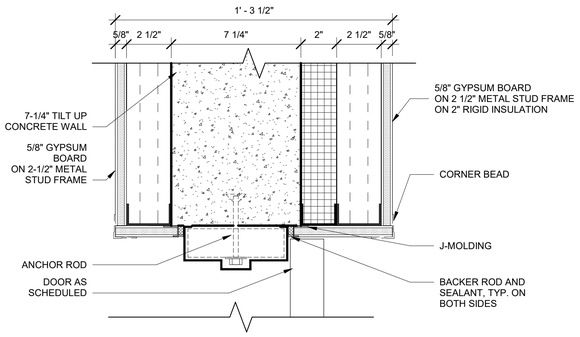
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PHASE 90% CONSTRUCTION DOCUMENTS
SCALE As indicated
DRAWN BY TD, GT
CHECKED BY SF
DATE 1/24/2024

A-602

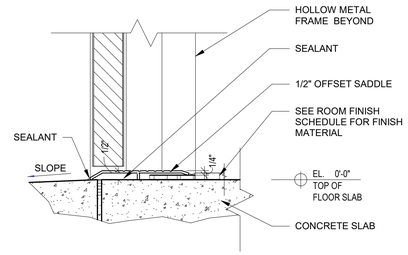
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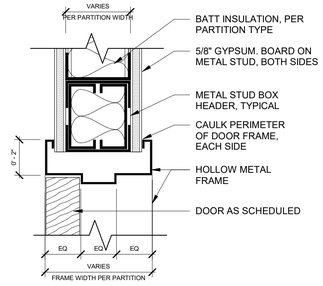
12 TILT WALL - HM DOOR HEAD AT FIELD STORAGE
3" = 1'-0"



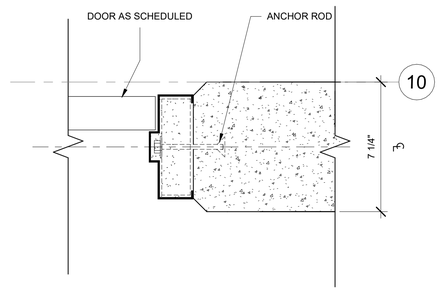
13 DOOR HEAD DETAIL AT HALL
3" = 1'-0"



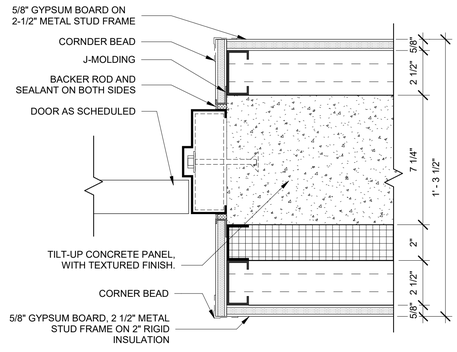
6 EXTERIOR HM DOOR SILL
3" = 1'-0"



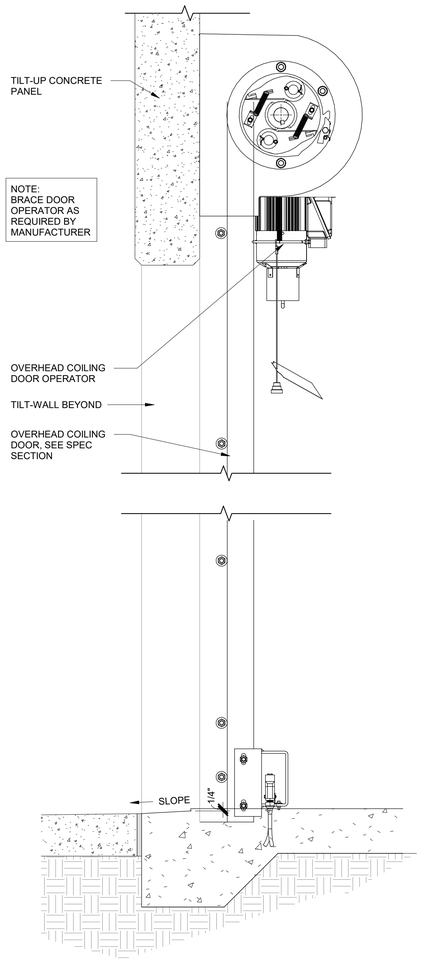
4 INTERIOR HM DOOR HEAD
3" = 1'-0"



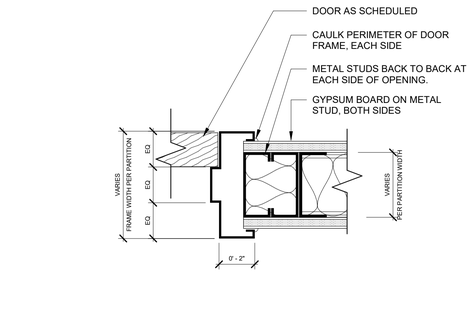
11 TILT WALL - HM DOOR JAMB AT FIELD STORAGE
3" = 1'-0"



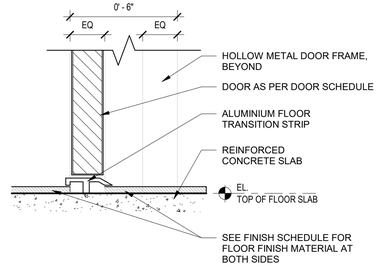
14 DOOR JAMB DETAIL AT HALL
3" = 1'-0"



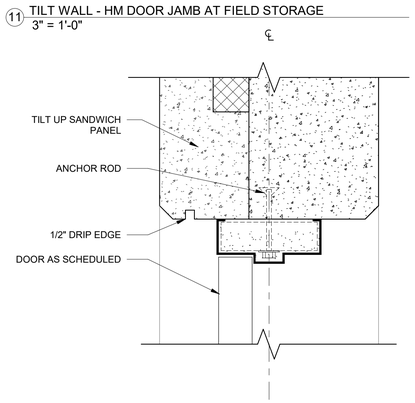
5 OVERHEAD COILING DOOR
1 1/2" = 1'-0"



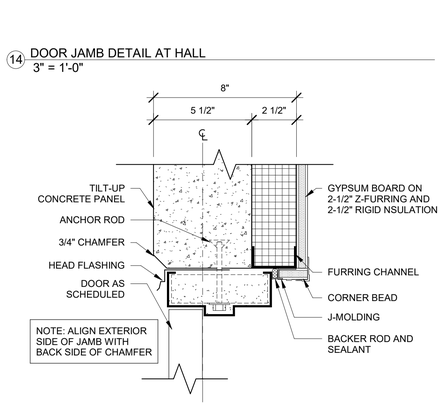
3 INTERIOR HM DOOR JAMB
3" = 1'-0"



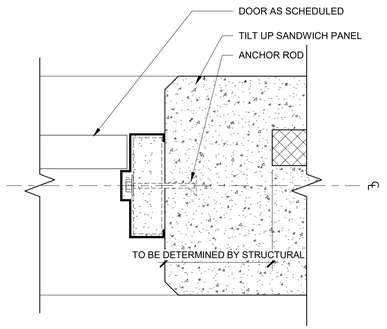
2 INTERIOR HM DOOR SILL
3" = 1'-0"



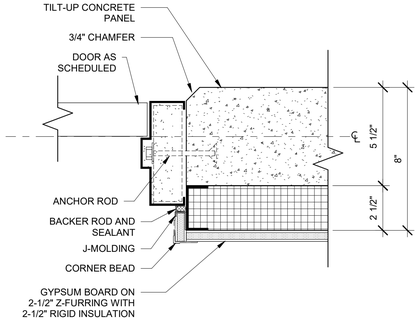
10 INSULATED TILT WALL - HM DOOR HEAD
3" = 1'-0"



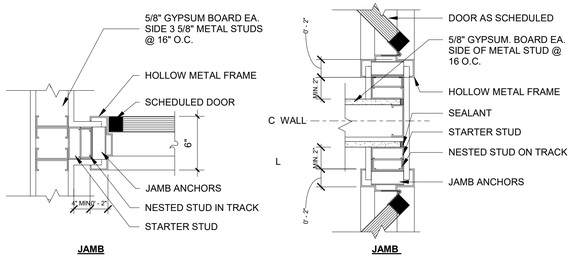
8 TILT WALL - HM DOOR HEAD
3" = 1'-0"



9 INSULATED TILT WALL - HM DOOR JAMB
3" = 1'-0"



7 TILT WALL - HM DOOR JAMB
3" = 1'-0"



1 TYPICAL LOCATION OF DOOR JAMBS AT WALLS
1 1/2" = 1'-0"

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SHEET TITLE
DOOR DETAILS

REV.	DESCRIPTION	DATE

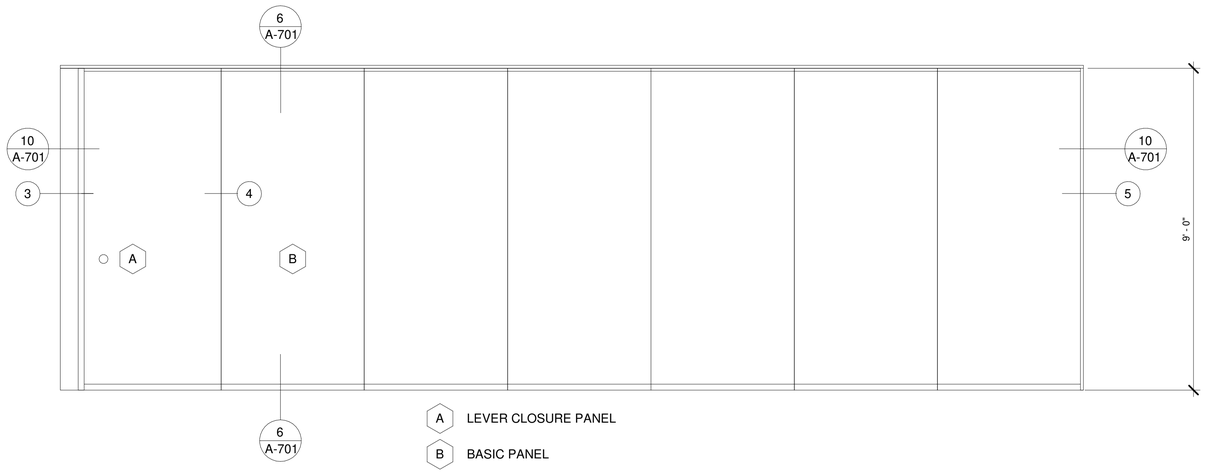
PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAKER ST
MT. DORA, FL 32757

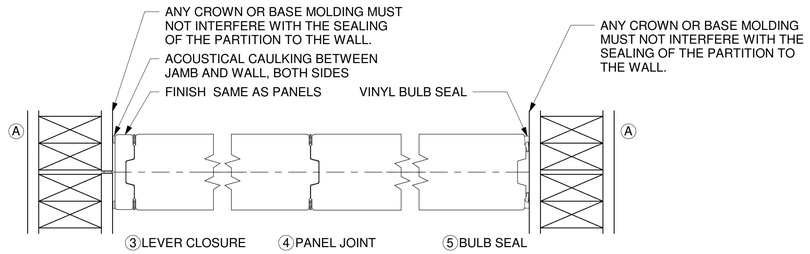
PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	As Indicated
DRAWN BY	TD, GT
CHECKED BY	SF
DATE	1/24/2024

A-603

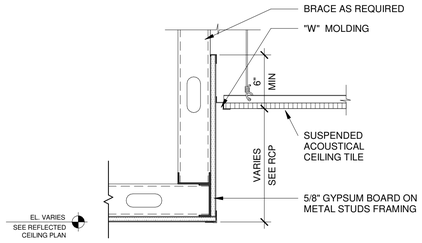
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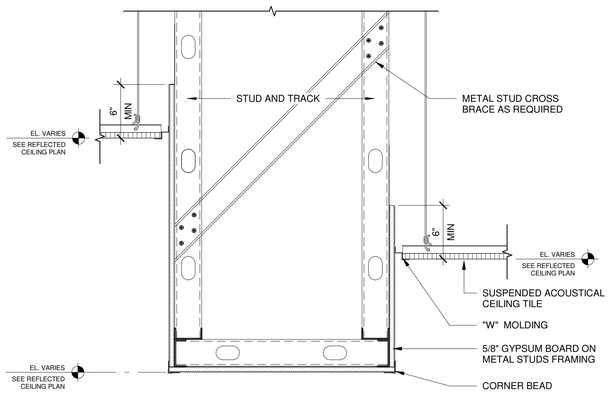
11 PARTITION WALL - ELEVATION
N.T.S.



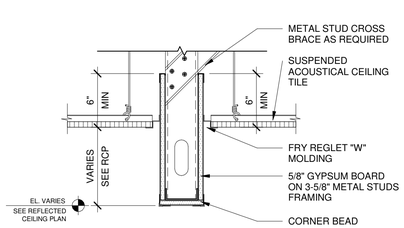
10 MODERNFOLD PARTITION WALL - SECTION
N.T.S.



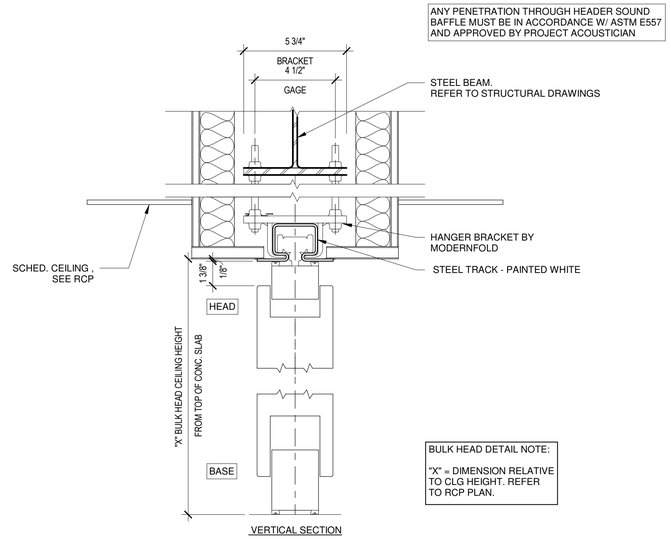
8 DRYWALL SOFFIT DETAIL
1 1/2" = 1'-0"



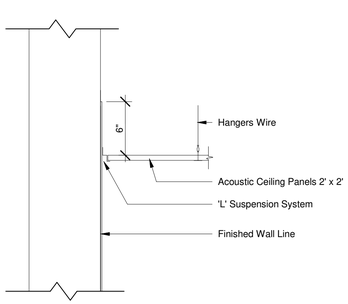
9 DETAIL - TRANSITION DETAIL OF CEILING - BULKHEAD
1 1/2" = 1'-0"



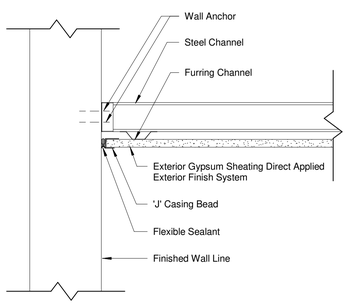
7 BULKHEAD DETAIL
1 1/2" = 1'-0"



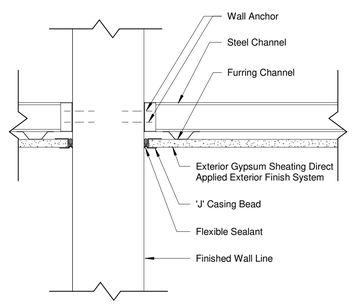
6 MODERNFOLD #17 TRACK BRACKET MOUNT - SMART TRACK
N.T.S.



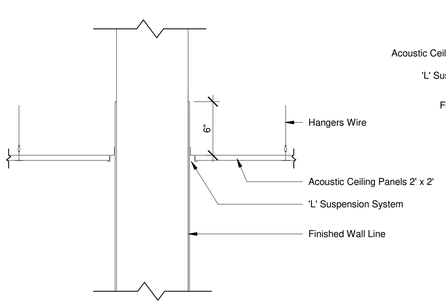
5 DETAIL - ACT CEILING
1 1/2" = 1'-0"



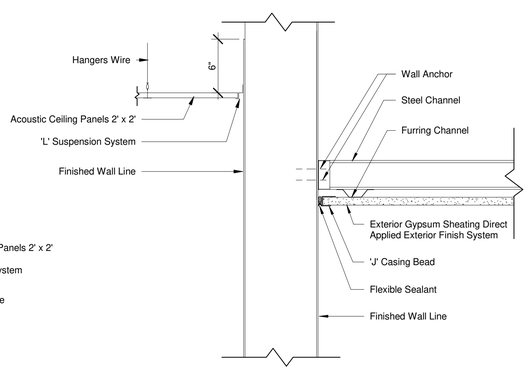
4 DETAIL - GYPSUM CEILING
1 1/2" = 1'-0"



3 DETAIL - GYPSUM CEILING - TWO SIDE
1 1/2" = 1'-0"



2 DETAIL - ACT CEILING - TWO SIDE
1 1/2" = 1'-0"



1 DETAIL - ACT CEILING & GYPSUM CEILING
1 1/2" = 1'-0"

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
720 Vassar Street, Orlando FL 32804
407.418.1338

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SIGNATURE AND DATED SEAL

ARCHITECT LICENSE #

CONSULTANTS

SHEET TITLE
MISCELLANEOUS & CEILING DETAILS

REV.	DESCRIPTION	DATE

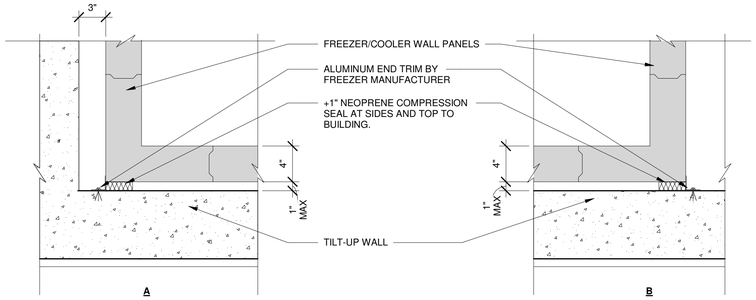
PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAY ST
MT. DORA, FL. 32757

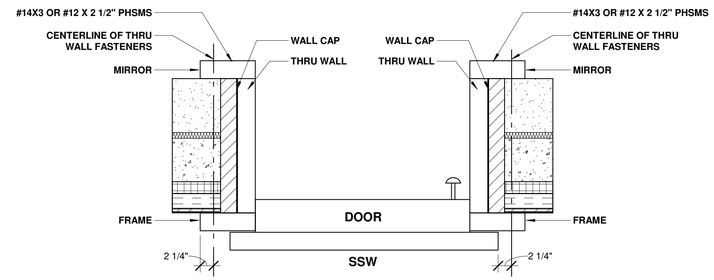
PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	As Indicated
DRAWN BY	TD, GT
CHECKED BY	SF
DATE	1/24/2024

A-701

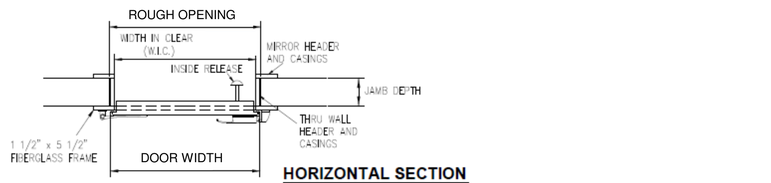
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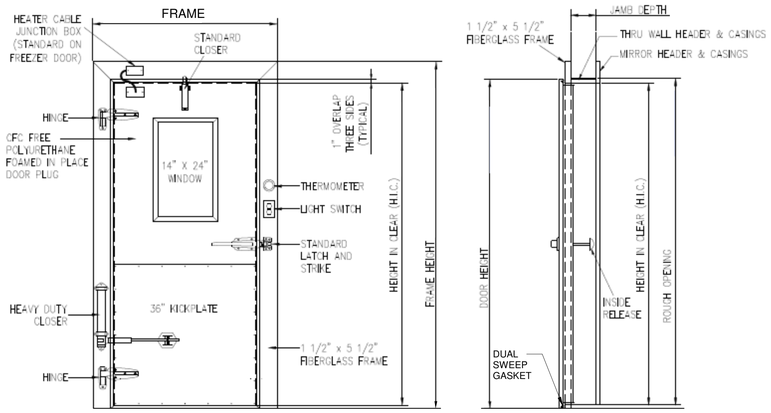


3 PLAN DETAIL - FREEZER JOINT
1 1/2" = 1'-0"



2 FRIDGE DOOR DETAIL
1" = 1'-0"





1 SINGLE SWING DOOR, THREE SIDED FRAME
N.T.S.

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
720 Vassar Street, Orlando Fl. 32804
407.418.1338

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SIGNATURE AND DATED SEAL

ARCHITECT LICENSE #

CONSULTANTS

SHEET TITLE: MISCELLANEOUS DETAILS

REV.	DESCRIPTION	DATE

PROJECT ADDRESS: 1010 LINCOLN AVE, MT. DORA, FL. 32757

OWNER NAME AND ADDRESS: CITY OF MOUNT DORA, 510 N. BAY ST, MT. DORA, FL. 32757

PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	As Indicated
DRAWN BY	TD,GT
CHECKED BY	SF
DATE	1/24/2024

A-702

SCALE = 1:30
0' 15' 30' 60' 120'

LINCOLN AVENUE
50' RIGHT OF WAY
PLAT BOOK 3, PAGE 37

BEGIN DEMO. OF EXIST. CONCRETE SIDEWALK ALONG LINCOLN AVENUE
REMOVE EXIST. SIGN AND RELOCATE
REMOVE EXISTING TREES
REMOVE EXISTING SIGN AND RELOCATE BEHIND SIDEWALK
PROTECT EXIST. WATER VALVES AND OTHER EXIST. UTILITY MARKERS
EXISTING WM ARV & SAMPLING STATION TO REMAIN. DO NOT DISTURB.
REMOVE EXIST. SCHOOL SIGN AND RELOCATE BEHIND SIDEWALK
REMOVE EXIST. TREE
INSTALL SILT FENCE
REMOVE EXIST. CROSSING SIGN AND RELOCATE BEHIND SIDEWALK
PROVIDE STANDARD INLET PROTECTION WITH HAY BAILS OR OTHER MEANS
BEGIN DEMO. OF EXIST. 6" BOX CURB
SITE BENCHMARK
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=178.18
REMOVE EXIST. ISLAND AND CONC. CURB AND EXIST. POWER POLE TO REMAIN
REMOVE EXISTING IRON PIPES
BEGIN DEMO. OF EXIST. CONCRETE RIBBON CURB
SITE BENCHMARK
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=176.70
CONTRACTOR SHALL ABANDON ALL EXISTING WATER SERVICE PIPES NO LONGER NEEDED. CONTRACTOR SHALL CONTACT AND COORDINATE WITH CITY OF MOUNT DORA UTILITIES DEPARTMENT AND OBTAIN DIRECTION PERTAINING TO THE ABANDONMENT OF EXISTING WATER SERVICE PIPES.
REMOVE EXISTING ASPHALT APRON
REMOVE EXISTING 6" BOX CURB WITH GUTTER
REMOVE EXIST. 18" RCP
INSTALL SILT FENCE
REMOVE EXIST. SIGN AND RELOCATE
REMOVE EXIST. ELECTRICAL EQUIPMENT, EXIST. BOLLARD AND OLD GUY ANCHOR
REMOVE EXIST. 6" BOX CURB WITH GUTTER
REMOVE EXISTING TREE
REMOVE EXISTING ASPHALT APRON
REMOVE EXIST. 12" RCP
INSTALL SILT FENCE
REMOVE EXISTING TREES
REMOVE EXIST. 15" CMP AND MES
END DEMO. OF EXIST. 6" BOX CURB WITH GUTTER
END DEMO. OF EXIST. CONCRETE RIBBON CURB

HIGHLAND STREET
50' RIGHT OF WAY
PER FOUND MONUMENTATION
NO RIGHT OF WAY DOCUMENTATION FOUND

LITTLE JOHN COURT
50' RIGHT OF WAY
PER PLAT BOOK 20, PAGE 25

ROBIN HOOD COURT
50' RIGHT OF WAY
PER PLAT BOOK 20, PAGE 25

SIMPSON STREET
50' RIGHT OF WAY
PER FOUND MONUMENTATION
NO RIGHT OF WAY DOCUMENTATION FOUND

MOUNT DORA
PLAT BOOK 3, PAGES 37-43

SHERWOOD SUBDIVISION
PLAT BOOK 20, PAGE 25

BLOCK 206
BLOCK 205
LOT 1
LOT 2
LOT 7
LOT 8
LOT 9
LOT 10
LOT 15
LOT 16
LOT 17
LOT 18

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
720 Vassar Street, Orlando Fl. 32804
407.418.1338

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SIGNATURE AND DATED SEAL

ARCHITECT LICENSE #

CONSULTANTS

REV.	DESCRIPTION	DATE

PROJECT ADDRESS
1010 LINCOLN AVE.
MT. DORA, FL. 32757

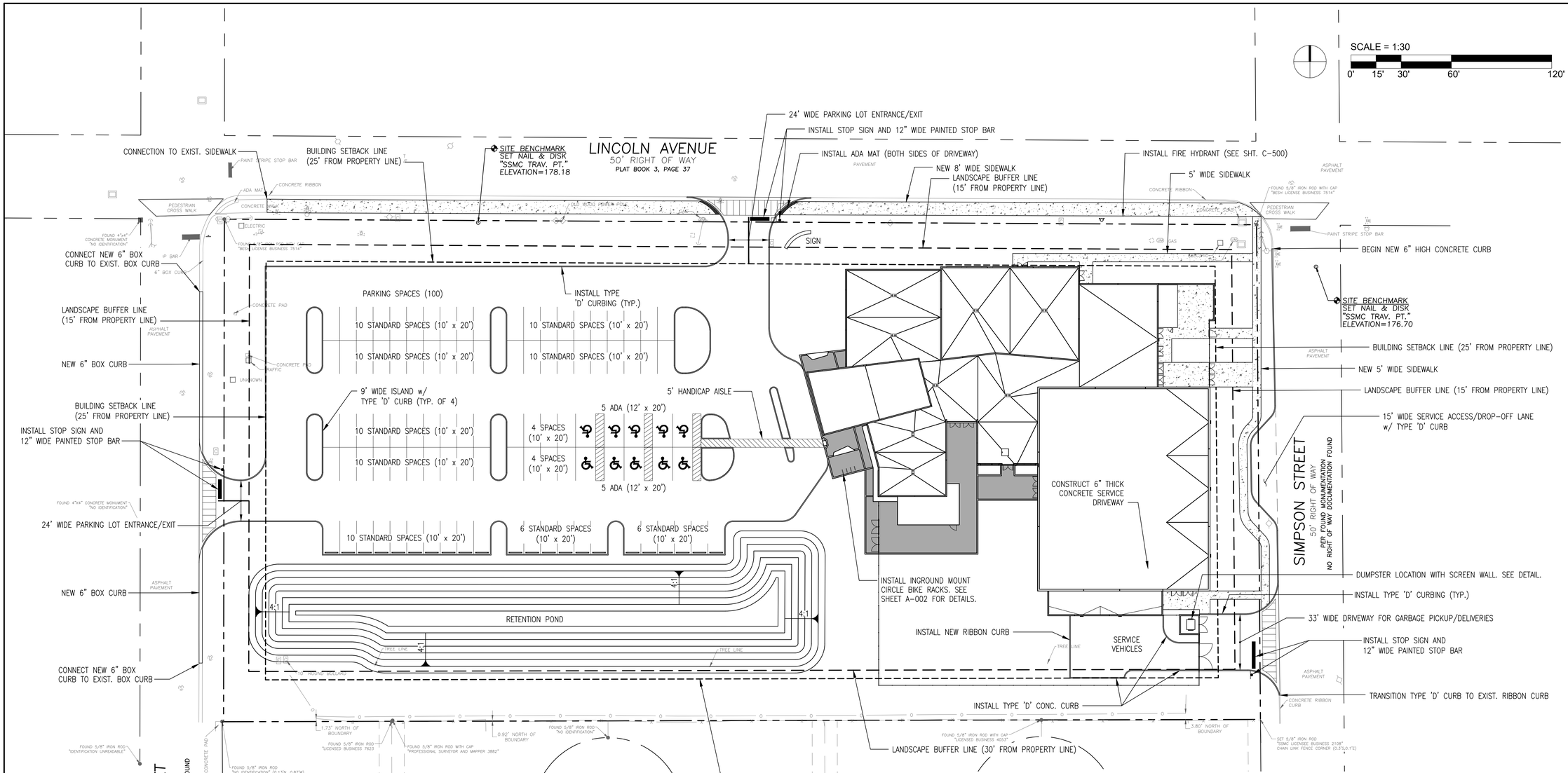
OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAKER ST
MT. DORA, FL 32757

SHEET TITLE
DEMOLITION & EROSION CONTROL PLAN

PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	AS SHOWN
DRAWN BY	M. RELVINI
CHECKED BY	J. MARINO
DATE	1/24/2024

C-100

3/22/2023 1:25:31 PM Autodesk Docs://City of Mount Dora Resource & Recreation Center/City of Mt.Dora Resource & Rec Center_(22-038) Arch.rvt



SITE DATA TABLE

PARCEL ID #	29-19-27-0050-205-00000
OWNER	CITY OF MOUNT DORA
PROPERTY ADDRESS	1010 LINCOLN AVENUE
MUNICIPALITY	CITY OF MOUNT DORA
CURRENT ZONING	PLI – PUBLIC LANDS AND INSTITUTIONS
FUTURE ZONING	PLI – PUBLIC LANDS AND INSTITUTIONS
FEMA FLOOD ZONE	ZONE "X" (MAP PANEL 12069C0367E)
BUILDING SETBACKS FRONT REAR SIDE, NORTH SIDE, SOUTH NOTE: SEE SHEET C-300 FOR SETBACKS DELINEATED ON SITE PLAN	REQ'D / PROVIDED 25' / 348' 25' / 29.33' 25' / 25.75' 25' / 62.33'
LANDSCAPE BUFFERS	NORTH, EAST, & WEST = 15' SOUTH = 30'
PROPOSED BUILDING AREA	31,112 SF ~ 0.71 AC
PROPOSED BUILDING HEIGHT	33'
PROPOSED BUILDING USE	RESOURCE AND RECREATION CENTER

SITE AREA CALCULATIONS

DESCRIPTION	SQUARE FEET	ACRES
IMPERVIOUS: BUILDING	31,112 SF	0.71 AC
IMPERVIOUS: PAVEMENT AREA	55,238 SF	1.27 AC
IMPERVIOUS: SIDEWALK AREA	10,421 SF	0.24 AC
TOTAL IMPERVIOUS AREA	96,771 SF	2.22 AC
PERVIOUS SURFACES	87,763 SF	2.02 AC
TOTAL PROPERTY SIZE	184,534 SF	4.24 AC
IMPERVIOUS SURFACE RATIO (ISR)	0.52	
FLOOR AREA RATIO (FAR)	0.17	

PARKING CALCULATIONS

PER CITY OF MOUNT DORA LDR SECTION 6.5.2 OFF-STREET PARKING FOR SCHOOLS AND PUBLIC BUILDINGS, MINIMUM 1 SPACE FOR EACH 4 SEATS IN THE BUILDING

TOTAL SEATS	399
REQUIRED PARKING SPACES	100
REQUIRED HANDICAP SPACES PER 6.5.9	4

PARKING TYPE	SPACES PROVIDED
STANDARD	90
HANDICAP	10
TOTAL	100

NOTES:
1. INTENDED USE: THE CITY OF MOUNT DORA RESOURCE AND RECREATION CENTER WILL SERVE AS A NEIGHBORHOOD COMMUNITY CENTER FOR RECREATION TYPE USES.
2. THERE ARE NO WETLANDS OR WATER BODIES ON THE PROPERTY, THEREFORE, THE GROSS ACRES EQUALS THE NET ACRES.
3. SEE ARCHITECTURAL PLANS FOR PHOTOMETRIC PLAN.
4. SEE ARCHITECTURAL PLANS FOR SITE LIGHTING PLAN.
5. SEE ARCHITECTURAL PLANS FOR COLORED ELEVATIONS.

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
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407.418.1338

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SIGNATURE AND DATED SEAL

ARCHITECT LICENSE #

CONSULTANTS

SHEET TITLE: OVERALL SITE PLAN

REV.	DESCRIPTION	DATE

PROJECT ADDRESS: 1010 LINCOLN AVE. MT. DORA, FL. 32757

OWNER NAME AND ADDRESS: CITY OF MOUNT DORA, 510 N BAKER ST, MT. DORA, FL 32757

PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	AS SHOWN
DRAWN BY	M. RELVINI
CHECKED BY	J. MARKIO
DATE	1/24/2024

C-200

Autodesk Docs://City of Mount Dora Resource & Recreation Center/City of Mt.Dora Resource & Rec Center_(22-038) Arch.rvt
3/22/2023 1:25:31 PM

SCALE = 1:30

0' 15' 30' 60' 120'

LINCOLN AVENUE
50' RIGHT OF WAY
PLAT BOOK 3, PAGE 37

SITE BENCHMARK
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=178.18

SITE BENCHMARK
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=176.70

BUILDING SETBACK LINE

LANDSCAPE BUFFER LINE

NEW 5' WIDE SIDEWALK

DUMPSTER

RETENTION POND

SIGN

HIGHLAND STREET
50' RIGHT OF WAY
PER FOUND MONUMENTATION
NO RIGHT OF WAY DOCUMENTATION FOUND

LITTLE JOHN COURT
50' RIGHT OF WAY
PER PLAT BOOK 20, PAGE 25

ROBIN HOOD COURT
50' RIGHT OF WAY
PER PLAT BOOK 20, PAGE 25

SIMPSON STREET
50' RIGHT OF WAY
PER FOUND MONUMENTATION
NO RIGHT OF WAY DOCUMENTATION FOUND

SHERWOOD SUBDIVISION
PLAT BOOK 20, PAGE 25

LOT 1 LOT 2 LOT 7 LOT 8 LOT 9 LOT 10 LOT 15 LOT 16 LOT 17 LOT 18

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
720 Vassar Street, Orlando Fl. 32804
407.418.1338

SIGNATURE AND DATED SEAL

ARCHITECT LICENSE #

CONSULTANTS

SHEET TITLE: SITE PLAN AND GEOMETRY PLAN

REV.	DESCRIPTION	DATE

PROJECT ADDRESS
1010 LINCOLN AVE.
MT. DORA, FL. 32757

OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAKER ST
MT. DORA, FL 32757

PROJECT No. 22-038
PHASE 90% CONSTRUCTION DOCUMENTS
SCALE AS SHOWN
DRAWN BY M. RELVINI
CHECKED BY J. MARCHO
DATE 1/24/2024

C-300

3/22/2023 1:25:31 PM Autodesk Docs://City of Mount Dora Resource & Recreation Center/City of Mt.Dora Resource & Rec Center_(22-038) Arch.rvt

SCALE = 1:30
0' 15' 30' 60' 120'

LINCOLN AVENUE
50' RIGHT OF WAY
PLAT BOOK 3, PAGE 37

SITE BENCHMARK
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=178.18

SITE BENCHMARK
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=176.70

CONNECT 8" ROOF COLLECTOR PIPE TO STORMWATER INLET @ INV=172.50

INSTALL 8" PVC ROOF DRAIN COLLECTOR PIPE

INSTALL 6" PVC ROOF DRAIN COLLECTOR PIPE

INSTALL ROOF DRAIN COLLECTOR PIPE TO WITHIN 5 FEET OF BUILDING. SEE ARCH. PLANS FOR TRANSITION TO ROOF DRAIN PIPE FROM BUILDING (TYP.)

MATCH EXISTING PAVEMENT ELEVATION

FLAT GRATE INLET
TOP=176.93
S INV=174.08

DRAINAGE MANHOLE
TOP=178.16
N INV=173.72
S INV=173.71
W INV=173.76

CURB INLET
TOP=178.42
TOP OF WATER=174.15
E INV=173.73
W INV=175.99

FOUND 4"x4" CONCRETE MONUMENT "NO IDENTIFICATION"

FOUND 5/8" IRON ROD WITH CAP "SSMC LICENSE BUSINESS 7514"

FLAT GRATE INLET
TOP=177.01
S INV=177.01

FLAT GRATE INLET
TOP=176.03
N INV=171.79
E INV=171.83

+/-384' 15" CPP

DRAINAGE MANHOLE
TOP=176.67
NORTH PIPE +/-2" 18" RCP
N INV=173.42
NE INV=174.12
S INV=173.17

BUILDING F.F.E. = 178.50

TOP=176.90
INV.=172.00

88 LF. OF 15" RCP

TOP=176.90
INV.=171.50

TOP=176.40
INV.=171.50

66 LF. OF 15" RCP

61 LF. OF 15" RCP

95 LF. OF 15" RCP

TOP=176.75
INV.=171.00

TOP=176.80
INV.=171.50

TOP=176.50
INV.=171.00

50 LF. OF 15" RCP

50 LF. OF 15" RCP

INSTALL 90° BEND VERTICAL AND PROVIDE TRANSITION FITTINGS NEEDED AND CONNECT TO ROOF DOWNSPOUT (TYP.)

INSTALL ROOF DRAIN COLLECTOR PIPE TO WITHIN 5 FEET OF BUILDING. SEE ARCH. PLANS FOR TRANSITION TO ROOF DRAIN PIPE FROM BUILDING (TYP.)

INSTALL 8"x6" WYE FITTING AND 6" PVC PIPE (TYP.)

INSTALL 6" PVC ROOF DRAIN COLLECTOR PIPE

INSTALL MES
INV = 172.50

INSTALL 8" PVC ROOF DRAIN COLLECTOR PIPE

191 LF. OF 15" RCP

TOP=177.40
INV.=171.50

INSTALL CONC. RIBBON CURB

INSTALL STORM MANHOLE

TOP=176.50
INV.=171.80

RETENTION POND

21 LF. OF 15" RCP

INSTALL MES
INV = 170.50

INSTALL MES
INV = 170.50

INSTALL MES
INV = 170.50

INSTALL TYPE 'C' DROP STRUCTURE
GRATE EL = 176.00
SW INV = 173.56

CONNECT NEW 15" RCP TO EXIST. DRAINAGE MANHOLE
NE INV = 173.57

16 LF. OF 12" RCP

64 LF. OF 12" RCP

INSTALL 6" HIGH CONC. CURB

TRANSITION 6" HIGH CONCRETE CURB TO EXISTING RIBBON CURB

INSTALL 90° BEND VERTICAL AND PROVIDE TRANSITION FITTINGS NEEDED AND CONNECT TO ROOF DOWNSPOUT (TYP.)

CONSTRUCT 6" HIGH CONCRETE CURB

INSTALL 8" PVC ROOF DRAIN COLLECTOR PIPE

6" HIGH CONCRETE CURB

MATCH EXISTING ASPHALT PAVEMENT ELEVATION

CONNECT 8" ROOF COLLECTOR PIPE TO STORMWATER INLET @ INV=172.50

TRANSITION RAISED CONC. CURB TO EXISTING CONC. RIBBON CURB

TOP=176.20
INV.=172.00

SET 5/8" IRON ROD "SSMC LICENSE BUSINESS 2108" CHAIN LINK FENCE CORNER (0.3'S,0.1'E)

FOUND 5/8" IRON ROD WITH CAP "PROFESSIONAL SURVEYOR AND MAPPER 3882"

FOUND 5/8" IRON ROD WITH CAP "LICENSED BUSINESS 4053"

FOUND 5/8" IRON ROD "NO IDENTIFICATION" (0.13'N, 0.87'W)

FOUND 5/8" IRON ROD "IDENTIFICATION UNREADABLE"

FOUND 5/8" IRON ROD "NO IDENTIFICATION"

FOUND 1" IRON PIPE "NO IDENTIFICATION"

FOUND 2" IRON PIPE "NO IDENTIFICATION"

1.73' NORTH OF BOUNDARY

0.92' NORTH OF BOUNDARY

3.80' NORTH OF BOUNDARY

+/- 315' 18" RCP

HIGHLAND STREET
50' RIGHT OF WAY
PER FOUND MONUMENTATION
NO RIGHT OF WAY DOCUMENTATION FOUND

LITTLE JOHN COURT
50' RIGHT OF WAY
PER PLAT BOOK 20, PAGE 25

ROBIN HOOD COURT
50' RIGHT OF WAY
PER PLAT BOOK 20, PAGE 25

SIMPSON STREET
50' RIGHT OF WAY
PER FOUND MONUMENTATION
NO RIGHT OF WAY DOCUMENTATION FOUND

SHERWOOD SUBDIVISION
PLAT BOOK 20, PAGE 25

LOT 1 LOT 2 LOT 7 LOT 8 LOT 9 LOT 10 LOT 15 LOT 16 LOT 17 LOT 18

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
720 Vassar Street, Orlando Fl. 32804
407.418.1338

CONSULTANTS

SIGNATURE AND DATED SEAL

ARCHITECT LICENSE #

REV.	DESCRIPTION	DATE

PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

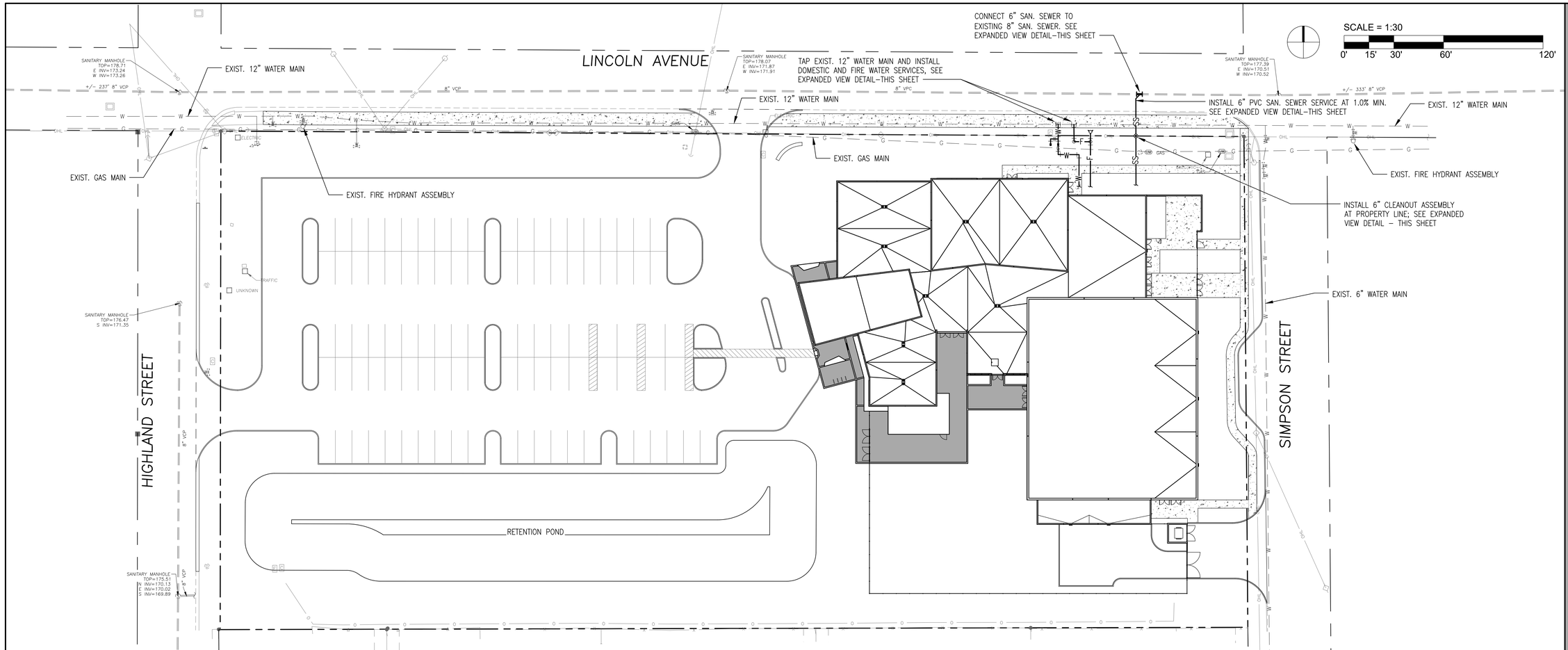
OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAKER ST
MT. DORA, FL. 32757

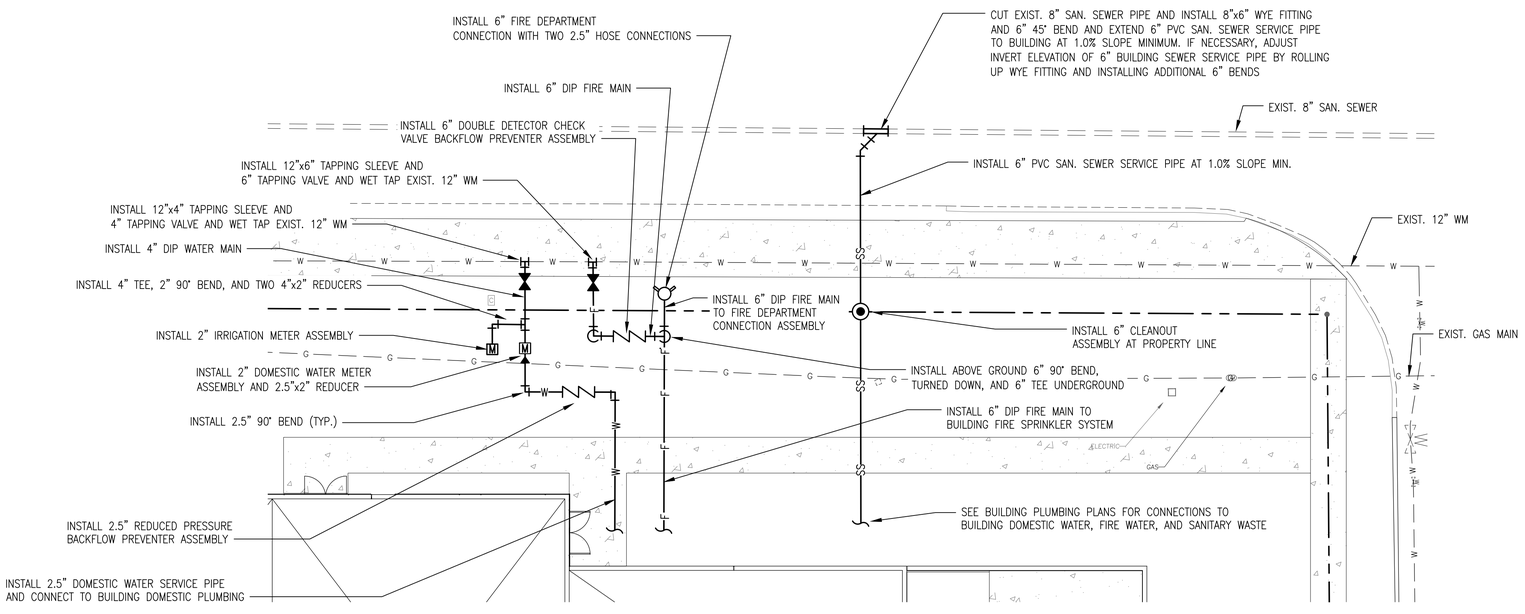
SHEET TITLE
GRADING & DRAINAGE PLAN

PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	AS SHOWN
DRAWN BY	M. RELVINI
CHECKED BY	J. MARGIO
DATE	1/24/2024

C-400

3/22/2023 1:25:31 PM Autodesk Docs://City of Mount Dora Resource & Recreation Center/City of Mt.Dora Resource & Rec Center_(22-038) Arch.rvt





WATER AND SEWER CONNECTIONS – ENLARGED DETAIL

SCALE: 1" = 10'

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SHEET TITLE: UTILITY PLAN

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

REV.	DESCRIPTION	DATE

PROJECT ADDRESS: 1010 LINCOLN AVE. MT. DORA, FL. 32757

OWNER NAME AND ADDRESS: CITY OF MOUNT DORA, 510 N BAKER ST, MT. DORA, FL 32757

PROJECT No.	22-038
PHASE	90% CONSTRUCTION DOCUMENTS
SCALE	AS SHOWN
DRAWN BY	M. RELVINI
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DATE	1/24/2024

C–500

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NOTES:
1. INSTALL WHITE 4" WIDE PARKING SPACE STRIPING.
2. INSTALL HANDICAP PARKING SPACE STRIPING. SEE DETAIL ON SHEET C-703 FOR STRIPING REQUIREMENTS.
3. INSTALL 24" WIDE STOP BAR.
4. INSTALL 4" WIDE YELLOW DRIVEWAY CENTER STRIPE.
5. INSTALL WHITE DIRECTIONAL ARROWS.

SCALE = 1:30
0' 15' 30' 60' 120'

LINCOLN AVENUE
50' RIGHT OF WAY
PLAT BOOK 3, PAGE 37

SITE BENCHMARK
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=178.18

SEE NOTE NO. 1 (TYP.)
SEE NOTE NO. 2 (TYP.)
SEE NOTE NO. 3 (TYP.)
SEE NOTE NO. 4 (TYP.)
SEE NOTE NO. 5 (TYP.)

100 TOTAL SPACES
5 ADA
5 ADA

RETENTION POND

SITE BENCHMARK
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=176.70

HIGHLAND STREET
50' RIGHT OF WAY
PER FOUND MONUMENTATION
NO RIGHT OF WAY DOCUMENTATION FOUND

LITTLE JOHN COURT
50' RIGHT OF WAY
PER PLAT BOOK 20, PAGE 25

SHERWOOD SUBDIVISION
PLAT BOOK 20, PAGE 25

ROBIN HOOD COURT
50' RIGHT OF WAY
PER PLAT BOOK 20, PAGE 25

SIMPSON STREET
50' RIGHT OF WAY
PER FOUND MONUMENTATION
NO RIGHT OF WAY DOCUMENTATION FOUND

LOT 1 LOT 2 LOT 7 LOT 8 LOT 9 LOT 10 LOT 15 LOT 16 LOT 17 LOT 18

CITY OF MOUNT DORA RESOURCE & RECREATION CENTER

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SHEET TITLE
PAVING & STRIPING PLAN

PROJECT ADDRESS
1010 LINCOLN AVE
MT. DORA, FL. 32757

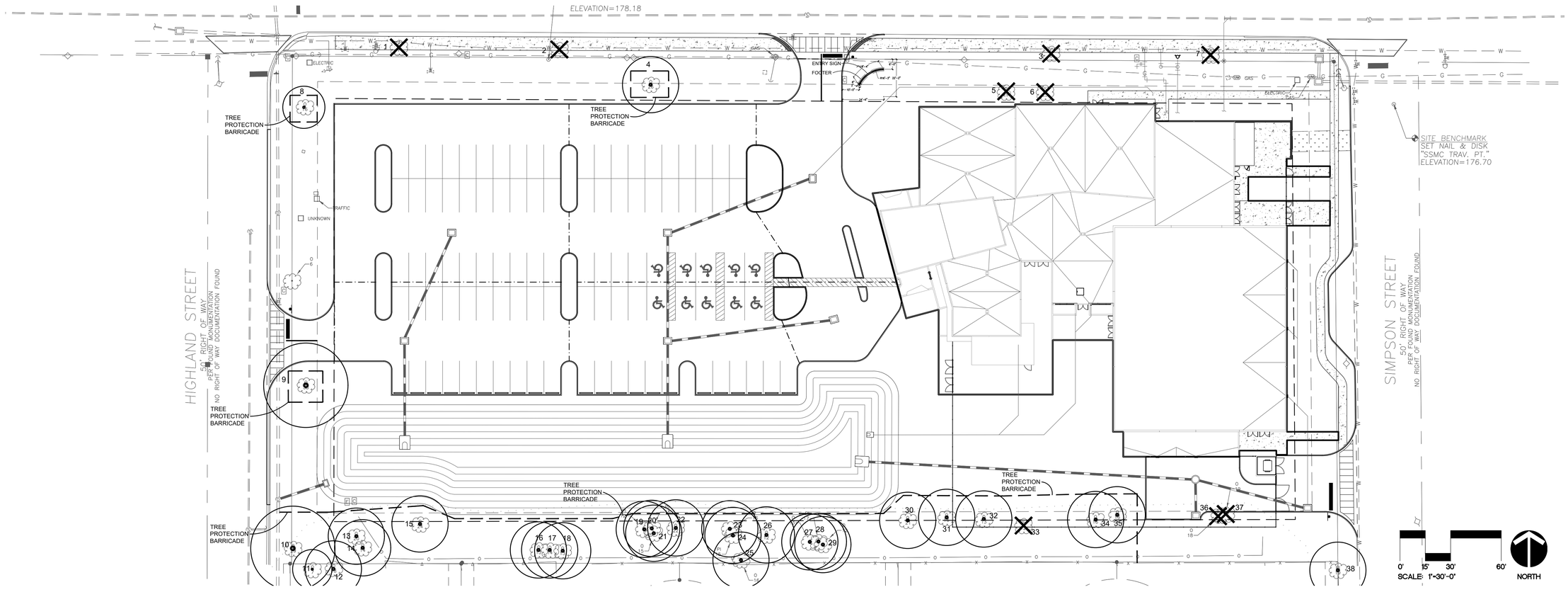
OWNER NAME AND ADDRESS
CITY OF MOUNT DORA
510 N BAKER ST
MT. DORA, FL. 32757

REV.	DESCRIPTION	DATE

PROJECT No. 22-038
PHASE 90% CONSTRUCTION DOCUMENTS
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TREE MITIGATION CHART					
#	TREE TYPE(COMMON NAME)	SIZE (INCHES)	REMOVED INCHES	SAVED INCHES	MITIGATION (QTY)
1	JAPANESE BLUEBERRY	7	7	-	1
2	JAPANESE BLUEBERRY	5	5	-	-
3	JAPANESE BLUEBERRY	6	6	-	1
4	LIVE OAK	26	-	26	12
5	LIVE OAK	29	29	-	12
6	LIVE OAK	25	25	-	-
7	JAPANESE BLUEBERRY	5	5	-	-
8	LIVE OAK	16	-	16	-
9	LIVE OAK	38	-	38	-
10	LIVE OAK	29	-	29	-
11	LIVE OAK	7	-	7	-
12	LIVE OAK	18	-	18	-
13	LIVE OAK	20	-	20	-
14	LIVE OAK	14	-	14	-
15	LIVE OAK	24	-	24	-
16	LIVE OAK	13	-	13	-
17	LIVE OAK	14	-	14	-
18	LIVE OAK	13	-	13	-
19	PINE TREE	12	-	12	-
20	PINE TREE	15	-	15	-
21	LIVE OAK	15	-	15	-
22	LIVE OAK	22	-	22	-
23	LIVE OAK	16	-	16	-
24	PINE TREE	15	-	15	-
25	LIVE OAK	16	-	16	-
26	LIVE OAK	12	-	12	-
27	LIVE OAK	13	-	13	-
28	PINE TREE	17	-	17	-
29	LIVE OAK	12	-	12	-
30	LIVE OAK	21	-	21	-
31	LIVE OAK	16	-	16	-
32	LIVE OAK	13	-	13	-
33	LIVE OAK	12	12	-	1
34	LIVE OAK	16	-	16	-
35	LIVE OAK	16	-	16	-
36	LIVE OAK	18	18	-	1
37	LIVE OAK	19	19	-	1
38	PINE TREE	19	-	19	-
	TOTAL	SIZE (INCHES)	REMOVED INCHES	SAVED INCHES	MITIGATION (QTY)
		624	126	498	29

TREE MITIGATION CALCULATION

TOTAL EXISTING NUMBER OF TREES SIZED 6"—23.99"	30
TOTAL EXISTING NUMBER OF TREES SIZED 6"—23.99" REMOVED	5
TOTAL EXISTING NUMBER OF TREES SIZED 24" OR GREATER	6
TOTAL EXISTING NUMBER OF TREE SIZED 24" OR GREATER REMOVED	2
TOTAL REQUIRED TREES TO BE REPLACED AT RATIO 1:1 FOR TREES REMOVED 6'—23.99"	5
TOTAL REQUIRED TREES TO BE REPLACED AT RATIO 1:12 (FOR TREES REMOVED 24" OR GREATER)	24
TOTAL REQUIRED NUMBER OF TREES TO BE REPLACED	29

TREES PROVIDED AND SAVED

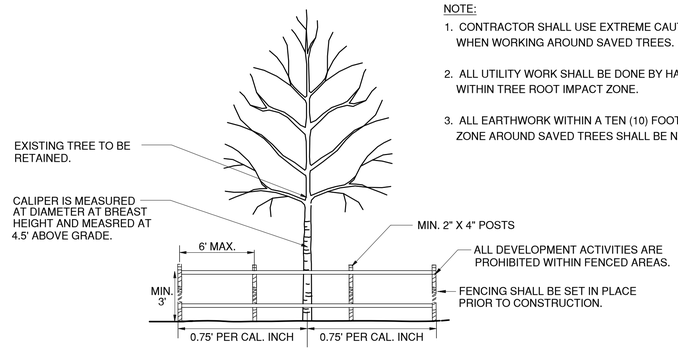
PROPOSED SHADE TREES:

SOUTHERN RED CEDAR - 3.5" CALIPER	17
HIGHRISE LIVE OAK - 4" CALIPER	7
LIVE OAK - 4" CALIPER	8
AMERICAN ELM - 4" CALIPER	11
TOTAL SHADE TREES PROVIDED	43

SAVED SHADE TREES:

TREES SIZED 6"—23.99"	25
TREES SIZED 24" OR GREATER	4
TOTAL SHADE TREES SAVED	29

TREE PROTECTION DETAIL



NOTE:

1. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING AROUND SAVED TREES.
2. ALL UTILITY WORK SHALL BE DONE BY HAND WITHIN TREE ROOT IMPACT ZONE.
3. ALL EARTHWORK WITHIN A TEN (10) FOOT RADIUS ZONE AROUND SAVED TREES SHALL BE NON-COMPACTED.

NOTES: FENCING SHALL BE AT LEAST 3' ABOVE GROUND AND MIN. OF 3' BELOW GRADE.
THE MAXIMUM REQUIRED UNDISTURBED AREA SHALL NOT EXCEED 24' FROM CENTER OF TREE.

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MOUNT DORA RESOURCE AND REC. CENTER

CONSULTANTS

SIGNATURE AND DATED SEAL

CHRISTOPHER D. RICE LA6667122

DRAWING TITLE: TREE MITIGATION PLAN AND CALCULATIONS

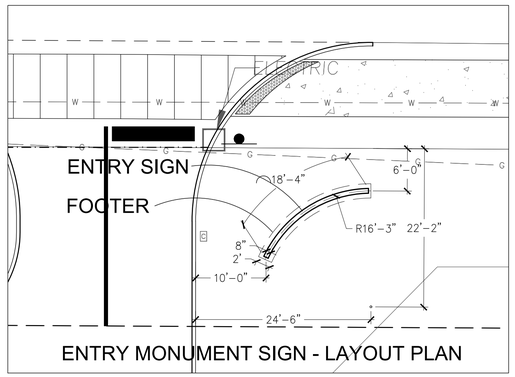
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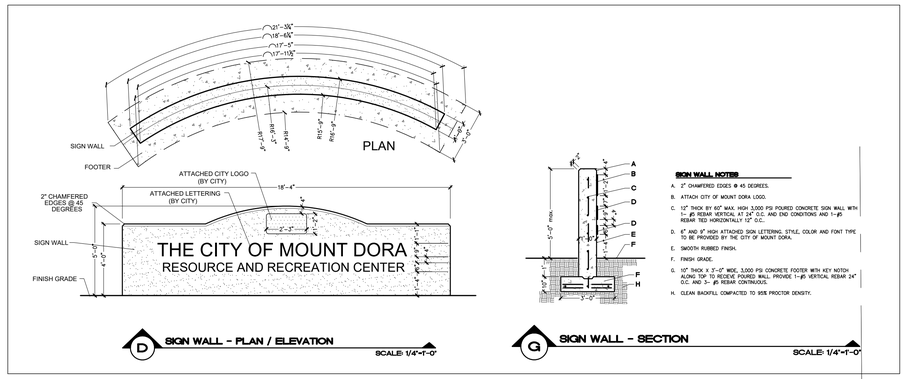
PROJECT ADDRESS

OWNER NAME AND ADDRESS

PROJECT NO.	22-038
PHASE	90% CONSTRUCTION DOCS
SCALE	1"-30'-0"
FILE NAME	22.038
DRAWN BY	JY
CHECKED BY	CDR
DATE	01/24/2024

TMP-100





SIGN WALL NOTES

A. 2" CHAMFERED EDGES @ 45 DEGREES.

B. ATTACH CITY OF MOUNT DORA LOGO.

C. 12" THICK BY 60" MAX. HIGH 3,000 PSI POURED CONCRETE SIGN WALL WITH 1- #5 REBAR VERTICAL AT 24" O.C. AND END CONDITIONS AND 1-#5 REBAR TIED HORIZONTALLY 12" O.C.

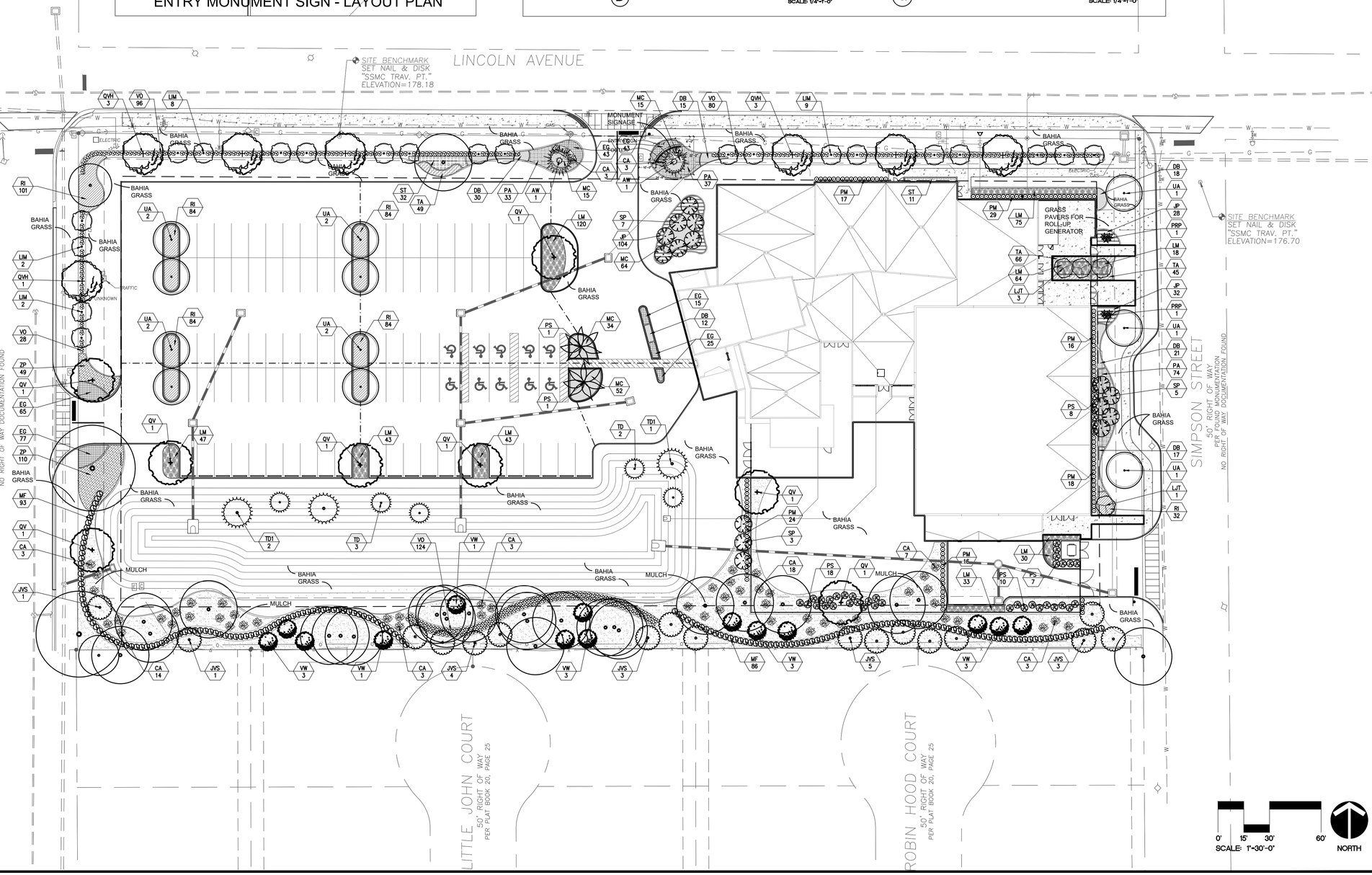
D. 6" AND 8" HIGH ATTACHED SIGN LETTERING. STYLE, COLOR AND FONT TYPE TO BE PROVIDED BY THE CITY OF MOUNT DORA.

E. SMOOTH RUBBED FINISH.

F. FINISH GRADE.

G. 10" THICK X 3'-0" WIDE, 3,000 PSI CONCRETE FOOTER WITH KEY NOTCH ALONG TOP TO RECEIVE POURED WALL. PROVIDE 1-#5 VERTICAL REBAR 24" O.C. AND 3- #5 REBAR CONTINUOUS.

H. CLEAN BACKFILL COMPACTED TO 95% PROCTOR DENSITY.



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DRAWING TITLE

LANDSCAPE PLAN

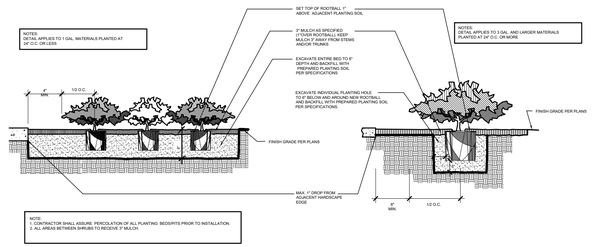
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PROJECT ADDRESS

OWNER NAME AND ADDRESS

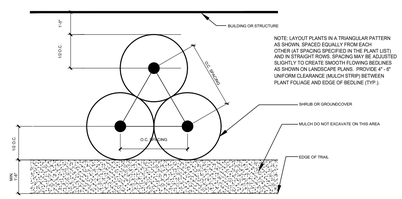
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PHASE	90% CONSTRUCTION DOCS
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FILE NAME	22-038
DRAWN BY	CDR
CHECKED BY	CDR
DATE	01/24/2024

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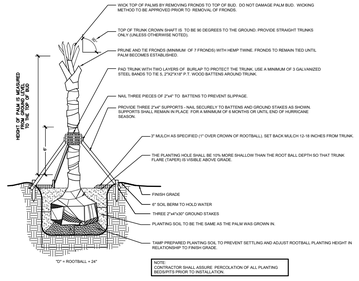


1 GROUNDCOVER AND SHRUB PLANTING DETAIL
NOT TO SCALE

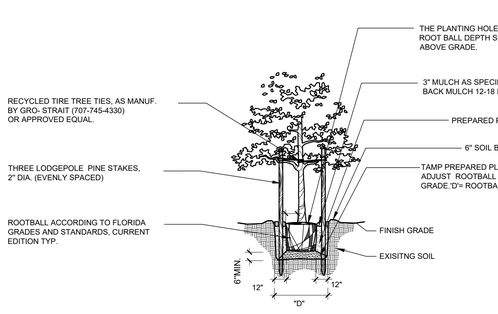
2 GRASS PAVER DETAIL
NOT TO SCALE



3 SHRUB SPACING DETAIL
NOT TO SCALE



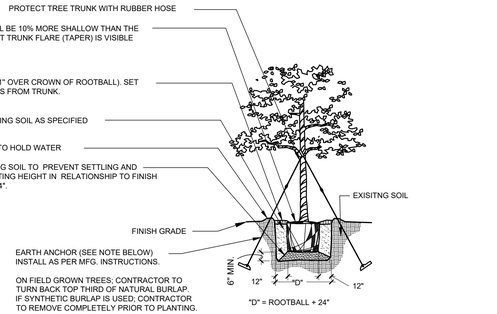
4 PALM TREE PLANTING DETAIL
NOT TO SCALE



NOTES:
INCLUDES TREES WITH 3-1/2" CALIPER AND BELOW.

SUPPORTS AND STAKES MUST BE AT LEAST 2' FROM NEAREST EDGE OF PAVEMENT.

5 SMALL TREE PLANTING DETAIL
NOT TO SCALE



NOTES:
INCLUDES TREES WITH 4" CALIPER AND GREATER.
TREE SUPPORT SYSTEM TO BE 'DUCKBILL' MODEL No. 88-DTS-0, OR APPROVED EQUAL. SYSTEM INCLUDES THREE (3) EARTH ANCHORS, 15' OF GALV. STEEL CABLE WITH BRIGHT ORANGE COATING, THREE (3) TURNBUCKLES AND SIX (6) 3/16" CABLE CLAMPS.

6 LARGE TREE PLANTING DETAILS
NOT TO SCALE

LANDSCAPE PLANTING AND CONTRACTOR NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. CONTRACTOR TO INSTALL 60" DEEP ROOT BARRIER AT ALL PARKING LOT ISLANDS. SEE DETAIL SHEET L-500.
3. ALL PLANTS SHALL BE FLORIDA NO. 1 OR BETTER, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
4. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
6. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
7. ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 3" IN DEPTH.
8. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
9. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
10. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
11. TREES SHALL NOT BE PLACED WITHIN 7' OF ANY FIRE PROTECTION EQUIPMENT AND NOT WITHIN 5' OF ANY UTILITIES.
12. TREES SHALL NOT BE PLACED WHERE THEY WILL OBSCURE ANY VIEWS TO TRAFFIC, PEDESTRIANS OR SIGNAGE. CONTRACTOR TO FIELD ADJUST TREE LOCATIONS TO AVOID CONFLICTS. IF PLANTING IS QUESTIONABLE; CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE TO DISCUSS RELOCATION.
13. CONTRACTOR SHALL TAKE CARE TO PROTECT ALL TREES AND LANDSCAPING MATERIAL WITHIN PROJECT LIMITS AS WELL AS EXISTING TREES IMMIDIATELY ADJACENT TO PROJECT LIMITS. IF THE EXISTING LANDSCAPE, TREES OR OTHER RELATED MATERIALS ARE IMPACTED DURING LANDSCAPE INSTALLATION THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPLACEMENTS, AS WELL AS, ALL OTHER ASPECTS OF REMEDIATION INCLUDING BUT NOT LIMITED TO: TREES, SHRUBS, GROUNDCOVERS, SOD, AND ANY OTHER MATERIALS IMPACTED BY CONSTRUCTION.
14. SOIL CONDITIONS MAY VARY THROUGHOUT THE SITE AND CONTRACTOR TO SHALL PROVIDE PROPER EQUIPMENT FOR PROPER EXCAVATION.
15. CONTRACTOR SHALL INCLUDE THE COSTS OF EXCAVATION, DISPOSAL OF EXCESS MATERIALS, BACKFILL, SOIL AMENDMENTS, SPECIAL BED PREPERATION, MULCH, TREE STAKING AND GUYING, FERTILIZER, WATERING FOR PLANT ESTABLISHMENT, SITE CLEAN-UP AND MAINTAINENCE WITHIN BID NUMBER.
16. CONTRACTOR SHALL SOD ALL DAMAGED GRASS AREAS DISTURBED DURING CONSTRUCTION. SEE LANDSCAPE SPECIFICATIONS FOR SOD INSTALLATION.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
17. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
18. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
19. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
20. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
21. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
22. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
23. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF THEIR WORK.

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
LARGE SHADE TREES					
JVS	17	JUNIPERUS VIRGINIANNA	SOUTHERN RED CEDAR	12'–14' HT.; 6' SPRD.; 3.5" CAL.,	SPACE AS SHOWN GUY
QV	8	QUERCUS VIRGINIANA	LIVE OAK	12'–14' HT X 5'–6' SPR., 4" CAL.	SPACE AS SHOWN GUY
QVH	7	QUERCUS VIRGINIANA 'HIGHRISE'	LIVE OAK	13'–15' HT x 6''–8' SPR.; 4" CAL.	SPACE AS SHOWN GUY
TD	5	TAXODIUM DISTICHUM	BALD CYPRESS	10'–12' HT.; 4'–6' SPRD.; 2.5" CAL.	SPACE AS SHOWN GUY
TD1	3	TAXODIUM DISTICHUM	BALD CYPRESS	14'–16' HT.; 6'–8' SPRD.; 4" CAL.	SPACE AS SHOWN GUY
UA	11	ULMUS AMERICANA 'ALLEE'	AMERICAN ELM	12'–14' HT X 4'–5' SPR.; 4" CAL.	SPACE AS SHOWN GUY
SMALL TREES					
LIM	21	LAGERSTROEMIA INDICA 'MUSKOGEE'	LAVENDER CREPE MYRTLE	10'–12' HT., 4'–5' SPRD., 3" CAL.; STANDARD TRUNK	SPACE AS SHOWN GUY
LJT	4	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	8' X 8'; 2.5" CAL.; MULTI–TRUNK; SPECIMEN FORM	SPACE AS SHOWN GUY
VW	14	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	10'–12' HT.; 4'–5' SPRD.; 3" CAL.; MULTI–TRUNKED	SPACE AS SHOWN GUY
PALM TREES					
AW	2	ACOELORRHAPHE WRIGHTII	PAUROTIS PALM	15' O.A. FULL; MIN 7 TRUNKS; SPECIMEN FORM	SPACE AS SHOWN GUY
PRP	2	PHOENIX ROEBELINII	PYGMY DATE PALM	6' O.A.; TRIPLE TRUNK; FULL HEADS	SPACE AS SHOWN GUY
SP	15	SABAL PALMETTO	CABBAGE PALM	4@ 10', 7@12', 4@ 15' CT; STRAIGHT, SMOOTH TRUNKS	SPACE AS SHOWN GUY
SHRUBS					
CA	57	CALLICARPIS AMERICANA	BEAUTYBERRY	36" HT., 36" SPRD., FULL, 7 GAL.	AS SHOWN
MF	179	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	36" HT. x 36" SPRD.; FULL; 7 GAL.	AS SHOWN
PA	144	PLUMBAGO AURICULATA 'IMPERIAL BLUE'	LEADWORT	24" HT. x 18" SPRD., FULL, 3 GAL.	30" O.C.
PM	120	PODOCARPUS MACROPHYLLA	JAPANESE YEW	30" HT. x 18" SPRD., FULL, 7 GAL.	30" O.C.
PS	45	PHILODENDRON SELLOAM	SPLIT–LEAF PHILODENDRON	30" O.A. FULL; MIN. 12 LEAVES	48" O.C.
ST	43	SCHEFLERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFLERA	24" HT X 24" SPRD.; 3 GAL.; FULL	30" O.C.
VO	328	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	30" HT X 28' SPRD; FULL; 7 GAL.	30" O.C.
GROUNDCOVERS					
DB	113	DIETES BICOLOR	YELLOW AFRICAN IRIS	18" HT. x 15"SPRD., FULL, 3 GAL.	24" O.C.
EG	268	EVOLVULUS GLOMERATUS	BLUE DAZE	8" O.A., FULL, 1 GAL.	18" O.C.
JP	164	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	12" HT. x 15" SPRD., FULL, 3 GAL.	24" O.C.
LM	473	LIRIOPE MUSCARI 'EMERALD GODDESS'	BORDER GRASS	14" O.A, MIN 7 BIBS., FULL, 1 GAL.	24" O.C.
MC	180	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	30" O.A.; FULL; 3 GAL.	30" O.C.
RI	469	RHAPHIOLEPIS INDICA 'ALBA'	DWARF INDIAN HAWTHORN	15" HT. x 15" SPRD., FULL. 3 GAL.	24" O.C.
TA	160	TRACHELOSPERMUM ASIATICUM 'MINIMA'	ASIATIC JASMINE	12" SPRD., MIN. 10 RUNNERS, 1 GAL.	18" O.C.
ZP	159	ZAMIA PUMILA	COONTIE	24" O.A., FULL, 3 GAL.	24" O.C.
TURF GRASSES					
	SEE PLANS	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA GRASS	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
MULCH					
	SEE PLANS	PINE BARK MINI–NUGGETS	PINE BARK MINI–NUGETS MULCH	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY

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MOUNT DORA RESOURCE AND REC. CENTER

SIGNATURE AND DATED SEAL
CHRISTOPHER D. RICE LA6667122

CONSULTANTS

REV.	DESCRIPTION	DATE
1		
2		
3		

PROJECT ADDRESS

OWNER NAME AND ADDRESS

DRAWING TITLE
LANDSCAPE DETAILS AND PLANT LIST

PROJECT NO.	22-038
PHASE	90% CONSTRUCTION DOCS
SCALE	N.T.S
FILE NAME	22-038
DRAWN BY	JY
CHECKED BY	CDR
DATE	01/24/2024

L-500

LINCOLN AVENUE

SITE BENCHMARK
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=178.18

SITE BENCHMARK
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=176.70

HIGHLAND STREET
50' RIGHT OF WAY
PER PLAT BOOK 20, PAGE 25
FOUND MONUMENTATION
NO RIGHT OF WAY DOCUMENTATION FOUND

SIMPSON STREET
50' RIGHT OF WAY
PER PLAT BOOK 20, PAGE 25
FOUND MONUMENTATION
NO RIGHT OF WAY DOCUMENTATION FOUND

LITTLE JOHN COURT
50' RIGHT OF WAY
PER PLAT BOOK 20, PAGE 25

ROBIN HOOD COURT
50' RIGHT OF WAY
PER PLAT BOOK 20, PAGE 25

2" IRRIGATION METER (SEE CIVIL)

2" IRRIGATION BACKFLOW PREVENTOR

SOLAR-SYNC SENSOR
IRRIGATION CONTROLLER

4" MAINLINE SLEEVE WITH 2" WIRE SLEEVE

02 D1-1/2" 32.98

01 1-1/2" 36.50

03 D1.5" 24.26

04 T 23.00

05 DT 21.98

06 T 20.00

0' 15' 30' 60'
SCALE: 1"=30'-0"

NORTH

BORELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
MSC 000125
210 VASSAR STREET
ORLANDO, FL 32804 (407) 418-1338

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SIGNATURE AND DATED SEAL

CHRISTOPHER D. RICE LA667122

CONSULTANTS

MOUNT DORA RESOURCE AND REC. CENTER

DRAWING TITLE

IRRIGATION PLAN

PROJECT ADDRESS

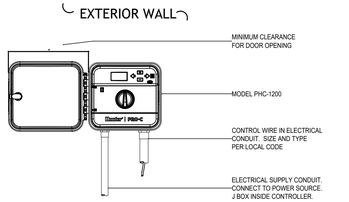
OWNER NAME AND ADDRESS

REV.	DESCRIPTION	DATE
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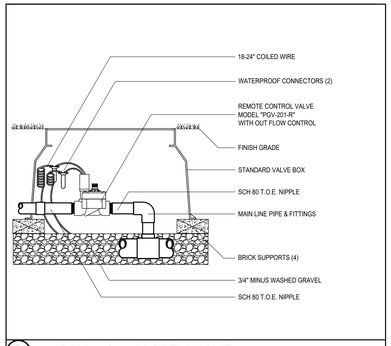
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PHASE	90% CONSTRUCTION DOCS
SCALE	1"=30'-0"
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I-100

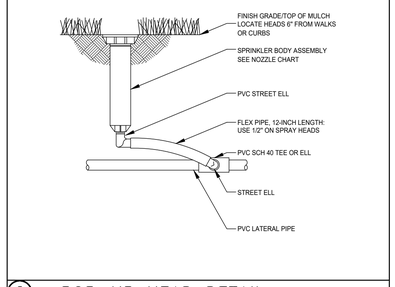
IRRIGATION DETAILS



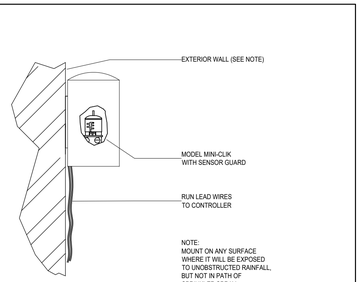
A IRRIGATION CONTROLLER



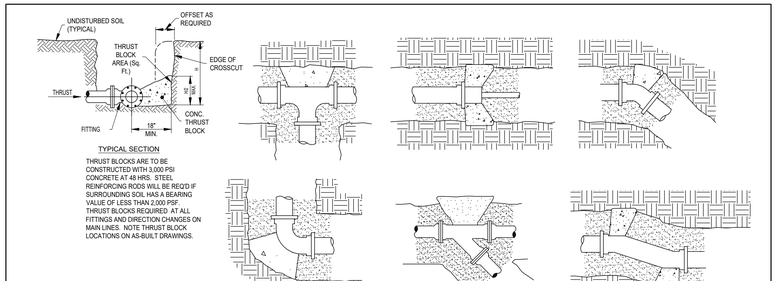
B PGV 101 GLOBE VALVE



C POP-UP HEAD DETAIL



D SOLAR-SYNC RAIN/WIND SENSOR WITH GAURD



E THRUST BLOCK DETAILS

SPRAY NOZZLE CHART

TYPE	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.21
	B	MAROON	180° ADJUSTABLE ARC	.42
	C	LT. BLUE	210° ADJUSTABLE ARC	.49
	D	LT. BLUE	270° ADJUSTABLE ARC	.63
	E	OLIVE	360° ARC	.84
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.43
	G	BLACK	180° ADJUSTABLE ARC	.77
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.48
MP3000 22'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURQOUISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
	S	BROWN	5'x30' SIDE STRIP	.44
BUBBLERS AND MICRO-SPRAYS	U	PCN10	0.50 GPM FLOOD BUBBLER	.50
	T	PCN50	1.00 GPM FLOOD BUBBLER	1.00
	V	SR-4Q	90° 4' RADIUS	.22
	W	SR-4H	180° 4' RADIUS	.44
MP800 6'-12' radius	AA	ORANGE	90° ADJUSTABLE ARC	.23
	BB	ORANGE	180° ADJUSTABLE ARC	.42
	CC	ORANGE	210° ADJUSTABLE ARC	.43
	DD	GREEN	360° ARC	.78

IRRIGATION NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.

4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.

5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.

7) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.

8) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.

9) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.

10) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.

11) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

12) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.

13) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.

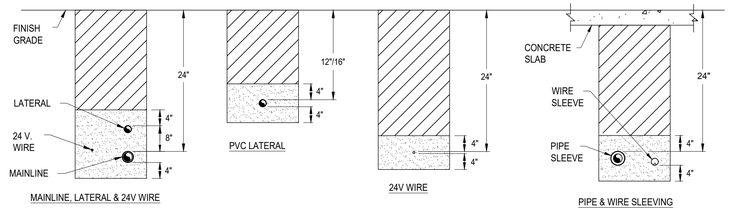
14) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.

15) CONCRETE THRUST BLOCKS ARE TO BE UTULIZED AT ALL MAINLINE DIRECTION CHANGES.

16) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

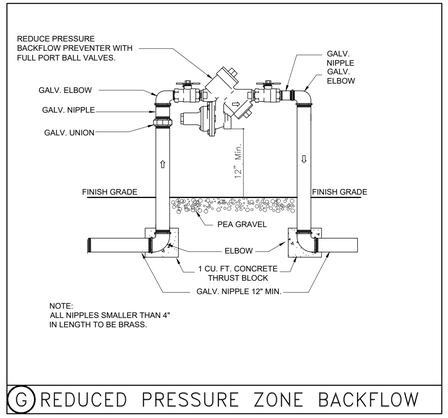
IRRIGATION QUANTITIES

SYMBOL	DESCRIPTION	QUANTITIES
------	HUNTER INDUSTRIES 'PLD-06-18' DRIP TUBING	+/-11,498 LF
□	6" POP-UP SPRAY - HUNTER IND. 'PROS-06-PRS40' W/PCN BUBBLER NOZZLES	108
	HUNTER 'ICV-FS-AS-40' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1", 1-1/2"	3
	HUNTER 'ICZ-101-25' DRIP CONTROL VALVE KIT WITH PRESSURE REGULATION 1", 1-1/2"	3
C	HUNTER PHC-1200 WIFI COMPATABLE IRRIGATION CONTROLLER INSTALL WITH A SOLAR-SYNC SENSOR AND BY-PASS BOX. GROUND WITH AN 8' COPPER CLAD ROD.	1
	HUNTER SOLAR-SYNC SENSOR	1
	2" IRRIGATION POTABLE METER TO PROVIDE A MINIMUM 80 GPM AT 60 PSI	PER CIVIL
	2" IRRIGATION 'PRZ' BACKFLOW PREVENTOR	1
———	LATERAL LINE - SCH 40 PVC - SIZE PER PLAN	SEE PLAN
------	2" MAINLINE - SCH 40 PVC SIZE PER PLAN	SEE PLAN
	SLEEVING - SCH. 40 PVC MIN. DEPTH OF 24"	SEE PLAN

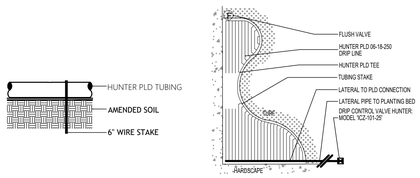


NOTES:
1. BEDDING SHALL BE PLACED AND LEVELED PRIOR TO INSTALLATION OF BURY ITEM.
2. BACKFILL SHALL BE PLACED IN MAXIMUM 6" LIFTS.
3. SLEEVE ALL PIPE AND WIRE SEPARATELY. SLEEVE 2 X DIA. OF PIPE (MIN 2"). ONE PIPE PER SLEEVE. SLEEVES TO BE PRIMED AND SOLVENT WELDED.
4. ALL PIPE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS WITH PIPE LABELING FACING UP FOR INSPECTION PURPOSES. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
5. ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
6. TAPE AND BUNDLE IRRIGATION CONTROL WIRES EVERY 10'. PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30°.
7. ALL REMOTE CONTROL VALVE WIRING NOT INSTALLED WITH MAINLINE PIPE SHALL BE INSTALLED IN A MINIMUM 2" SCHEDULE 40 GREY ELECTRICAL CONDUIT OR AS APPROVED.
8. "NON-POTABLE" WARNING TAPE TO BE INSTALLED ON ALL PRESSURIZED MAINLINES 12" ABOVE THE PIPE.
9. INSTALL ONE ADDITIONAL SLEEVE SIZED TO MATCH THE LARGEST REQUIRED SLEEVE WITH ENDS TAPED FOR FUTURE USE.
10. SLEEVES TO EXTEND A MINIMUM OF 12" PAST HARDSCAPE PLANTERS, CURBS, SIDEWALKS, ETC. SLEEVES TO BE STAGGERED/OFFSET SO THAT SLEEVE USE IS NOT OBSTRUCTED BY OTHER PIPES.
11. WHERE PRESSURE SUPPLY PIPING IS INSTALLED WITHOUT CONTROL WIRING, A 14 GA. TRACKING WIRE SHALL BE INSTALLED.

F TRENCHING DETAILS

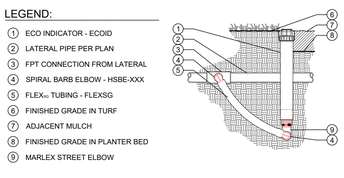


G REDUCED PRESSURE ZONE BACKFLOW

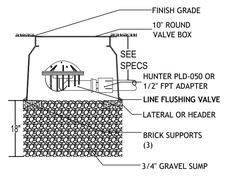


A TYPICAL DRIP TUBE BED
SCALE: N.T.S.

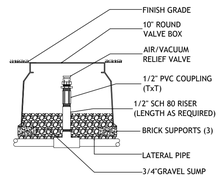
B TYPICAL DRIP TUBE BED
SCALE: N.T.S.



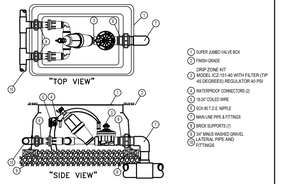
C ECO INDICATOR WITH FLEX TUBING
SCALE: N.T.S.



D FLUSH VALVE AUTOMATIC
SCALE: N.T.S.



E AIR RELIEF PVC RISER
SCALE: N.T.S.



F ICZ-101-40 DRIP CONTROL KIT
SCALE: N.T.S.

H DRIP IRRIGATION DETAILS

WATERING SCHEDULE

WATER SCHEDULE

ZONE #	WATER TYPE	WATERING TIME (MIN)	GAL. PER MINUTE	GAL. PER WATERING	PRECIP. IN INCHES
1	BUBBLER	15	36.5	547.5	0.43
2	DRIP*	60	32.98	1978.8	N/A
3	DRIP*	60	24.26	1455.6	N/A
4	BUBBLER	15	22	330	0.43
5	DRIP*	60	21.98	1318.8	N/A
6	BUBBLER	15	18.5	277.5	0.43
TOTAL		225	156.22	5908.2	
WATERING SCHEDULE		11816.4 GAL / WEEK - SUMMER (MAR 15-OCT 14 (2 TIMES /WEEK))			
		5908.2 GAL / WEEK - WINTER (OCT 15-MAR 14 (1 TIME/WEEK))			
USAGE CALCULATIONS		460839.6 GAL / YEAR (78 WATERINGS PER YEAR)			
		322587.72 GAL / YEAR W/ 30% REDUCTION FOR SOLAR-SYN			

*CONTRACTOR TO SET MULTIPLE DRIP ZONES TO RUN SIMULTANEOUSLY.
**ZONE RUN TIMES SHOWN ARE FOR AFTER PLANT ESTABLISHMENT PERIOD (90 DAYS).

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ARCHITECTURE PLANNING LANDSCAPE INTERIOR
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720 YASSKA STREET
ORLANDO, FL 32804 (407) 418-1338

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SIGNATURE AND DATED SEAL
CHRISTOPHER D. RICE LA6667122

CONSULTANTS

DRAWING TITLE
IRRIGATION DETAILS

PROJECT ADDRESS
OWNER NAME AND ADDRESS

MOUNT DORA RESOURCE AND REC. CENTER

REV.	DESCRIPTION	DATE
1		
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3		

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I-500

ATTACHMENT

Elevation Renderings



View from Lincoln Ave. Entrance



View from N. Highland St and Lincoln Ave

ATTACHMENT (cont'd)

Elevation Renderings



View from N. Highland St and Lincoln Ave



View of Resource and Rec Center from parking lot

ATTACHMENT (cont'd)

Elevation Renderings



View of Resource and Rec Center from N Simpson Street

Public Works Department
900 N. Donnelly St.
Mount Dora, FL 32757
352-735-7151

DRC REVIEW COMMENTS
PUBLIC WORKS

DATE:	**May 31, 2024**
FROM:	George Marek, Public Works & Utilities Director
THROUGH:	William J. Mitchell, Jr., P.E., City Utilities Engineer
	Josh Kramm, Utility Manager
PROJECT NAME:	**City of Mount Dora Resource & Recreation Center – Site Plan, 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.

Utilities Comments:

The City of Mount Dora does not have wastewater treatment capacity at the Wastewater Treatment Plant #2 (WWTP2) to serve new and unpermitted projects at this time.

Sheet Number C500 – Shows a 2 inch water meter feeding a 2.5 inch building service. Revise so that meter size is greater than service.

Sheet Number C500 – Provide conflict details where sanitary line(s) cross potable water line(s).

Sheet Number C500 – Include backflow prevention after irrigation meter.

Sheet Number C500 – Back Flow Preventers should have protective covering to prevent potential tampering with the device.

1117 East Robinson St.
Orlando, FL 32801
Phone: 407.425.0452
Fax: 407.648.1036

DELIVERED VIA E-MAIL

May 31, 2024

Mr. Vince Sandersfeld
Planning Director
City of Mount Dora
510 Baker Street
Mount Dora, FL 32757

RE: City of Mt. Dora – Resource & Recreation Center (#SP-2410)
First Review – 90% plans

Dear Mr. Sandersfeld,

We are in receipt of the Application, Civil/Landscape/Photometric plans, Stormwater Report, Site Survey, and other documents for the above referenced project. The following comments are based upon our review of the submittal.

Application:

1. No comment

Civil Plans:

Sheet C100:

2. Need a Legend for the various hatchings, symbols, and line demarcations.
3. In the NW corner of the project area there are notes covering other notes. Please move one of the notes for clarity.
4. The northern drainage manhole that is having the 18-inch RCP removed from it will need a note for the rehabilitation of this structure since no new pipes will be connecting to it.
5. Should identify and note that the existing fire hydrant on Lincoln Avenue just east of Highland Street is to remain.
6. Label street lights along Lincoln Avenue. Are they to remain, be relocated, or replaced?
7. In the NE corner of the project area, the “remove existing iron pipes” protect a gas service to the property. Is this gas service to be removed or remain? Please label as necessary.
8. Show and label the existing fire hydrant on Lincoln Avenue just east of Simpson Street.
9. Show construction entrance area.

Sheet C200:

10. Should install a sidewalk along the driveway entrance from Lincoln Avenue to the drive up entrance on the west side of the building.
11. Text and leader arrow for new fire hydrant to be installed on north side of site is not pointing to the symbol for the FH.

12. There are call outs for the installation of the stop sign and 12 inch wide painted stop bar. There are no call outs for the two cross walks through the driveways on Lincoln Avenue and Simpson Street.

Sheet C300:

13. A portion of the site fencing encroaches on the 30-foot landscape buffer on the south side of the site. Is this acceptable to the City?
14. A large portion of the new 5-foot sidewalk all along Simpson Street is partially on site and partially in the ROW. Will an easement be provided to the City for the portion of the on-site sidewalk?
15. A separate sign permit will be required for the sign on the Lincoln Avenue side of the site.

Sheet C400:

16. Recommend a miami curb along all of Lincoln Avenue to collect the runoff and direct east/west to the box curbs and/or inlets on Highland and Simpson Streets.
17. The drainage on Lincoln Avenue is running west to east. At the driveway off Lincoln the road grades west of the driveway are higher than the 178.00 grade at the back of sidewalk – the western portion of Lincoln will drain into the facility parking lot. The HP at this driveway is in Lincoln Avenue – the driveway approach does not drain north as the arrow indicates.
18. The northern "Flat Grate Inlet" has a rim and invert elevation as the same number. Please correct appropriately.
19. Recommend extending storm piping west on Lincoln Avenue to collect the drainage before it reaches the intersection with Simpson Street.
20. With 6-inch high curb along the south edge of the Service Vehicle area, why is there 6-inch ribbon curb along the west edge that will be flush with the pavement?
21. Is there to be a fence around the retention pond with the potential of 6-feet of water in the pond?
22. Detail ST0001-1A states that the minimum diameter for storm piping is 15-inches. The storm pipe in the driveway to the Vehicle Service area will need to be upsized.
23. Show approximate locations of the soil borings.

Sheet C500:

24. Sheet C200 calls for a new fire hydrant at the location shown on the Overall Site Plan. This plan sheet labels it as the FDC. There needs to be a fire hydrant within 50-feet of the FDC.
25. New fire hydrant should be installed outside of the buildings fire main, then the fire hydrant can be utilized to pressure the fire sprinkler system through the FDC.
26. The FDC can be mounted on the DDCA.
27. Add an isolation valve on the irrigation connection to the potable water service line.
28. There should also be a sewer lateral cleanout at the building. This note can reference the plumbing plan sheet.

Sheet C600:

29. No paving data – striping only

30. Is the striping to be thermoplastic or paint?

Sheet C702:

31. Detail GU0019-1 shall utilize 3000 psi concrete for sidewalks.
32. Detail GU0020-1 should be on the SWPPP plan sheet with the Hay Bale detail and other details.

Sheet C706:

33. Need a detail(s) for the various curbs called out on the plans.
34. Need a detail for the pavement section for the parking lot.

Landscape Plans:

Sheet L-100:

35. It is recommended that the two LIM crepe myrtles not be planted on both sides of the potable/irrigation meters and RPZ devices.

Sheet L-500:

36. Landscape Planting and Contractor Notes #21 – the first sentence shall read as follows: "Florida Law (F.S. 556) Underground Facility Damage Prevention and Safety Act mandates that excavators/contractors shall contact Sunshine 811 (fka: Sunshine State One-Call of Florida) by calling 800-432-4770 or 811 at least 2 full business days prior to beginning any excavation or demolition to allow member operators an opportunity to identify and mark their underground facilities and appropriately respond to the Positive Response System."
37. Landscape Planting and Contractor Notes – add a note that any trees planted within 10-feet of any utility piping or conduit shall have root shields to that side of the tree roots.

Sheet I-100:

38. The backflow device on the irrigation service shall also be a Reduced Pressure Zone assembly device.

Sheet I-500:

39. The Piping & Wire Sleeve Notes need a note stating that all piping, valve boxes and spray heads shall be purple in color to designate that the system is not a potable water service.

Photometric Plan:

40. It is recommended that brighter lighting be provided at the two driveway entrances for safety considerations.
41. It is recommended that lighting be provided at the Simpson Street pull off for safety considerations.
42. It is recommended that lighting be provided at the Service Vehicle area for safety considerations.

Site Survey:

43. The Vicinity Map does not accurately depict the project vicinity. Please correct appropriately.
44. Surveyor's Report does not include a statement referencing FEMA flood plain determination.
45. The street lights along Lincoln Avenue are not shown on sheet 2 of 2.
46. The northern of the two flat grates has a rim and invert elevation of the same number. Is this correct?

Stormwater Report:

47. On page 4 of 125, it is Lake Franklin in Section 2.0. There appears to be a typo.
48. The address listed in the stormwater report is 1250 North Highland Street. The site address provided in the site plan application is 1010 Lincoln Ave. Per the property record card from the Lake County Property Appraiser, this site is located along North Highland Street. Please update the site plan application and stormwater report with the correct address.
49. Sheet 8/25 of Storm water report – In the post-development CN calculations, the total area of the basins is only 2.27 acres. The acreage listed in the application is 4.24. The pre-development CN calculations also shows a total area of 4.24 acres. Please revise the post-development CN calculations
50. There is no detail in the plans for the FDOT Type C drop structure. Please add a detail showing the structure and skimmer. The skimmer must be installed with the bottom 6" below the grate and the top 6" above the grate.
51. At the connection to the existing drainage manhole, the NE invert elevation is 173.57. The proposed uphill pipe invert is lower at elevation 173.56. EOR needs to revisit the tie-in invert at the existing manhole.

Geotechnical Exploration Report:

52. Figure 1: Web Soil Survey on page 2 of the UES report (page 93 of 125) is an aerial of which portion of the project site. Are the "3 and 4" signifying other soil types other than the Chandler "8" ? Please clarify.
53. Section 12.0 on page 13 of the UES report (page 104 of 125) references two SPT borings as P-01 and P-02. But Table VI references P-01, P-02, P-03, and P-04. And the figure in Appendix B only shows two borings (P-01 and P-02) in the proposed retention pond. Please correct appropriately.

Missing Items:

54. General Notes plan sheet(s)
55. SWPPP Preliminary design notes and standard details

Planning Comments

Site Plan Application

No comments.

Overall Site Plan – Sheet C-200

1. Indicate the FLU designation in the site data table.
2. Please indicate surrounding zoning designations.
3. For public buildings, one space for each four seats in the main auditorium or place of assembly. Please show this calculation based off the number of seats.
4. Please label/indicate sidewalks per LDC Section 6.13.8.

This concludes our review of the plans and documents. Please have the applicant to provide a detailed response to each comment (to include where and how comment has been addressed, use clouds as necessary). Please feel free to contact us should you have any questions.

Sincerely,
CPH Consulting, LLC

Allen C. Lane, Jr, P.E.
Senior Project Manager

CC: Katherine Shafer,
David Wheeler, P.E.
File

CITY OF MOUNT DORA

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

DATE: June 20, 2024

TO: **Designated Local Planning Agency**
Planning and Zoning Commission

FROM: Development Review Committee
Michele Janiszewski, AICP, Senior Planner

RE: Ordinance 2024-13
Comprehensive Plan Text Amendment
Employment Center Land Use Category

OVERVIEW OF REQUEST:

Staff initiated Comprehensive Plan Amendment to clarify the process for developing property within the Employment Center land use category and to eliminate Planned Unit Developments (PUDs) as a permissible zoning district within the Employment Center land use category; and provide a building height cap with clarification as to how buildings are measured in this land use category.

BACKGROUND:

City Staff collaborated with Lake County and Levy Consulting to generate the Wolf Branch Innovation District Implementation Plan for the employment center identified in the Comprehensive Plan for the area surrounding the State Road 46 and State Road 453 junction in 2019. The City adopted Ordinance 2020-20 to establish the WBI-E and WBI-G zoning districts to implement the vision for the Wolf Branch Innovation District.

These zoning districts will be assigned to properties around the State Road 46 and 453 conjunction along with the Employment Center land use category. To ensure properties within the Employment Center land use designation are developed in accordance with the Wolf Branch Innovation District Implementation Plan, staff is seeking to amend the Comprehensive Plan to eliminate PUDs as a permissible district within the Employment Center land use designation. Eliminating PUDs as an option within the Employment Center land use category will require properties to development according to the WBI-E and WBI-G zoning districts established in the Land Development Code. This will ensure the Employment Center land use category is developed consistently throughout the Wolf Branch Innovation District.

Also, a building height cap included and how buildings are measured within this land use category.

STAFF FINDINGS:
Staff recommends approval of the amendment to the 2045 Comprehensive Plan and forward to City Council Transmittal to State and review agencies.

REQUESTED ACTION:
Staff is seeking a recommendation from the Planning and Zoning Commission (PZC) as to whether or not the proposed amendment is consistent with the Comprehensive Plan to forward to City Council.

PROCESS:
Recommendation provided by the LPA/Planning & Zoning Commission: June 20, 2024
First Reading/Transmittal Hearing City Council: July 2, 2024
Transmit ordinance to Florida Commerce and state reviewing agencies
Second Reading and Approval of the Ordinance by City Council: To be Determined

Attachments:
Notification LPA/PZC Public Hearing
Ordinance 2024-13 with Exhibit A (draft text)

LOCALiQ
The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Whitney Scott
City Of Mount Dora
510 N Baker ST
Mount Dora FL 32757-5521

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

06/07/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/07/2024

Legal Clerk

Notary, State of WI, County of Brown

3·7·27

My commission expires

Publication Cost:	$155.26	
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State of Wisconsin

NOTICE OF PUBLIC HEARING
COMPREHENSIVE PLAN TEXT AMENDMENTS
CITY OF MOUNT DORA, FLORIDA

Notice is hereby given that the Planning and Zoning Commission designated as the Local Planning Agency of the City of Mount Dora, Florida proposes to consider changes to the City's Comprehensive Plan (Text Amendment). The changes include revisions to the Employment Center Future Land Use category of the Future Land Use Element. The Local Planning Agency public hearing will be held on Thursday, June 20, 2024 at 10:00 a.m., or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida.

The title and substance of the ordinance is as follows:

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE FUTURE LAND USE ELEMENT TEXT AMENDMENT TO THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045; TO REVISED EMPLOYMENT CENTER FUTURE LAND USE CATEGORY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF COMPREHENSIVE PLAN TEXT AMENDMENT; PROVIDING FOR TRANSMITTAL OF AMENDMENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, LEGAL STATUS OF PLAN AMENDMENT AND INCORPORATION INTO COMPREHENSIVE PLAN.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

The file may be inspected by the public at the Planning and Development Department, City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

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.

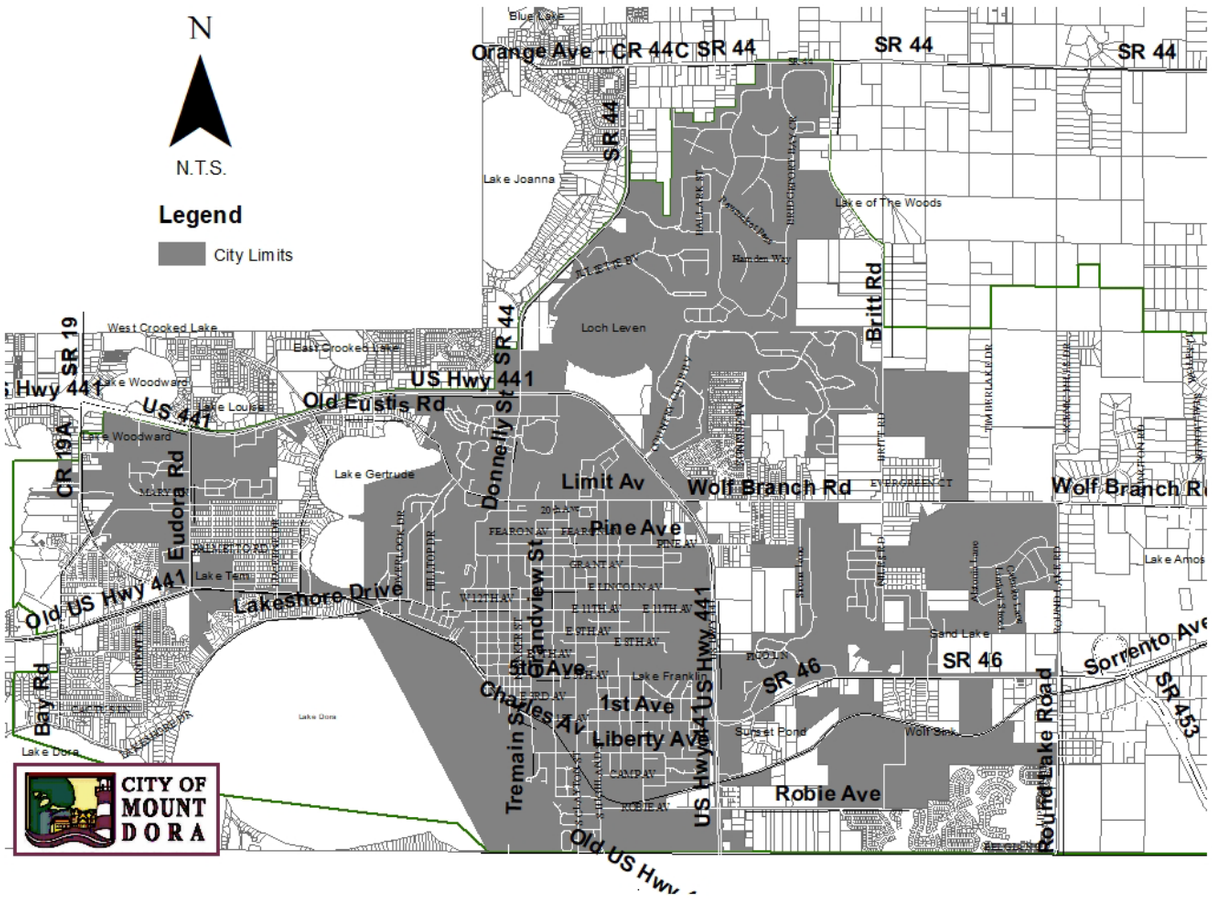
Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Planning and Development no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance. For questions or comments, please email planningcomments@cityofmountdora.com

Published (Legal Notice): June 7, 2024

10249935 6/7/2024

NOTICE OF PUBLIC HEARING
COMPREHENSIVE PLAN TEXT AMENDMENT
CITY OF MOUNT DORA, FLORIDA

The City Council of the City of Mount Dora, Florida will hold a public hearing at **6:00 p.m. on Tuesday, July 2, 2024** at City Hall, 510 North Baker Street, Mount Dora, Florida to consider transmittal of changes to the City's Comprehensive Plan. The changes include text amendments to the Comprehensive Plan to revised the Employment Center Future Land Use category of the Future Land Use Element. These amendments affects land (shaded areas) within the City of Mount Dora as shown in the map below:



The title and substance of the ordinance is as follows:

ORDINANCE NO. 2024-13

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045 BY PROVDING REVISIONS TO THE EMPLOYMENT CENTER FUTURE LAND USE CATEGORY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF THE PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT; PROVIDING FOR TRANSMITTAL OF AMENDMENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, LEGAL STATUS OF PLAN AMENDMENT AND INCORPORATION INTO COMPREHENSIVE PLAN.

This Amendment may be inspected by the public at the Planning and Development Department, City Hall, 510 North Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Interested parties may appear at the meeting and be heard with respect to the proposed Comprehensive Plan Amendments and the proposed ordinance.

This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

Notice: If any person decides to appeal any decision 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 records include the testimony and evidence upon which the appeal is to be based.

Notice: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay service numbers (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

Title in 18 point
2 column, 10.5 inch; Non-legal
Publish: June 21, 2024

ORDINANCE NO. 2024-13

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045 BY PROVDING REVISIONS TO THE EMPLOYMENT CENTER FUTURE LAND USE CATEGORY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF THE PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT; PROVIDING FOR TRANSMITTAL OF AMENDMENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, LEGAL STATUS OF PLAN AMENDMENT AND INCORPORATION INTO COMPREHENSIVE PLAN.

WHEREAS, the City of Mount Dora is committed to planning and managing the future growth of the City; and

WHEREAS, Florida Statutes, Section 163.3167 requires that the City of Mount Dora maintain a Comprehensive Plan to guide its future development and growth; and

WHEREAS, the City of Mount Dora has the authority to amend its Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the purpose of this Ordinance is to amend the City of Mount Dora Comprehensive Plan to provide revisions to the Employment Center Future Land Use Category; and

WHEREAS, the City of Mount Dora Planning Commission has been duly designated as the Local Planning Agency of the City and in such capacity held a duly noticed public hearing on June 20, 2024, to receive public comments on the proposed text amendment to the City of Mount Dora Comprehensive Plan 2045; and

WHEREAS, on July 2, 2024, the City Council conducted a duly noticed public hearing to consider the public comments and receive the recommendations of the Planning Commission; and

WHEREAS, the City of Mount Dora has complied with all requirements and procedures under Florida law in adopting the subject element to the City of Mount Dora Comprehensive Plan 2045.

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

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

SECTION 2. **Approval of Comprehensive Plan Text Amendment.** The City of Mount Dora Comprehensive Plan 2045, enacted by Ordinance No. 2020-04 on June 16, 2020, is hereby amended to include revisions to Future Land Use Element Policy 4.g(12) - Employment Center as shown in **Exhibit "A,"** attached hereto and made a part hereof.

NOTE: Within **Exhibit "A,"** underlined words constitute additions to the City of Mount Dora Comprehensive Plan 2045, ~~strikethrough~~ constitutes deletions from the original, and asterisks (***) indicate an omission from the existing text which is intended to remain unchanged.

SECTION 3. **Transmittal of Amendments.** The City Manager or a designee thereof is hereby directed to transmit the amendments to the City of Mount Dora Comprehensive Plan 2045 to all necessary reviewing agencies pursuant to Florida Statutes, Section 163.3184.

SECTION 4. **Implementing Administrative Actions.** The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 5. **Savings Clause.** All prior actions of the City of Mount Dora pertaining to the City of Mount Dora Comprehensive Plan 2045, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. **Non-Codification and Scrivener's Errors.** The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 7. **Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 8. **Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other Section or part of this Ordinance.

SECTION 9. **Effective Date, Legal Status of Plan Amendment and Incorporation into Comprehensive Plan.**

A. The effective date of the Comprehensive Plan Amendments adopted by this Ordinance shall be 31 days after the Florida Department of Economic Opportunity notifies the City that the plan amendment package is complete or, if timely challenged, the date the Florida Department of Economic Opportunity or the Administration Commission enters a final order

determining the adopted amendments to be in compliance as set forth in Florida Statutes, Section 163.3184.

B. Upon the effective date of the Comprehensive Plan Amendments adopted by this Ordinance, said Amendments shall be incorporated into the City of Mount Dora Comprehensive Plan 2045 and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

FIRST READING: _____

SECOND READING: _____

PASSED AND ADOPTED this ____ day of _____ 2024.

_____
CRISSY STILE, MAYOR
CITY OF MOUNT DORA

ATTEST:

_____
Jeanann Hand, City Clerk
City of Mount Dora

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

_____
Patrick Brackins, City Attorney
City of Mount Dora

EXHIBIT "A"
Future Land Use Element – Policy 4.g.(12)

Exhibit "A"

TEXT AMENDMENT FLUE POLICY 4.g(12)
EMPLOYMENT CENTER
CITY OF MOUNT DORA
COMPREHENSIVE PLAN
GOALS, OBJECTIVES AND POLICIES

Note: Underlined words constitute additions to existing text, asterisks (***) indicate omitted parts which are intended to remain unchanged.

FUTURE LAND USE ELEMENT

GOAL: **To promote, protect and improve the public health safety, general welfare and retain the quaint character of Mount Dora in a controlled growth environment while protecting the welfare and aesthetics of the community through the provision of appropriate land uses. These uses are designed to preserve the natural and cultural resources of the community, to ensure that public facilities and services are provided concurrent with the impacts of development so that level-of-service standards are maintained.**

OBJECTIVES:

***

4. To encourage the prevention and elimination of uses inconsistent with the community's character and Future Land Uses through the implementation of Land Development Regulations.

   Policies:

   ****

   g. The following density and intensity standards are established for each land use category depicted on the Future Land Use Map Series:

      ***

      (12) **Employment Center:** This category provides for a variety of office uses, light industrial, multi-family residential, and limited commercial uses that support office uses. This category is intended to accommodate employment development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint. This Future Land Use Category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. With the exception of hotels and motels, and land within the Gateway District defined below, no more than twenty percent (20%) of the floor area shall be allocated to commercial uses. Of the 20% floor area,

only commercial uses that support this category shall be permitted, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an office park or office building. Office parks may utilize these allocations within the boundary of the office park. It is the express intent of this provision to prohibit highway-oriented commercial uses except as provided for within the Gateway District. Developments within this Category are not subject to Commercial Location Criteria. ~~Zoning applications within the Employment Center Future Land Use Category must be accompanied by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum, buffering, setbacks, lighting and building height, to ensure compatibility with adjacent uses.~~ Design standards shall be provided in the Land Development Regulations that ensure that Employment Center development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A floor area ratio (FAR) of up to a maximum 1.0 will be allowed by right. The Land Development Regulations may provide for an FAR up to 2.0 with certain exceptional design and performance criteria. The maximum Impervious Surface Ratio shall be 0.75.

Maximum Building Height for new developments within WBI-E and WBI-G zoning districts shall not exceed 100 feet. Building height shall be measured as follows: The vertical distance from the finished grade to the highest point of a flat roof or a mansard roof, or, for gable, hip and gambrel roofs or other pitched roofs, to the mean height level between the highest ridge and the highest eave connected to that ridge.

Note: It is not intended that application and enforcement of the paragraph set forth above prevent the establishment of, interfere with, alter, or remove any entitlements established or applied for prior to adoption of Ordinance 2024-14. Specifically, developments zoned PUD within the Employment Center category which were approved prior to adoption of Ordinance 2024-14 may develop in accordance with said approvals.

Employment Center Typical Uses Include:

- General office, including: research and development, health care, services, finance, insurance and real estate;
- Limited commercial retail trade uses that support office land uses;
- Light industrial uses such as manufacturing, wholesale trade, office/showroom, transportation, communications, electric, gas and sanitary services. Activities are limited to those without off-site impacts and take place primarily within an enclosed building;
- Day care facilities;
- Health Services, including in-patient care/hospitals;
- Civic uses;
- Religious organizations;
- Colleges, universities and professional schools;
- Public order and safety;
- Hotels and other lodging places; and

- Utilities.

~~Typical Uses Requiring a Conditional Use Permit (CUP)/Planned Unit Development (PUD):~~
~~Light industrial uses as provided above that take place primarily outside an enclosed building;~~
- ~~Heliports; and~~
- ~~Residential uses at a minimum of 8 dwelling units per acre, subject to a maximum of 25% of the Employment Center land area. Residential uses wholly contained within vertically mixed use buildings may occupy up to 50% of the Employment Center land area.~~

Prohibited Uses:
- Residential uses less than 8 dwelling units per acre;
- Single-use highway commercial uses;
- Heavy industrial uses; and
- Cross-dock truck dependent warehouse/distribution uses.

Gateway Sub-District

This designation is a sub-area within the Employment Center Future Land Use Category for the Wolf Branch Innovation District. (See FLU Map Series Map II-4). The Gateway is centered on the intersection of Round Lake Road and State Road 46. It is intended to establish a high quality, mixed-use built environment providing goods and services for the surrounding area. The design of the Sub-District shall exhibit a high level of walkability, with building placement and architectural design indicative of exemplary character. The resulting development should become the iconic impression of the Wolf Branch Innovation District.

~~All development proposals shall be required to pursue the Planned Unit Development zoning district.~~ Retail commercial uses shall be allowed to occupy up to 75% of a mixed-use development site. Residential uses at a minimum of 8 dwelling units per acre, may occupy up to 60% of any mixed-use site.

In addition to the permitted uses and development standards in the Employment Center, the following Gateway Sub-District criteria shall govern development proposals:

FAR	.35 Minimum	1.0 Maximum
Minimum Site Size	3 acres	

CITY OF MOUNT DORA

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

DATE: June 20, 2024

TO: Planning and Zoning Commission

FROM: Development Review Committee
Michele Janiszewski, AICP, Senior Planner

RE: Ordinance 2024 – 14
Land Development Code Amendment
Planned Unit Development Standards

Overview of Request:
Ordinance to amend Land Development Code (LDC) Section 3.4.5 to establish standards for deviations sought in Planned Unit Developments (PUDs).

Background:
Staff has drafted an ordinance which amends multiple sections of the LDC pertaining to PUDs. The intent is to establish development standards for PUDs to ensure developments seeking a PUD zoning district do not significantly deviate from city standards in order to ensure compatibility between developments throughout the City. A summary of the revisions is provided below. In addition, PUD are no longer allowed within the WBI-E and WBI-G zoning districts.

Code Section	Summary
1.4	Eliminates PUD as a permissible zoning district within the Employment Center and Employment Center Gateway Sub-District land use categories
3.4.5 (2)(e)	Eliminates this section which required developments within the WBI-E and WBI-G zoning districts to follow the PUD process.
3.4.5 (4)(h)	Newly established section to require PUDs to adhere to the current zoning district regulations and LDC and allow minor deviations as follows: 1. Density. The maximum density shall not exceed the maximum density permitted within the underlying land use category. 2. Lot Standards. The minimum lot size and lot dimensions for residential and non-residential lots shall be consistent with the current zoning district but may be reduced up to 20%. If the current zoning district does not contain lot standards for the intended development, the lot standards of the closest applicable zoning district shall apply but may also be reduced up to 20%. 3. Building Height. Maximum building height shall be consistent with the current zoning district but may be increased up to 20%. This provision shall not allow a building height greater than 35’ within the Building

	Height Impact District as defined within the Mount Dora Code of Ordinances nor a building height greater than 25' within 100 feet of the normal high water control level of Lake Dora. 4. In no case shall the measurement of building height be modified, altered, revised, or changed as defined in this code for all zoning districts included PUD's. Building height shall be the vertical distance from the finished grade to the highest point of a flat roof or a mansard roof, or, for gable, hip and gambrel roofs or other pitched roofs, to the mean height level between the highest ridge and the highest eave connected to that ridge. 5. Open Space. A minimum of 35% open space shall be provided unless the property is located within a redevelopment district. If the property is located within a redevelopment district, there shall be no minimum open space requirement. 6. Landscaping. Deviations to the landscaping and tree protection standards established in LDC Chapter 6.6 may only be granted with Planning and Zoning Commission approval. Deviations may only be considered if the proposed plan sufficiently demonstrates compliance with the intent of the landscaping provisions, as determined by the Planning and Zoning Commission. 7. Parking and Loading Area. Parking and loading area requirements shall be consistent with the Land Development Code requirements unless the Applicant produces alternative data demonstrating that a waiver to the code requirements will not adversely impact traffic circulation or demand for off-street parking spaces.
3.4.15 (1)	Removes reference to the PUD process for developments within the WBI-E and WBI-G zoning districts and requires said developments to follow the regular rezoning process.
3.4.15 (5)	Removes reference to the PUD process for developments within the WBI-E and WBI-G zoning districts.

Consistency with the Comprehensive Plan:

The Future Land Use Element has multiple objectives pertaining to open space requirements which are consistent with the proposed ordinance.

The Ordinance requires PUDs to comply with the density requirements of the underlying land use categories as established in the Comprehensive Plan.

Staff is currently amending the Comprehensive Plan to eliminate PUDs as a permissible zoning district within the Employment Center land use category. This ordinance is consistent with the proposed changes to the Comprehensive Plan.

The proposed ordinance is not in conflict with the Comprehensive Plan.

Staff Recommendation:
Staff recommends approval of the amendments to the Land Development Code.

Requested Action:
Staff is seeking a recommendation from the Planning and Zoning Commission (PZC) as to whether or not the proposed ordinance is consistent with the Land Development Code and Comprehensive Plan to forward to City Council for their consideration.

Notification
PZC Legal Notification of Public Hearing: June 7, 2024
City Council Ordinance Enactment: July

Process:
DRC Review: June 7, 2024
Recommendation by the Planning & Zoning Commission: June 20, 2024
First Reading of the Ordinance by City Council: July 2, 2024
Second Reading and Approval of the Ordinance by City Council: July 16, 2024

Attachments:
Notification
Ordinance 2024-14 (Draft)

CITY OF MOUNT DORA, FLORIDA
NOTICE OF PUBLIC HEARING
LAND DEVELOPMENT CODE AMENDMENT

Notice is hereby given that the Planning and Zoning Commission of the City of Mount Dora, Florida will hold a public hearing on **Thursday, June 20, 2024 at 10:00 a.m**., or as soon thereafter as possible at City Hall, 510 North Baker Street, Mount Dora, Florida. The substance of proposed Land Development Code Amendment is as follows:

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE RELATED TO PLANNED UNIT DEVELOPMENT ZONING DISTRICT SITE DESIGN STANARDS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE, CHAPTER III, ZONING REGULATIONS, SECTION 3.4, ESTABLISHMENT OF ZONING DISTRICTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The proposed Land Development Code Amendment may be inspected by the public at the Planning and Development Department, City Hall, 510 North Baker Street, Mount Dora, Florida between the hours of 8:00 AM and 5:00 PM, Monday through Thursday.

Interested parties may appear at the above meeting and be heard with respect to the proposed Land Development Code Amendment. This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

NOTICE: If any person decides to appeal any decision 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 records include the testimony and evidence upon which the appeal is to be based.

NOTICE: In accordance with the American with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding shall contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay service numbers (800) 955-8771 (TDD), or (800) 955-8770 (Voice) for assistance.

For questions or comments, please email planningcomments@cityofmountdora.com.

Published (Legal): June 7, 2024

ORDINANCE NO: 2024-14

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE RELATED TO WOLF BRANCH INNOVATION EMPLOYMENT (WBI-E), WOLF BRANCH INNOVATION GATEWAY (WBI-G), AND PLANNED UNIT DEVELOPMENT ZONING DISTRICTS WITH REVISIONS TO LAND USE CATEGORY AND ZONING DISTRICTS COMPATIBILITY AND SITE DESIGN STANDARDS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE, CHAPTER I, OVERVIEW, SECTION 1.4 AND CHAPTER III, ZONING REGULATIONS, SECTION 3.4, ESTABLISHMENT OF ZONING DISTRICTS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Chapter 166, confers upon a local government, the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizens; and

WHEREAS, pursuant to its home rule powers, the City of Mount Dora may regulate land use matters and design standards within the City limits through the adoption of land development regulations; and

WHEREAS, from time to time the City of Mount Dora provides updates and amendments to its land development regulations; and

WHEREAS, the City finds that the amendments to its Land Development Code, as set forth herein, are consistent with all applicable policies of the City of Mount Dora Comprehensive Plan; and

WHEREAS, the City has determined that the amendments to its Land Development Code, as set forth herein, advance a legitimate public purpose and promote and protect the health, safety, and welfare of the citizens of the City of Mount Dora.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE, CHAPTER I, OVERVIEW AND CHAPTER III, ZONING REGULATIONS, ESTABLISHMENT OF ZONING DISTRICTS. The City of Mount Dora Land Development Code Chapter I, 'Overview,' and Chapter III, 'Zoning Regulations' are hereby revised and amended as follows:

Note: Underlined words constitute additions to existing text, ~~strikethrough~~ constitutes deletions from existing text and asterisks (***) indicate omitted parts which are intended to remain unchanged.

CHAPTER I. – OVERVIEW

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Section 1.4. Land use category and zoning district compatibility.

All development must be consistent with the city's comprehensive plan which establishes the basis and general guidelines for guiding and regulating land uses. The future land use map of the comprehensive plan should be reviewed to determine if the land use shown would allow the type of development contemplated. The land use categories and zoning districts permitted in each are as follows:

Land Use Category	Permitted Zoning Districts
***	
Employment Center (FAR maximum 1.00. FAR up to 2.0 with bonus)	WBI-E~~, PUD~~
Employment Center Gateway Sub-District (FAR minimum 0.15 for parcels or lots existing as of May 31, 2021, that are less than 4 acres; and minimum 0.25 FAR for all other parcels of lots; and FAR maximum 1.00)	WBI-G~~, PUD~~

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CHAPTER III. – ZONING REGULATIONS

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Section 3.4. - Establishment of zoning districts.

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3.4.5. *PUD Planned Unit Development District:*

***

2. *Permitted uses:*

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~~e. New developments within the WBI-E and WBI-G zoning districts are required to following the preliminary and final master plan procedures of this section. The uses and standards shall be consistent with the underlying WBI-E and WBI-G zoning districts of this code. In these two zoning district the lands would be rezoned WBI-E or WBI-G zoning districts and include a final master plan outlining the conditions, minimum site area, uses, and standards at time of change of zoning. Amendments to an approved WBI-E or WBI-G final master plan follows the procedures of the PUD section.~~

***

4. *Site development standards.* Unless modified as provided for herein, the standards of conventional zoning districts and the design standards of this code shall apply. Revised standards may be approved for a PUD project to encourage creative development when the development proposal demonstrates increased protection of natural resources, improved living environment or increased efficiency of service delivery.

***

h. Site development standards may only be modified or deviated from the current zoning district or Land Development Code as follows:

1. Density. The maximum density shall not exceed the maximum density permitted within the underlying land use category.

2. Lot Standards. The minimum lot size and lot dimensions for residential and non-residential lots shall be consistent with the current zoning district but may be reduced up to 20%. If the current zoning district does not contain lot standards for the intended development, the lot standards of the closest applicable zoning district shall apply but may also be reduced by up to 20%.

3. Building Height. Maximum building height shall be consistent with the current zoning district but may be increased up to 20%. This provision shall not allow a building height greater than 35' within the Building Height Impact District as defined within the Mount Dora Code of Ordinances nor a building height greater than 25' within 100 feet of the normal high water control level of Lake Dora.

4. In no case shall the measurement of building height be modified, altered, revised, or changed as defined in this code for all zoning districts included PUDs. Building height shall be the vertical distance from the finished grade to the highest point of a flat roof or a mansard roof, or, for gable, hip and gambrel roofs or other pitched roofs, to the mean height level between the highest ridge and the highest eave connected to that ridge.

5. Open Space. A minimum of 35% of open space shall be provided unless the property is located within a redevelopment district. If the property is located within a redevelopment district, there shall be no minimum open space requirement.

6. Landscaping. Deviations to the landscaping and tree protection standards established in LDC Chapter 6.6 may only be granted with Planning and Zoning Commission approval. Deviations may only be considered if the proposed plan sufficiently demonstrates compliance with the intent of the landscaping provisions, as determined by the Planning and Zoning Commission.

7. Parking and Loading Area. Parking and loading area requirements shall be consistent with the Land Development Code requirements unless the Applicant produces alternative data demonstrating that a waiver to the code requirements will not adversely impact traffic circulation or demand for off-street parking spaces.

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Section 3.4.15. *WBI-E Wolf Branch Innovation Employment and WBI-G Wolf Branch Innovation Gateway Districts.*

1. *Description of the districts.* The intent of the WBI-E and WBI-G districts are to provide for a variety of office uses, high-tech industrial, multi-family residential, and limited commercial uses that support office uses. These districts are intended to accommodate employment development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint. The development standards of the WB-E and WBI-G are calibrated to the varied existing development and desired future character for the property within these districts. If there are conflicts between these standards and standards contained elsewhere in the land development code, the standards in this division shall prevail. ~~The use of PUD master plan process of this code is required for the lands within the character area for new developments. The master plan allows for a mixture of permitted uses that a parcel's or lot's current underlying zoning district may not, and shall follow the underlying future land use classification.~~ Establishment and assignment of the WBI-E and WBI-G districts shall follow the normal rezoning application process of this code.

***

5. *Process and application requirements*. ~~In addition to the requirements contained herein all new developments, shall be processed through the city's normal planned unit development (PUD) process of this code and~~ WBI-E and WBI-G districts shall follow the uses and design standards of this section~~. The actual assignment of the zoning of lands shall be WBI-E or WBI-G and include a master plan outlining these standards, permitted uses, performance standards, architectural design, phasing plans and the development configuration. The master plan will establish the overall project development conditions.~~ Following assignment of the WBI-E or WBI-G zoning district all other city review site plan and platting processes are required per this code. ~~Amendments to an approved master plan shall be by resolution processed by the planning and zoning commission and city council per this code.~~

SECTION 3. IMPLEMENTATION OF ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary, and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed prudent.

SECTION 4. CODIFICATION AND SCRIVENER'S ERRORS.

A. The revisions to City of Mount Dora Land Development Code, as set forth in Sections 3 above shall be codified in the City of Mount Dora Code of Ordinances.

B. The sections, divisions and provisions of this Ordinance may be renumbered or re-lettered as deemed appropriate by the codifier of the City of Mount Dora Land Development Code.

C. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 5. SAVINGS CLAUSE. All prior actions of the City pertaining to the amendments to the City of Mount Dora Land Development Code, as well as any and all other applicable matters, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purposes of this Ordinance shall not be deemed a conflicting code or ordinance.

SECTION 7. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 8. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: _____2024

SECOND READING: _____2024

PASSED AND ADOPTED this ___ day of _____2024.

[SIGNATURES ON FOLLOWING PAGE]

_____
CRISSY STILE, MAYOR
CITY OF MOUNT DORA

ATTEST:

_____
Jeanann Hand, City Clerk
City of Mount Dora

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

_____
Patrick Brackins, City Attorney
City of Mount Dora