



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

Email: plandev@cityofmoundora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

August 21, 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 FLUM-Small Scale;** Ironcrest Capital, LLC (Project Name); U.S. Hwy 441 and South of Limit Avenue (Location); Rolkelray, LLC (Owner) LPG Urban and Regional Planners, LLC (Applicant).
 - B. **Request for Rezoning;** South of Limit Avenue and West of U.S. Hwy 441 (Location); Rolkelray, LLC (Owner); LPG Urban and Regional Planners, LLC (Applicant). Project No. 24-01.
- VI. Announcement of next scheduled meeting date
 - A. Next regularly scheduled meeting date: September 18, 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. 111, or by email at clerk@cityofmoundora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (SOC) 955- 8770 (Voice) for assistance.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

July 17, 2024

I. Call to Order

Having been duly advertised as required by law Chairman, Miles Beach called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, July 17, 2024.

II. Roll Call with Determination of Quorum

Present: Miles Beach, Kris Haukoos (via zoom), James Homich, Barbara Tietmeyer and Harris Turner

Absent: Adrian Coombes, Tom Dring

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

Presenters: Ms. Janiszewski, *Senior Planner*; Mr. Miller, *City Arborist*

III. Public participation/hearing for non-agenda items

Ms. Haukoos asked for clarification on the discussion regarding the Wolf Branch Innovation district/vs. suburban expansion, from the previous meeting.

Ms. Janiszewski explained that the Wolf Branch Innovation District is predominately located within unincorporated Lake County. The current future land use categories assigned are regional office. Dr. Levy suggested that the county change some of this to urban low, to her understanding this hasn't been implemented yet. The county's zoning districts /future land use categories vary and are non-conforming because there was not a master zoning after the adoption of the comprehensive plan.

Mr. Turner inquired about staff doing a presentation on PUD's for board members and the public.

Ms. Janiszewski stated the staff would be happy to schedule.

IV. Approval of Minutes

Ms. Tietmeyer motioned to approve the meeting minutes dated June 20, 2024. Mr. Homich seconded the motion and the minutes were approved unanimously with a 5- 0 vote.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

July 17, 2024

V. New Business

Staff Presentations:

1. Landscaping Workshop
2. Land Development Code Update

1. Landscaping Workshop:

Ms. Janiszewski provided a landscaping workshop for the members.

Discussion on what “DBH” stands for. Ms. Janiszewski clarified that it stands for diameter at breast height.

Conversation on tree definitions. Ms. Janiszewski stated that staff is looking to remove section forty- six on vegetation and adding to Land Development Code.

Discussion on palm trees not being defined as shade trees, shouldn't be in tree designation.

Ms. Janiszewski stated palm trees can be used to replace shade trees, but would not be on the approved list of canopy trees.

Board and staff discussed clear cutting lots, removing palm trees. Ms. Janiszewski reiterated the tree definitions.

City Arborist Mr. Miller, defined palm trees. Stated that they are monocots, not really a tree. They don't offer any benefit to tree canopy.

Discussion on pruning requirements and removing provisions. Further defined pruning requirements.

Board members expressed their concerns with removing the functions of oak trees and etc.

Ms. Janiszewski stated that our code currently requires a permit for tree pruning but the section isn't currently being utilized, as no permits are being issued. The standards don't reference any of the International Society of Arboriculture. She also provided some examples from the City of Sanford's definition of pruning.

Mr. Miller addressed crape myrtles specifically. Stated that they can be pruned at a low scenario. It doesn't kill the tree but enhances more bloom. Encourages tree companies to have certified arborists on staff.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

July 17, 2024

Board expressed concerns regarding enforcing pruning requirements and what trees will require a permit.

Attorney Hand stated the advantages vs. disadvantages of enforcing pruning restrictions. Recommended guidelines be put on the City's web-page to educate the public.

Discussion on licensing tree removal companies that can operate in the City; as well as speaking with an arborist.

Some board members expressed their concerns with this possibly adding to homeowner's expense. Will possibly encourage tree companies to not work in Mount Dora.

Mr. Miller recommended specifying the definition of a tree. Stated six inches or greater at "DBH" the tree should be allocated to the proper opinion on removing/pruning the tree. Spoke about getting more proactive for maintaining trees.

Conversation on licensing, regarding who they would be licensed through. Discussion on cons for licensing. Ms. Janiszewski stated some cons may include staff time and fees associated but would have to defer to Public Works, as it will be through their department.

Mr. Miller stated that groups have been pushing with legislation for a requirement for licensing. Individual tree companies would be potentially a part of I.S.A., with a certified arborist who is knowledgeable in trees.

Board members reiterated at a minimum, staff should post educational information on the website for residents and suggested removing provisions.

Mr. Miller stated I.S.A. currently has brochures available. Ms. Janiszewski stated staff will look into further.

Mr. Hand stepped out of meeting at 10:39 a.m.

Conversation on City parking garage standards. Further discussion on softening façade/enhancing landscaping.

Mr. Hand returned to meeting at 10:41 a.m.

Board and staff discussed irrigation standards/requirements. Conversation on pushing more towards zero scape planting. Board members reiterated due to the City reaching capacity on water/sewer, we should move towards water conservation.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

July 17, 2024

Discussion on percentage irrigation.

Ms. Janiszewski confirmed that in residential lots, no irrigation is required. These standards are in conjunction for new development, including site plans and such.

Mr. Miller stated it needs to be measured based on the plant need. Every plant needs water but can be measured depending on the situation. Head/head coverage is more conducive than one-hundred percent. The goal is trying to use proper irrigation design, based on the needs of the environment.

Discussion on implementing these into the policy. Mr. Miller stated we should mirror Irrigation Association Guidelines, Best Management Practices for the State of Florida and Friendly Landscape Practices for Florida.

Conversation on how these are being enforced.

Mr. Miller stated staff can add terminology/language on what is considered water usage in the code, to help preserve water at a later time.

Conversation on soil sensors. Mr. Miller stated there are pros and cons. Will require a lot of sensors to be utilized, possibly not being cost effective.

Discussion on landscape buffer standards/ requirements.

Conversation regarding limitations on where trees (oaks) can be planted.

Board members stated it shouldn't be so restrictive in a ten ft. buffer. Hoping to allow aggressive planting in our code.

Mr. Miller agreed with adding a bigger buffer for bigger plantings/more trees. Ms. Janiszewski stated staff is currently reviewing ten ft. buffer.

Board recommended implementing a five ft. buffer towards rear of building and fifteen ft. towards front of the building, for an overall larger buffer to plant trees.

Ms. Janiszewski stated buffers are based on the average. She can look to see what options are available such as understory trees/shrubbery, and where it would be applicable.

Discussion on tree preservation/mitigation costs.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

July 17, 2024

Conversation on caliper inch for caliper inch and treebank contributions, based upon the caliper inch.

Board members expressed their concerns regarding tree bank contributions. Developers should be responsible for contribution including the cost for the caliper of the tree, planting and maintaining the tree for two years.

Ms. Janiszewski stated staff can look into seeing what the calculations are.

Discussion on being more of a premium and a dis -incentive to remove trees.

Conversation on the large amount of money in the tree bank that has not been used.

Mr. Miller spoke about the trees that are being planted in the City. Discussion on whether there is a planting plan in place.

Mr. Miller stated there currently isn't. The plan is to increase the canopy. Working on an urban forestry five year plan, as it is more feasible. Recommended implementing a percentage for inches of trees removed, to maximize what the developer is replacing.

Mr. Turner asked if presentations can be provided to him a couple of days in advance.

Ms. Janiszewski stated that she will keep this in consideration for the future.

2. Land Development Code Update:

Ms. Janiszewski provided a Land Development Code update presentation.

Ms. Janiszewski stated that she can provide links to the documents for the board to further review.

Discussion on urbanism.

The board stated they would like presentations from today's meeting sent out.

Mr. Miller introduced himself to the board and gave his professional background.

VI. Other business

Discussion on the progress of the Mount Dora Groves project. Ms. Janiszewski provided an update and stated the southern portion has been annexed.

Conversation regarding the annexation status of the Mount Dora Groves North.



CITY OF MOUNT DORA, FLORIDA
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July 17, 2024

Mr. Homich followed up on conversation from the last meeting where he stated, he possibly may have to resign from the board due to a potential ethical issue. Mr. Homich stated that he submitted to the commission on ethics. They responded and stated that in Florida, it's not an ethical issue and he will not have to resign.

VII. Announcement of next scheduled meeting date

Next regularly scheduled meeting date: August 21, 2024

VIII. Adjournment

On a motion by Mr. Homich, seconded by Ms. Tietmeyer, the meeting was adjourned at 11: 34 a.m.

Miles Beach,
Commission Chair

Whitney Scott
Administrative Coordinator



CITY OF MOUNT DORA

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

DATE: August 21, 2024

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler, Senior Planner

RE: Application to Amend the Future Land Use Map (Small-Scale); Change in land use from Lake County Regional Commercial to City Commercial; 4.54 Acres (Site Area); Located on the west of US Highway 441 and south of Limit Avenue (General Location); Michael Rankin, LPG Urban and Regional Planners (Applicant); Rolkelray LLC (Owner).
Project No. FLUM24-01

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the small-scale application to amend the land use category on 4.54 +/- acres from Lake County Regional Commercial to City Commercial. Approval subject to Annexation.

REFERENCES/SUPPORT:

Chapter 163, *Florida Statutes*

LDC Section 3.3

Policy 4.g(2) FLUE of the Mount Dora Comprehensive Plan 2045

Companion Annexation Ordinance 2024-16

SITE SUMMARY:

Owners	Rolkelray LLC
Applicant	Michael Rankin, LPG Urban and Regional Planners
General Location:	West of US Highway 441 and South of Limit Avenue
Alternate Key Nos.	1447127, 1447160, and 2921757
Zoning District:	Lake County Neighborhood Commercial (C-1)
Proposed Zoning District:	City Neighborhood Commercial (C-1)
Future Land Use Category:	Lake County Regional Commercial
Proposed Land Use Category	City Neighborhood Commercial (C-1) (Processing Under a Separate Application)
Overlays:	None
Site Area:	4.54 +/- acres
Existing Use:	Vacant land

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)
North	City	Commercial	C-3	Undeveloped
South	City	Medium Density	R-2	Undeveloped
	County	Regional Commercial	C-1	Undeveloped
East	County	Regional Commercial	C-1	Undeveloped
West	County	Regional Commercial	C-1	Store/Residence/ Undeveloped

ANALYSIS:

The Applicant has applied for a small-scale future land use map amendment for three (3) vacant and undeveloped properties. The Applicant proposes to amend the future land use map to change the parcels from Lake County Regional Commercial to City Commercial. Included in the application submittal is an executive summary provided by the applicant regarding the proposed comprehensive plan amendment.

The Applicant proposes a future development on the subject properties to include neighborhood commercial uses such as restaurant, coffee shop, medical, and retail. An onsite storm water retention pond is proposed on the southernmost portion of the subject properties.

The properties contain 4.54 acres, per the site data table below:

Alternate Key	Acres
1447127	0.86
1447160	2.24
2921757	1.44

Development Summary –**Maximum Intensity:**

- **From:** County *Regional Commercial* Future Land Use Category
Commercial: Max. Sq. Ft (FAR 3.00 x 4.54 acres): 593,287 sf
Residential: 1 unit per 10,000 of commercial sf (4.54 acres / 10,000 sf) = 59 Multifamily Units
- **To:** City *Commercial* Future Land Use Category
Commercial: Maximum Sq. Ft (FAR 0.25 x 4.54 acres): 49,440 sf
Residential: 12 units per acre (4.54 acres x 12 du/ac): 54 Multifamily Units
- **Change** (difference from County *Regional Commercial* to City *Commercial*):
Commercial: Reduced 543,847 sf
Residential: Reduced 5 Multifamily Units

Building Height:

- **From:** County *Regional Commercial* Max. Building Height: 75-ft
- **To:** City *Commercial* Max. Building Height: 35-ft

Impervious Surface Ratio:

- **From:** County *Regional Commercial* Max. ISR: 75%
- **To:** City *Commercial* Max. ISR: 80%

Future Land Use Element Policy 4.g(6): Commercial: This category is limited to retail businesses. The City desires to maintain its traditional downtown setting, within the downtown and areas along Highland Street, 5th Avenue, Donnelly Street and Old U.S. 441. Residential uses are permitted in RP, C-1, C-2, and C-2A zoning districts in association with commercial uses at a maximum density of 12 units per acre. With the exception of the downtown commercial area, all other commercial uses are limited to nodes along intersections of arterial and non-residential collectors, and along U.S. Hwy 441/S.R. 19A or in planned commercial centers. Educational facilities shall not be allowed in this district. Impervious surface ratio is 0.80 and floor area ratio is 0.25 based on the C-1 zoning district.

Transportation Mobility Element Policy 4.h: The City shall require that a traffic analysis be submitted for proposed comprehensive plan amendments and rezonings that identifies potential impacts to the surrounding roadways and intersections as well as any necessary mitigation. Traffic impact analyses must be prepared by a qualified traffic engineer who shall coordinate their methodology with the City Engineer and FDOT, if there are impacts to State Facilities. A Traffic Impact Analysis (TIA) was provided with the application. A trip generation analysis indicates the proposed land use amendment will result in a reduction of 1,807 daily trips compared to the existing land use.

The change in zoning application is being processed simultaneously with the Annexation and Future Land Use applications. The proposed change in zoning is consistent with the surrounding properties.

The subject properties are located in the City's Utility Service Area (USA) and Lake County Joint Planning Area (JPA). The application was forwarded to the County for review. The County provided no comments.

**** NOTE **** As of printing of this report, the City of Mount Dora does not have wastewater treatment capacity at Wastewater Treatment Plant #2 (WWTP2) to serve new developments. The City is reviewing options to increase wastewater treatment capacity and other facility improvements.

PUBLIC IMPACTS AND CAPACITY ANALYSIS:

Housing: The proposed Future Land Use change from County Neighborhood Commercial (C-1) to City Neighborhood Commercial (C-1) would not affect the amount of land available for residential uses. There are no significant housing and population impacts with the proposed future land use map amendment, as the future land use classification remains commercial. Residential uses are not permitted within the Commercial future land use category.

Traffic: Based on the existing entitlements, the proposed land use category will not result in any additional average daily trips (ADT). The surrounding roadway network should have sufficient capacity to accommodate the proposed site improvements. Further review and evaluation would be required if seeking to develop the property with a more intense use.

Wastewater:	Policy 1.d, Infrastructure Element of the Comprehensive Plan establishes level-of-service standards as: (1) Water level-of-service standard: 350 gallons per day (GPD) per equivalent residential unit (ERU); (2) Sewer level-of-service standard: 300 GPD per ERU; and (3) Solid waste level-of-service standard: 7.1 pounds per capita per day. Based on the density requirements, the most development which could be undertaken on the subject property would be to facilitate the annexation.
Potable Water:	The minimum design for water distribution systems shall provide for at least 100 percent of the combined maximum day-demand rate and required fire flow for said rate, with special provisions for peak flows in excess thereof. The allowable minimum service pressure under said design condition shall not be less than 20 pounds per square inch. Normal flow demands for design shall be calculated on the basis of full ultimate development as known, or projected. The proposed change and will not negatively impact capacity.
Reclaim Water:	Conversation Element requires participation in the City reuse for irrigation purposes. Goal 2, Policy 1.c. (1) of the Infrastructure Element requires water conservation practices by utilizing the City reclaimed system available at this location.
Solid Waste:	City's standard is 7.1 pounds per capita per day (LOS disposal).
Stormwater:	Protect water resources in Mount Dora. Control of erosion, sedimentation and flooding are mandatory. Limit post-improvement stormwater discharge to pre-improvement rates based on the 25-year, 96-hour storm. Building first floor elevations must be flood-free for the 100-year, 96-hour storm. Comply with Land Development Code (LDC) Chapter 6.2 drainage standards. Upon development of site improvements, the owner is required to provide a drainage plan per LDC.
Habitat:	A preliminary Natural Resource Assessment provided by the Applicant indicates no imperiled species were observed on site during the field evaluation, and the subject properties do not contain potentially threatened species. Land cover onsite includes a mixture of hardwood coniferous trees and shrubs. Soil composition includes Myakka wet sand soil within the subject property boundary. The subject site development does not propose impact to any unique or ecologically significant area of vegetation or habitat. Should any protected species be identified on site, appropriate regulatory and state permits will be required prior to development.
Environmental:	The survey provided did not show any wetland delineation and Lake County GIS shows no indication of wetland or flood zone on the property.

Note: Data analysis support documents on-file with the project application.

NOTIFICATIONS:

JPA Notice to Lake County: August 26, 2024
Legal Notice PZC and Notice to City Council: August 9, 2024
Notice to Surrounding Owners: August 9, 2024
Non-Legal with Map Ad City Council 1st Reading: August 9, 2024
Ordinance Enactment Legal Ad: September 6, 2024
Non-Legal with Map Ad City Council Adoption: September 6, 2024

PUBLIC HEARING SCHEDULE:

DRC Review: July 31, 2024
PZC: August 21, 2024
City Council 1st Reading: September 3, 2024 (6:00 pm)
City Council 2nd Reading and Adoption: September 17, 2024 (6:00 pm)

ATTACHMENTS:

Vicinity Map
Aerial Map
Future Land Use Composite City-County Map
Zoning Composite City-County Map
National Flood Hazard Map
UES Natural Resources Assessment (dated May 16, 2024)
Project Narrative – FLUM Justification
Draft Comprehensive Plan Amendment Ordinance #2024-17
Application (Surveys, Tax Parcel Records, and Deed)

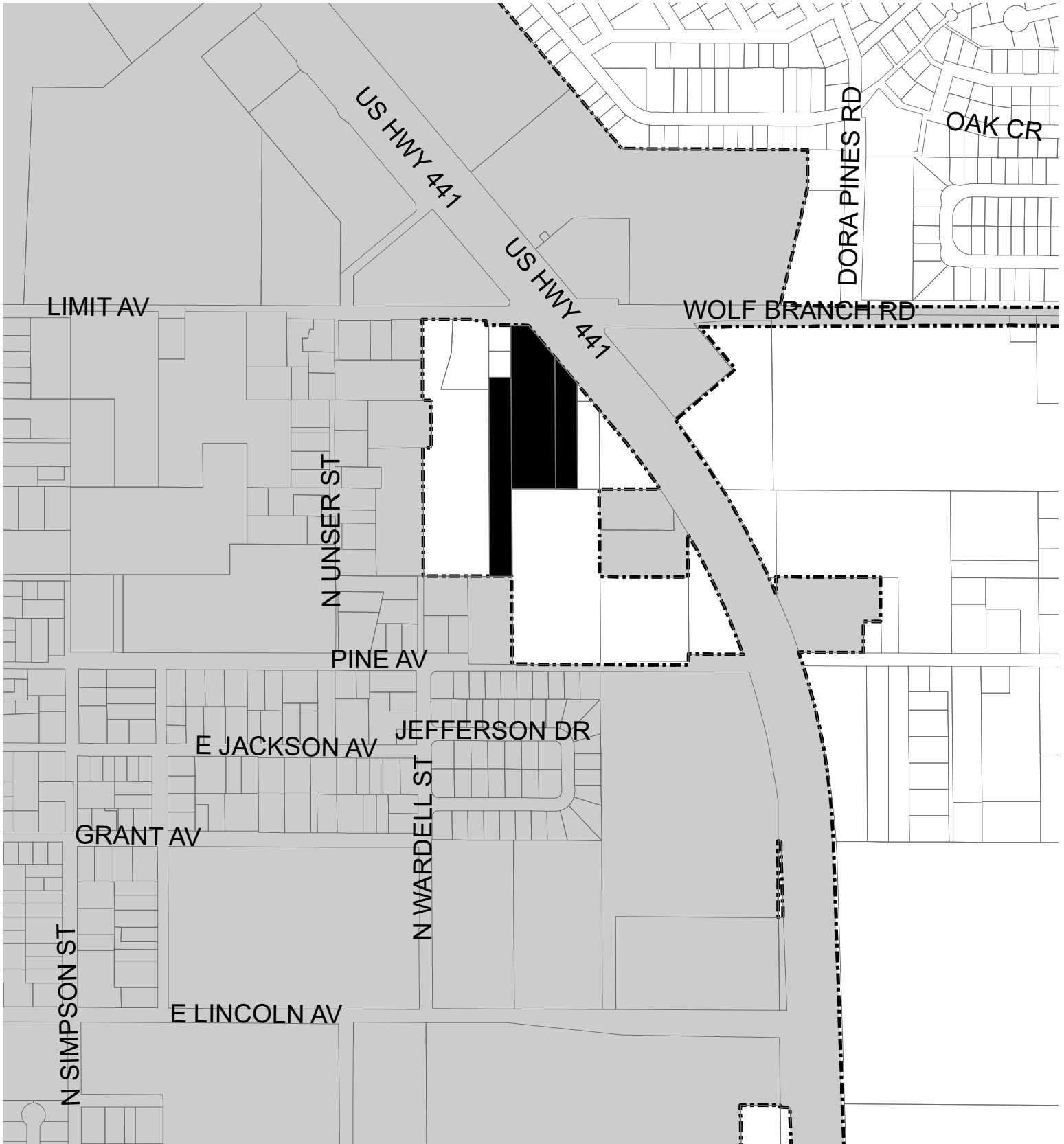


Vicinity Map
Rolkelray LLC
4.54 +/- Acres



Legend

-  Subject Parcel
-  City Limits



Date: 8/13/2024

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



Legend

-  Subject Parcel
-  City Limits

**Aerial Map
Rolkelray LLC
4.54 +/- Acres**



Date: 8/13/2024

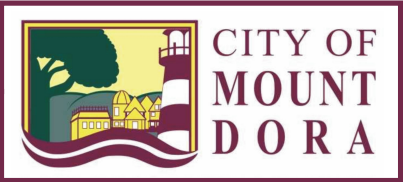
Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112

City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

FLUM Amendment City of Mount Dora (Rolkelray, LLC)

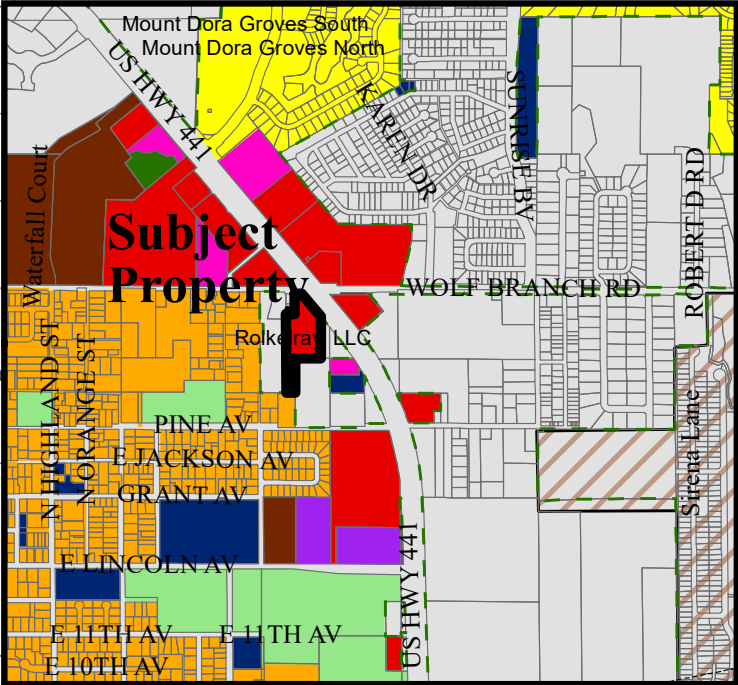
Existing FLU: County Commercial
Proposed FLU: City Commercial



0 1,400 2,800 Feet

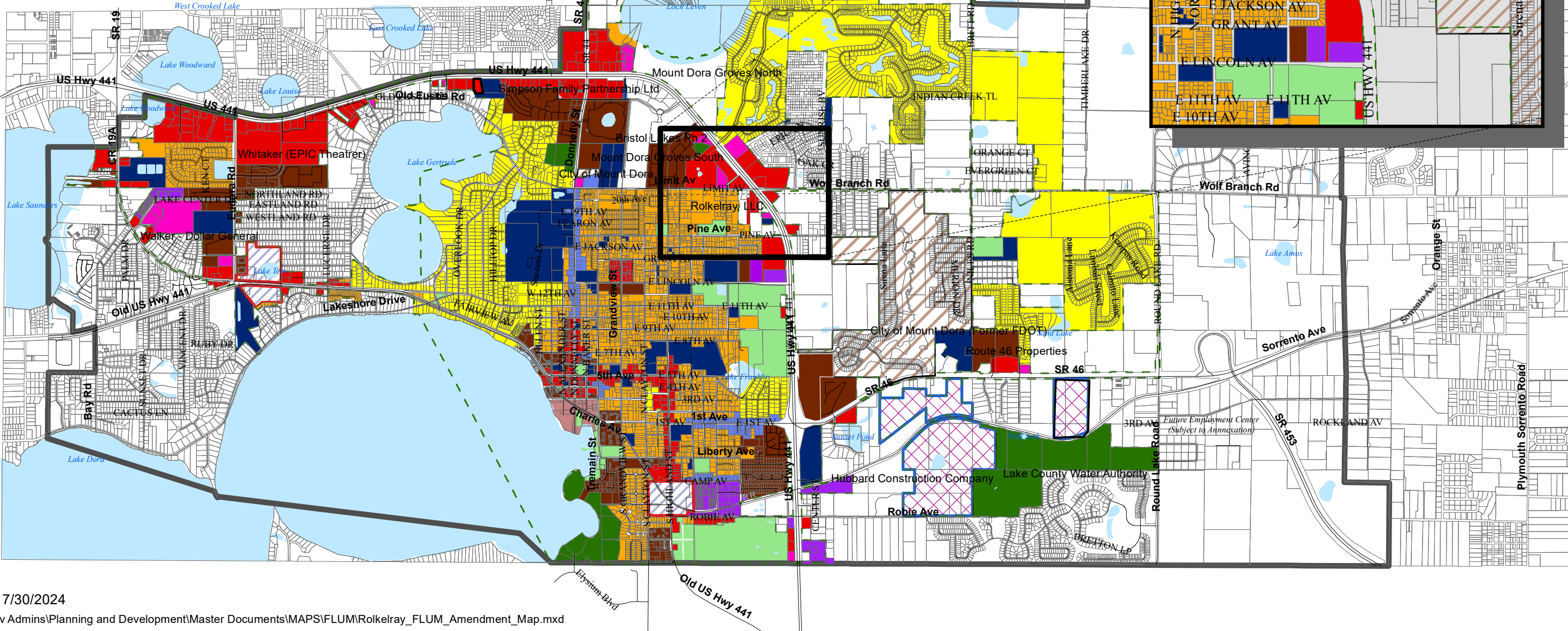
Map II-2a

Small-Scale FLUM Amendment



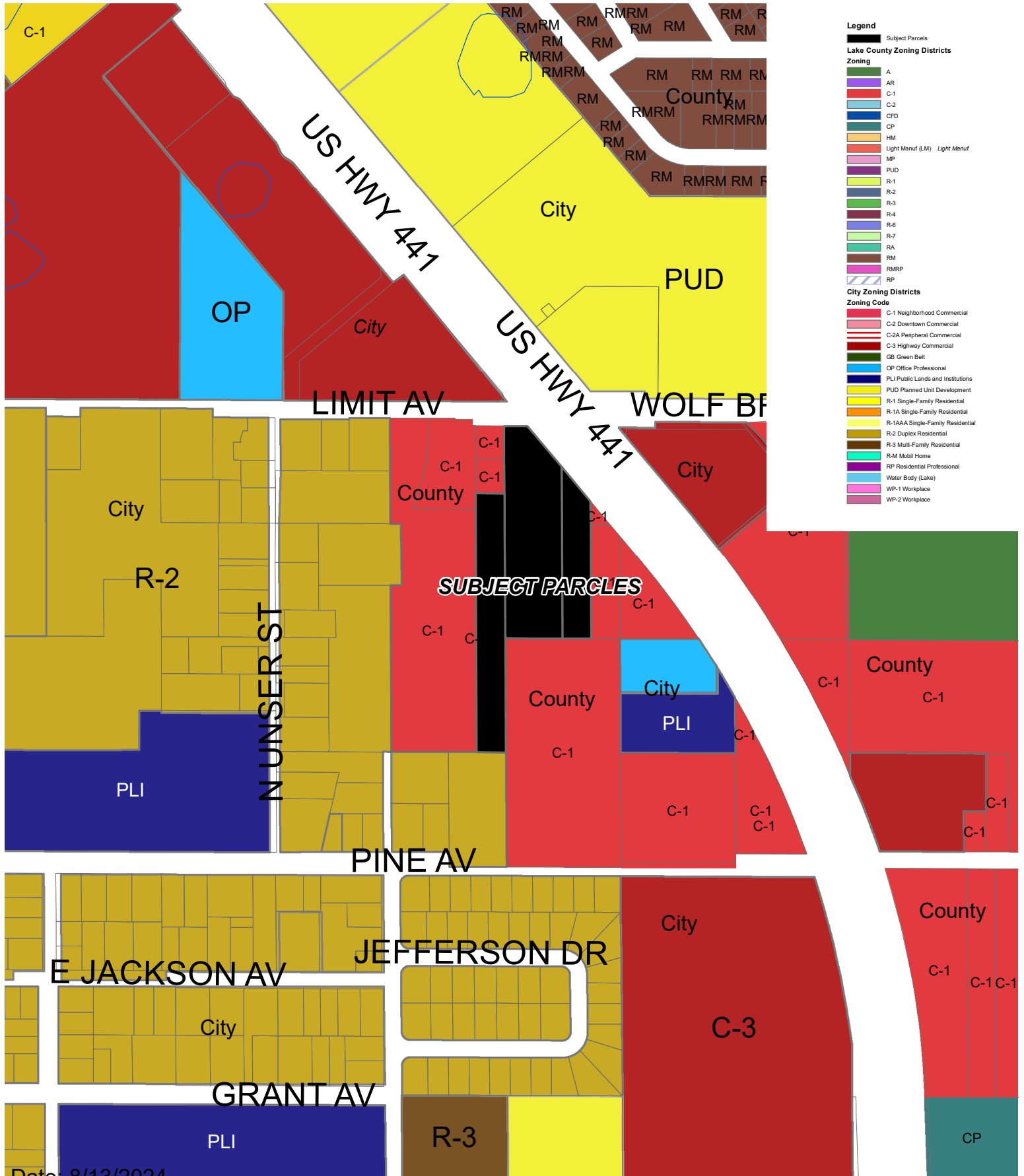
LEGEND:

- Owner Name**
- Rolkelray, LLC
- Features**
- Mixed Use Traditional (MU-1)
 - Mixed Use Downtown (MU-2)
 - Employment Center
 - Residential Professional/Office
 - Low Density Residential (2.5 DU/AC or Less)
 - Low/Medium Density Residential (4 DU/AC or Less)
 - Medium Density Residential (6 DU/AC or Less)
 - High Density Residential (18 DU/AC or Less)
 - Industrial
 - Commercial
 - Office
 - Recreation
 - Public Lands/Institutions
 - Conservation
 - Water Bodies/Lakes
- City Limits**
- City Limits
- JPA**
- JPA
- Rail Road**
- Rail Road



Zoning Composite City-County Map

Rolkelray LLC
4.54 +/- Acres

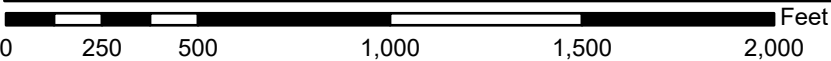
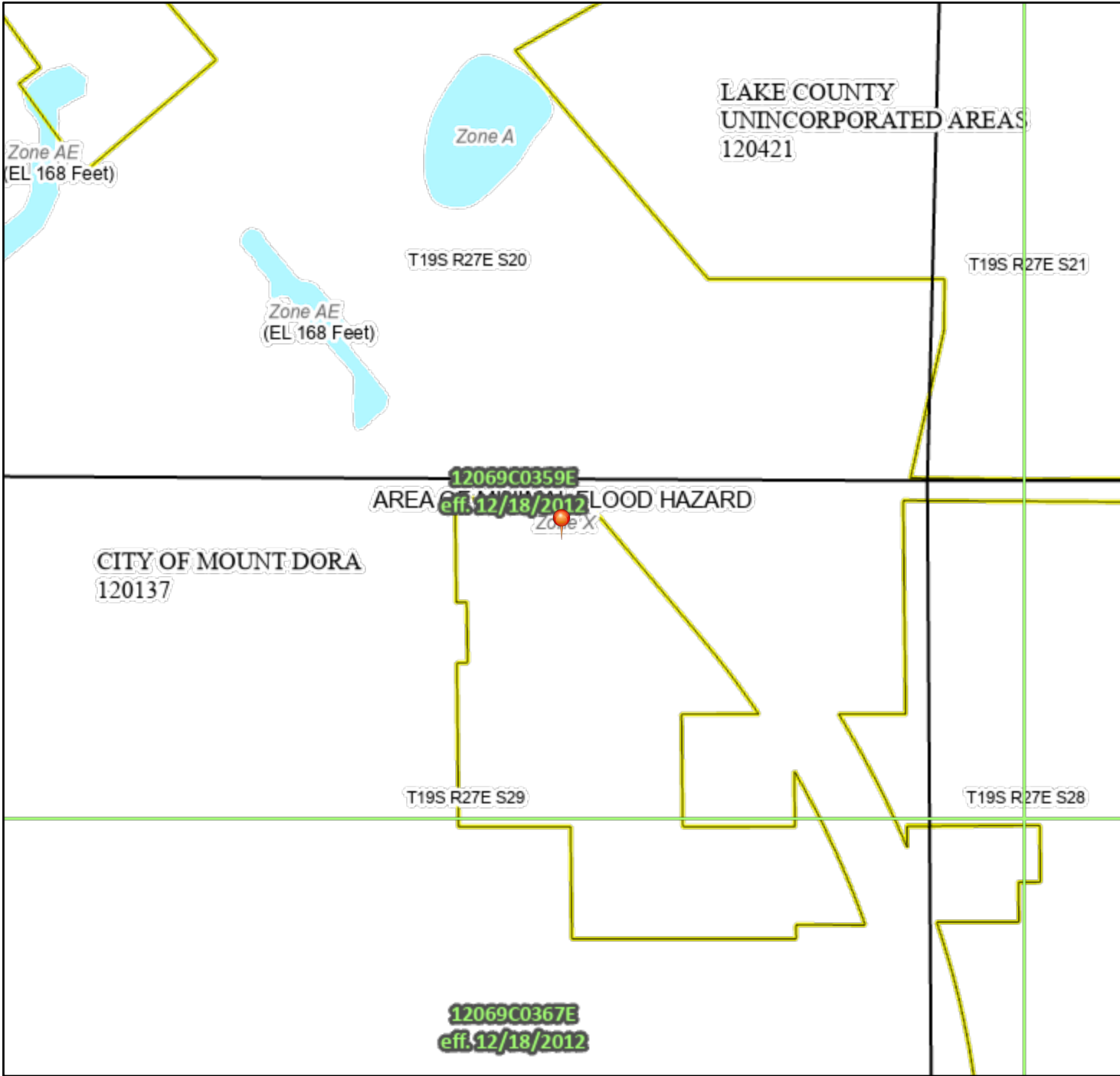


Date: 8/13/2024

National Flood Hazard Layer FIRMMette



81°38'4"W 28°49'9"N



1:6,000

81°37'27"W 28°48'37"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

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



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/9/2024 at 9:43 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



PRELIMINARY NATURAL RESOURCE ASSESSMENT

Limit Avenue Project
Southwest Corner of Limit Avenue & S US Highway 441
Mt Dora, Lake County, Florida

UES Project No. 0140.2400091.0002
UES Report No. 2089416

Report Date: 16 May 2024

Prepared for:

Ironcrest Capital
1710 Windsor Drive
Winter Park, Florida 32789

Prepared by:

Universal Engineering Sciences
3532 Maggie Boulevard
Orlando, Florida 32811
www.universalengineering.com



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APPENDICES

APPENDIX A – FIGURES

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- Figure 3 – Aerial Photograph
- Figure 4 – LIDAR Contours
- Figure 5 – NRCS-Mapped Soils
- Figure 6 – Land Use / Land Cover
- Figure 7 – National Wetlands Inventory (NWI) Wetlands Map
- Figure 8 – Gopher Tortoise Suitability
- Figure 9 – Florida Burrowing Owl Occurrences

APPENDIX B – SITE PHOTOGRAPHS

APPENDIX C – DEGREE OF EFFECT EVALUATION

- Eastern Indigo Snake Programmatic Effect Determination Key

APPENDIX D – INFORMATION FOR PLANNING AND CONSULTATION (IPaC)

APPENDIX E – NATIONAL MARINE FISHERIES SERVICE

APPENDIX F – FLORIDA NATURAL AREAS INVENTORY

APPENDIX G – CUSTOM SOILS REPORT

APPENDIX H – NATIONWIDE STANDARD CONSERVATION MEASURES

APPENDIX I – STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

1.0 EXECUTIVE SUMMARY

On 14 May 2024, Universal Engineering Sciences (UES) completed a preliminary natural resource assessment of an approximately 5-acre property at the southwest corner of Limit Avenue and South US Highway 441 in Mt Dora, Lake County, Florida. The purpose of the natural resource assessment is to identify, to the extent possible, ecological conditions that could affect or constrain development on the subject property. This preliminary natural resource assessment was conducted in general accordance with UES Proposal 2079847, dated 28 March 2024.

Wetlands:

The subject property was assessed for the presence of wetlands and other surface waters in accordance with the unified wetland delineation methodology as defined in chapter 62-340, Florida Administrative Code. It is our professional opinion that there do not appear to be wetlands on the subject property.

Imperiled Species:

While there is the potential for thirteen (13) species listed as protected or candidate species in the Endangered Species Act of 1973 (16 U.S.C. ch. 35 § 1531 et seq.), fourteen (14) birds protected by the Migratory Bird Treaty Act of 1918 and/or Bald and Golden Eagle Protection Act of 1940, and nine (9) state-protected wildlife species to potentially be affected by activities on the subject property, no imperiled species were observed on the subject property during our field evaluation. Although no imperiled species were observed on site during the field evaluation, the subject property does contain potentially suitable habitat for chimney swifts, eastern indigo snakes, Florida burrowing owls, gopher tortoises, painted buntings, and red-headed woodpeckers.

Please refer to **Appendix C** for the Preliminary Effect Determinations for federally listed animal and plant species that have the potential to be affected by activities on the subject property and Preliminary Impact Determinations for the state listed species that occur in Lake County.

Action Items:

Based on this preliminary assessment, UES recommends the following action items once a conceptual site development plan has been developed:

Imperiled Species:

- As soon as is practicable, inspect the chimney or chimneys of the existing house for chimney swifts and/or evidence of their use (i.e. droppings, carcasses, etc.). If chimney swifts are present or evidenced, consult with the United States Fish and Wildlife Service (USFWS) Migratory Bird Program office regarding possible impacts and guidelines/ recommendations including suitable measures for excluding swifts prior to demolition or alteration of the structure.

- ___ Implement the attached Standard Protection Measures for the Eastern Indigo Snake, dated 23 March 2021 (see **Appendix I**).
- ___ At least 30 days prior to any clearing/land alteration activities, the applicant shall notify the appropriate North Florida Ecological Services Office of the United States Fish and Wildlife Service (USFWS) via e-mail at jaxregs@fws.gov that the Standard Protection Measures for the Eastern Indigo Snake will be implemented as prescribed by the USFWS.
- ___ Approximately eighty (80) to ninety (90) days before the start of construction, including land clearing and equipment/materials stockpiling, conduct a 100% gopher tortoise burrow survey of suitable gopher tortoise habitat in accordance with the Florida Fish and Wildlife Conservation Commission guidelines in effect at the time. If gopher tortoise burrows are observed, permit and have a licensed gopher tortoise agent relocate the tortoises in accordance with the Florida Fish and Wildlife Conservation Commission guidelines in effect at the time, prior to initiating clearing/land alteration activities, including staging of equipment or stockpiling of materials.
- ___ Implement the attached United States Fish and Wildlife Service (USFWS) Nationwide Standard Conservation Measures (see **Appendix H**).
- ___ Restrict trimming and/or clearing of woody vegetation on the subject property to mid-August to mid-April (i.e., the non-nesting season for the painted bunting). If trimming and/or clearing of woody vegetation cannot be limited to the non-nesting season, conduct a nest survey immediately before clearing. If painted bunting nests are observed, contact the Migratory Bird Program within the Florida Ecological Services Office of the United States Fish and Wildlife Service (USFWS) to determine specific buffer and work stop requirements.
- ___ Limit tree clearing and/or trimming activities to the non-breeding season for the red-headed woodpecker (i.e., mid-September to early-May). If tree clearing and/or trimming is proposed during breeding season, it is recommended that a cavity survey of the tree or trees to be cleared or trimmed be conducted prior to commencing such activities to determine if nesting red-headed woodpeckers or their eggs and/or flightless young are present in the subject tree or trees.
- ___ Within 48 hours prior to the planned/scheduled start of construction, including mobilization and site preparation, conduct a 100% burrowing owl burrow survey to ensure no active burrowing owl nests are present.

UES can provide proposals for these action items upon request.

2.0 GENERAL SITE DESCRIPTION

Universal Engineering Sciences (UES) ecological staff completed a preliminary natural resource assessment of an approximately 5-acre property at the southwest corner of Limit Avenue and South US Highway 441 in Mt Dora, Lake County, Florida. The property consists of Lake County tax parcels 29-19-

27-0001-000-01200, 29-19-27-0001-000-01300, 29-19-27-0001-000-01401, 29-19-27-0001-000-01402 and 29-19-27-0001-000-01403 and is located on the south side of Limit Avenue and the west side of South US Highway 441 in Lake County, Florida. It is centered at approximately 28.814033° North latitude, 81.628977° West longitude. Please refer to **Figures 1 and 2** in **Appendix A**.

Topography: LIDAR (Light Detection and Ranging) data from the National Oceanic and Atmospheric Administration (NOAA) indicates that the subject property contains elevations ranging from 167 feet North American Vertical Datum of 1988 (NAVD88) to 170 feet NAVD88. Please refer to **Figure 4** in **Appendix A**.

Soils: The Natural Resources Conservation Service (NRCS) maps one soil map unit on the subject property. Please refer to **Figure 5** in **Appendix A** and the custom soil report in **Appendix G**. Following is a brief discussion of the NRCS-mapped soil map unit on the subject property:

28: Myakka-Myakka, wet, sands, 0 to 2 percent slopes – 100.0% of subject property

This map unit is composed of approximately 75% Myakka and similar soils, 15% Myakka, wet, and similar soils, and 10% minor components including Basinger, Eauggallie, and Placid, depressional soils. This map unit is classified as poorly drained with a depth to water table of about 6 to 18 inches. Myakka sands are typically found in flatwoods on marine terraces. This map unit has a hydric rating of 21. This map unit is “less suited” (0.05-0.5 rating) for gopher tortoises.

Adjacent Land Uses: The subject property is generally located within an increasingly developed setting, however, there are scattered forested areas where residences and businesses are not located. The subject property is bound on the north by Limit Avenue, a two-lane paved road with open drainage. The subject property is partially bound on the east by South US Highway 441, a four-lane paved road with open drainage. The remainder of the eastern limit is a continuation of forested area, as is the southern limit. The western limit is also a continuation of forested area, excluding a portion of commercial and residential property. Please refer to **Figure 2** in **Appendix A**.

3.0 WETLAND ASSESSMENT

3.1 Methodology

Wetlands and other surface waters on the subject property are delineated in general accordance with the unified statewide wetland delineation methodology mandated in section 373.421, Florida Statutes, and as defined by chapter 62-340, Florida Administrative Code (F.A.C.), which is binding on the Florida Department of Environmental Protection (FDEP) for both state waters and 404 waters, the water management districts, local governments, and any other governmental entities. Specifically, the wetlands first will be identified by direct application of the definition of wetlands in subsection 62-340.200(19), Florida Administrative Code (F.A.C.) in accordance with subsection 62-340.300(1), Florida Administrative Code (F.A.C.). The identification and delineation of the direct application wetland then will be confirmed using the methodology specified in subsection 62-340.300(2), Florida Administrative Code (F.A.C.). The current soils, current dominant vegetation, and existing hydrologic indicators will be assessed.

On 14 May 2024, UES completed a wetland determination and delineation of the subject property. The wetland determination/delineation included a database/map review to determine the potential for wetlands, other surface waters, and other water features to be present on the subject property, and a field evaluation to observe current conditions of the subject property to determine if wetlands and/or other surface waters appear to be present in the subject property.

3.2 Results

3.2.1 Desktop Evaluation

According to the U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI), there are no wetlands within the limits of the subject property (see **Figure 7** in **Appendix A**). The Natural Resources Conservation Service (NRCS)-mapped soils maps the entire subject property with soils having a hydric rating of 21. The database/map review of the Florida Department of Environmental Protection's Map Direct online permit search and St. John's River Water Management District's online permit search found that there are no existing Environmental Resource Permits on the subject property.

3.2.2 Field Evaluation

Indicators of hydrology, as defined by 62-340.500, Florida Administrative Code (F.A.C.), were not present. The subject property did not contain hydric soils or riverwash, as identified using standard U.S.D.A.-S.C.S. practices for Florida. Wetland vegetation listed in the Vegetative Index of section 62-340.450, Florida Administrative Code (F.A.C.) as an obligate (OBL) species was not present. Wetland vegetation listed in the Vegetative Index of section 62-340.450, Florida Administrative Code (F.A.C.) as either an obligate (OBL) or facultative wetland (FACW) species was not greater than 80% of all plants in the stratum, excluding facultative plants. It is our professional opinion that wetlands, as defined by chapter 62-340, Florida Administrative Code (F.A.C.), are not present on the subject property.

3.3 Conclusions and Discussions

It is our professional opinion that there do not appear to be wetlands on the subject property. Final determinations on wetlands and wetland permits will be up to the regulating agencies.

3.3.1 U.S. Army Corps of Engineers (USACE)

The subject property is not in or adjacent to U.S. Army Corps of Engineers (USACE) retained waters. Since no impacts are to take place in retained waters, it is anticipated that the Clean Water Act or the Rivers and Harbors Act of 1899 permits will not be required for activities on this property.

3.3.2 Florida Department of Environmental Protection (FDEP)

The Florida Department of Environmental Protection (FDEP) assumed most Section 404 (Clean Water Act) permitting from the U.S. Army Corps of Engineers (USACE) on 22 December 2020. By rule, the FDEP assumes all wetlands delineated using the State Unified Methodology are Waters of the United States unless an applicant demonstrates otherwise. It is anticipated that a State-assumed 404 permit will not be

required for activities on this property since the property is not connected to or within 300 feet of federal waters.

3.3.3 St. John's River Water Management District (SJRWMD)

An Environmental Resource Permit will not be required from the St. John's River Water Management District.

4.0 THREATENED, ENDANGERED, AND IMPERILED SPECIES ASSESSMENT

4.1 Methodology

UES performed a general assessment of the subject property for federally protected plant and wildlife species, habitats, state-protected wildlife species, and/or their habitat. The general assessment is a two-tier process encompassing both a desktop evaluation of available information to determine what species have the potential to be present, and a field evaluation to assess the probability that the project site is providing suitable habitat for imperiled species. The results of the general assessment may be used to determine if more detailed or specific species surveys (i.e., formal surveys) are justified, and whether coordination or consultation with the Florida Fish and Wildlife Conservation Commission (FFWCC) and/or U.S. Fish and Wildlife Service (USFWS) is warranted.

4.1.1 Desktop Evaluation

In an effort to identify if threatened, endangered, or imperiled species have been documented or are likely to occur in the area of interest, UES reviewed published records for wildlife and plant species listed by the United States Fish and Wildlife Service (USFWS) and wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FFWCC) including the following resources:

- The USFWS Information Planning and Consultation (IPaC) website, which is a project planning tool that streamlines the USFWS environmental review process;
- The USFWS consultation area and critical habitat maps;
- The National Marine Fisheries Service (NMFS) online Section 7 consultation tool, which is a project planning tool that streamlines the NMFS environmental review process;
- A proprietary spatial database compiled from FFWCC and/or Florida Natural Areas Inventory (FNAI) protected species range maps;
- The FFWCC Fish and Wildlife Research Institute (FWRI), Wildlife Observations GIS databases;
- USFWS wood stork colonies and core foraging areas maps;
- The Florida Cooperative Land Cover (CLC) Map, which is an ecologically-based statewide land cover map developed collaboratively by the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Natural Areas Inventory (FNAI);
- Available USFWS Eastern Indigo Snake Occurrence 2023 spatial dataset;
- The FFWCC and Florida Audubon EagleWatch bald eagle nest databases; and

- The Natural Resources Conservation Service's Web Soil Survey.

4.1.2 Field Evaluation

UES performed the general assessment for imperiled wildlife species and habitats in general accordance with the Florida Fish and Wildlife Conservation Commission (FFWCC) guidelines for a preliminary general assessment of listed endangered, threatened, and or species of special concern wildlife, which covered at least 15% of each natural habitat on the site and includes periods of quiet observation. Observed wildlife and indicators of usage by imperiled species were noted, as applicable.

4.2 Results

4.2.1 Desktop Evaluation

Mapped Land Cover: The Cooperative Land Cover (CLC), version 3.7, maps the land use/ land cover on the subject property as approximately seventy-four percent (74%) Mixed Hardwood-Coniferous (FLCS 1400), sixteen percent (16%) Commercial and Services (FLCS 18223) and ten percent (10%) Shrub and Brushland (FLCS 1500).

Federal-Listed Species: Based on the U.S. Fish and Wildlife Service's Information for Planning and Consultation (IPaC), thirteen (13) species listed as protected or candidate species in the Endangered Species Act of 1973 (16 U.S.C. ch. 35 § 1531 et seq.) and fourteen (14) birds protected by the Migratory Bird Treaty Act of 1918 and/or Bald and Golden Eagle Protection Act of 1940 potentially may be affected by activities on the subject property. IPaC indicates that there are no critical habitats at this location. Please refer to **Appendix D** for the complete IPaC Resource List.

Based on the National Oceanic and Atmospheric Administration Fisheries Southeast Region's online Endangered Species Act (ESA) Section 7 Mapper, there are no marine species listed as protected or candidate species in the Endangered Species Act of 1973. Please refer to **Appendix E** for a printout of the NOAA ESA Mapper results.

The subject property is located within United States Fish and Wildlife Service's Consultation Areas for the Everglade snail kite, the Florida burrowing owl, the Florida scrub-jay, the sand skink, and Lake Wales Ridge plants.

State-Listed Wildlife Species: The subject property is located within the range of the following nine (9) wildlife species listed by the Florida Fish and Wildlife Conservation Commission as Threatened: bluenose shiner (*Pteronotropis welaka*), Florida burrowing owl (*Athene cunicularia floridana*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida sandhill crane (*Grus canadensis pratensis*), gopher tortoise (*Gopherus polyphemus*), little blue heron (*Egretta caerulea*), short-tailed snake (*Stilosoma extenuatum*), southeastern American kestrel (*Falco sparverius paulus*) and tricolored heron (*Egretta tricolor*).

4.2.2 Field Evaluation

On 14 May 2024, UES ecological consultant, Kelsey Helseth, conducted a field evaluation of the subject property to identify imperiled species that may utilize or reside on the subject property and to evaluate the suitability of onsite habitats for listed species. Weather conditions during this field assessment were overcast with temperatures ranging from the low to mid-80s degrees Fahrenheit.

A series of 20-foot-wide belt transects were walked. In total, approximately 40% of the subject property was surveyed in this manner.

The northern portion of the subject property that contains residential and commercial areas with paved areas, generally lacks a canopy and is dominated by bahia grass (*Paspalum notatum*) mixed with other various grasses that appear to be regularly mowed. The northern edge of the forested area is dominated by goldenrain trees (*Koelreuteria bipinnata*) at the canopy, understory, and ground cover levels. Moving further into the forested area there is a dominance of oak trees (*Quercus sp.*) with an occasional goldenrain tree (*Koelreuteria bipinnata*), pine (*Pinus sp.*) or cabbage palm (*Sabal palmetto*). Where oak leaves and pine needles are not dense, the understory contains scattered Carolina cherry laurel (*Prunus caroliniana*), and coral ardisia (*Ardisia crenata*), with occasional clumps of saw palmetto (*Serenoa repens*) and an occasional Brazilian pepper (*Schinus terebinthifolia*). Grapevine (*Vitis rotundifolia*), air potato vine (*Dioscorea bulbifera*), and Virginia creeper (*Parthenocissus quinquefolia*) are present climbing the canopy in several areas. Sword fern (*Nephrolepis sp.*) is present in several areas. The southwest stretch of the subject property contains a sparse canopy of oak trees (*Quercus sp.*) and pine trees (*Pinus sp.*) with abundant saw palmetto (*Serenoa repens*) and occasional fetterbush (*Lyonia lucida*). Reindeer moss (*Cladonia sp.*) is present where dense vegetation is not present.

Existing Land Cover: The subject property currently contains three land uses/covers. The land covers and/or uses described in this report are based on the Florida Fish and Wildlife Conservation Commission's Florida Land Cover Classification System (FLCS), September 2018. Please refer to **Figure 6 in Appendix A**. The general land use/cover descriptions are as follows:

- **Mixed Hardwood-Coniferous (FLCS 1400) – 74% of subject property**
Mix of hardwood and coniferous trees where neither is dominant.
- **Commercial and Services (FLCS 18223) – 16% of subject property**
Commercial areas are predominantly associated with the distribution of products and services. This category is composed of a large number of individual types of commercial land uses which often occur in complex mixtures.
- **Shrub and Brushland (FLCS 1500) – 10% of subject property**
This association includes a variety of situations where natural upland community types have been recently disturbed through clear-cutting commercial pinelands, land clearing, or fire, and are recovering through natural successional processes. This type could be characterized as an early condition of old-field succession, and various shrubs, tree saplings, and lesser amounts of grasses

and herbs dominate the community. Common species include wax myrtle, saltbush, sumac, elderberry, saw palmetto, blackberry, gallberry, fetterbush, staggerbush, broomsedge, dog fennel, together with oak, pine and other tree seedlings or saplings.

Imperiled Species Observations: Imperiled species or direct evidence of were not observed on the subject property.

Suitable Imperiled Species Habitat: The subject property does contain potentially suitable habitat for chimney swifts, eastern indigo snakes, Florida burrowing owls, gopher tortoises, painted buntings, and red-headed woodpeckers.

Other Wildlife Observations: Observations of wildlife included various bird species, such as, tufted titmouse (*Baeolophus bicolor*), blue-gray gnatcatcher (*Polioptila caerulea*), Carolina wren (*Thryothorus ludovicianus*), northern cardinal (*Cardinalis cardinalis*), and a red-shouldered hawk (*Buteo lineatus*). Several butterflies were observed on site, including common buckeyes (*Junonia coenia*) and a zebra longwing (*Heliconius charithonia*). Several brown anoles (*Anolis sagrei*) and a toad (*Anaxyrus sp.*) were also observed on site.

4.3 Discussion and Recommendations

In general terms, it is illegal to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect federal or state protected species or their nests or eggs. Incidental take is an unintentional, but not unexpected, taking of a protected species or their nests or eggs. The term “harm” in the definition of take means an act which actually kills or injures fish or wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering. The term “harass” in the definition of take means an intentional or negligent act or omission which creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering.

As discussed above, while the U.S. Fish and Wildlife Service (USFWS) Information Planning and Consultation (IPaC) website indicates that there is the potential for thirteen (13) species listed as protected or candidate species in the Endangered Species Act of 1973 (16 U.S.C. ch. 35 § 1531 et seq.) and fourteen (14) birds protected by the Migratory Bird Treaty Act of 1918 and/or Bald and Golden Eagle Protection Act of 1940, and the Florida Fish and Wildlife Conservation Commission (FFWCC) indicates that there is the potential for nine (9) state-protected wildlife species to be affected by activities on the subject property, imperiled species were not observed on the subject property during our field evaluation. Although no imperiled species were observed on site during the field evaluation, the subject property does contain potentially suitable habitat for chimney swifts, eastern indigo snakes, Florida burrowing owls, gopher tortoises, painted buntings, and red-headed woodpeckers.

Please refer to **Appendix C** for the Preliminary Effect Determinations for federally listed animal and plant species that have the potential to be affected by activities on the subject property and Preliminary Impact Determinations for the state listed species that occur in Lake County.

Following are brief discussions for those species that appear to or may require additional actions for a final determination of effect or impact.

Eastern Indigo Snake: The eastern indigo snake is federally listed as Threatened. Even though not commonly seen, eastern indigo snakes may be found throughout peninsular Florida in all terrestrial habitats and hydric hammocks which have not suffered high-density urban development. The indigo snake relies on the presence of thermal refugia to protect itself from extreme temperatures. While gopher tortoise burrows are the most common refugia used by the indigo snake, they also use mammal burrows, hollow trees and fallen logs, and other cavities, as available. A 22 November 2019 guidance email from Larry Williams, State Supervisor for Ecological Services for the U.S. Fish and Wildlife Service states that there is a presumption of presence of eastern indigo snakes within 1.7 miles of a documented occurrence north of the frostline. The March 2023 U.S. Fish and Wildlife Service EIS_Sightings_FL_1936_202303 spatial dataset, the latest available from the Service, indicates that there are no documented occurrences of an eastern indigo snake within the 1.7-mile home range buffer. Therefore, there is not a presumption of eastern indigo snake presence on the subject property.

Based on the consultation key for the eastern indigo snake for the counties served by the North Florida office of the U.S. Fish and Wildlife Service Florida Ecological Service Field Office, dated 13 August 2013, if there are no gopher tortoise burrows, holes, cavities, or other refugia where a snake could be buried or trapped and injured during project activities, and the Standard Protection Measures For The Eastern Indigo Snake (see **Appendix H**) are implemented, the activities are “Not Likely to Adversely Affect” the eastern indigo snake.

Recommendations: Implement the Standard Protection Measures for the Eastern Indigo Snake, dated 23 March 2021.

Gopher Tortoise: The gopher tortoise, listed as threatened by the Florida Fish and Wildlife Conservation Commission (FWC), is a burrowing tortoise that occurs throughout Florida. It prefers deep, well-drained sandy soils with sparse tree canopy and abundant low growing vegetation. The Natural Resources Conservation Service (NRCS) rates the suitability of soils for gopher tortoise burrow excavation, maintenance, and preservation based on soil texture, percent coarse fragments, depth to a restrictive layer or layer with greater than or equal to 35% clay, ponding or flooding frequency, slope, and depth to seasonal high-water table.

While this species was not observed on the subject property, the subject property does contain suitable soils for gopher tortoise burrows. The NRCS mapped 100.0% of the soils on the subject property as “less suited” for gopher tortoise burrows. Please refer to **Figure 8 in Appendix A** and the Custom Soils Report in **Appendix G**. The Florida Fish and Wildlife Conservation Commission’s current guideline for the gopher

tortoise, recommends a 100% gopher tortoise burrow survey of all suitable gopher tortoise habitat no more than 90 days before the start of construction, including equipment staging and land clearing. The tortoises of any burrows within 25 feet of proposed land alterations that do not have unrestricted access to remaining suitable forage area beyond the 25-foot buffer must be relocated.

Recommendations: It is recommended that a 100% gopher tortoise burrow survey be conducted in accordance with the Florida Fish and Wildlife Conservation Commission guidelines in effect at the time. It is recommended that the survey be conducted approximately 80-90 days prior to initiating any clearing/land alteration activities, including staging of equipment or stockpiling of materials. It also is recommended that if burrows are found during the pre-construction burrow survey that the tortoises from the burrows located within 25 feet of the proposed site development activities be relocated to an appropriate offsite recipient site prior to the start of construction.

Florida Burrowing Owl: The Florida burrowing owl is a small, ground-dwelling bird with long legs that lives in open, treeless areas. The burrowing owl has brown dorsal feathers with patches of white spots, and a white underside with brown bar-shaped spots, which help it to blend into its surroundings. It also has noticeable large yellow eyes and a white chin. It occurs throughout the state and inhabits sparsely vegetated, sandy areas including prairies, sandhills, pastures, agricultural fields and vacant lots. Nesting occurs in burrows in the ground that they either dig or burrow from another species. These burrows are maintained and used in subsequent years.

In accordance with the current Species Conservation Measures and Permitting Guidelines for the Florida Burrowing Owl from the Florida Fish and Wildlife Conservation Commission (FWCC) projects may avoid incidental take of burrowing owls by:

- Avoiding acts that can kill or injure burrowing owls or eggs, and
- Maintaining at least a 10-foot buffer during the non-breeding season (July 11-February 14) and at least a 33-foot buffer during the breeding season (February 15-July 10) around the entrance of Potentially Occupied burrows (Please note: for projects started during the non-breeding season that unexpectedly extend into the breeding season, contact the FWC regarding permitting options), and
- Ensuring that the project does not cause significant habitat modification through the loss of greater than 50% of the total foraging habitat within a 1,970-foot radius circle around a Potentially Occupied burrow. Activities that may cause significant habitat modification include, but are not limited to, clearing, grading, paving, bulldozing, digging, building construction, and site preparation for development.

Pre-activity (pre-clearing or pre-construction) surveys are recommended in the active part of the project site (e.g., the area scheduled for clearing/grading) within 48 hours of project activities to identify burrows that may have been established after project planning surveys and to ensure no active nests (burrows with eggs or flightless young) are present. Pre-activity surveys are not necessary if project planning surveys did not detect burrows.

While this species was not observed on the subject property, it does appear there are 3 (three) documented occurrences within 5 kilometers of the subject property (5 kilometers being the maximum documented dispersal range of young owls establishing new territories), and there are suitable soils for burrowing owls on the subject property. Please refer to **Figure 9** in **Appendix A** and the Custom Soils Report in **Appendix G**. The soil requirements for burrowing owls are similar to that of gopher tortoises, in that the soil characteristics such as texture, percent coarse fragments, depth to a restrictive layer or layer with greater than or equal to 35% clay, ponding or flooding frequency, slope, and depth to seasonal high-water table are indicators of the suitability of the soils for burrow excavation, maintenance, and preservation. As with the gopher tortoise, approximately 100.0% of the NRCS-mapped soils on the subject property appear to be “less suited” for burrowing owls, however, the only portion of the subject property with suitable treeless habitat is the open field in the northwesternmost corner of the property.

Recommendations: Because the soils are suitable for burrowing owls, UES recommends that a 100% burrowing owl burrow survey be conducted of the open field within 48 hours prior to the planned/scheduled start of construction, including mobilization and site preparation in accordance with the survey methodology specified in the current Species Conservation Measures and Permitting Guidelines for the Florida Burrowing Owl. If owl burrows are observed, an Incidental Take Permit from the Florida Fish and Wildlife Conservation Commission (FFWCC) to excavate and to collapse the burrows. Please note that burrows may not be collapsed while eggs or flightless young are present.

Chimney Swift: The chimney swift is protected by the Migratory Bird Treaty Act of 1918 (MBTA). The existing house on the subject property includes a chimney which could provide suitable habitat for the chimney swift.

Recommendations: It is recommended that prior to the demolition of this structure that the chimney be inspected for chimney swifts. If swifts are present, consult with the United States Fish and Wildlife Service (USFWS) to determine if excluding devices (i.e., capping chimney, hardware cloth, etc.) may be used to preclude swifts from using the chimney. If swifts are present during the breeding season, which typically runs from mid-March through the end of August, demolition must be halted until all eggs have hatched and young have fledged.

Red-Headed Woodpecker: The red-headed woodpecker, also protected under the Migratory Bird Treaty Act of 1918, is a mid-sized woodpecker with a black back and tail, a white belly and rump, and a red head and neck. The primary habitats used by red-headed woodpeckers include oak (*Quercus* spp.) savannas and mature open bottomland forests, upland forests, woodlots, shelterbelts along agricultural fields, residential areas, golf courses, and other habitats containing mature open hardwoods with snags or trees with dead limbs, showing a preference for mature open canopy forests with large trees, a high basal area, and little understory. Red-headed woodpeckers typically nest from approximately mid-May to mid-September. The subject property currently provides suitable habitat for the red-headed woodpecker.

Recommendations: It is recommended that tree clearing and/or trimming be limited to the non-breeding period from mid-September to early-May. If tree clearing and/or trimming is proposed during breeding

season, it is recommended that a cavity survey of the tree or trees to be cleared or trimmed be conducted prior to commencing such activities to determine if nesting red-headed woodpeckers or their eggs and/or flightless young are present in the subject tree or trees.

Painted Bunting: The painted bunting, also protected under the Migratory Bird Treaty Act of 1918, is a brightly plumaged bird of the cardinal family. It inhabits partly open area with scattered brush and trees, riparian thickets and brush, weedy and shrubby areas, woodland edges, and yards and gardens in the southern U.S. They nest in bushes or vine tangles, usually three to six feet off the ground, although occasionally at greater heights in trees thick with Spanish moss (*Tillandsia usneoides*). They typically nest from approximately 25 April to 15 August. The subject property currently provides suitable habitat for the red-headed woodpecker.

Recommendations: It is recommended that vegetation removal including trimming and clearing be restricted to the non-breeding season for painted buntings (mid-August to late-April). If vegetation trimming/clearing cannot be limited to the non-breeding season, it is recommended that nest surveys be conducted immediately prior to initiating trimming/clearing activities to verify if migratory bird nests are present in the vegetation to be trimmed/cleared. Note that if the nest survey indicates migratory bird nests are present, trimming/clearing must be delayed until the eggs have hatched and the flightless young have left the nest.

5.0 SUMMARY

Wetlands Assessment:

It is our professional opinion that there do not appear to be wetlands on the subject property. Final determinations on wetlands and wetland permits will be up to the regulating agencies.

Imperiled Species Assessment:

While there is the potential for thirteen (13) species listed as protected or candidate species in the Endangered Species Act of 1973 (16 U.S.C. ch. 35 § 1531 et seq.), fourteen (14) birds protected by the Migratory Bird Treaty Act of 1918 and/or Bald and Golden Eagle Protection Act of 1940, and nine (9) state-protected wildlife species, to potentially be affected by activities on the subject property, no imperiled species were observed on the subject property during our field evaluation. Although no imperiled species were observed on site during the field evaluation, the subject property does contain potentially suitable habitat for chimney swifts, eastern indigo snakes, Florida burrowing owls, gopher tortoises, painted buntings, and red-headed woodpeckers.

Please refer to **Appendix C** for the Preliminary Effect Determinations for federally listed animal and plant species that have the potential to be affected by activities on the subject property and Preliminary Impact Determinations for the state listed species that occur in Lake County. Note that Appendix C can be submitted to the Florida Fish and Wildlife Conservation Commission (FFWCC) and/or the U.S. Fish and

Wildlife Service (USFWS) if you would like their concurrence of our preliminary determinations. UES can provide a proposal to submit the concurrence requests upon request.

6.0 RECOMMENDATIONS/ACTION ITEMS

Based on this preliminary assessment, UES recommends the following action items once a conceptual site development plan is developed:

Imperiled Species:

- ___ As soon as is practicable, inspect the chimney or chimneys of the existing house for chimney swifts and/or evidence of their use (i.e. droppings, carcasses, etc.). If chimney swifts are present or evidenced, consult with the United States Fish and Wildlife Service (USFWS) Migratory Bird Program office regarding possible impacts and guidelines/ recommendations including suitable measures for excluding swifts prior to demolition or alteration of the structure.
- ___ Implement the attached Standard Protection Measures for the Eastern Indigo Snake, dated 23 March 2021 (see **Appendix I**).
- ___ At least 30 days prior to any clearing/land alteration activities, the applicant shall notify the appropriate North Florida Ecological Services Office of the United States Fish and Wildlife Service (USFWS) via e-mail at jaxregs@fws.gov that the Standard Protection Measures for the Eastern Indigo Snake will be implemented as prescribed by the USFWS.
- ___ Approximately eighty (80) to ninety (90) days before the start of construction, including land clearing and equipment/materials stockpiling, conduct a 100% gopher tortoise burrow survey of suitable gopher tortoise habitat in accordance with the Florida Fish and Wildlife Conservation Commission guidelines in effect at the time. If gopher tortoise burrows are observed, permit and have a licensed gopher tortoise agent relocate the tortoises in accordance with the Florida Fish and Wildlife Conservation Commission guidelines in effect at the time, prior to initiating clearing/land alteration activities, including staging of equipment or stockpiling of materials.
- ___ Implement the attached United States Fish and Wildlife Service (USFWS) Nationwide Standard Conservation Measures (see **Appendix H**).
- ___ Restrict trimming and/or clearing of woody vegetation on the subject property to mid-August to mid-April (i.e., the non-nesting season for the painted bunting). If trimming and/or clearing of woody vegetation cannot be limited to the non-nesting season, conduct a nest survey immediately before clearing. If painted bunting nests are observed, contact the Migratory Bird Program within the Florida Ecological Services Office of the United States Fish and Wildlife Service (USFWS) to determine specific buffer and work stop requirements.

- ___ Limit tree clearing and/or trimming activities to the non-breeding season for the red-headed woodpecker (i.e., mid-September to early-May). If tree clearing and/or trimming is proposed during breeding season, it is recommended that a cavity survey of the tree or trees to be cleared or trimmed be conducted prior to commencing such activities to determine if nesting red-headed woodpeckers or their eggs and/or flightless young are present in the subject tree or trees.
- ___ Within 48 hours prior to the planned/scheduled start of construction, including mobilization and site preparation, conduct a 100% burrowing owl burrow survey to ensure no active burrowing owl nests are present.

UES can provide proposals for these action items upon request.

7.0 LIMITATIONS

The preliminary effect/impact determinations stated in this report are UES's professional opinions of the degrees of effect that activities on the subject property are likely to have on federally protected plant and wildlife species, state-protected wildlife species, and their habitat, based on our interpretation of the rules and our understanding of the ecology of the species listed. Final determinations of degree of effect/impact can only be made by the relevant wildlife and/or regulatory agencies or departments. **Appendix C** can be submitted to the Florida Fish and Wildlife Conservation Commission (FFWCC) and/or the U.S. Fish and Wildlife Service (USFWS) if you would like their concurrence of UES's preliminary determinations. UES can provide a proposal to submit the concurrence requests upon request.

This preliminary assessment is based on the property boundaries as defined by the Lake County Property Appraiser's GIS (geographical information system) parcel shapefile. Reasonable care was used in the field to correlate the Property Appraiser's GIS (geographical information system) parcel boundaries to fences, roads, and other physical indicators of boundary. Universal Engineering Sciences accepts no responsibility for the accuracy of the Property Appraiser's boundary of the property.

This preliminary assessment represents the results of our review on the date indicated. Universal Engineering Sciences accepts no responsibility for recruitment/movement of imperiled species to/within the site after the dates of this assessment. Universal Engineering Sciences accepts no responsibility for species or indicators thereof not within the surveyed area. The U.S. Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FFWCC), and/or other applicable state and/or local government agencies may request additional assessments and/or species-specific surveys at any time.

Universal Engineering Sciences is pleased to provide this preliminary natural resource assessment report for the subject property. If there are any comments and/or questions regarding this report, please contact the undersigned.

Respectfully,

UNIVERSAL ENGINEERING SCIENCES



Kelsey Helseth, MS
Ecological Consultant
khelseth@teamues.com

APPENDIX A

Figures



Grounded in Excellence

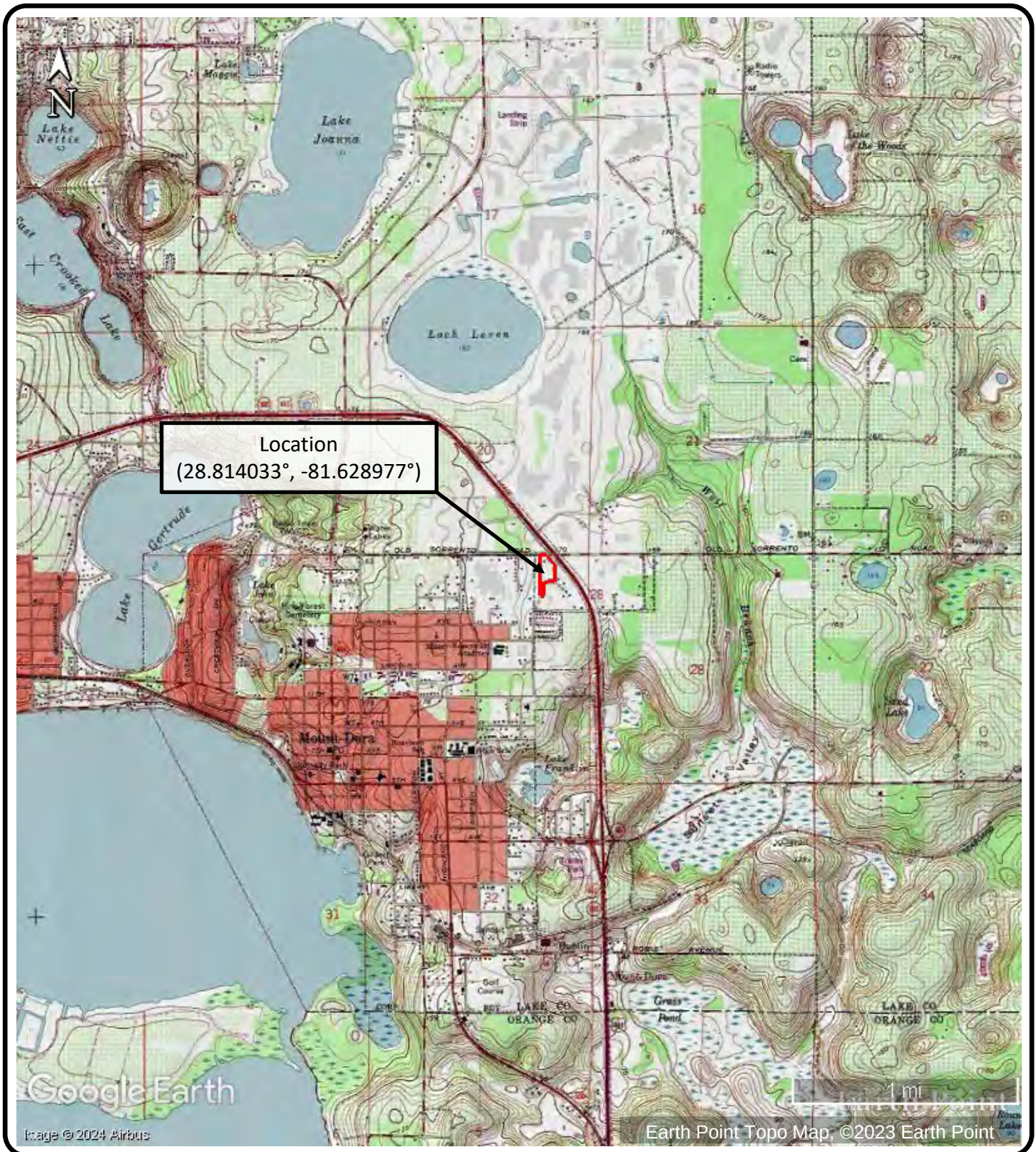


FIGURE 1 – LOCATION
 Limit Avenue Project
 SWC Limit Ave & S US Hwy 441
 Mt Dora, Lake County, Florida

Preliminary Natural Resource Assessment

DATE: 5/16/2024	DRAWN BY: KMH	REPORT NO.: 2089416
SCALE: AS SHOWN	PROJECT NO: 0140.2400091.0002	

LEGEND

 Site Location



FIGURE 2 – LANDSCAPE
 Limit Avenue Project
 SWC Limit Ave & S US Hwy 441
 Mt Dora, Lake County, Florida

Preliminary Natural Resource Assessment

DATE: 5/16/2024	DRAWN BY: KMH	REPORT NO.: 2089416
SCALE: AS SHOWN	PROJECT NO: 0140.2400091.0002	

LEGEND

 Subject Property

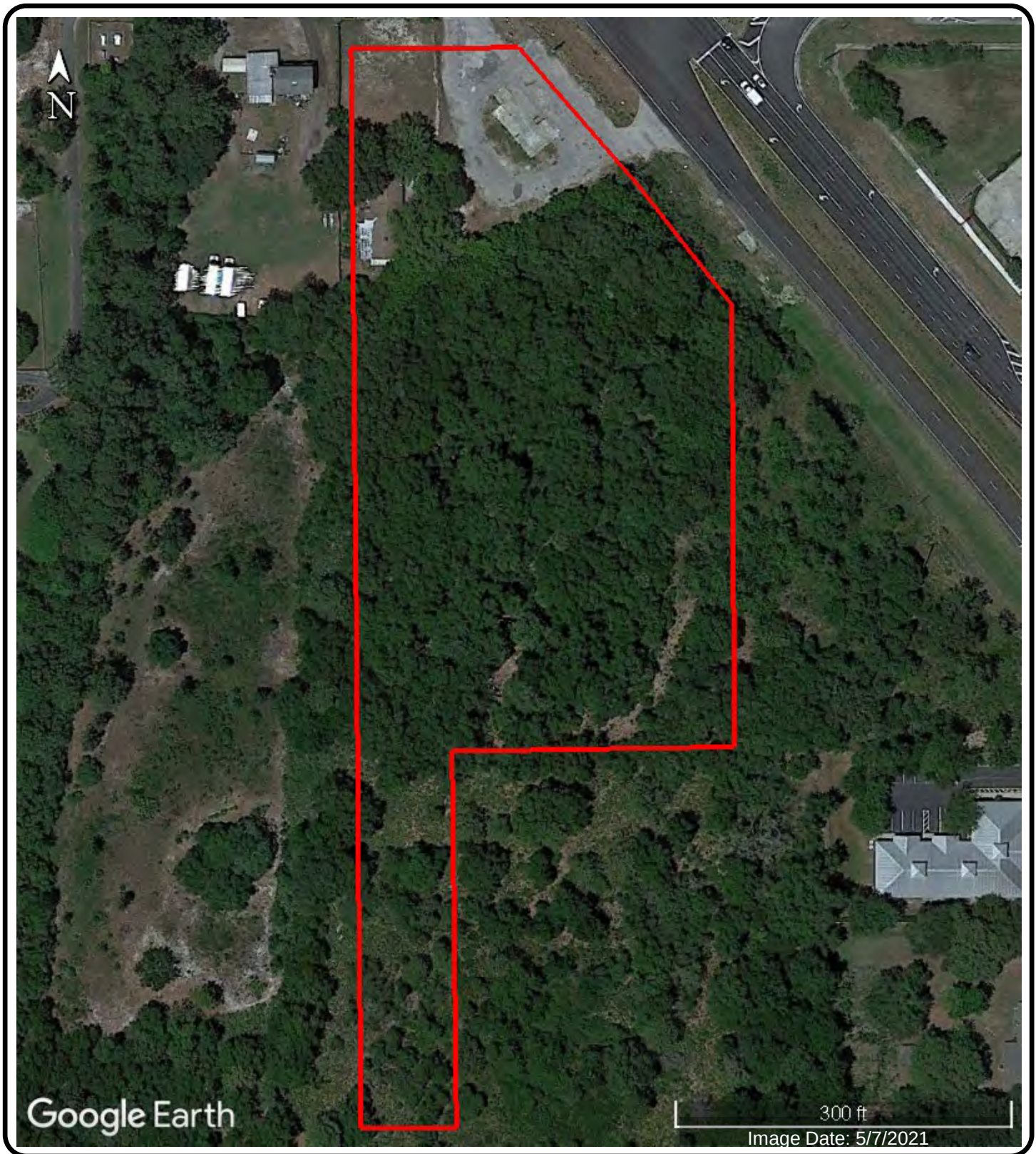


FIGURE 3 – AERIAL
Limit Avenue Project
SWC Limit Ave & S US Hwy 441
Mt Dora, Lake County, Florida

Preliminary Natural Resource Assessment

DATE: 5/16/2024	DRAWN BY: KMH	REPORT NO.: 2089416
SCALE: AS SHOWN	PROJECT NO: 0140.2400091.0002	

LEGEND

 Subject Property

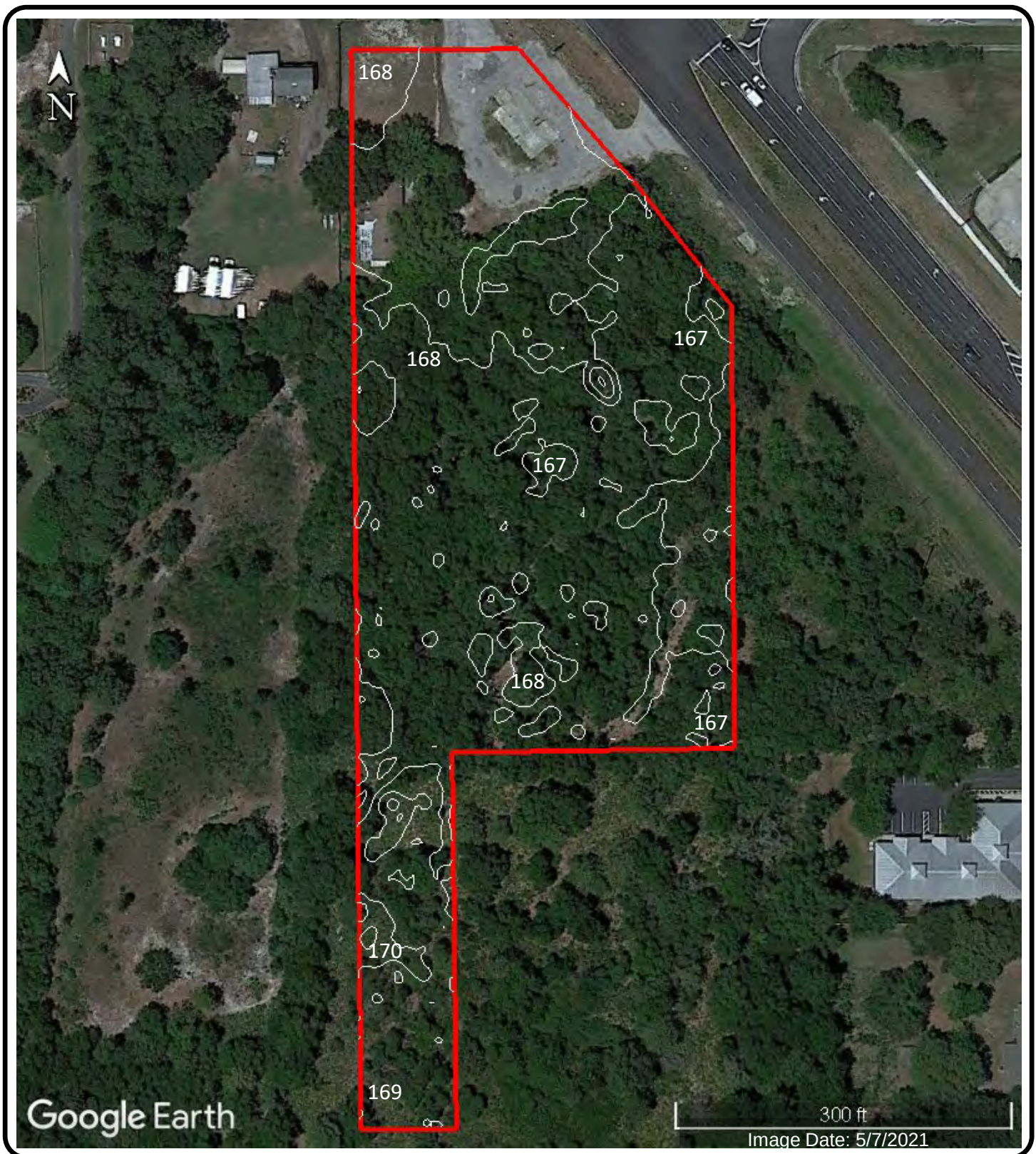


FIGURE 4 – LIDAR CONTOURS
 Limit Avenue Project
 SWC Limit Ave & S US Hwy 441
 Mt Dora, Lake County, Florida

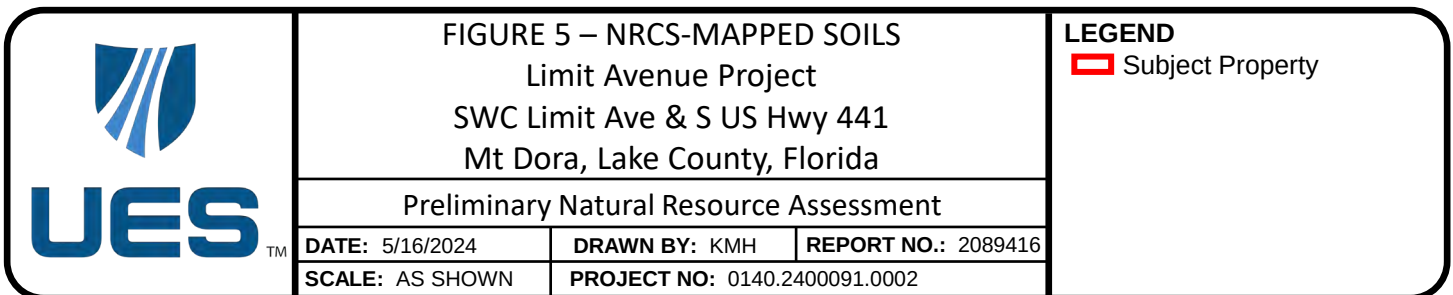
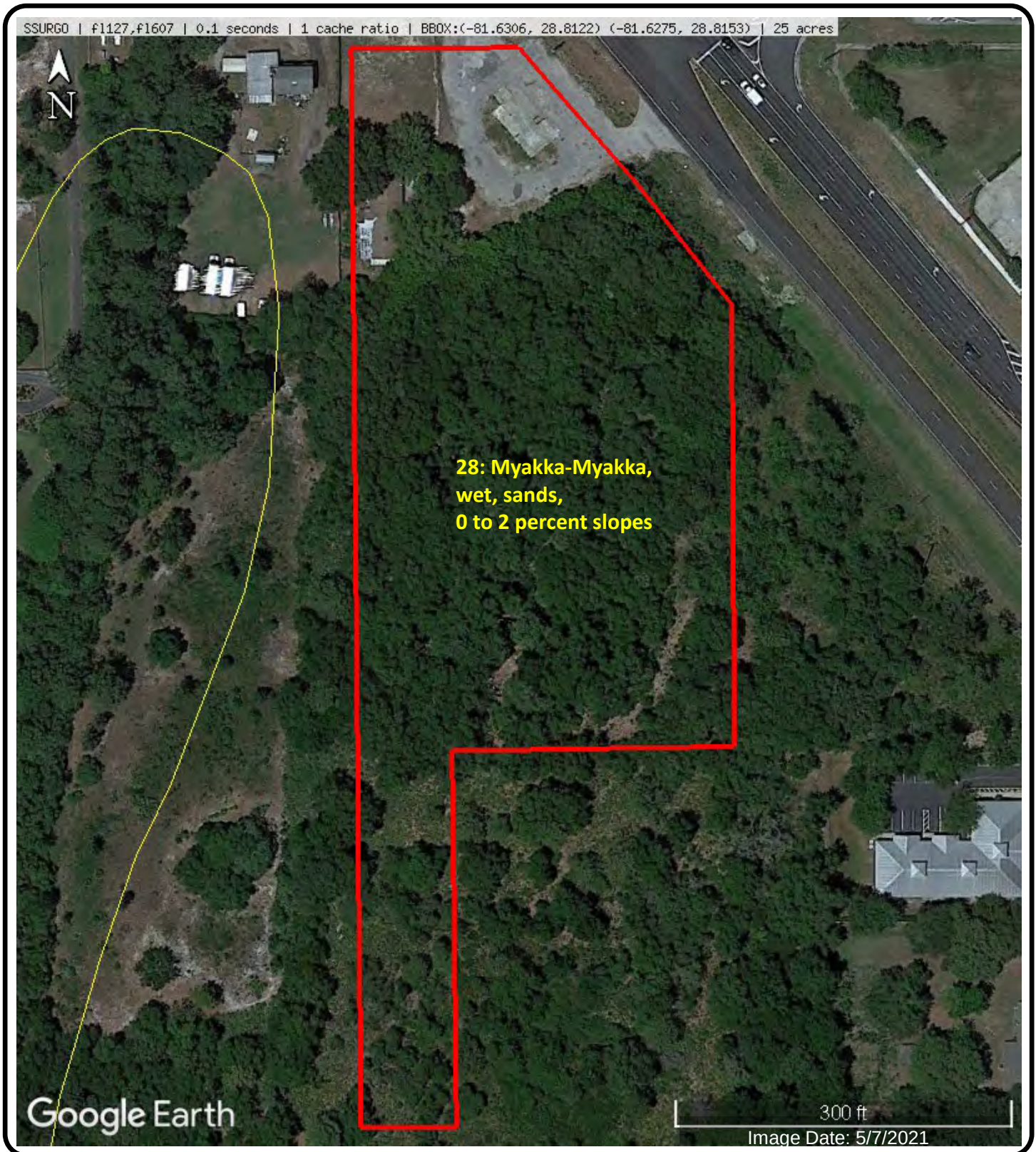
LEGEND

 Subject Property



Preliminary Natural Resource Assessment

DATE: 5/16/2024	DRAWN BY: KMH	REPORT NO.: 2089416
SCALE: AS SHOWN	PROJECT NO: 0140.2400091.0002	



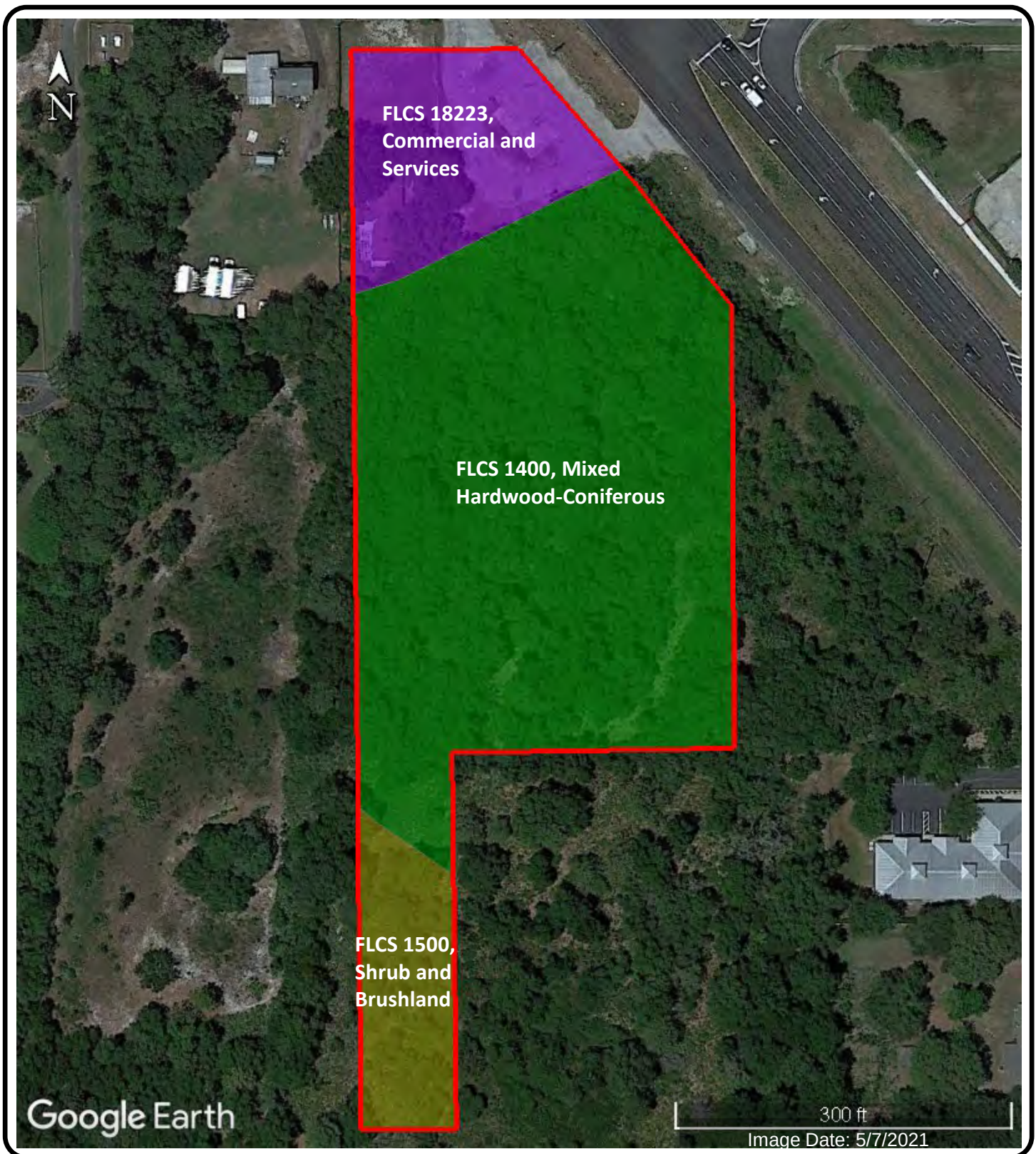


FIGURE 6 – LAND USE/LAND COVER
Limit Avenue Project
SWC Limit Ave & S US Hwy 441
Mt Dora, Lake County, Florida

Preliminary Natural Resource Assessment

DATE: 5/16/2024	DRAWN BY: KMH	REPORT NO.: 2089416
SCALE: AS SHOWN	PROJECT NO: 0140.2400091.0002	

LEGEND

 Subject Property

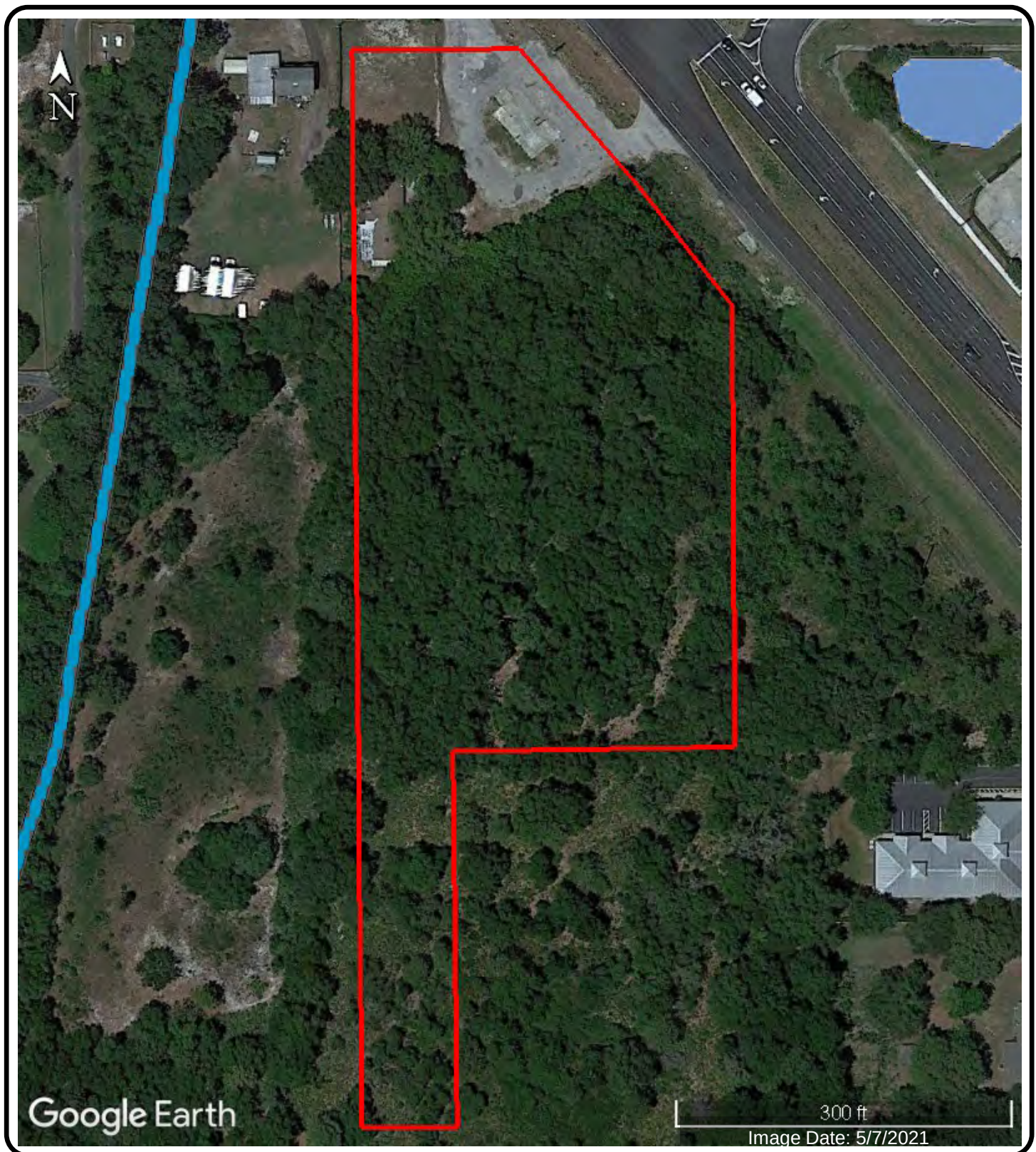


FIGURE 7 – NWI WETLANDS MAP
 Limit Avenue Project
 SWC Limit Ave & S US Hwy 441
 Mt Dora, Lake County, Florida

Preliminary Natural Resource Assessment

DATE: 5/16/2024	DRAWN BY: KMH	REPORT NO.: 2089416
SCALE: AS SHOWN	PROJECT NO: 0140.2400091.0002	

LEGEND

 Subject Property



FIGURE 8 – GOPHER TORTOISE SUITABILITY
 Limit Avenue Project
 SWC Limit Ave & S US Hwy 441
 Mt Dora, Lake County, Florida

Preliminary Natural Resource Assessment

LEGEND

- ▬ Subject Property
- ▬ Less Suited Soils



DATE: 5/16/2024	DRAWN BY: KMH	REPORT NO.: 2089416
SCALE: AS SHOWN	PROJECT NO: 0140.2400091.0002	

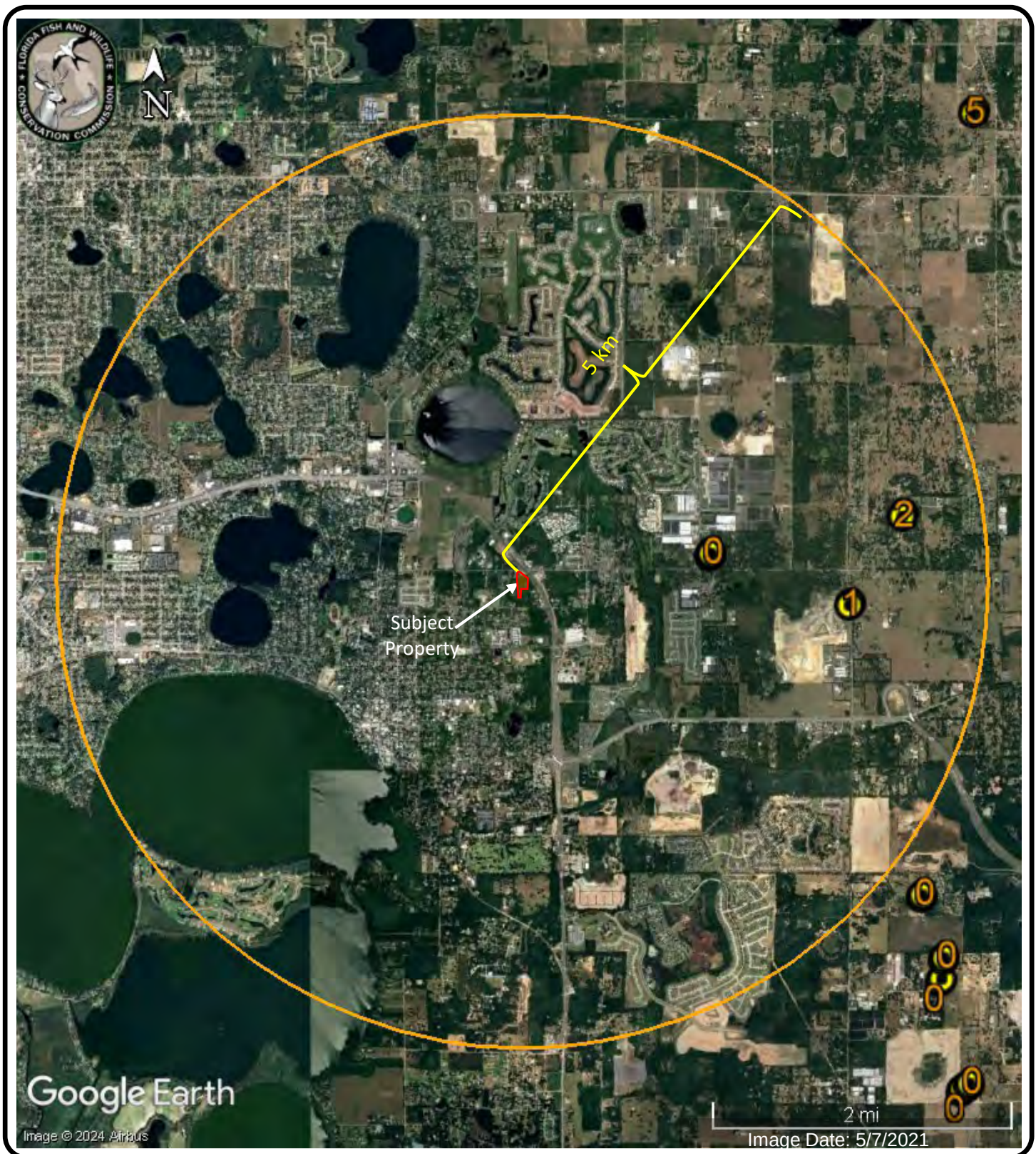


FIGURE 9 – BURROWING OWL OCCURRENCES
 Limit Avenue Project
 SWC Limit Ave & S US Hwy 441
 Mt Dora, Lake County, Florida

Preliminary Natural Resource Assessment

DATE: 5/16/2024	DRAWN BY: KMH	REPORT NO.: 2089416
SCALE: AS SHOWN	PROJECT NO: 0140.2400091.0002	

LEGEND

- Subject Property
- Burrowing Owl or Burrow Occurrence
 *number of owls observed at site shown in orange numbers



APPENDIX B

Site Photography



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Photograph No. 1: Representative view of forested portion of subject property.



Photograph No. 2: View of paved commercial portion of subject property.

SITE PHOTOGRAPHS

Limit Avenue Project
SWC Limit Avenue & S US Highway 441
Mt Dora, Lake County, Florida

Photograph Date: Tuesday, May 14, 2024
UES Project No. 0140.2400091.0002
UES Report No. 2089416



Photograph No. 3: View of residential portion of subject property.



Photograph No. 4: View of forest edge dominated by goldenrain trees.

SITE PHOTOGRAPHS

Limit Avenue Project
SWC Limit Avenue & S US Highway 441
Mt Dora, Lake County, Florida

Photograph Date: Tuesday, May 14, 2024
UES Project No. 0140.2400091.0002
UES Report No. 2089416



Photograph No. 5: Representative view of forested area dominated by an oak canopy.



Photograph No. 6: Representative view of southwest stretch of subject property, dominated by saw palmetto.

SITE PHOTOGRAPHS

Limit Avenue Project
SWC Limit Avenue & S US Highway 441
Mt Dora, Lake County, Florida

Photograph Date: Tuesday, May 14, 2024
UES Project No. 0140.2400091.0002
UES Report No. 2089416



Photograph No. 7: Representative view of saw palmetto with sparse canopy.



Photograph No. 8: Unfinished block building within forested area.

SITE PHOTOGRAPHS

Limit Avenue Project
SWC Limit Avenue & S US Highway 441
Mt Dora, Lake County, Florida

Photograph Date: Tuesday, May 14, 2024
UES Project No. 0140.2400091.0002
UES Report No. 2089416



Photograph No. 9: Representative view of forested area with sword fern ground cover.



Photograph No. 10: View of open grass field that provides potential burrowing owl habitat.

SITE PHOTOGRAPHS

Limit Avenue Project
SWC Limit Avenue & S US Highway 441
Mt Dora, Lake County, Florida

Photograph Date: Tuesday, May 14, 2024
UES Project No. 0140.2400091.0002
UES Report No. 2089416

APPENDIX C

Preliminary Degree of Effect Evaluation



Grounded in Excellence

PRELIMINARY PROTECTED SPECIES EVALUATION

(Limit Avenue, Mt. Dora, Florida)

FE = Federally Endangered; FT = Federally Threatened; FC = Candidate for Federal Listing; FSAT = Federal Similarity of Appearance (Threatened);
SE = State Endangered; ST = State Threatened; MBTA = Migratory Bird Treaty Act of 1918; BGEPA = Bald and Golden Eagle Protection Act

Name (Scientific Name)	Protection Status	In Special Area	Occurrence Potential	Preliminary Effect/Impact Determination	Rationale
MAMMALS					
Tricolored Bat (<i>Perimyotis subflavus</i>)	FC	No	Low	No Effect	*Per IPaC, species should only be considered if the project includes wind turbine operations*
BIRDS					
Bachman's Sparrow (<i>Aimophila aestivalis</i>)	MBTA	No	Low	No Effect	Suitable well-developed grass and herb layer with limited shrub and hardwood midstory component habitat not present. [See attached Nationwide Standard Conservation Measures in Appendix D.]
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	MBTA	No	Low	No Effect	Suitable nesting habitat not present. No documented nests within 1,188 feet of subject property.
Black Skimmer (<i>Rynchops niger</i>)	MBTA	No	Low	No Effect	Viable open water aquatic habitat not present. [See attached Nationwide Standard Conservation Measures in Appendix D.]
Chimney Swift (<i>Chaetura pelagica</i>)	MBTA	No	Low	May Effect	Chimney present. [See attached Nationwide Standard Conservation Measures in Appendix D.] Recommend inspecting chimney for evidence of chimney swifts; consult with USFWS if present.
Eastern Black Rail (<i>Laterallus jamaicensis ssp jamaicensis</i>)	FT	No	Low	No Effect	Marsh habitat not present.
Everglade Snail Kite (<i>Rostrhamus sociabilis plumbeus</i>)	FE	Within USFWS Consultation Area	Low	No Effect	Suitable habitat not present.
Florida Burrowing Owl (<i>Athene cunicularia floridana</i>)	ST	Three documented occurrences within 5km	Low	Conditional No Impact	None observed. Suitable habitat present in the form of a mowed lot towards the northern limit. Three documented occurrences within 5 kilometers of subject property. Recommend a 100% burrow survey no more than 48 hours before start of land clearing.
Florida Sandhill Crane (<i>Grus canadensis pratensis</i>)	ST	No	Low	No Impact	None observed. Wetland habitat not present. Incidental upland foraging not adversely affected.
Florida Scrub-Jay (<i>Aphelocoma coerulescens</i>)	FT	Within USFWS Consultation Area	Low	No Effect	Suitable 2-4 meter tall xeric oak or similar habitat not present.
Great Blue Heron (<i>Ardea herodias occidentalis</i>)	MBTA	No	Low	No Impact	None observed. Wetland habitat not present. Incidental upland foraging not adversely affected.
King Rail (<i>Rallus elegans</i>)	MBTA	No	Low	No Effect	Marsh habitat not present.
Least Tern (<i>Sterna antillarum</i>)	MBTA	No	Low	No Impact	Coastal/saline and bare sand/fine gravel habitat not present.
Lesser Yellowlegs (<i>Tringa flavipes</i>)	MBTA	No	Low	No Effect	Suitable habitat not present.
Little Blue Heron (<i>Egretta caerulea</i>)	ST	No	Low	No Impact	None observed. Wetland habitat not present. Incidental upland foraging not adversely affected.
Painted Bunting (<i>Passerina ciris</i>)	MBTA	No	Moderate	Conditional Not Likely to Adversely Impact	Suitable habitat present. [See attached Nationwide Standard Conservation Measures in Appendix D.] Recommend limiting the trimming and/or removal of vegetation to mid-August to mid-April (i.e., outside of nesting season).

PRELIMINARY PROTECTED SPECIES EVALUATION
(Limit Avenue, Mt. Dora, Florida)

FE = Federally Endangered; FT = Federally Threatened; FC = Candidate for Federal Listing; FSAT = Federal Similarity of Appearance (Threatened);
SE = State Endangered; ST = State Threatened; MBTA = Migratory Bird Treaty Act of 1918; BGEPA = Bald and Golden Eagle Protection Act

Name (Scientific Name)	Protection Status	In Special Area	Occurrence Potential	Preliminary Effect/Impact Determination	Rationale
Prairie Warbler (<i>Dendroica discolor</i>)	MBTA	No	Low	No Effect	Mangrove swamp habitat not present.
Red-Headed Woodpecker (<i>Melanerpes erythrocephalus</i>)	MBTA	No	Moderate	Conditional Not Likely to Adversely Impact	Mature open canopy hardwoods with a high basal area and snags or trees with dead limbs with little understory habitat present. [See attached Nationwide Standard Conservation Measures in Appendix D.] Recommend limiting the trimming and/or removal of vegetation to mid-September to early-May (i.e., outside of nesting season).
Southeastern American Kestrel (<i>Falco sparverius paulus</i>)	MBTA ST	No	Low	No Impact	None observed on or over subject property. Suitable nesting habitat not present. Incidental foraging may occur but not expected to be significant. [See attached Nationwide Standard Conservation Measures in Appendix D.]
Swallow-Tailed Kite (<i>Elanoides forficatus</i>)	MBTA	No	Low	No Effect	None observed on or over subject property. Suitable nesting habitat not present. Incidental foraging may occur but not expected to be significant. [See attached Nationwide Standard Conservation Measures in Appendix D.]
Tricolored Heron (<i>Egretta tricolor</i>)	ST	No	Low	No Impact	None observed. Wetland habitat not present. Incidental upland foraging not adversely affected.
Whooping Cranes (<i>Grus americana</i>)	FXN	No	Low	No Effect	Suitable habitat not present.
Worthington's Marsh Wren (<i>Cistothorus palustris griseus</i>)	MBTA	No	Low	No Impact	Marsh habitat not present.
REPTILES					
Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)	FT	No documented occurrences within 1.7 miles	Low	Not Likely to Adversely Affect	No documented occurrences within 1.7 miles. Recommend implementing the Standard Protection Measures for the Eastern Indigo Snake. [See attached 2013 Eastern Indigo Snake Programmatic Effect Determination Key]
Florida Pine Snake (<i>Pituophis melanoleucus mugitus</i>)	ST	No	Low	Not Likely to Adversely Impact	Pocket gophers not observed on subject property. Suitable habitat not present.
Gopher Tortoise (<i>Gopherus polyphemus</i>)	ST	No	Low	Conditional No Impact	Gopher tortoise burrows not observed onsite. "Less suited" NRCS-mapped soils present. Recommend a 100% gopher tortoise burrow survey approximately 80-90 days before start of land clearing.
Sand Skink (<i>Neoseps reynoldsi</i>)	FT	Within USFWS Consultation Area	Low	No Effect	Suitable soils not present.
Short-Tailed Snake (<i>Stilosoma extenuatum</i>)	ST	No	Low	Not Likely to Adversely Impact	Mole and other suitable burrows not observed. Suitable sandhill, xeric oak, xeric hammock, and pine scrub habitat not present.
FISHES					
Bluenose Shiner (<i>Pteronotropis welaka</i>)	ST	No	None	No Effect	Aquatic habitat not present.
INSECTS					
Monarch Butterfly (<i>Danaus plexippus</i>)	FC	No	Low	No Effect	Milkweed species not observed on subject property. Significant suitable habitat not present.

PRELIMINARY PROTECTED SPECIES EVALUATION

(Limit Avenue, Mt. Dora, Florida)

FE = Federally Endangered, FT = Federally Threatened; FC = Candidate for Federal Listing; FSAT = Federal Similarity of Appearance (Threatened);
SE = State Endangered; ST = State Threatened; MBTA = Migratory Bird Treaty Act of 1918; BGEPA = Bald and Golden Eagle Protection Act

Name (<i>Scientific Name</i>)	Protection Status	In Special Area	Occurrence Potential	Preliminary Effect/Impact Determination	Rationale
FEDERALLY LISTED PLANTS					
Britton's Beargrass (<i>Nolina brittoniana</i>)	FE	Within USFWS Consultation Area	Low	Not Likely to Adversely Affect	None observed. Suitable white sands not present. Habitat alterations likely preclude significant presence by species.
Lewton's Polygala (<i>Polygala lewtonii</i>)	FE	Within USFWS Consultation Area	Low	Not Likely to Adversely Affect	None observed. Suitable white sands not present. Habitat alterations likely preclude significant presence by species.
Papery Whitlow-Wort (<i>Paronychia chartacea</i>)	FT	Within USFWS Consultation Area	Low	Not Likely to Adversely Affect	None observed. Suitable white sands not present. Habitat alterations likely preclude significant presence by species.
Pigeon Wings (<i>Clitoria fragrans</i>)	FT	Within USFWS Consultation Area	Low	Not Likely to Adversely Affect	None observed. Suitable white sands not present. Habitat alterations likely preclude significant presence by species.
Pygmy Fringe-Tree (<i>Chionanthus pygmaeus</i>)	FE	Within USFWS Consultation Area	Low	Not Likely to Adversely Affect	None observed. Suitable white sands not present. Habitat alterations likely preclude significant presence by species.

Eastern Indigo Snake Programmatic Effect Determination Key

Scope of the key

This key should be used only in the review of permit applications for effects determinations within the North and South Florida Ecological Services Field Offices Geographic Areas of Responsibility (GAR), and not for other listed species or for aquatic resources such as Essential Fish Habitat (EFH). Counties within the **North** Florida GAR include Alachua, Baker, Bradford, Brevard, Citrus, Clay, Columbia, Dixie, Duval, Flagler, Gilchrist, Hamilton, Hernando, Hillsborough, Lafayette, Lake, Levy, Madison, Manatee, Marion, Nassau, Orange, Pasco, Pinellas, Putnam, St. Johns, Seminole, Sumter, Suwannee, Taylor, Union, and Volusia.

Counties in the **South** Florida GAR include Broward, Charlotte, Collier, De Soto, Glades, Hardee, Hendry, Highlands, Lee, Indian River, Martin, Miami-Dade, Monroe, Okeechobee, Osceola, Palm Beach, Polk, Sarasota, St. Lucie.

Habitat

Over most of its range, the eastern indigo snake frequents several habitat types, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats (Service 1999). Eastern indigo snakes appear to need a mosaic of habitats to complete their life cycle. Wherever the eastern indigo snake occurs in xeric habitats, it is closely associated with the gopher tortoise (*Gopherus polyphemus*), the burrows of which provide shelter from winter cold and summer desiccation (Speake et al. 1978; Layne and Steiner 1996). Interspersion of tortoise-inhabited uplands and wetlands improves habitat quality for this species (Landers and Speake 1980; Auffenberg and Franz 1982).

In south Florida, agricultural sites, such as sugar cane fields, created in former wetland areas are occupied by eastern indigo snakes (Enge pers. comm. 2007). Formerly, indigo snakes would have only occupied higher elevation sites within the wetlands. The introduction of agriculture and its associated canal systems has resulted in an increase in rodents and other species of snakes that are prey for eastern indigo snakes. The result is that indigos occur at higher densities in these areas than they did historically.

Even though thermal stress may not be a limiting factor throughout the year in south Florida, indigo snakes still seek and use underground refugia. On the sandy central ridge of central Florida, eastern indigos use gopher tortoise burrows more (62 percent) than other underground refugia (Layne and Steiner 1996). Other underground refugia used include armadillo (*Dasypus novemcinctus*) burrows near citrus groves, cotton rat (*Sigmodon hispidus*) burrows, and land crab (*Cardisoma guanhum*) burrows in coastal areas (Service 2006). Natural ground holes, hollows at the base of trees or shrubs, ground litter, trash piles, and crevices of rock-lined ditch walls are also used (Layne and Steiner 1996). These refugia are used most frequently where tortoise burrows are not available, principally in low-lying areas off the central and coastal ridges. In extreme south Florida (the Everglades and Florida Keys), indigo snakes are found in tropical

hardwood hammocks, pine rocklands, freshwater marshes, abandoned agricultural land, coastal prairie, mangrove swamps, and human-altered habitats (Steiner et al. 1983). It is suspected that they prefer hammocks and pine forests, because most observations occur in these habitats disproportionately to their presence in the landscape (Steiner et al. 1983). Hammocks may be important breeding areas as juveniles are typically found there. The eastern indigo snake is a snake-eater so the presence of other snake species may be a good indicator of habitat quality.

Conservation Measures

The Service routinely concurs with the Corps' "not likely to adversely affect" (NLAA) determination for individual project effects to the eastern indigo snake when assurances are given that our *Standard Protection Measures for the Eastern Indigo Snake* (Service 2004) located at: <http://www.fws.gov/northflorida/IndigoSnakes/indigo-snakes> will be used during project site preparation and project construction. There is no designated critical habitat for the eastern indigo snake.

In an effort to reduce correspondence in effect determinations and responses, the Service is providing an Eastern Indigo Snake Effect Determination Key, similar in utility to the West Indian Manatee Effect Determination Key and the Wood Stork Effect Determination Keys presently being utilized by the Corps. If the use of this key results in a Corps' determination of "no effect" for a particular project, the Service supports this determination. If the use of this Key results in a determination of NLAA, the Service concurs with this determination and no additional correspondence will be necessary¹. This key is subject to revisitation as the Corps and Service deem necessary.

- A. Project is not located in open water or salt marsh.....go to B

Project is located solely in open water or salt marsh..... "no effect"

- B. Permit will be conditioned for use of the Service's *Standard Protection Measures For The Eastern Indigo Snake* during site preparation and project construction.....go to C

Permit will not be conditioned as above for the eastern indigo snake, or it is not known whether an applicant intends to use these measures and consultation with the Service is requested² "may affect"

- C. There are gopher tortoise burrows, holes, cavities, or other refugia where a snake could be buried or trapped and injured during project activitiesgo to D

There are no gopher tortoise burrows, holes, cavities, or other refugia where a snake could be buried or trapped and injured during project activities "NLAA"

- D. The project will impact less than 25 acres of xeric habitat supporting less than 25 active and inactive gopher tortoise burrows.....go to E

The project will impact more than 25 acres of xeric habitat or more than 25 active and inactive gopher tortoise burrows and consultation with the Service is requested²..... *"may affect"*

- E. Any permit will be conditioned such that all gopher tortoise burrows, active or inactive, will be evacuated prior to site manipulation in the vicinity of the burrow³. If an indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity. Any permit will also be conditioned such that holes, cavities, and snake refugia other than gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an indigo snake, no work will commence until the snake has vacated the vicinity of proposed work..... *"NLAA"*

Permit will not be conditioned as outlined above and consultation with the Service is requested² *"may affect"*

¹With an outcome of "no effect" or "NLAA" as outlined in this key, the requirements of section 7 of the Act are fulfilled for the eastern indigo snake and no further action is required.

²Consultation may be concluded informally or formally depending on project impacts.

³ If burrow excavation is utilized, it should be performed by experienced personnel. The method used should minimize the potential for injury of an indigo snake. Applicants should follow the excavation guidance provided within the Florida Fish and Wildlife Conservation Commission's revised April 2009 Gopher Tortoise Permitting Guidelines located at http://myfwc.com/License/Permits_ProtectedWildlife.htm#gophertortoise. A member of the excavation team should be authorized for Incidental Take during excavation through an incidental take permit issued by the Florida Fish and Wildlife Conservation Commission.

APPENDIX D

USFWS Information Planning and Consultation (IPaC)



Grounded in Excellence

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Lake County, Florida



Local office

Florida Ecological Services Field Office

☎ (352) 448-9151

📠 (772) 562-4288

✉ fw4flesregs@fws.gov

777 37th St
Suite D-101
Vero Beach, FL 32960-3559

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Tricolored Bat <i>Perimyotis subflavus</i> Wherever found This species only needs to be considered if the following condition applies: This species only needs to be considered if the project includes wind turbine operations. No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/7713	Endangered
Florida Scrub-jay <i>Aphelocoma coerulescens</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6174	Threatened
Whooping Crane <i>Grus americana</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/758	EXPANDED

Reptiles

NAME	STATUS
------	--------

Eastern Indigo Snake <i>Drymarchon couperi</i>	Threatened
Wherever found	
No critical habitat has been designated for this species.	
https://ecos.fws.gov/ecp/species/646	

Sand Skink <i>Neoseps reynoldsi</i>	Threatened
Wherever found	
No critical habitat has been designated for this species.	
https://ecos.fws.gov/ecp/species/4094	

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i>	Candidate
Wherever found	
No critical habitat has been designated for this species.	
https://ecos.fws.gov/ecp/species/9743	

Flowering Plants

NAME	STATUS
Britton's Beargrass <i>Nolina brittoniana</i>	Endangered
No critical habitat has been designated for this species.	
https://ecos.fws.gov/ecp/species/4460	
Lewton's Polygala <i>Polygala lewtonii</i>	Endangered
No critical habitat has been designated for this species.	
https://ecos.fws.gov/ecp/species/6688	
Papery Whitlow-wort <i>Paronychia chartacea</i>	Threatened
No critical habitat has been designated for this species.	
https://ecos.fws.gov/ecp/species/1465	
Pigeon Wings <i>Clitoria fragrans</i>	Threatened
No critical habitat has been designated for this species.	
https://ecos.fws.gov/ecp/species/991	
Pygmy Fringe-tree <i>Chionanthus pygmaeus</i>	Endangered
No critical habitat has been designated for this species.	
https://ecos.fws.gov/ecp/species/1084	

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below.

Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

Bald Eagle *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (I)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your

list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bachman's Sparrow <i>Peucaea aestivalis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6177	Breeds May 1 to Sep 30
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Black Skimmer <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron <i>Ardea herodias occidentalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
King Rail <i>Rallus elegans</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8936	Breeds May 1 to Sep 5
Least Tern <i>Sternula antillarum antillarum</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 25 to Sep 5

Lesser Yellowlegs *Tringa flavipes*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9679>

Breeds elsewhere

Painted Bunting *Passerina ciris*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Apr 25 to Aug 15

Prairie Warbler *Setophaga discolor*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Sep 10

Southeastern American Kestrel *Falco sparverius paulus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/4076>

Breeds Apr 1 to Aug 31

Swallow-tailed Kite *Elanoides forficatus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Breeds Mar 10 to Jun 30

Worthington's Marsh Wren *Cistothorus palustris griseus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Apr 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read

["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

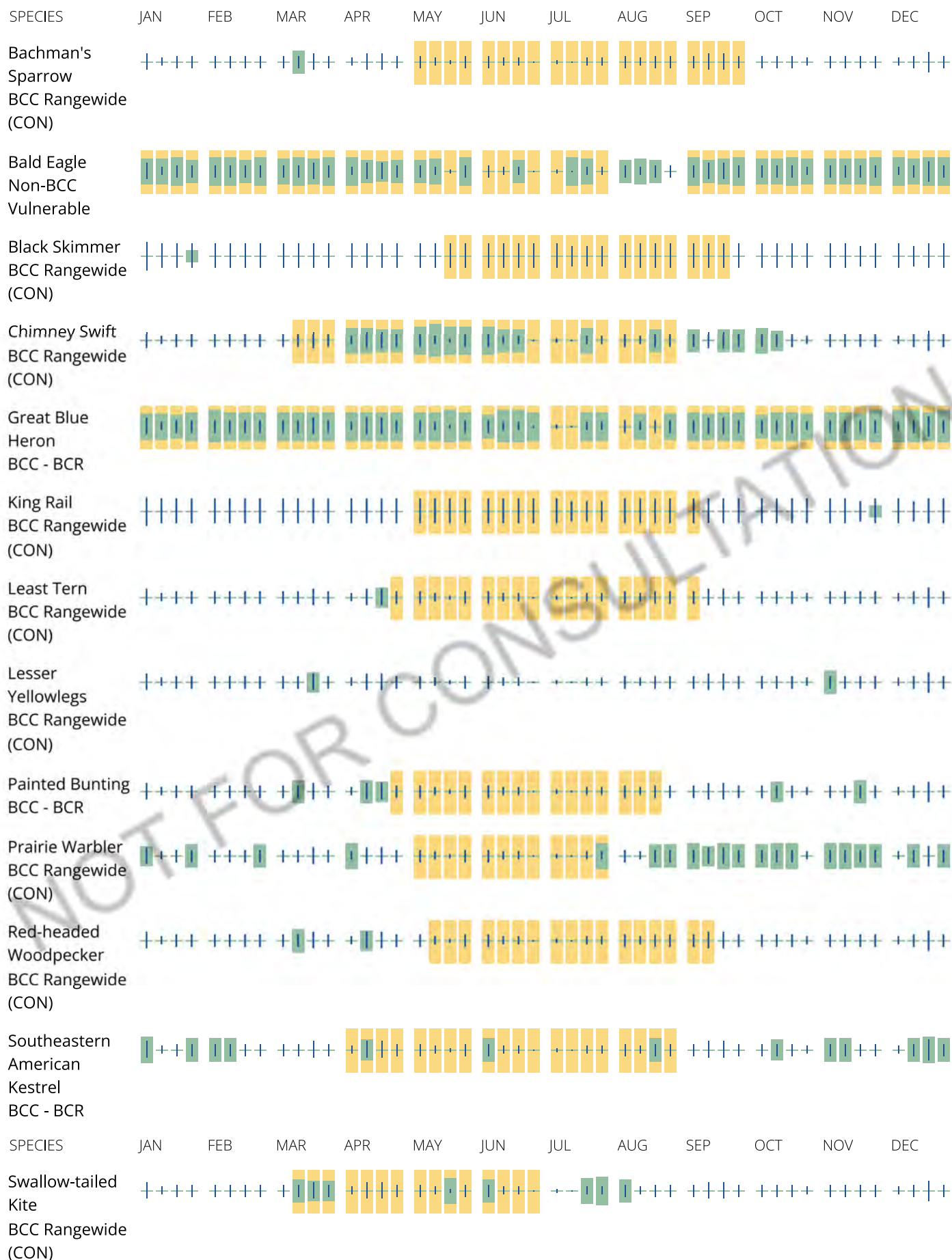
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

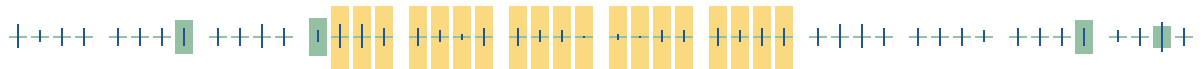
No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird

on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key

component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

APPENDIX E

**NOAA Fisheries Southeast Region
Endangered Species Act (ESA) Section 7 Mapper**

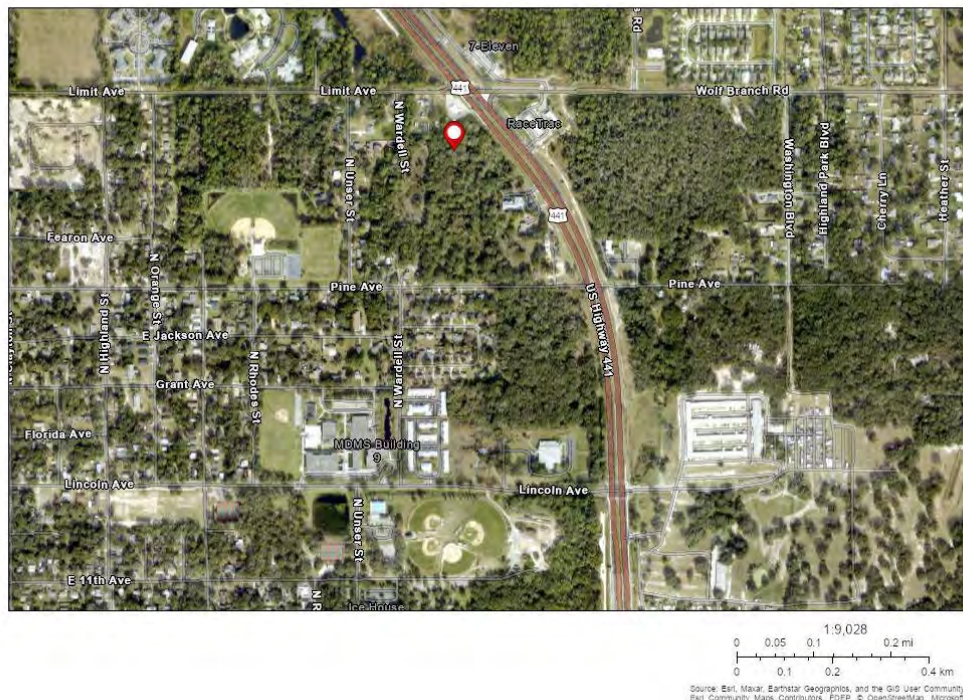


Grounded in Excellence

Area of Interest (AOI) Information

Area : 87,513,003.29 ft²

May 13 2024 12:20:51 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
Conchs	0	0	N/A
Corals	0	0	N/A
Sea Turtles	0	0	N/A
Sharks, Rays, Sawfish	0	0	N/A
Grouper and Sturgeons	0	0	N/A
Whales	0	0	N/A
Critical Habitat (linear)	0	N/A	0
Critical Habitat (area)	0	0	N/A
Miscellaneous	0	0	N/A

DISCLAIMER: Use of this App does NOT replace the Endangered Species Act (ESA) Section 7 consultation process; it is a first step in determining if a proposed Federal action overlaps with listed species or critical habitat presence. Because the data provided through this App are updated regularly, reporting results must include the date they were generated. The report outputs (map/tables) depend on the options picked by the user, including the shape and size of the action area drawn, the layers marked as visible or selectable, and the buffer distance specified when using the "Draw your Action Area" function. Area calculations represent the size of overlap between the user-drawn Area of Interest (with buffer) and the specified S7 Consultation Area. Summary table areas represent the sum of these overlapping areas for each species group.

APPENDIX F

**Florida Natural Areas Inventory (FNAI)
Florida Biodiversity Matrix**



Grounded in Excellence



FLORIDA
Natural Areas
INVENTORY

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

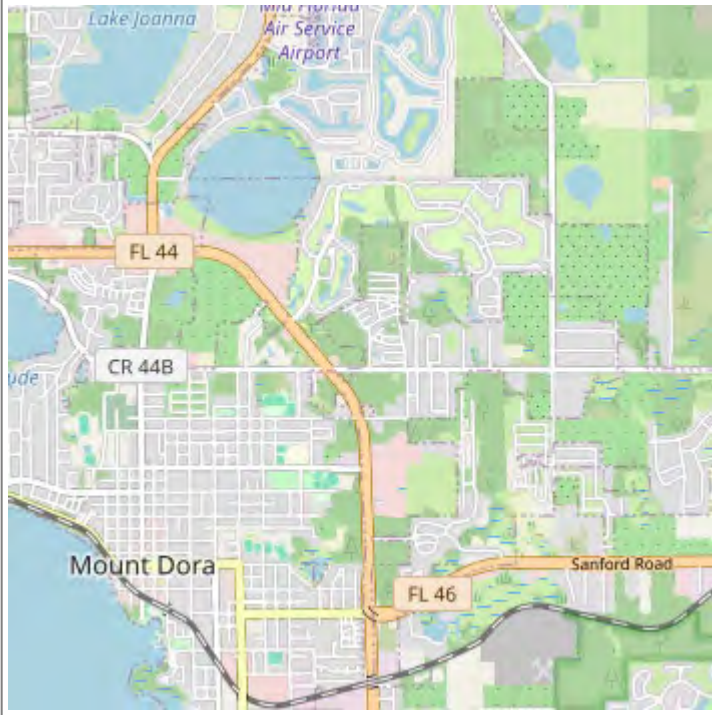
UNOFFICIAL REPORT

Created 5/13/2024

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 41461



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 41461

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT
<i>Scrub</i>	G2	S2	N	N

Matrix Unit ID: 41461

40 **Potential** Elements for Matrix Unit 41461

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> incised groove-bur	G3	S2	N	T
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<i>Aphelocoma coerulescens</i> Florida Scrub-Jay	G2?	S1S2	T	FT
<i>Arnoglossum diversifolium</i> variable-leaved Indian-plantain	G2	S2	N	T
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Bonamia grandiflora</i> Florida bonamia	G3	S3	T	E
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Coelorachis tuberculosa</i> Piedmont jointgrass	G3	S3	N	T
<i>Digitaria gracillima</i> longleaf fingergrass	G1	S1	N	N
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Eriogonum longifolium</i> var. <i>gnaphalifolium</i> scrub buckwheat	G4T3	S3	T	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Hartwrightia floridana</i> hartwrightia	G2	S2	N	T
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Illicium parviflorum</i> star anise	G2	S2	N	E
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Lupinus aridorum</i> scrub lupine	G3T1	S1	E	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Nolina brittoniana</i> Britton's beargrass	G3	S3	E	E
<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2	N	C
<i>Phyllophaga elongata</i> Elongate June Beetle	G3	S3	N	N
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	N

<i>Polygala lewtonii</i> Lewton's polygala	G2	S2	E	E
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Sceloporus woodi</i> Florida Scrub Lizard	G2G3	S2S3	N	N
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N
<i>Vicia ocalensis</i> Ocala vetch	G2	S2	N	E
<i>Warea amplexifolia</i> clasping warea	G1	S1	E	E
<i>Warea carteri</i> Carter's warea	G1	S1	E	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

APPENDIX G

Custom Soils Report



Grounded in Excellence



United States
Department of
Agriculture

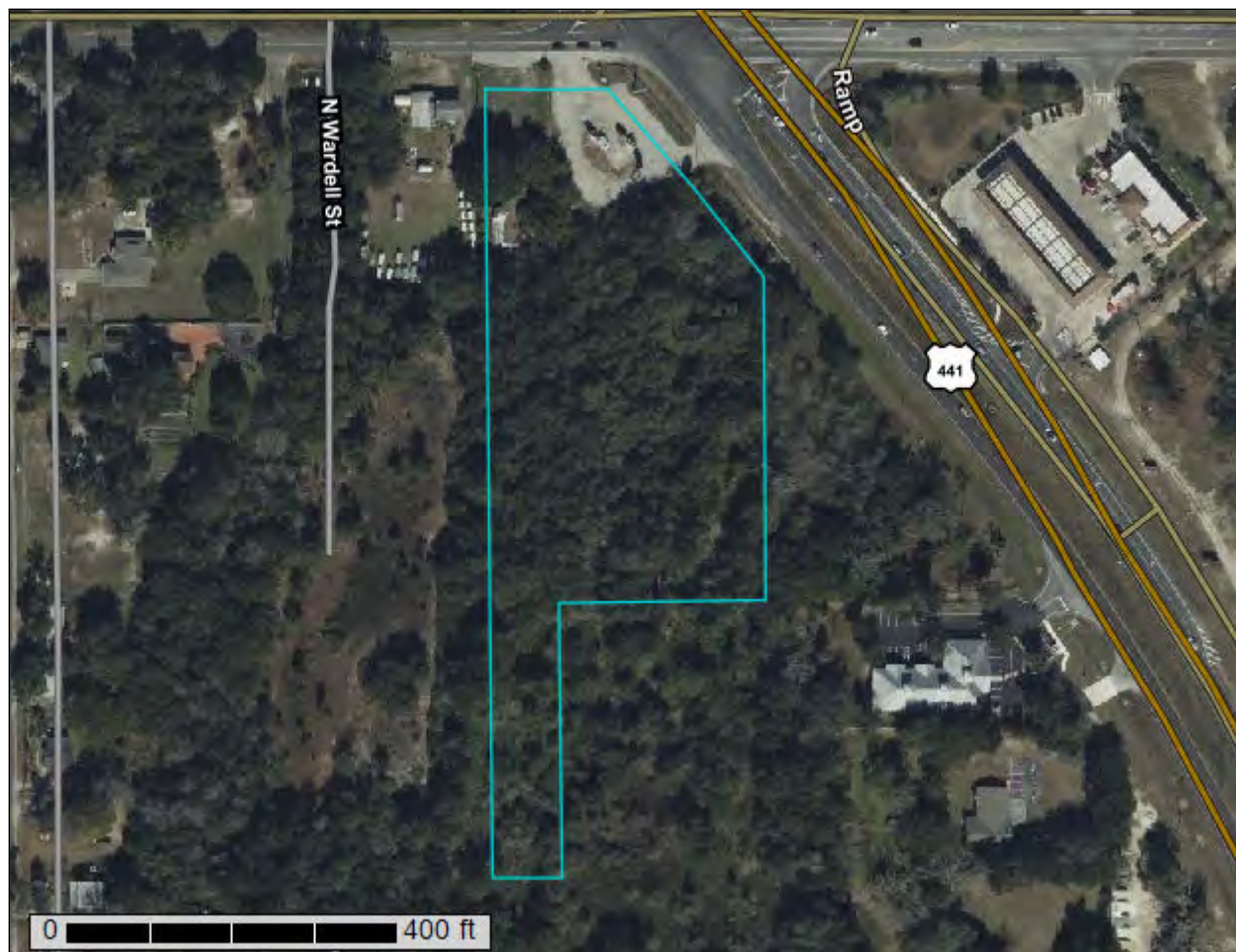
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Lake County Area, Florida

Limit Avenue, Mt Dora



May 13, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County Area, Florida
Survey Area Data: Version 23, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Mar 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Myakka-Myakka, wet, sands, 0 to 2 percent slopes	4.9	100.0%
Totals for Area of Interest		4.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Lake County Area, Florida

28—Myakka-Myakka, wet, sands, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tw1

Elevation: 10 to 130 feet

Mean annual precipitation: 43 to 62 inches

Mean annual air temperature: 64 to 75 degrees F

Frost-free period: 280 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Myakka and similar soils: 75 percent

Myakka, wet, and similar soils: 15 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Myakka

Setting

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: sand

E - 6 to 20 inches: sand

Bh - 20 to 36 inches: sand

C - 36 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 5.95 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D

Forage suitability group: Sandy soils on flats of mesic or hydric lowlands
(G155XB141FL)

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy
soils on flats of mesic or hydric lowlands (G155XB141FL)

Custom Soil Resource Report

Hydric soil rating: No

Description of Myakka, Wet

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 20 inches: sand
Bh - 20 to 36 inches: sand
C - 36 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 5.95 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands
(G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy
soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Minor Components

Basinger

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Convex, linear
Across-slope shape: Linear, concave
Hydric soil rating: Yes

Eaugallie

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf

Custom Soil Resource Report

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

Placid, depressional

Percent of map unit: 1 percent

Landform: Depressions on marine terraces

Landform position (two-dimensional): Toeslope, footslope

Landform position (three-dimensional): Dip

Down-slope shape: Concave, convex

Across-slope shape: Concave, linear

Hydric soil rating: Yes

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Ecological Classification Name: Florida Legacy Range Site (Limit Avenue, Mt Dora)

Ecological classifications consist of a series of vegetative classification systems developed by various partners in the National Cooperative Soil Survey. The classifications include, but are not limited to, systematic vegetative groupings. Examples include NRCS ecological sites, United States Forest Service plant associations, and forage suitability groups. The classifications systems are identified by the Ecological Classification Type Name field, which is in the Component Ecological Classification table.

Custom Soil Resource Report
 Map—Ecological Classification Name: Florida Legacy Range Site (Limit Avenue, Mt Dora)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 South Florida Flatwoods
 Not rated or not available

Soil Rating Lines

 South Florida Flatwoods
 Not rated or not available

Soil Rating Points

 South Florida Flatwoods
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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Soil Survey Area: Lake County Area, Florida
 Survey Area Data: Version 23, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Mar 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Ecological Classification Name: Florida Legacy Range Site (Limit Avenue, Mt Dora)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Myakka-Myakka, wet, sands, 0 to 2 percent slopes	South Florida Flatwoods	4.9	100.0%
Totals for Area of Interest			4.9	100.0%

Rating Options—Ecological Classification Name: Florida Legacy Range Site (Limit Avenue, Mt Dora)

Class: Florida Legacy Range Site

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Hydric Rating by Map Unit (Limit Avenue, Mt Dora)

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

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The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Custom Soil Resource Report
Map—Hydric Rating by Map Unit (Limit Avenue, Mt Dora)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Soil Rating Lines

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Soil Rating Points

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County Area, Florida
 Survey Area Data: Version 23, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Mar 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydric Rating by Map Unit (Limit Avenue, Mt Dora)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Myakka-Myakka, wet, sands, 0 to 2 percent slopes	21	4.9	100.0%
Totals for Area of Interest			4.9	100.0%

Rating Options—Hydric Rating by Map Unit (Limit Avenue, Mt Dora)

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Wildlife Management

Wildlife Management interpretations are tools for evaluating the suitability of the soil for various components of wildlife habitat, and as habitat of different types or species of wildlife. Example interpretations include crawfish aquaculture, burrowing animals and reptiles, grasses and legumes for food and cover, and freshwater wetland plants.

WLF - Gopher Tortoise Burrowing Suitability (Limit Avenue, Mt Dora)

This soil interpretation is intended to provide ratings based on the dominant soil characteristics that influence the suitability of the soil for excavation, maintenance, and preservation of burrows by gopher tortoises (*Gopherus polyphemus*). The information allows the user to identify areas of potentially suitable habitat area prior to the application of conservation practices. The ratings are for the soils in their natural condition and do not consider present land use, existing vegetation, water sources, and the presence or absence of wildlife in the area. The presence or absence of a species is determined at the local level and by many factors including soil characteristics.

The gopher tortoise (*Gopherus polyphemus*) is a burrowing reptile that inhabits open pine forests throughout the southeastern United States. Historically, typical gopher tortoise habitat consisted of open, frequently burned longleaf pine or longleaf pine/scrub oak uplands and flatwoods on moderately well drained to xeric soils. The burrows of a gopher tortoise are the habitat and center of normal feeding, breeding, and sheltering activity. Gopher tortoises excavate and use more than one burrow for shelter beneath the ground surface. Burrows, which may extend for more than 30 feet, provide shelter from canid predators, winter cold and summer heat.

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The soil criteria that are taken into account in this soil interpretation are those that have been determined to have the most effect on burrow excavation, maintenance, and preservation. These include the soil texture, percent coarse fragments, depth to a restrictive layer or layer with greater than or equal to 35% clay, ponding or flooding frequency, slope, and depth to seasonal high water table.

Each soil criteria is assigned a numerical rating between 0 and 1. In this rating, 1 represents more suitable soil characteristics, and 0 represents less suitable soil characteristics. Each criterion is calculated separately and the lowest rating is reported as the overall soil suitability rating, representing the most limiting factor in the soil's suitability for gopher tortoise burrows.

Rating classes have been defined as follows:

Highly suited (numerical rating 0.95-1): These soils have no restrictions for use and are favorable for burrowing by gopher tortoise. Colonization and population densities may be above average if other habitat factors are not limiting.

Moderately suited (numerical rating 0.5-0.95): These soils are suitable and somewhat favorable for burrowing by gopher tortoise. Some restrictive features may limit the use of the site to a minor extent. Colonization and population densities may be average to above for the area if the other habitat requirements are met.

Less suited (numerical rating 0.05-0.5): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all of the other species habitat requirements are met.

Unsuitable (numerical rating 0-0.05): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Areas of included soils with better drainage may provide suitable soil properties in some locations.

Not Rated: Miscellaneous areas are given a not rated status.

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Citations:

Custom Soil Resource Report

U.S. Fish and Wildlife Service and Natural Resources Conservation Service. 2012.
Gopher Tortoise (*Gopherus polyphemus*) Soil Classifications for the Federally Listed
Range using the National Soil Information System Database, Version 1.

Custom Soil Resource Report
Map—WLF - Gopher Tortoise Burrowing Suitability (Limit Avenue, Mt Dora)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 Unsuitable
 Less suited
 Moderately suited
 Highly suited
 Not rated or not available

Soil Rating Lines

 Unsuitable
 Less suited
 Moderately suited
 Highly suited
 Not rated or not available

Soil Rating Points

 Unsuitable
 Less suited
 Moderately suited
 Highly suited
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways

 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County Area, Florida
Survey Area Data: Version 23, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Mar 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Tables—WLF - Gopher Tortoise Burrowing Suitability (Limit Avenue, Mt Dora)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
28	Myakka-Myakka, wet, sands, 0 to 2 percent slopes	Less suited	Myakka (75%)	Water table (0.22)	4.9	100.0%
Totals for Area of Interest					4.9	100.0%

Rating	Acres in AOI	Percent of AOI
Less suited	4.9	100.0%
Totals for Area of Interest	4.9	100.0%

Rating Options—WLF - Gopher Tortoise Burrowing Suitability (Limit Avenue, Mt Dora)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
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- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
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- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

APPENDIX H

USFWS Nationwide Standard Conservation Measures



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NATIONWIDE STANDARD CONSERVATION MEASURES

Listed below are effective measures that should be employed at all project development sites nationwide with the goal of reducing impacts to birds and their habitats. These measures are grouped into three categories: General, Habitat Protection, and Stressor Management. These measures may be updated through time. We recommend checking the Conservation Measures website regularly for the most up-to-date list.

1. General Measures

- a. Educate all employees, contractors, and/or site visitors of relevant rules and regulations that protect wildlife. See the Service webpage on [Regulations and Policies](#) for more information on regulations that protect migratory birds.
- b. Prior to removal of an inactive nest, ensure that the nest is not protected under the Endangered Species Act (ESA) or the Bald and Golden Eagle Protection Act (BGEPA). Nests protected under ESA or BGEPA cannot be removed without a valid permit.
 - i. See the [Service Nest Destruction Policy](#)
- c. Do not collect birds (live or dead) or their parts (e.g., feathers) or nests without a valid permit. Please visit the [Service permits page](#) for more information on permits and permit applications.
- d. Provide enclosed solid waste receptacles at all project areas. Non-hazardous solid waste (trash) would be collected and deposited in the on-site receptacles. Solid waste would be collected and disposed of by a local waste disposal contractor. For more information about solid waste and how to properly dispose of it, see the [EPA Non-Hazardous Waste](#) website.
- e. Report any incidental take of a migratory bird, to the [local Service Office of Law Enforcement](#).
- f. Consult and follow applicable [Service industry guidance](#).

2. Habitat Protection

- a. Minimize project creep by clearly delineating and maintaining project boundaries (including staging areas).
- b. Consult all local, State, and Federal regulations for the development of an appropriate buffer distance between development site and any wetland or waterway. For more information on wetland protection regulations see the Clean Water Act sections [401](#) and [404](#).
- c. Maximize use of disturbed land for all project activities (i.e., siting, lay-down areas, and construction).
- d. Implement standard soil erosion and dust control measures. For example:
 - i. Establish vegetation cover to stabilize soil
 - ii. Use erosion blankets to prevent soil loss
 - iii. Water bare soil to prevent wind erosion and dust issues

3. Stressor Management

Stressor: Vegetation Removal

Conservation Goal: Avoid direct take of adults, chicks, or eggs.

Conservation Measure 1: Schedule all vegetation removal, trimming, and grading of vegetated areas outside of the peak bird breeding season to the maximum extent practicable. Use available resources, such as internet-based tools (e.g., the FWS's Information, Planning and Conservation system and Avian Knowledge Network) to identify peak breeding months for local bird species; or, contact local Service Migratory Bird Program Office for breeding bird information.

Conservation Measure 2: When project activities cannot occur outside the bird nesting season, conduct surveys prior to scheduled activity to determine if active nests are present within the area of impact and buffer any nesting locations found during surveys.

- 1) Generally, the surveys should be conducted no more than five days prior to scheduled activity.
- 2) Timing and dimensions of the area to be surveyed vary and will depend on the nature of the project, location, and expected level of vegetation disturbance.
- 3) If active nests or breeding behavior (e.g., courtship, nest building, territorial defense, etc.) are detected during these surveys, no vegetation removal activities should be conducted until nestlings have fledged or the nest fails or breeding behaviors are no longer observed. If the activity must occur, establish a buffer zone around the nest and no activities will occur within that zone until nestlings have fledged and left the nest area. The dimension of the buffer zone will depend on the proposed activity, habitat type, and species present and should be coordinated with the local or regional Service office.
- 4) When establishing a buffer zone, construct a barrier (e.g., plastic fencing) to protect the area. If the fence is knocked down or destroyed, work will suspend wholly, or in part, until the fence is satisfactorily repaired.
- 5) When establishing a buffer zone, a qualified biologist will be present onsite to serve as a biological monitor during vegetation clearing and grading activities to ensure no take of migratory birds occurs. Prior to vegetation clearing, the monitor will ensure that the limits of construction have been properly staked and are readily identifiable. Any associated project activities that are inconsistent with the applicable conservation measures, and activities that may result in the take of migratory birds will be immediately halted and reported to the appropriate Service office within 24 hours.
- 6) If establishing a buffer zone is not feasible, contact the Service for guidance to minimize impacts to migratory birds associated with the proposed project or removal of an active nest. Active nests may only be removed if you receive a permit from your local Migratory Bird Permit Office. A permit may authorize active nest removal by a qualified biologist with bird handling experience or by a permitted bird rehabilitator.

Conservation Measure 3: Prepare a vegetation maintenance plan that outlines vegetation maintenance activities and schedules so that direct bird impacts do not occur.

Stressor: Invasive Species Introduction

Conservation Goal: Prevent the introduction of invasive plants.

Conservation Measure 1: Prepare a weed abatement plan that outlines the areas where weed abatement is required and the schedule and method of activities to ensure bird impacts are avoided.

Conservation Measure 2: For temporary and permanent habitat restoration/enhancement, use only native and local (when possible) seed and plant stock.

Conservation Measure 3: Consider creating vehicle wash stations prior to entering sensitive habitat areas to prevent accidental introduction of non-native plants.

Conservation Measure 4: Remove invasive/exotic species that pose an attractive nuisance to migratory birds.

Stressor: Artificial Lighting

Conservation Goal: Prevent increase in lighting of native habitats during the bird breeding season.

Conservation Measure 1: To the maximum extent practicable, limit construction activities to the time between dawn and dusk to avoid the illumination of adjacent habitat areas.

Conservation Measure 2: If construction activity time restrictions are not possible, use down shielding or directional lighting to avoid light trespass into bird habitat (i.e., use a 'Cobra' style light rather than an omnidirectional light system to direct light down to the roadbed). To the maximum extent practicable, while allowing for public safety, low intensity energy saving lighting (e.g. low pressure sodium lamps) will be used.

Conservation Measure 3: Minimize illumination of lighting on associated construction or operation structures by using motion sensors or heat sensors.

Conservation Measure 5: Bright white light, such as metal halide, halogen, fluorescent, mercury vapor and incandescent lamps should *not* be used.

Stressor: Human Disturbance

Conservation Goal: Minimize prolonged human presence near nesting birds during construction and maintenance actions.

Conservation Measure 1: Restrict unauthorized access to natural areas adjacent to the project site by erecting a barrier and/or avoidance buffers (e.g., gate, fence, wall) to minimize foot traffic and off-road vehicle uses.

Stressor: Collision

Conservation Goal: Minimize collision risk with project infrastructure and vehicles.

Conservation Measure 1: Minimize collision risk with project infrastructure (e.g., temporary and permanent) by increasing visibility through appropriate marking and design features (e.g., lighting, wire marking, etc.).

Conservation Measure 2: On bridge crossing areas with adjacent riparian, beach, estuary, or other bird habitat, use fencing or metal bridge poles (Sebastian Poles) that extend to the height of the tallest vehicles that will use the structure.

Conservation Measure 3: Install wildlife friendly culverts so rodents and small mammals can travel under any new roadways instead of over them. This may help reduce raptor deaths associated with being struck while tracking prey or scavenging road kill on the roadway.

Conservation Measure 4: Remove road-kill carcasses regularly to prevent scavenging and bird congregations along roadways.

Conservation Measure 5: Avoid planting “desirable” fruited or preferred nesting vegetation in medians or Rights of Way.

Conservation Measure 6: Eliminate use of steady burning lights on tall structures (e.g., >200 ft).

Stressor: Entrapment

Conservation Goal: Prevent birds from becoming trapped in project structures or perching and nesting in project areas that may endanger them.

Conservation Measure 1: Minimize entrapment and entanglement hazards through project design measures that may include:

1. Installing anti-perching devices on facilities/equipment where birds may commonly nest or perch
2. Covering or enclosing all potential nesting surfaces on the structure with mesh netting, chicken wire fencing, or other suitable exclusion material prior to the nesting season to prevent birds from establishing new nests. The netting, fencing, or other material must have no opening or mesh size greater than 19 mm and must be maintained until the structure is removed.
3. Cap pipes and cover/seal all small dark spaces where birds may enter and become trapped.

Conservation Measure 2: Use the appropriate deterrents to prevent birds from nesting on structures where they cause conflicts, may endanger themselves, or create a human health and safety hazard.

1. During the time that the birds are trying to build or occupy their nests (generally , between April and August, depending on the geographic location), potential nesting

- surfaces should be monitored at least once every three days for any nesting activity, especially where bird use of structures is likely to cause take. It is permissible to remove non-active nests (without birds or eggs), partially completed nests, or new nests as they are built (prior to occupation). If birds have started to build any nests, the nests shall be removed before they are completed. Water shall not be used to remove the nests if nests are located within 50 feet of any surface waters.
2. If an active nest becomes established (i.e., there are eggs or young in the nest), all work that could result in abandonment or destruction of the nest shall be avoided until the young have fledged or the nest is unoccupied. Construction activities that may displace birds after they have laid their eggs and before the young have fledged should not be permitted. If the project continues into the following spring, this cycle shall be repeated. When work on the structure is complete, all netting shall be removed and properly disposed of.

Stressor: Noise

Conservation Goal: Prevent the increase in noise above ambient levels during the nesting bird breeding season.

Conservation Measure 1: Minimize an increase in noise above ambient levels during project construction by installing temporary structural barriers such as sand bags

Conservation Measure 2: Avoid permanent additions to ambient noise levels from the proposed project by using baffle boxes or sound walls.

Stressor: Chemical Contamination

Conservation Goal: Prevent the introduction of chemicals contaminants into the environment.

Conservation Measure 1: Avoid chemical contamination of the project area by implementing a Hazardous Materials Plan. For more information on hazardous waste and how to properly manage hazardous waste, see the [EPA Hazardous Waste](#) website.

Conservation Measure 2: Avoid soil contamination by using drip pans underneath equipment and containment zones at construction sites and when refueling vehicles or equipment.

Conservation Measure 3: Avoid contaminating natural aquatic and wetland systems with runoff by limiting all equipment maintenance, staging laydown, and dispensing of fuel, oil, etc., to designated upland areas.

Conservation Measure 4: Any use of pesticides or rodenticides shall comply with the applicable [Federal and State laws](#).

1. Choose [non-chemical](#) alternatives when appropriate
2. Pesticides shall be used only in accordance with their registered uses and in accordance with the manufacturer's instructions to limit access to non-target species.

3. For general measures to reducing wildlife exposure to pesticides, see EPA's [Pesticides: Environmental Effects](#) website.

Stressor: Fire

Conservation Goal: Minimize fire potential from project-related activities.

Conservation Measure 1: Reduce fire hazards from vehicles and human activities (e.g., use spark arrestors on power equipment, avoid driving vehicles off road).

Conservation Measure 2: Consider fire potential when developing vegetation management plans by planting temporary impact areas with a palette of low-growing, sparse, fire resistant native species that meet with the approval of the County Fire Department and local FWS Office.

APPENDIX I

Standard Protection Measures for the Eastern Indigo Snake



Grounded in Excellence

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE U.S. Fish and Wildlife Service

March 23, 2021

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida and Georgia for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov; Georgia Field Office: gaes_assistance@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or approval from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or approval from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11 x 17in or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat.

These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida and Georgia. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas and often move seasonally between upland and lowland habitats, particularly in the northern portions of its range (North Florida and Georgia). Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Reliance on xeric sandhill habitats throughout the northern portion of the range in northern Florida and Georgia is due to the dependence on gopher tortoise burrows for shelter during winter. Breeding occurs during October through February. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. Taking of eastern indigo snakes is prohibited by the Endangered Species Act without a permit is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes. ^
- Immediately notify supervisor or the applicants designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicants designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office: (904) 731-3336

Panama City Field Office: (850) 769-0552

South Florida Field Office: (772) 562-3909

Georgia Field Office: (706) 613-9493

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.
2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5 x 11in paper and then properly folded, is attached). Photos of eastern indigo snakes may be accessed on USFWS and/or FWC or GADNR websites.
3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).

2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.

3. Periodically during construction activities, the applicants designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.



CITY OF
MOUNT
D O R A

ROLKELRAY, LLC
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
JUNE 2024

Prepared By:

LPG Urban & Regional Planners, LLC.
1162 Camp Avenue
Mt. Dora, Florida 32757
(352) 385-1940

Small Scale Comprehensive Plan Amendment Rolkelray, LLC

Executive Summary

The proposed small scale comprehensive plan amendment consists of 4.54 ± acres (Alternate Key #'s 1447178, 1447160, and 1447127) and is located south of Limit Avenue and west of US Highway 441 (Figures 1 and 2). The site is also located within the City's Utility Service Area and the Joint Planning Area.

The site is designated as Regional Commercial on the Lake County Future Land Use Map (Figure 3). It is proposed to designate the site as City of Mount Dora Commercial (Figure 4). The Lake County Regional Commercial category allows for a floor area ratio (FAR) of 3.0 and an impervious surface ratio (ISR) of 0.75 per Lake County FLU Policy 1-1.3.7. This category allows for a variety of commercial uses, office and limited light industrial uses which occur within an enclosed building. Multi-family is allowed at 1 MF du per 10,000 SF of commercial space. Under this category the maximum development scenario results in 593,287 square feet of commercial and a maximum multi-family residential of 59 units (Table 1).

The proposed Commercial land use allows a maximum FAR of .25 pursuant to FLU Objective 4, Policy (g)(6) (Table 1). This category allows residential uses in association with commercial uses at a maximum of 12 units per acre. Under this category the maximum development scenario results in 49,440 square feet of commercial and a maximum multi-family residential of 54 units (Table 1). The net result is a reduction of 543,847 square feet of commercial and a reduction of 5 residential units.

Surrounding land uses in the vicinity include Lake County Regional Office, City of Mount Dora Commercial, City of Mount Dora Office, and City of Mount Dora Public Lands. The proposed amendment is compatible with the existing adjacent land uses and would result in an orderly and logical development pattern.

Direction	Future Land Use	Zoning	Current Use
North	City Commercial	C-3	Undeveloped
South	County Regional Commercial	C-1	Undeveloped
East	County Regional Commercial City Office and PLI	C-1, OP, PLI	Professional Offices, Church
West	County Regional Commercial	C-1	Store/Residence and Undeveloped

Potable Water Analysis

The subject property is within the City of Mount Dora Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The maximum pumping capacity of these facilities is limited by the City's Water Use Permit (permit no. 50147-9) as issued by the St. Johns River Water Management District (SJRWMD). This permit, which expires in August 2035, allows for a combined annual withdrawal from the Floridian Aquifer of 5.4 mgpd (annual average).

The City has a current available capacity of 2.13 mgpd. An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 2). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 2.05 mgpd.

Sanitary Sewer Analysis

The City of Mount Dora currently owns, operates, and maintains a central sanitary sewer system. The City has a current available capacity of 1.26 mgpd. An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 3). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 1.18 mgpd.

Solid Waste Analysis

The City of Mount Dora's solid waste level of service is 7.1 lbs per day per capita. The City's solid waste is provided by a private contractor. It is estimated that the proposed commercial development will generate 35 employees; therefore, the proposed amendment is estimated to generate 249 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Transportation Impact Analysis

A trip generation analysis was conducted on the proposed land use and existing land use. Results of the analysis indicate that the proposed amendment will reduce traffic impacts and will be a reduction of 1,807 daily trips and will not degrade the existing levels of service.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Retail > 40 K	49.4 KSF	821	4,668	446	214	232
Multi-family	54	220	421	44	28	16
TOTAL GROSS TRIPS (PROPOSED)			5,089	490	242	248

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Business Park	539.2 KSF	770	6,442	642	167	475
Multi-family	59 units	220	454	46	29	17
TOTAL GROSS TRIPS (EXISTING)			6,896	688	196	492

Net Difference (Proposed Total Trip Generation Minus Existing Total Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	-198	+46	-244

Environmental Analysis

The topography of the site ranges from a high of 170' NGVD to a low of 165' NGVD (Figure 5). The soils onsite consist of Myakka (Figure 6). An environmental constraints map indicates that no wetlands, water bodies, or 100-year flood areas are onsite (Figure 7).

An environmental assessment was conducted by Universal Engineering Sciences (Appendix B). Results of the survey indicate that no protected species or wetlands were observed onsite. Should protected species occur onsite, appropriate regulatory permits will be required prior to development.

Cultural Resources

Review of the Florida master file search indicates that there are not historical or cultural resources on the subject site (Appendix C).

Comprehensive Plan Compliance

The proposed amendment is in compliance with the Comprehensive Plan. The analysis presented above demonstrates compliance and results in a reduction of impacts. The amendment is consistent with future land use policies, among others as indicated below:

Future Land Use

FLU Objective 2, Policy a	Level of Service standards for public services and facilities
FLU Objective 4, Policy d	Require all zoning to be consistent with land use designation
FLU Objective 4, Policy e	Allow non-residential uses in residential areas
FLU Objective 4, Policy (g)(6)	Commercial (C-1)
FLU Objective 6, Policy (b)(c)(d)	Compact Growth

The Commercial land use designation will provide for orderly growth and development at a scale and

character consistent with the US Highway 441 corridor and consistent with the comprehensive plan planning principles and land development regulations. The amendment will also further the City's goals in providing commercial needs through 2045.

Table 1 – Maximum Development Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Net Change in Development Potential
Rokelray, LLC	4.54 +/-	Regional Commercial	3.0 FAR (593,287 SF) 59 MF Units Residential – 1 unit per 10,000 SF	Commercial .25 FAR (49,440 SF) 12 units/acre 54 MF Units	-543,847 SF - 5 MF Units
TOTAL	4.54 +/-				-543,847 SF - 5 MF Units

Existing Regional Commercial – 3.0 FAR pursuant to FLU Policy 1-1.3.7

Proposed Commercial –0.25 FAR pursuant to FLU Objective 4, Policy (g)(6)

Table 2 – Water Analysis

Ordinance #	Acres	Existing Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						2.13 mgpd
Rokelray, LLC	4.54 +/-	Regional Commercial 3.0 FAR 59 MF Units	Commercial 0.25 FAR	49,440 SF 54 MF Units	0.08	
						2.05 mgpd

Water demand was calculated at 350 gallons per ERU pursuant to City's LOS standard.
Commercial based on 60,000 gallons per day as an average

Table 3 – Wastewater Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	WasteWater Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						1.26
Rokelray, LLC	4.54 +/-	Regional Commercial 3.0 FAR 59 MF Units	Commercial – C1 0.25 FAR	49,440 SF 54 MF Units	0.08	
						1.18 mgpd

Wastewater demand calculated at 300 gallons per ERU pursuant to the City's LOS standard.

Commercial based on 60,000 gallons per day as an average

Figure 1

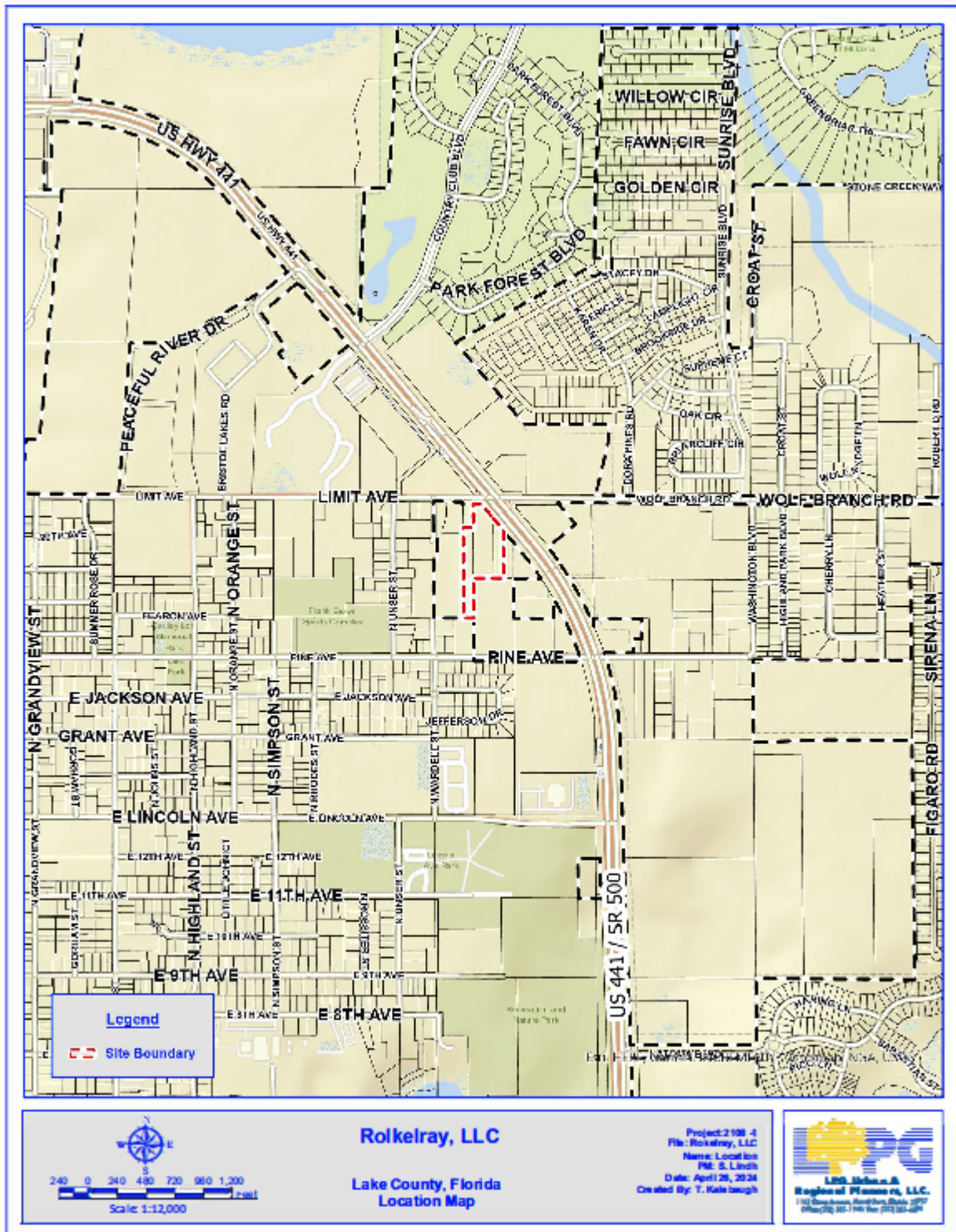


Figure 2

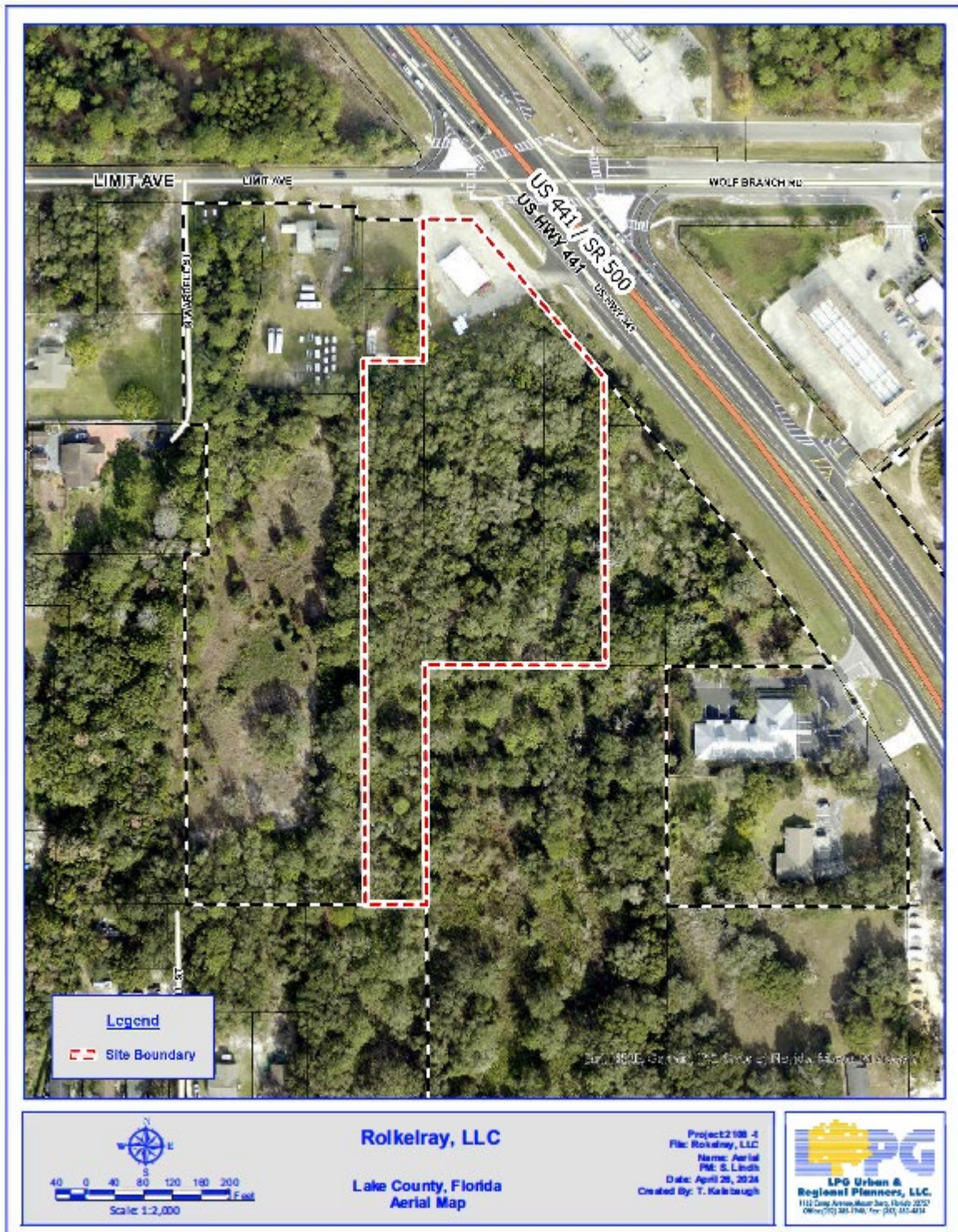


Figure 3

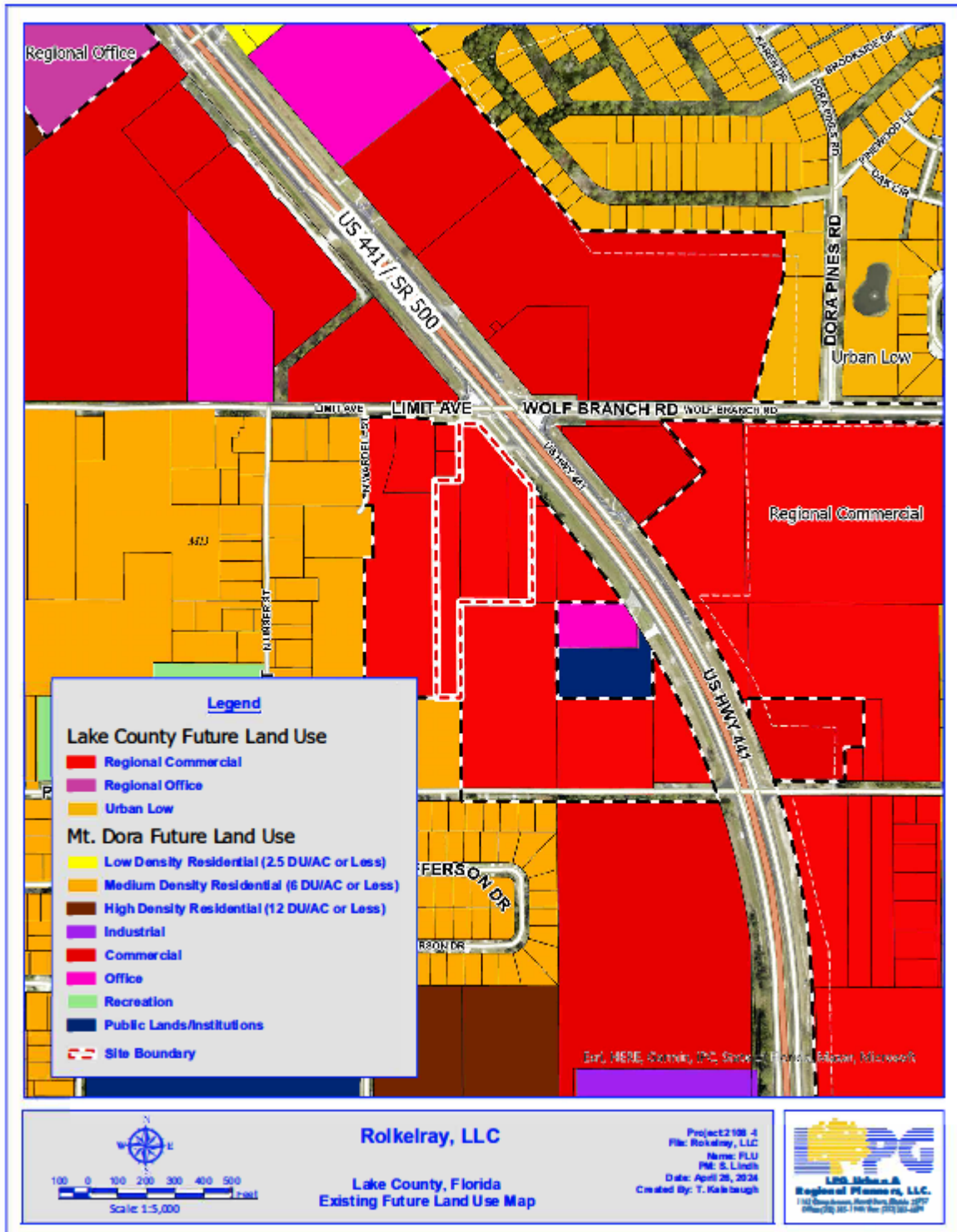


Figure 4

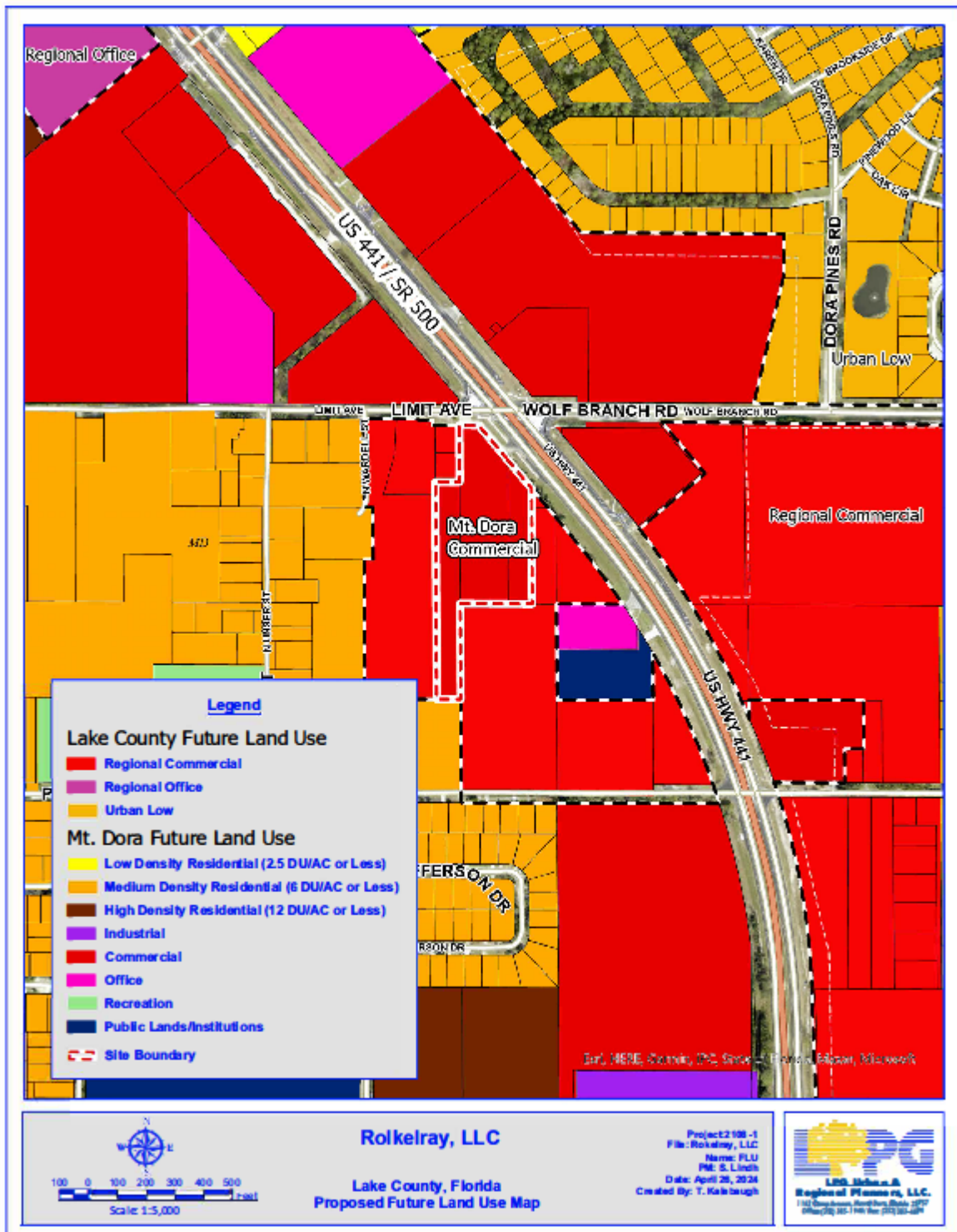


Figure 5



Figure 6



Figure 7



APPENDIX A

See Attached Walsh Traffic Engineering TIA

APPENDIX B

See Attached Universal Environmental Assessment

APPENDIX C

Heather Urwiller

From: Vovsi, Eman M. <Eman.Vovsi@dos.fl.gov>
Sent: Wednesday, May 1, 2024 3:55 PM
To: Sherie Lindh
Subject: RE: Master File Search
Attachments: Template_102.pdf

You don't often get email from eman.vovsi@dos.fl.gov. [Learn why this is important](#)

Conducted; no cultural resources detected

From: Sherie Lindh <sherie@lpgurp.com>
Sent: Wednesday, May 1, 2024 1:55 PM
To: Vovsi, Eman M. <Eman.Vovsi@dos.fl.gov>
Cc: Michael <MichaelR@lpgurp.com>
Subject: Master File Search

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good afternoon,

Can you please conduct a search of the master file. The subject 4.54 ± acre site is located within Section 29, Township 19, Range 27, Lake County, Florida (See attached). The site is located west of US Highway 441 and south of Liberty Ave. Should you have any questions, please contact our office.

Thanks,
Sherie





**CITY OF
MOUNT
DORA**

FLUM24-01

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

E-mail: plandev@cityofmoundora.com

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

Date : May 28, 2024 Project Name: Ironcrest Capital, LLC

1. Applicant's Name: Michael Rankin, Managing Member
Company's Name: LPG Urban and Regional Planners, LLC
Address: 1162 Camp Ave.
City, State & Zip: Mount Dora, FL 32757
Phone: 352-385-1940 E-mail: MichaelR@lpgurp.com

2. Owner's Name: Roland Magyar, Member
Company's Name: Rolkelray, LLC
Address: 635 E Livingston St.
City, State & Zip: Orlando, FL 32803
Phone: 407-446-6537 E-mail: rmagyar@att.net

3. The property generally located and list adjacent streets: West of US Hwy. 441 and south of Limit Ave.

4. The address(s) of the property: US Highway 441

5. Size of property in Acres: 4.54 Square Feet: 197,762

6. Current Zoning District: Lake County Neighborhood Commercial (C-1)

7. Requested Zoning District: City of Mount Dora Neighborhood Commercial (C-1)
(Separate application required for change in zoning district)

8. Future Land Use Category : Regional Commercial

9. Requested Future Land Use Category: Commercial

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

Vacant

11. Building Size Existing: **N/A** Proposed: _____

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

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Commercial	C-3	Undeveloped
South	County	Regional Commercial	C-1	Undeveloped
East	County/City	Regional Commercial/Office/Pub	C-1/OP/PLI	Professional Offices, Church
West	County	Regional Commercial	C-1	Store/Residence and Undeveloped

(districts/categories may be abbreviated)

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

Vacant

14. Proposed use of property: **Neighborhood Commercial Uses**

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

Objective 1(4)(g)(6)

16. State the reason for this request: **Annexation requires assigned land use**
Commercial land use is compatible with existing and proposed land use

17. Describe changed condition justifying the amendment: **Annexation**

18. Describe whether and how the proposed amendment is consistent with the City of Mount Dora's Comprehensive Plan: **See attached**

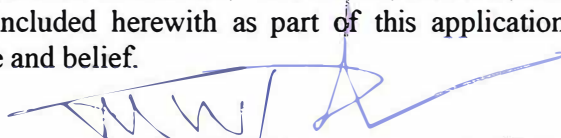
19. Describe the extent to which the proposed amendment is compatible with existing land uses: **Existing land uses are regional commercial, commercial, office and public lands. The proposed land use is commercial which is consistent with adjacent land uses whether within the city or county**

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: See Attached
21. Describe the extent of environmental impacts on the resources of proposed amendment:
See Attached
22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: Urban development with centralized utilities are available and the site would be
considered infill development and results in an orderly and logical development pattern as the area is designated as Commercial

CERTIFICATION AND SIGNATURE

AFFIDAVIT

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



Signature of Applicant

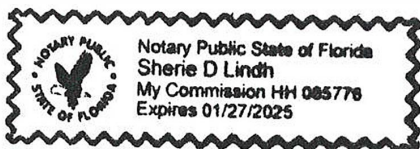
Michael Rankin

Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 19th day of June
2024 by Michael Rankin who is personally known to me or who has
produced _____ as identification and who did _____ or did
not ☒ take an oath.

SEAL:





Notary Public

Sherie D. Lindh

Print or Type Name

SUBMITTAL CHECKLIST

Collate submittal requirements into four (4) individual packages (includes one original package). Also, provide electronic copies (PDF) of the application and all support documents listed below (copied to a CD). [Incomplete submittals will not be accepted]

The following items must be submitted:

1. Application Fee: **\$2,500.00**

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

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

2. Completed application (signed and notarized affidavit)
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. The Property Card(s) from the Lake County Property Appraiser's office.
5. Both County and City Future Land Use and Zoning Maps.
6. Proof of ownership (warranty deed or title certificate).
7. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). Plus seven (1) extra copies of the boundary survey for the remaining packets. Include one reduced survey copy not larger than 11" x 17" paper size, if the original survey is prepared on a large size paper.
8. Legal description of the property to be annexed in MS Word format (include in CD or email to staff).
9. Provide method of providing services including water, sewer, roads, and drainage.
10. Provide justification for the proposal in relation to the Comprehensive Plans of the City and the County.
11. Owner authorization letter, notarized from the owner(s), designating the applicant/party to act on their behalf.

12. Two (2) copies of Traffic Impact Analysis, signed and sealed. Plus a PDF copy to CD.

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. Following complete submittal, the application will be scheduled for the next available Development Review Committee (DRC) meeting for review and comment.
3. Following DRC review, the application will be forwarded to the Local Planning Agency (LPA) for review and recommendation at their next available meeting.
4. The LPA will review the application and make recommendations to the City Council at their next available meeting.
5. The City Council shall review the application and all pertinent recommendations and hold hearing for second reading, if action is taken.
6. The City Council approves or disapproves proposed amendment.
7. Amendments become effective 31 days after final action, provided that the amendment is not challenged in a timely manner.

7/7/2021

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.

See Attached List

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

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 over 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.

ROLKELRAY, LLC
ADJACENT PROPERTY OWNERS

Rokel, Inc.
1541 Sunset Circle
Mount Dora, FL 32757-953

Christopher Shipley, PA
2110 US Highway 441
Mount Dora, FL 32757

Robert Scott
2060 Highland Park Blvd.
Mount Dora, FL 32757

Elbert Harris
1309 Golf Point Loop
Apopka, FL 32712

Lueberthay McGee
2056 NW 55th Blvd., Apt B 11
Gainesville, FL 32653

Sharon Johnson
1720 N Unser St.
Mount Dora, FL 32757

Willaim Farmer
1 Savannah Square Dr., Unit 81
Savannah, GA 31406

Silvia Harris
2020 N Unser St.
Mount Dora, FL 32757

Army of Christ
P.O. Box 677
Mount Dora, FL 32756-0677

Samantha Tyler
1501 E. Pine Ave.
Mount Dora, FL 32757

CFL-SFR, LLC
7958 Via Dellagio Way, Ste 304
Orlando, FL 32819

Keda Properties
433 Lime Ave.
Daytona Beach, FL 32124

Albert Larry
1999 N. Wardell St.
Mount Dora, FL 32757

AJK, Inc.
P.O. Box 1751
Apopka, FL 32704-175

ARC LWAUGGA001, LLC
11995 EL Camino Real
San Deigo, CA 92130-253

Dora Pines Land Trust
3600 N Highway 19A
Mount Dora, FL 32757-342

Racetrac Petroleum, Inc.
P.O. Box 2437
Smyrna, GA 30081-243

PROPERTY RECORD CARD

General Information

Name:	ROLKELRAY LLC	Alternate Key:	1447127
Mailing Address:	635 E LIVINGSTON ST ORLANDO, FL 32803 Update Mailing Address	Parcel Number: ⓘ	29-19-27-0001- 000-01200
		Millage Group and City:	0002 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	US HIGHWAY 441 MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	W 1/2 OF E 1/4 OF NW 1/4 OF NE 1/4 OF NE 1/4, S OF HWY ORB 6291 PG 1117		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		11162.000	Square Feet	\$89,140.00	\$89,140.00
2	VACANT COMMERCIAL (1000)	0	0		26582.000	Square Feet	\$28,305.00	\$28,305.00
Click here for Zoning Info ⓘ Map				FEMA Flood				

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6291 / 1117	02/2024	Warranty Deed	Unqualified	Vacant	\$100.00
5927 / 1937	12/2021	Trustees Deed	Unqualified	Vacant	\$100.00
5107 / 1930	03/2018	Warranty Deed	Unqualified	Vacant	\$100.00
4516 / 892	08/2014	Warranty Deed	Unqualified	Vacant	\$100.00
1121 / 2403	07/1991	Warranty Deed	Qualified	Vacant	\$32,800.00
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	\$117,445	\$117,445	\$117,445	5.0364	\$591.50
SCHOOL BOARD STATE	\$117,445	\$117,445	\$117,445	3.2080	\$376.76
SCHOOL BOARD LOCAL	\$117,445	\$117,445	\$117,445	2.9980	\$352.10
LAKE COUNTY WATER AUTHORITY	\$117,445	\$117,445	\$117,445	0.2940	\$34.53
NORTH LAKE HOSPITAL DIST	\$117,445	\$117,445	\$117,445	0.1500	\$17.62
ST JOHNS RIVER FL WATER MGMT DIST	\$117,445	\$117,445	\$117,445	0.1793	\$21.06
LAKE COUNTY MSTU STORMWATER	\$117,445	\$117,445	\$117,445	0.4957	\$58.22
LAKE COUNTY MSTU AMBULANCE	\$117,445	\$117,445	\$117,445	0.4629	\$54.37
LAKE COUNTY VOTED DEBT SERVICE	\$117,445	\$117,445	\$117,445	0.0918	\$10.78
LAKE COUNTY MSTU FIRE	\$117,445	\$117,445	\$117,445	0.5138	\$60.34
				Total: 13.4299	Total: \$1,577.28

Exemptions Information

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

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

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

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Property data updated nightly.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	ROLKELRAY LLC	Alternate Key:	1447160
Mailing Address:	635 E LIVINGSTON ST ORLANDO, FL 32803 Update Mailing Address	Parcel Number: ⓘ	29-19-27-0001- 000-01300
		Millage Group and City:	0002 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	20010 US HIGHWAY 441 MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	W 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4 ORB 6291 PG 1171		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		39075.000	Square Feet	\$312,053.00	\$312,053.00
2	VACANT COMMERCIAL (1000)	0	0		57725.000	Square Feet	\$61,466.00	\$61,466.00
				Click here for Zoning Info ⓘ FEMA Flood Map				

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6291 / 1117	02/2024	Warranty Deed	Unqualified	Vacant	\$100.00
5927 / 1937	12/2021	Trustees Deed	Unqualified	Vacant	\$100.00
5107 / 1930	03/2018	Warranty Deed	Unqualified	Vacant	\$100.00
4516 / 892	08/2014	Warranty Deed	Unqualified	Vacant	\$100.00
895 / 973	10/1986	Personal Rep Deed	Unqualified	Improved	\$1.00
895 / 971	10/1986	Personal Rep Deed	Unqualified	Improved	\$1.00
737 / 951	04/1979	Personal Rep Deed	Unqualified	Improved	\$1.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes

Values shown below are 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	\$373,519	\$373,519	\$373,519	5.0364	\$1,881.19
SCHOOL BOARD STATE	\$373,519	\$373,519	\$373,519	3.2080	\$1,198.25
SCHOOL BOARD LOCAL	\$373,519	\$373,519	\$373,519	2.9980	\$1,119.81
LAKE COUNTY WATER AUTHORITY	\$373,519	\$373,519	\$373,519	0.2940	\$109.81
NORTH LAKE HOSPITAL DIST	\$373,519	\$373,519	\$373,519	0.1500	\$56.03
ST JOHNS RIVER FL WATER MGMT DIST	\$373,519	\$373,519	\$373,519	0.1793	\$66.97
LAKE COUNTY MSTU STORMWATER	\$373,519	\$373,519	\$373,519	0.4957	\$185.15
LAKE COUNTY MSTU AMBULANCE	\$373,519	\$373,519	\$373,519	0.4629	\$172.90
LAKE COUNTY VOTED DEBT SERVICE	\$373,519	\$373,519	\$373,519	0.0918	\$34.29
LAKE COUNTY MSTU FIRE	\$373,519	\$373,519	\$373,519	0.5138	\$191.91
				Total:	Total:
				13.4299	\$5,016.31

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

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

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

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Property data updated nightly.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	ROLKELRAY LLC	Alternate Key:	1447178
Mailing Address:	635 E LIVINGSTON ST ORLANDO, FL 32803 Update Mailing Address	Parcel Number: ⓘ	29-19-27-0001-000-01401
		Millage Group and City:	0002 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	N WARDELL ST MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	E 83.5 FT OF N 3/4 OF W 1/4 OF NE 1/4 OF NE 1/4--LESS N 244.17 FT- - ORB 6291 PG 1117		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		1.460	Acre	\$16,060.00	\$16,060.00
Click here for Zoning Info ⓘ FEMA Flood Map								

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6291 / 1117	03/2024	Warranty Deed	Unqualified	Vacant	\$100.00
5927 / 1937	12/2021	Trustees Deed	Unqualified	Vacant	\$100.00
5107 / 1930	03/2018	Warranty Deed	Unqualified	Vacant	\$100.00
4516 / 892	08/2014	Warranty Deed	Unqualified	Vacant	\$100.00
895 / 973	10/1986	Personal Rep Deed	Unqualified	Vacant	\$1.00
895 / 971	10/1986	Personal Rep Deed	Unqualified	Vacant	\$1.00
737 / 951	12/1979	Personal Rep Deed	Unqualified	Vacant	\$1.00
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	\$16,060	\$16,060	\$16,060	5.0364	\$80.88
SCHOOL BOARD STATE	\$16,060	\$16,060	\$16,060	3.2080	\$51.52
SCHOOL BOARD LOCAL	\$16,060	\$16,060	\$16,060	2.9980	\$48.15
LAKE COUNTY WATER AUTHORITY	\$16,060	\$16,060	\$16,060	0.2940	\$4.72
NORTH LAKE HOSPITAL DIST	\$16,060	\$16,060	\$16,060	0.1500	\$2.41
ST JOHNS RIVER FL WATER MGMT DIST	\$16,060	\$16,060	\$16,060	0.1793	\$2.88
LAKE COUNTY MSTU STORMWATER	\$16,060	\$16,060	\$16,060	0.4957	\$7.96
LAKE COUNTY MSTU AMBULANCE	\$16,060	\$16,060	\$16,060	0.4629	\$7.43
LAKE COUNTY VOTED DEBT SERVICE	\$16,060	\$16,060	\$16,060	0.0918	\$1.47
LAKE COUNTY MSTU FIRE	\$16,060	\$16,060	\$16,060	0.5138	\$8.25
				Total: 13.4299	Total: \$215.67

Exemptions Information

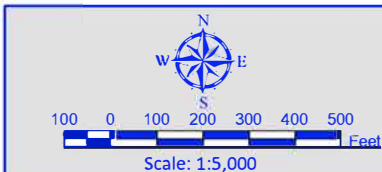
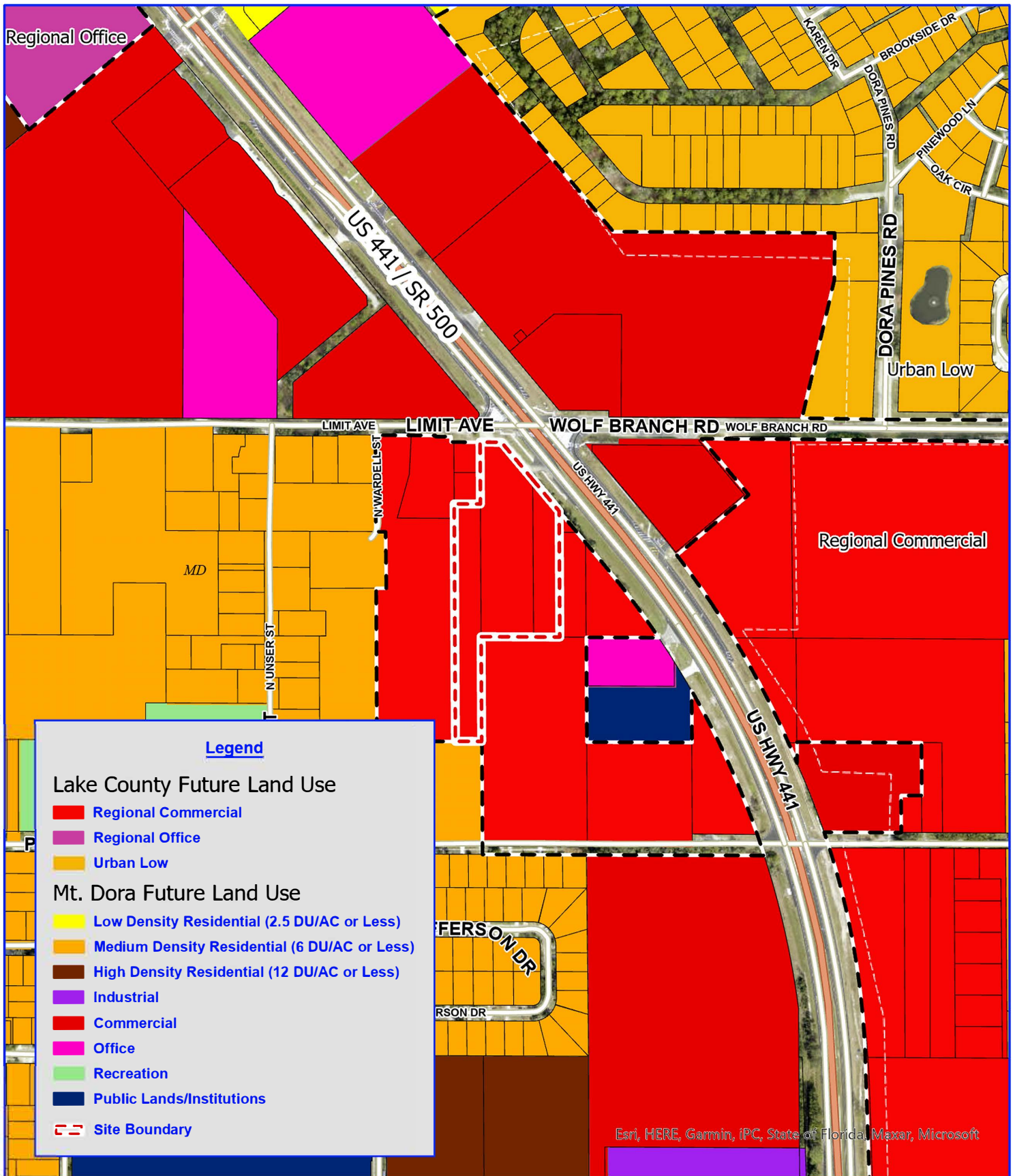
This property is benefitting from the following exemptions with a checkmark ✓

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
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Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
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Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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Site Notice



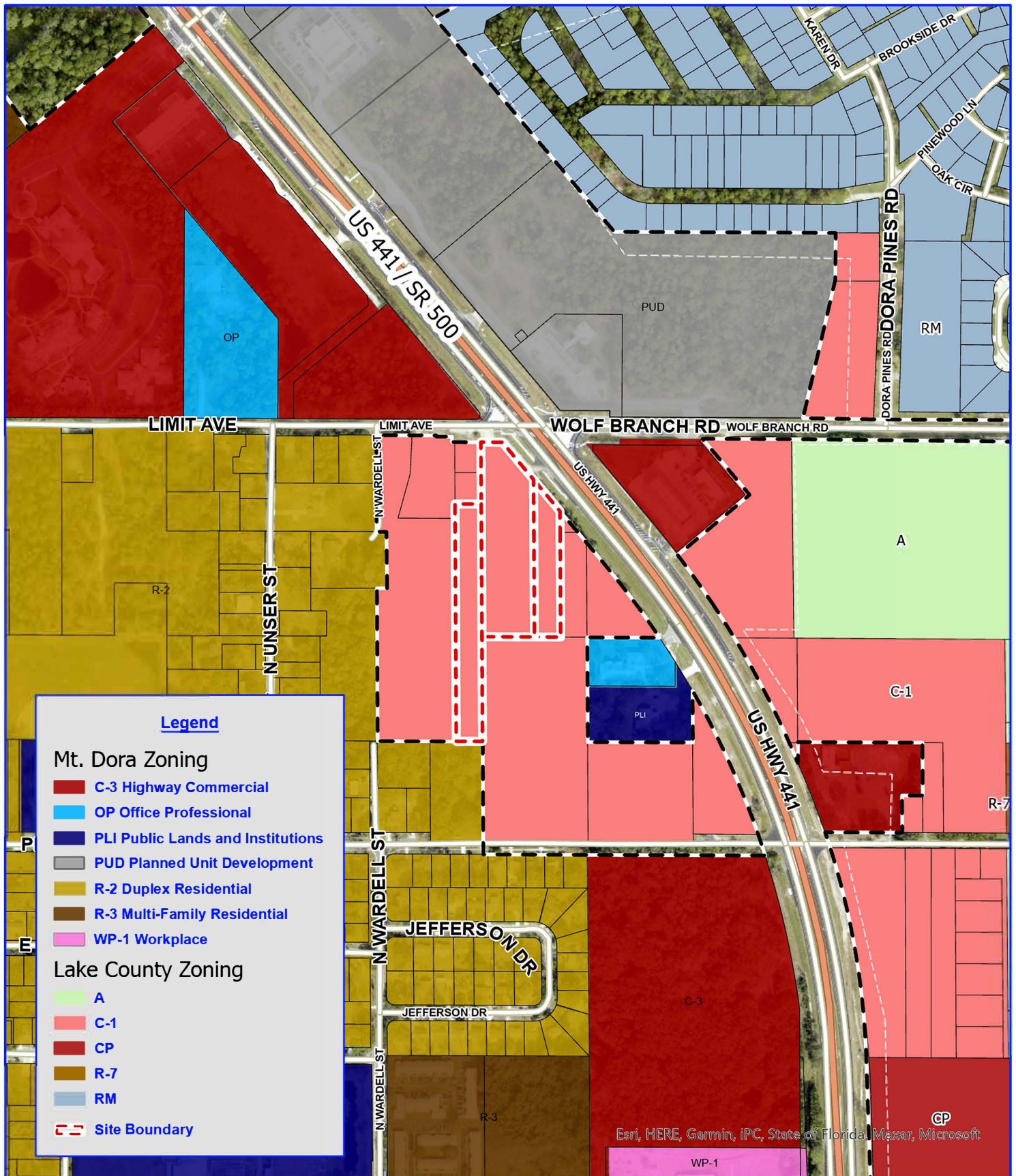
Rolkelray, LLC

Lake County, Florida
Existing Future Land Use Map

Project: 2108 -1
File: Rolkelray, LLC
Name: FLU
PM: S. Lindh
Date: April 26, 2024
Created By: T. Kalebaugh



Esri, HERE, Garmin, IPC, State of Florida, Maxar, Microsoft



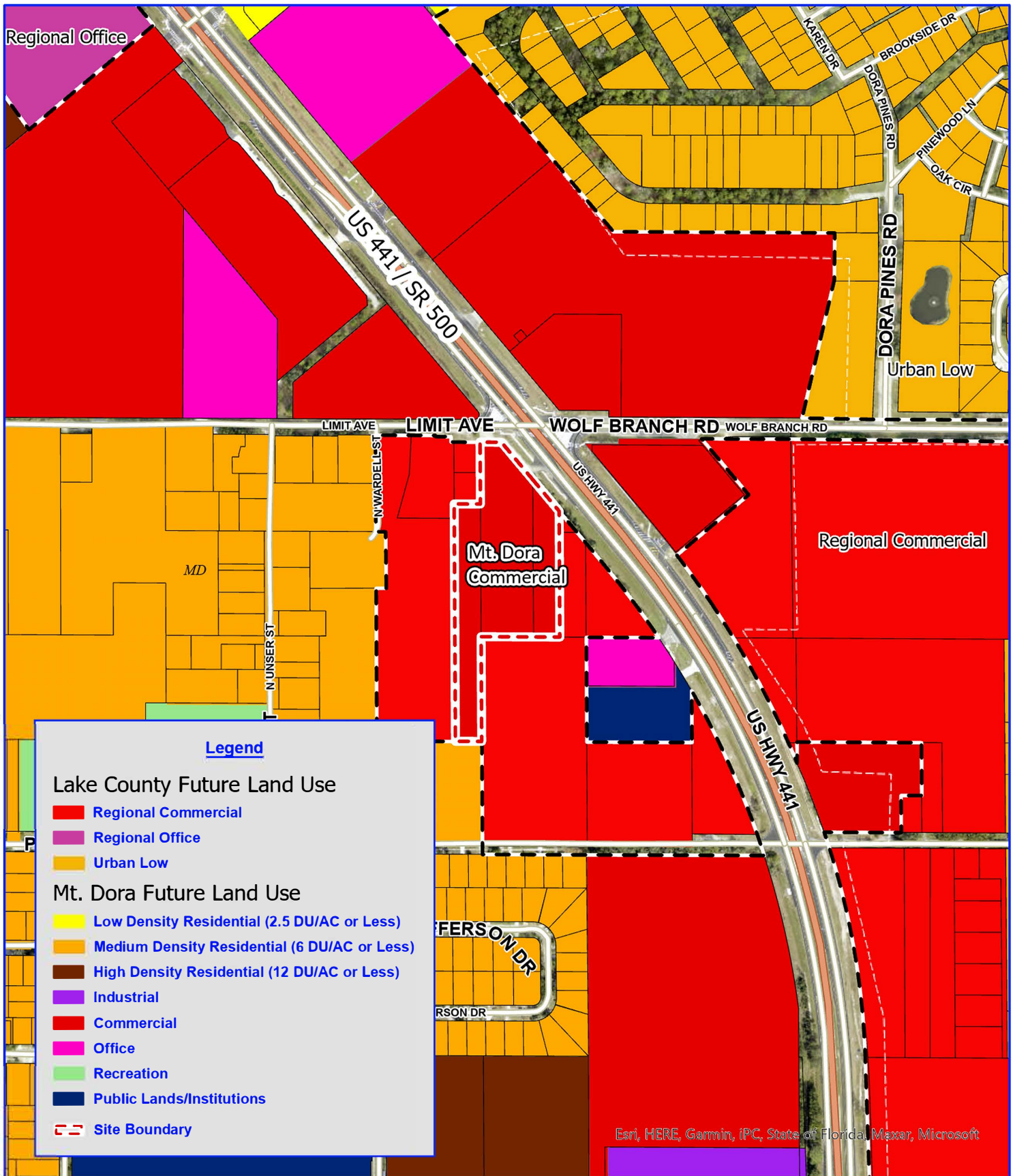
100 0 100 200 300 400 500 Feet
Scale: 1:5,000

Rolkelray, LLC

**Lake County, Florida
Existing Zoning Map**

Project: 2108 -1
File: Rolkelray, LLC
Name: Zoning
PM: S. Lindh
Date: April 26, 2024
Created By: T. Kalebaugh





Esri, HERE, Garmin, IPC, State of Florida, Maxar, Microsoft

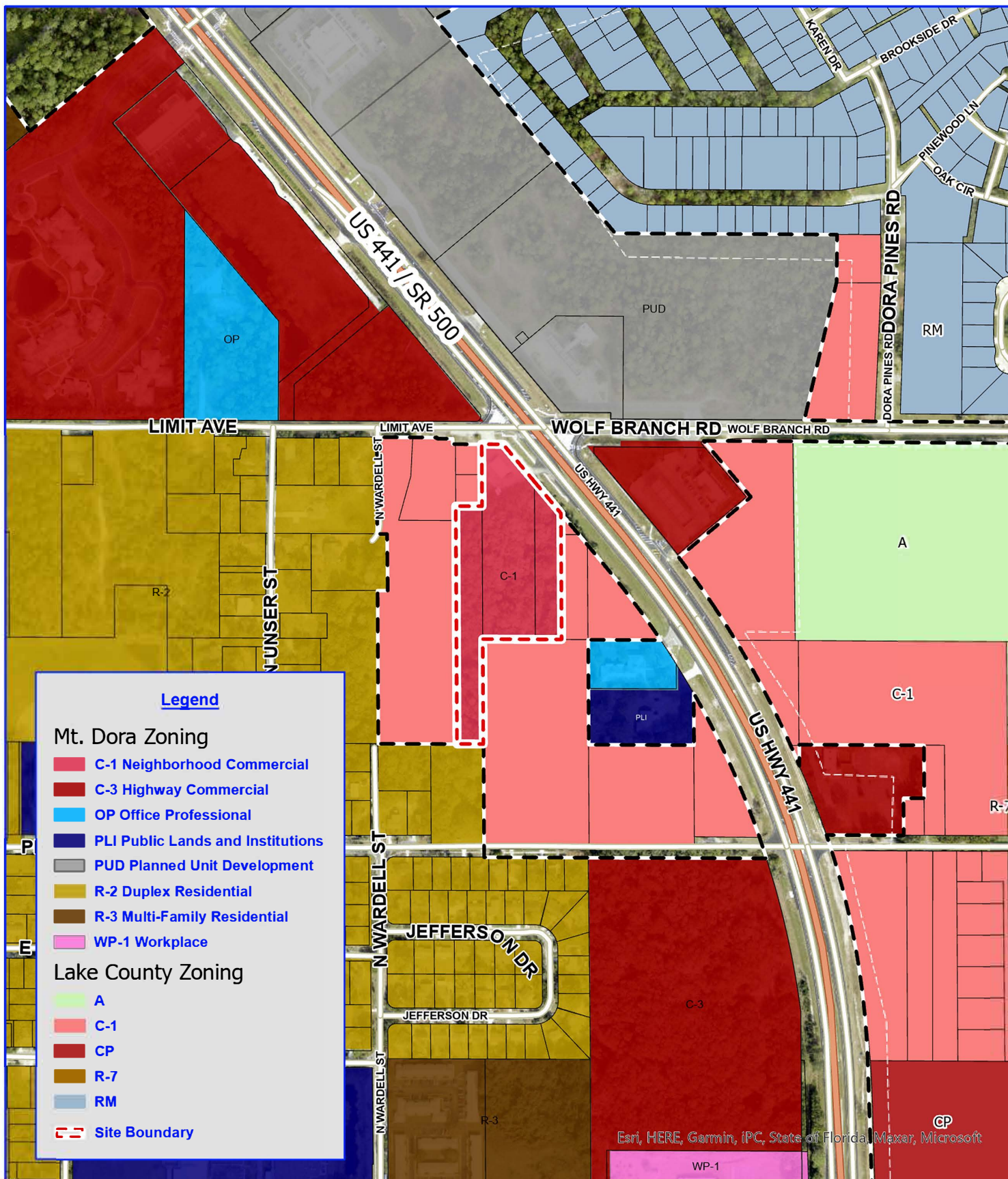


100 0 100 200 300 400 500 Feet
Scale: 1:5,000

Rolkelray, LLC
Lake County, Florida
Proposed Future Land Use Map

Project: 2108 -1
File: Rolkelray, LLC
Name: FLU
PM: S. Lindh
Date: April 26, 2024
Created By: T. Kalebaugh





100 0 100 200 300 400 500 Feet
Scale: 1:5,000

Rolkelray, LLC

Lake County, Florida
Proposed Zoning Map

Project: 2108 -1
File: Rolkelray, LLC
Name: Zoning
PM: S. Lindh
Date: April 26, 2024
Created By: T. Kalebaugh



This Warranty Deed was prepared by)
Matthew T. Wasinger, Esquire*)
Wasinger Law Office, PLLC)
605 E. Robinson, Suite 730)
Orlando, FL 32801)
Fla. Bar No.: 57873)
Send future tax bills to:)
635 E. Livingston St.)
Orlando, FL 32803) *This space is for recording use only.*

Warranty Deed

**Deed prepared without benefit of title*

THIS WARRANTY DEED, made February 27, 2024, between **Roland D. Magyar, a married man, Individually, and Roland D. Magyar and Kelly M. Magyar, as co-Trustees of the Magyar Family Revocable Trust dated March 16, 2018** (Grantor(s)) with an address of 635 E. Livingston St., Orlando, FL 32803, in consideration of \$1.00 and other good and valuable consideration to Grantor paid, the receipt of which is acknowledged, does hereby remise, grant, bargain, sell, alien, release, convey and confirm to **ROLKELRAY LLC, a Florida Limited Liability Corporation**("Grantees"), with an address of 635 E. Livingston St., Orlando, FL 32803, all right, title and interest of Grantor, if any, in and to the following real estate:

Legal Descriptions:

Parcel 1: THAT PART OF THE WEST 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 27 EAST IN LAKE COUNTY, FLORIDA, LYING SOUTHWESTERLY OF U.S. HIGHWAY 441.
Parcel Identification Number: 29-19-27-0001-0000-1200

Parcel 2: THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA. Parcel Identification Number: 29-19-27-0001-0000-1300

Parcel 3:THE EAST 83.5 FEET OF THE NORTH 3/4 OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 27 EAST, EXCEPT THAT PORTION SOLD TO WILLIE BURNS AND FLORENCE BURNS, HIS WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 232, PAGE 222, AND EXCEPT THAT PORTION SOLD TO AMOS RANSON AND MAGGIE RANSON, HIS WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 276, PAGE 570. Parcel Identification Number: 29-19-27-0001-0000-1401

TO HAVE AND TO HOLD the same, together with all singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the first party, either in law or in equity, to the only proper use, benefit, and behalf of the second party forever. Subject to real estate taxes and assessments for the current year and subsequent years. Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to

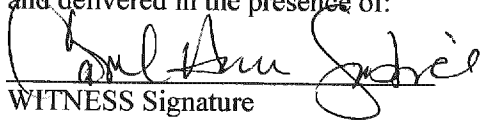
applicable zoning, land use and other laws and regulations, as well as all terms, provisions, conditions, rights, privileges, obligations, easements, and liens set forth and contained in the PLAN, and all interests therein referred to as may be subsequently amended.

TO HAVE AND TO HOLD the same in fee simple AND grantors covenant with grantees that grantor has good right and lawful authority to convey the land; that grantors fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever. Grantors represent and covenants that the land does NOT constitute their homestead under the constitution of the State of Florida.

Representations of Trustee. I represent to you that: a) I/We am/are duly appointed and qualified to act as Trustee under the Trust Identified in paragraph 1; b) in all things preliminary to and in and about this conveyance of the Real Property, the terms and conditions of such Trust have been met; and c) I/We have the power and authority to execute this Deed.

**Pursuant to Florida Administrative Rule 12B-4.013(21) there is no outstanding mortgage, and as such, no documentary stamp taxes are due or owing on same.*

IN WITNESS WHEREOF, this Warranty Deed is executed under seal on February 27, 2024. Signed, sealed and delivered in the presence of:


WITNESS Signature

Witness: Carol Ann Justice

Address:

605. E. Robinson St. Suite 730
Orlando, FL 32801

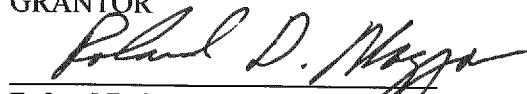

WITNESS Signature

Witness: Erin L.E. Taddei

Address:

605. E. Robinson St. Suite 730
Orlando, FL 32801

GRANTOR

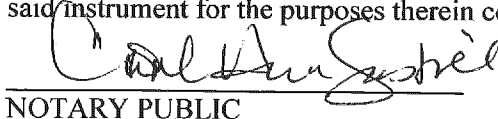

Roland D. Magyar, Individually, and as co-Trustee of the Magyar Family Trust Dated March 16, 2018
Address: 635 E. Livingston St., Orlando, FL 32803

GRANTOR

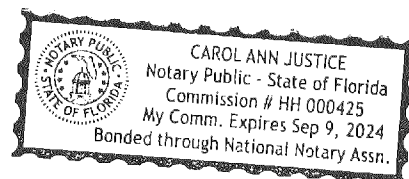

Kelly M. Magyar, Co-Trustee of the Magyar Family Trust Dated March 16, 2018
Address: 635 E. Livingston St., Orlando, FL 32803

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me this February 27, 2024, a Notary Public in and for the above state and county, personally appeared **Roland D. Magyar, Individually, and Roland D. Magyar and Kelly M. Magyar, as co-Trustees of the Magyar Family Revocable Trust dated March 16, 2018**, who is/are Personally known FL DL or produced identification ✓ (Type of Identification Produced FL DL) and proved to be the person(s) named in, and who executed the foregoing instrument, and being first duly sworn and subscribed, such person(s) acknowledged that they executed said instrument for the purposes therein contained as their free and voluntary act and deed.


NOTARY PUBLIC

My Commission Expires: _____



**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L24000078347
FILED 8:00 AM
February 13, 2024
Sec. Of State
tjhowell**

Article I

The name of the Limited Liability Company is:

ROLKELRAY LLC

Article II

The street address of the principal office of the Limited Liability Company is:

635 E. LIVINGSTON ST.
ORLANDO, FL. 32803

The mailing address of the Limited Liability Company is:

635 E. LIVINGSTON ST.
ORLANDO, FL. 32803

Article III

The name and Florida street address of the registered agent is:

ROLAND D MAGYAR
635 E. LIVINGSTON ST.
ORLANDO, FL. 32803

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: /S/ROLAND D. MAGYAR

Article IV

The name and address of person(s) authorized to manage LLC:

Title: AMBR
ROLAND D MAGYAR
635 E. LIVINGSTON ST.
ORLANDO, FL. 32803

Title: AMBR
KELLY M MAGYAR
635 E. LIVINGSTON ST.
ORLANDO, FL. 32803

L24000078347
FILED 8:00 AM
February 13, 2024
Sec. Of State
tjhowell

Article V

The effective date for this Limited Liability Company shall be:

02/13/2024

Signature of member or an authorized representative

Electronic Signature: /S/MATTHEW WASINGER

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ROLKELRAY LLC

Filing Information

Document Number	L24000078347
FEI/EIN Number	NONE
Date Filed	02/13/2024
Effective Date	02/13/2024
State	FL
Status	ACTIVE

Principal Address

635 E. LIVINGSTON ST.
ORLANDO, FL 32803

Mailing Address

635 E. LIVINGSTON ST.
ORLANDO, FL 32803

Registered Agent Name & Address

MAGYAR, ROLAND D
635 E. LIVINGSTON ST.
ORLANDO, FL 32803

Authorized Person(s) Detail

Name & Address

Title AMBR

MAGYAR, ROLAND D
635 E. LIVINGSTON ST.
ORLANDO, FL 32803

Title AMBR

MAGYAR, KELLY M
635 E. LIVINGSTON ST.
ORLANDO, FL 32803

Annual Reports

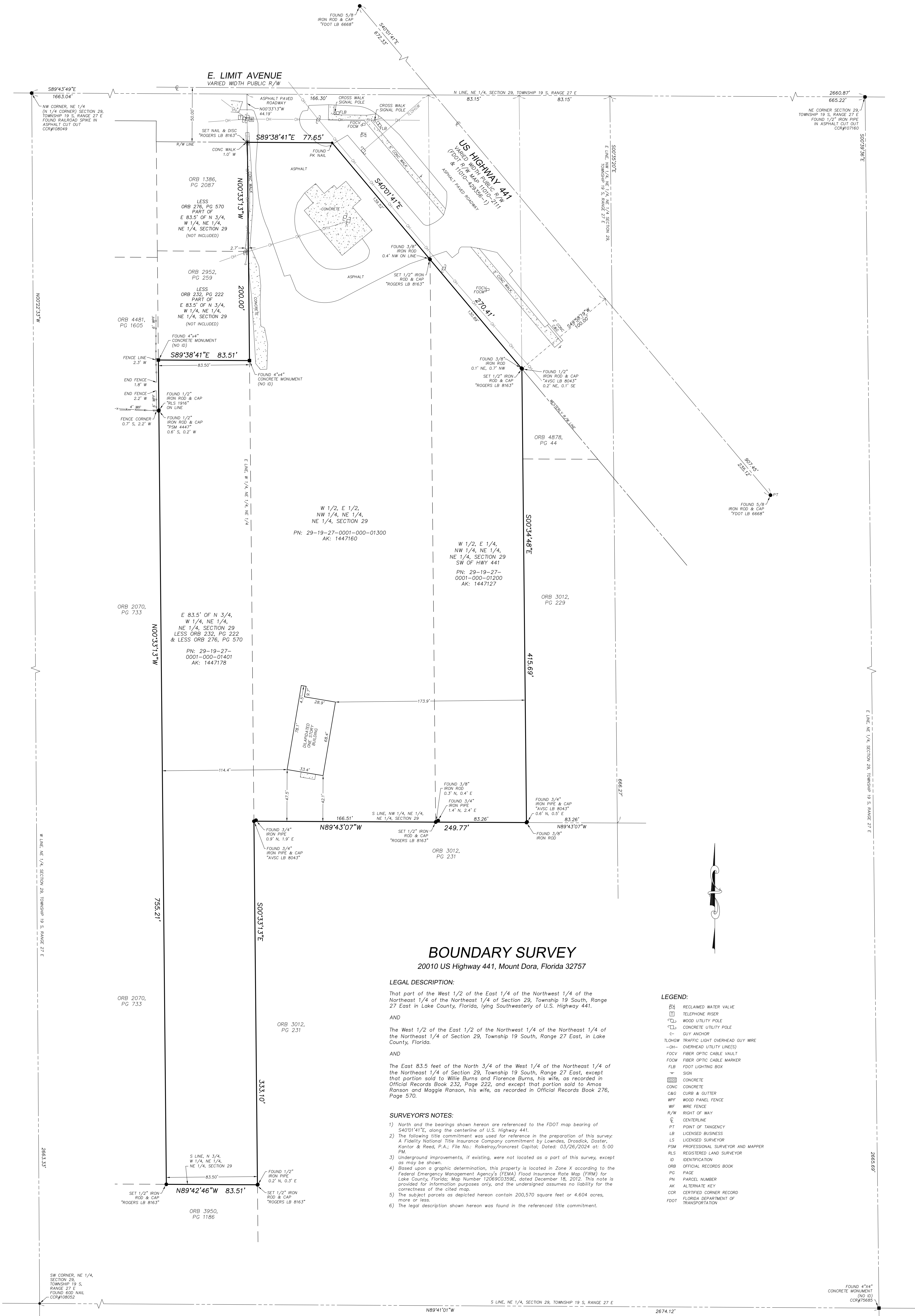
No Annual Reports Filed

Document Images

[02/13/2024 -- Florida Limited Liability](#)

View image in PDF format

Florida Department of State, Division of Corporations





CITY OF
MOUNT
D O R A

ROLKELRAY, LLC
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
JUNE 2024

Prepared By:

LPG Urban & Regional Planners, LLC.
1162 Camp Avenue
Mt. Dora, Florida 32757
(352) 385-1940

Small Scale Comprehensive Plan Amendment Rolkelray, LLC

Executive Summary

The proposed small scale comprehensive plan amendment consists of 4.54 ± acres (Alternate Key #'s 1447178, 1447160, and 1447127) and is located south of Limit Avenue and west of US Highway 441 (Figures 1 and 2). The site is also located within the City's Utility Service Area and the Joint Planning Area.

The site is designated as Regional Commercial on the Lake County Future Land Use Map (Figure 3). It is proposed to designate the site as City of Mount Dora Commercial (Figure 4). The Lake County Regional Commercial category allows for a floor area ratio (FAR) of 3.0 and an impervious surface ratio (ISR) of 0.75 per Lake County FLU Policy 1-1.3.7. This category allows for a variety of commercial uses, office and limited light industrial uses which occur within an enclosed building. Multi-family is allowed at 1 MF du per 10,000 SF of commercial space. Under this category the maximum development scenario results in 593,287 square feet of commercial and a maximum multi-family residential of 59 units (Table 1).

The proposed Commercial land use allows a maximum FAR of .25 pursuant to FLU Objective 4, Policy (g)(6) (Table 1). This category allows residential uses in association with commercial uses at a maximum of 12 units per acre. Under this category the maximum development scenario results in 49,440 square feet of commercial and a maximum multi-family residential of 54 units (Table 1). The net result is a reduction of 543,847 square feet of commercial and a reduction of 5 residential units.

Surrounding land uses in the vicinity include Lake County Regional Office, City of Mount Dora Commercial, City of Mount Dora Office, and City of Mount Dora Public Lands. The proposed amendment is compatible with the existing adjacent land uses and would result in an orderly and logical development pattern.

Direction	Future Land Use	Zoning	Current Use
North	City Commercial	C-3	Undeveloped
South	County Regional Commercial	C-1	Undeveloped
East	County Regional Commercial City Office and PLI	C-1, OP, PLI	Professional Offices, Church
West	County Regional Commercial	C-1	Store/Residence and Undeveloped

Potable Water Analysis

The subject property is within the City of Mount Dora Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The maximum pumping capacity of these facilities is limited by the City's Water Use Permit (permit no. 50147-9) as issued by the St. Johns River Water Management District (SJRWMD). This permit, which expires in August 2035, allows for a combined annual withdrawal from the Floridian Aquifer of 5.4 mgpd (annual average).

The City has a current available capacity of 2.13 mgpd. An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 2). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 2.05 mgpd.

Sanitary Sewer Analysis

The City of Mount Dora currently owns, operates, and maintains a central sanitary sewer system. The City has a current available capacity of 1.26 mgpd. An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 3). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 1.18 mgpd.

Solid Waste Analysis

The City of Mount Dora's solid waste level of service is 7.1 lbs per day per capita. The City's solid waste is provided by a private contractor. It is estimated that the proposed commercial development will generate 35 employees; therefore, the proposed amendment is estimated to generate 249 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Transportation Impact Analysis

A trip generation analysis was conducted on the proposed land use and existing land use. Results of the analysis indicate that the proposed amendment will reduce traffic impacts and will be a reduction of 1,807 daily trips and will not degrade the existing levels of service.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Retail > 40 K	49.4 KSF	821	4,668	446	214	232
Multi-family	54	220	421	44	28	16
TOTAL GROSS TRIPS (PROPOSED)			5,089	490	242	248

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Business Park	539.2 KSF	770	6,442	642	167	475
Multi-family	59 units	220	454	46	29	17
TOTAL GROSS TRIPS (EXISTING)			6,896	688	196	492

Net Difference (Proposed Total Trip Generation Minus Existing Total Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	-198	+46	-244

Environmental Analysis

The topography of the site ranges from a high of 170' NGVD to a low of 165' NGVD (Figure 5). The soils onsite consist of Myakka (Figure 6). An environmental constraints map indicates that no wetlands, water bodies, or 100-year flood areas are onsite (Figure 7).

An environmental assessment was conducted by Universal Engineering Sciences (Appendix B). Results of the survey indicate that no protected species or wetlands were observed onsite. Should protected species occur onsite, appropriate regulatory permits will be required prior to development.

Cultural Resources

Review of the Florida master file search indicates that there are not historical or cultural resources on the subject site (Appendix C).

Comprehensive Plan Compliance

The proposed amendment is in compliance with the Comprehensive Plan. The analysis presented above demonstrates compliance and results in a reduction of impacts. The amendment is consistent with future land use policies, among others as indicated below:

Future Land Use

FLU Objective 2, Policy a	Level of Service standards for public services and facilities
FLU Objective 4, Policy d	Require all zoning to be consistent with land use designation
FLU Objective 4, Policy e	Allow non-residential uses in residential areas
FLU Objective 4, Policy (g)(6)	Commercial (C-1)
FLU Objective 6, Policy (b)(c)(d)	Compact Growth

The Commercial land use designation will provide for orderly growth and development at a scale and

character consistent with the US Highway 441 corridor and consistent with the comprehensive plan planning principles and land development regulations. The amendment will also further the City's goals in providing commercial needs through 2045.

Table 1 – Maximum Development Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Net Change in Development Potential
Rokelray, LLC	4.54 +/-	Regional Commercial	3.0 FAR (593,287 SF) 59 MF Units Residential – 1 unit per 10,000 SF	Commercial .25 FAR (49,440 SF) 12 units/acre 54 MF Units	-543,847 SF - 5 MF Units
TOTAL	4.54 +/-				-543,847 SF - 5 MF Units

Existing Regional Commercial – 3.0 FAR pursuant to FLU Policy 1-1.3.7

Proposed Commercial –0.25 FAR pursuant to FLU Objective 4, Policy (g)(6)

Table 2 – Water Analysis

Ordinance #	Acres	Existing Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						2.13 mgpd
Rokelray, LLC	4.54 +/-	Regional Commercial 3.0 FAR 59 MF Units	Commercial 0.25 FAR	49,440 SF 54 MF Units	0.08	
						2.05 mgpd

Water demand was calculated at 350 gallons per ERU pursuant to City's LOS standard.
Commercial based on 60,000 gallons per day as an average

Table 3 – Wastewater Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	WasteWater Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						1.26
Rokelray, LLC	4.54 +/-	Regional Commercial 3.0 FAR 59 MF Units	Commercial – C1 0.25 FAR	49,440 SF 54 MF Units	0.08	
						1.18 mgpd

Wastewater demand calculated at 300 gallons per ERU pursuant to the City's LOS standard.

Commercial based on 60,000 gallons per day as an average

Figure 1

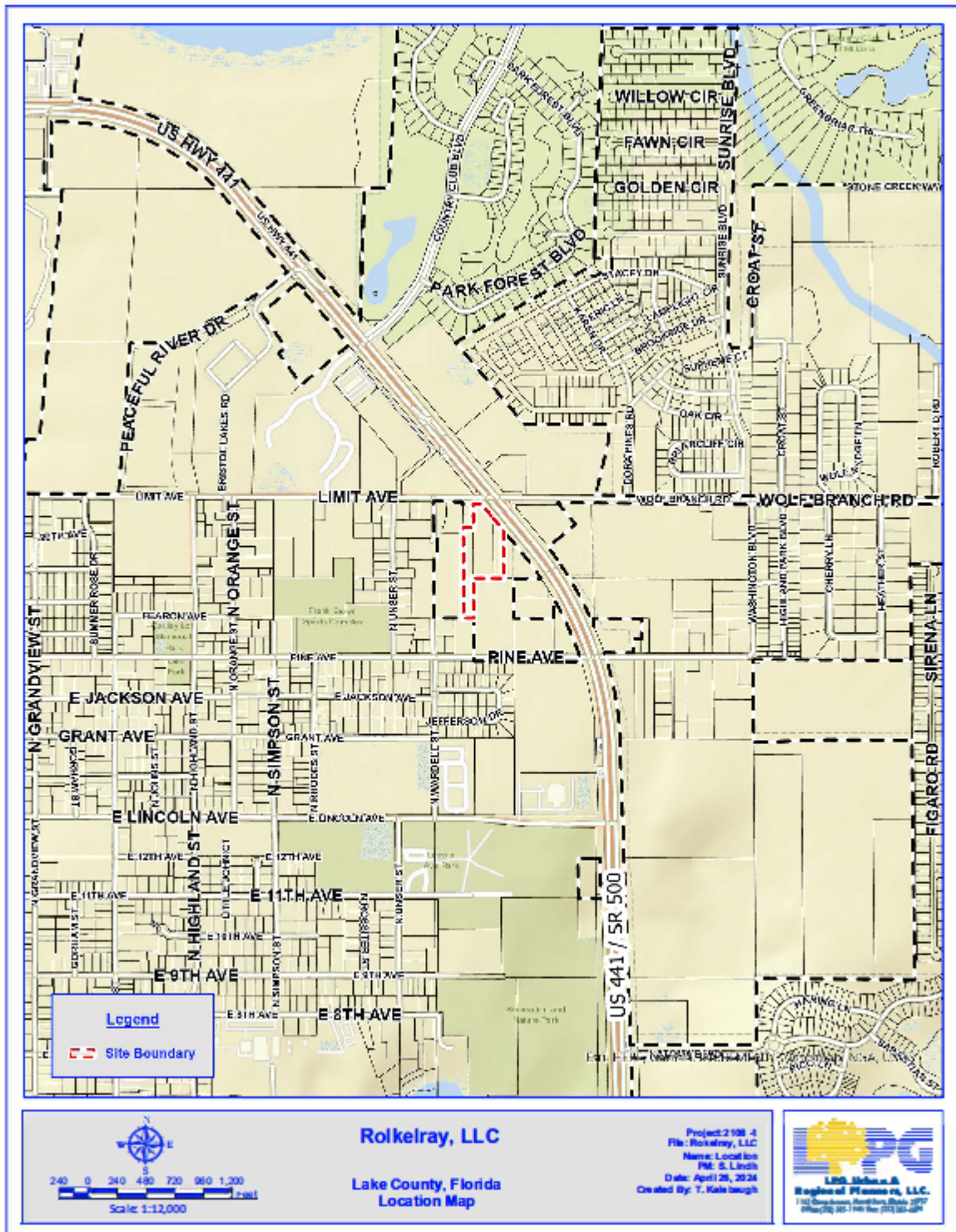


Figure 2

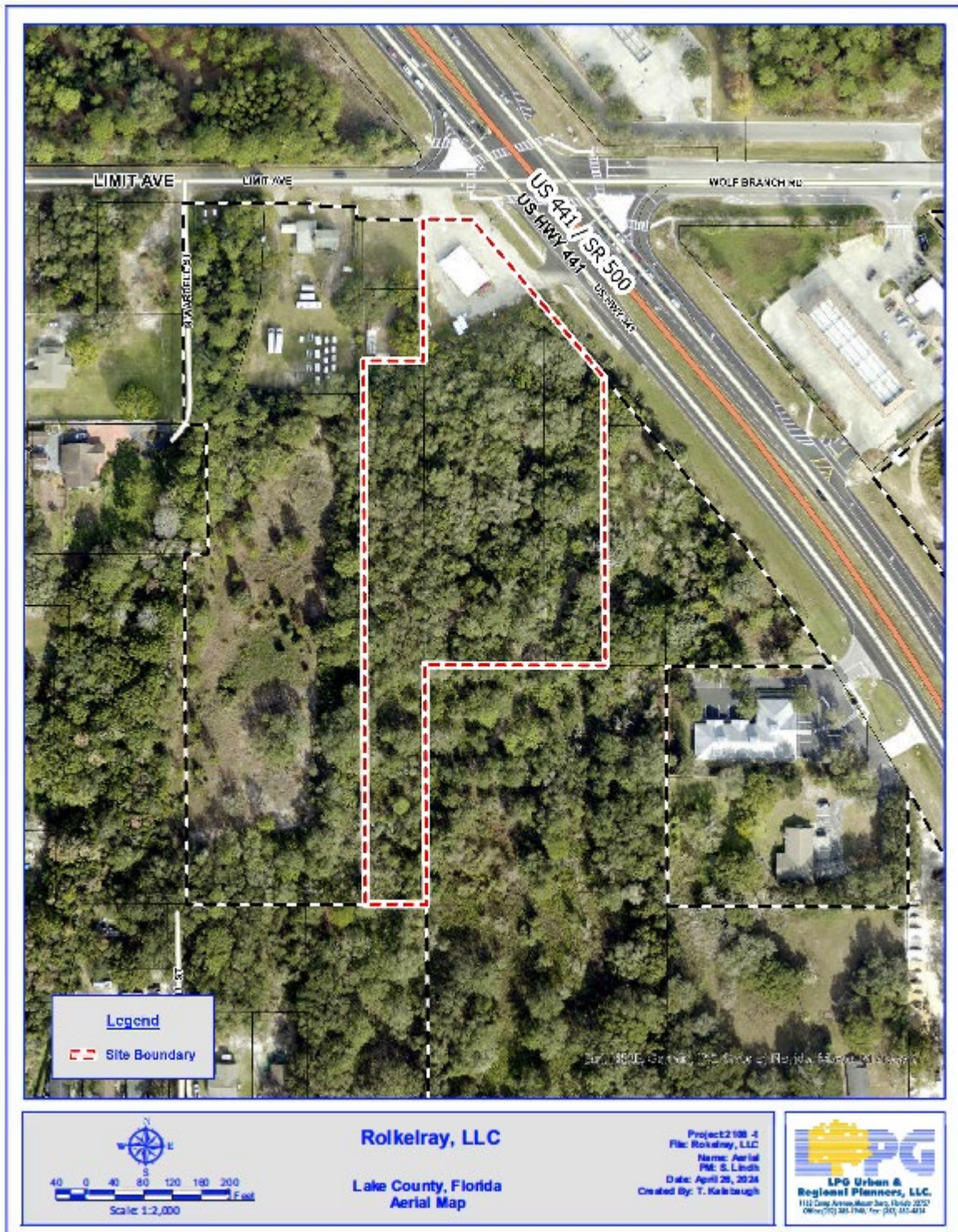


Figure 3

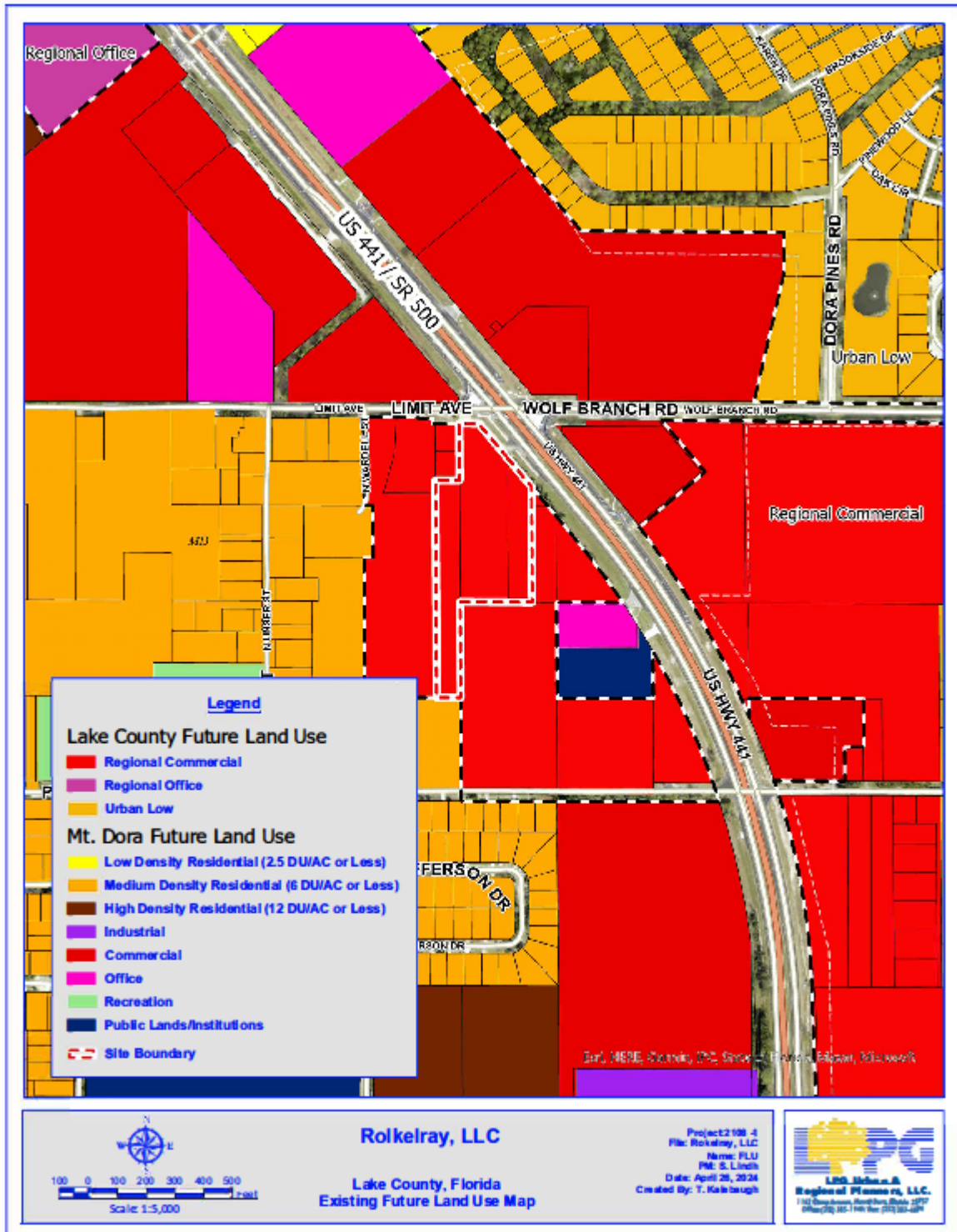


Figure 4

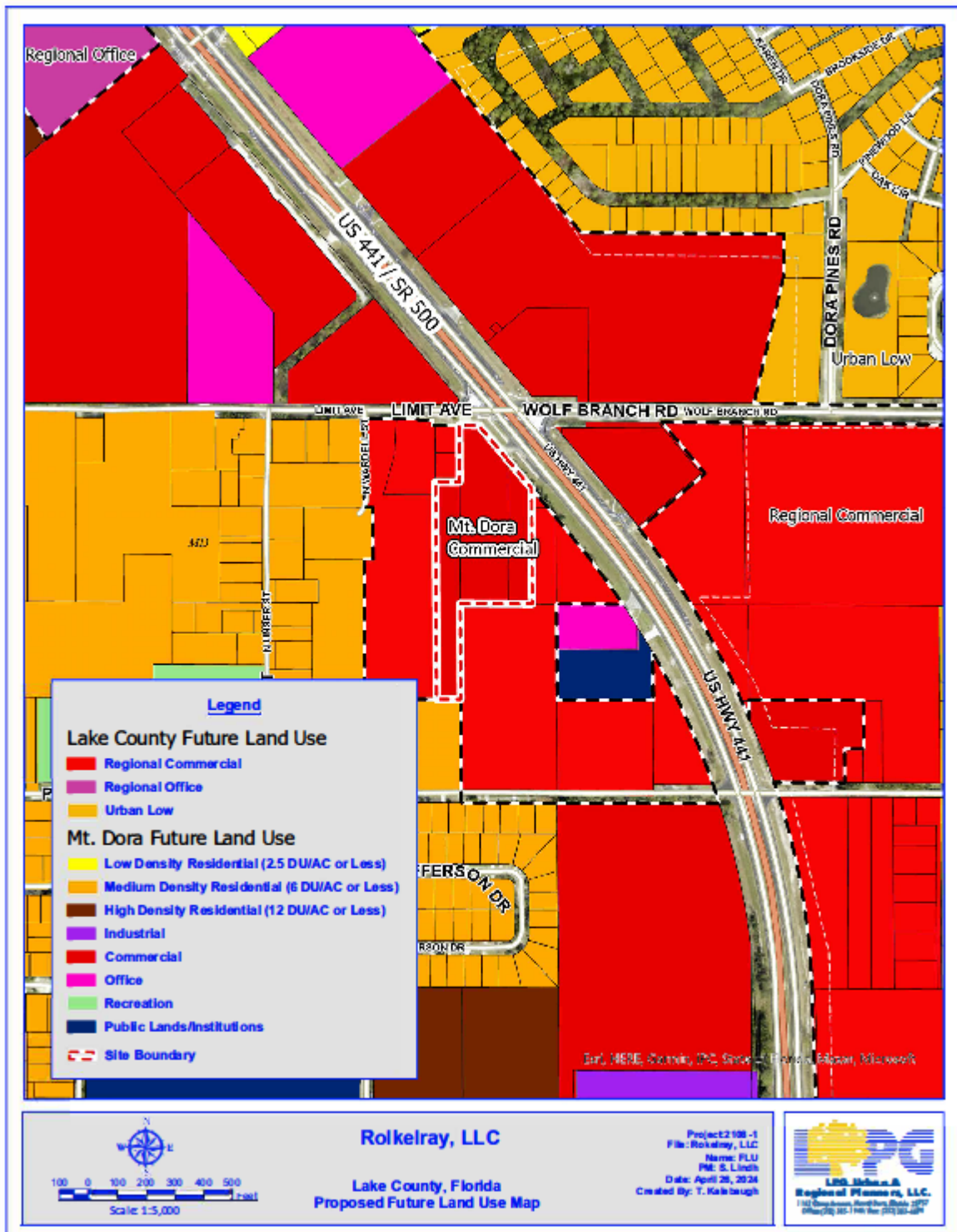


Figure 5



Figure 6



Figure 7



APPENDIX A

See Attached Walsh Traffic Engineering TIA

APPENDIX B

See Attached Universal Environmental Assessment

APPENDIX C

Heather Urwiller

From: Vovsi, Eman M. <Eman.Vovsi@dos.fl.gov>
Sent: Wednesday, May 1, 2024 3:55 PM
To: Sherie Lindh
Subject: RE: Master File Search
Attachments: Template_102.pdf

You don't often get email from eman.vovsi@dos.fl.gov. [Learn why this is important](#)

Conducted; no cultural resources detected

From: Sherie Lindh <sherie@lpgurp.com>
Sent: Wednesday, May 1, 2024 1:55 PM
To: Vovsi, Eman M. <Eman.Vovsi@dos.fl.gov>
Cc: Michael <MichaelR@lpgurp.com>
Subject: Master File Search

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good afternoon,

Can you please conduct a search of the master file. The subject 4.54 ± acre site is located within Section 29, Township 19, Range 27, Lake County, Florida (See attached). The site is located west of US Highway 441 and south of Liberty Ave. Should you have any questions, please contact our office.

Thanks,
Sherie





Potable water summary

The proposed project consists of 30,975 SF of commercial uses that will be served potable water by the City of Mount Dora. Below are the estimated potable water flows for the project based on the City of Mount Dora engineering standards pursuant to Chapter VII, Section 7.13, 7.13.2.

POTABLE WATER					
TYPE	GPD/CAPITA	CAPITA/UNIT	DEMAND PER UNIT (GPD)	# OF UNITS	DEMAND TOTAL
COMMERCIAL	0.15	N/A	N/A	30,975 SF	4,646 GPD

Sanitary Sewer Summary

The proposed project consists of 30,975 SF of commercial uses that will be served sanitary sewer services by the City of Mount Dora. Below are the estimated sanitary sewer flows for the project.

SANITARY SEWER					
TYPE	GPD/CAPITA	CAPITA/UNIT	DEMAND PER UNIT (GPD)	# OF UNITS	DEMAND TOTAL
COMMERCIAL	0.15	N/A	N/A	30,975 SF	4,646 GPD

Needed Fire Flow Summary

The City of Mount Dora is the fire flow provider for the proposed project location. The proposed project will provide a minimum needed fire flow of 1,500 gpm @ 20 psi per the City of Mount Dora, or those required by the ISO, whichever is greater. Fire hydrants, and fire department connections as required by the City and ISO code will be provided onsite.

Stormwater System Summary

The proposed project will have its own stormwater retention that will provide stormwater treatment and retention. The proposed stormwater ponds will meet the City of Mount Dora and St. Johns River Water Management District requirements.

Roadway Summary

The proposed project will provide connections to the existing roadway network as shown on the concept plan. All onsite drive isles will be privately owned and maintained. All onsite drive isles will be a minimum 24 ft. wide for two-way traffic.

May 29, 2024

Rolkelray, LLC hereby authorizes Michael Rankin with LPG Urban and Regional Planners, Inc. to act as our agent in the submittal and signing of documents on the Voluntary Annexation application, Small Scale Comprehensive Plan Amendment application, and Rezoning application to the City of Mount Dora.

Signed:

Roland D. Magyar

Roland Magyar (Member)

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me with 7th day of June, 2024, by Roland Magyar as Member of Rolkelray, LLC on behalf of the corporation. He is personally known to me.

Michael R. Willis

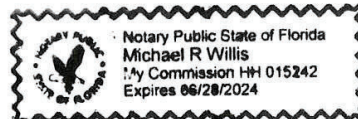
Notary Public – State of Florida

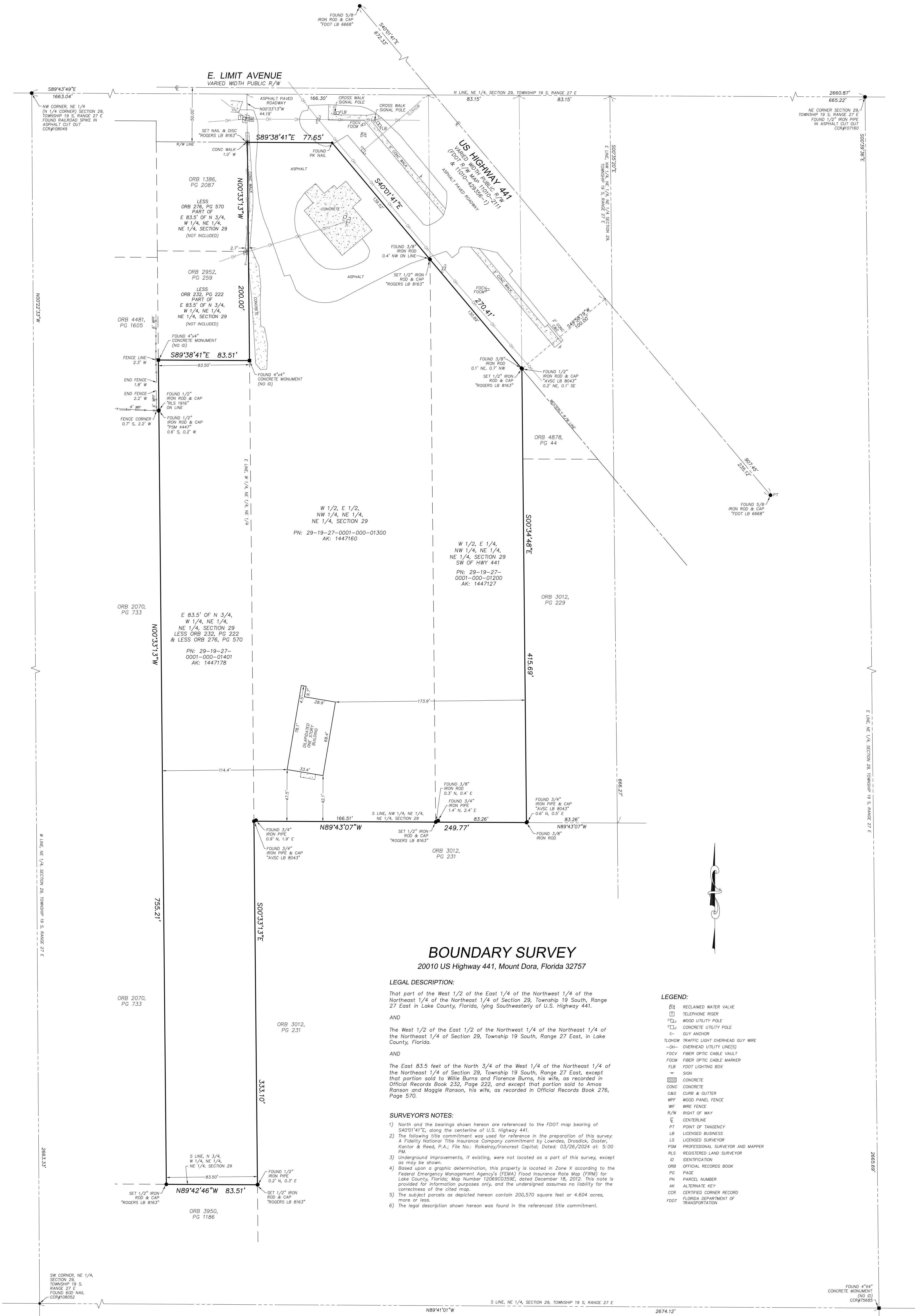
Michael R. Willis

Print Name

My Commission Expires: 6-26-24

Commission Number: HT 015242





ORDINANCE NO: 2024-17

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045 FROM ‘COUNTY COMMERCIAL’ TO ‘CITY COMMERCIAL’ FOR PROPERTY LOCATED ON THE WEST SIDE OF US HIGHWAY 441 AND SOUTH OF LIMIT AVENUE, COMPRISING 4.604 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; 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 AN EFFECTIVE DATE.

WHEREAS, the City of Mount Dora is committed to planning and managing for future growth and redevelopment of property located within the City limits; and

WHEREAS, Chapter 163, *Florida Statutes*, empowers the City of Mount Dora to adopt and amend the City of Mount Dora Comprehensive Plan 2045; and

WHEREAS, pursuant to Florida Statutes, Section 163.3187, Roland D. Magyar DBA Rolkelray LLC (Property Owner) submitted an application to the City requesting a change in Future Land Use designation and amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to that property located west of US Highway 441 and south of Limit Avenue, as depicted in **Exhibit “A”** attached hereto (Property); and

WHEREAS, the proposed Comprehensive Plan Amendment qualifies as small-scale development amendment because the Property is not more than fifty acres in size, the proposed amendment does not involve a text change to the goals, policies and objectives of the City and only proposes a land use change to the City’s Future Land Use Map; and

WHEREAS, the Property is not located within an area of critical state concern; and

WHEREAS, in accordance with applicable law, notice of the proposed Comprehensive Plan amendment was provided to Lake County and to the public by way of publication in a newspaper of general circulation in the City; and

WHEREAS, on August 17, 2024, the City of Mount Dora Planning and Zoning Commission approved the proposed amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to the Property; and

WHEREAS, after conducting a public hearing, the City of Mount Dora finds that the proposed amendment to the Future Land Use Map of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045 pertaining to the Property serves a legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City of Mount Dora has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP.

A. The Future Land Use designation is hereby changed to ‘City Commercial’ from the previous designation of ‘County Commercial’ for that Property located west of US Highway 441 and south of Limit Avenue, identified by Tax Parcel ID # 29-19-27-0001-000-01401 Alt. Key # 1447178 ; Tax Parcel ID # 20-19-27-0003-000-01300 Alt. Key # 1445655; Tax Parcel ID #29-19-27-0001-000-01200 Alt. Key # 1447127 and more particularly described as:

That part of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 19 South, Range 27 East, Lake County, Florida, described as follows:

Commence at the Northwest corner of the Northeast 1/4 of Section 29, Township 19 South, Range 27 East, Lake County, Florida; thence run S89°43'49"E, along the North line of said Northeast 1/4 of Section 29, a distance of 1663.04 feet to the East line of the West 1/4 of said Northeast 1/4 of the Northeast 1/4 of Section 29; thence run S00°33'13"E, along said East line, a distance of 44.19 feet to the South right of way line of East Limit Avenue; thence run S89°38'41"E, along said South right of way line, 77.65 feet to a point of intersection with the Southwesterly right of way line of U.S. Highway 441 (State Road 500); said Southwesterly right of way line being 100.00 feet Southwesterly of and parallel with the centerline of said right of way of U.S. Highway 441; thence run S40°01'41"E, along said Southwesterly right of way line, a distance of 270.41 feet to the East line of the West 1/2 of the East 1/4 of the Northwest 1/4 of the aforesaid Northeast 1/4 of the Northeast 1/4 of Section 29; thence departing said right of way line run S00°34'48"E, along said East line, a distance of 415.69 feet to the South line of the Northwest 1/4 of said Northeast 1/4 of the Northeast 1/4 of Section 29; thence run N89°43'07"W, along said South line, a distance of 249.77 feet to the aforesaid East line of the West 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 29; thence run S00°33'13"E, along said East line, a distance of 333.10 feet to the South line of the North 3/4 of the West 1/4 of said Northeast 1/4 of the Northeast 1/4 of Section 29;

thence run N89°42'46"W, along said South line, a distance of 83.51 feet to the West line of the East 83.50 feet of said North 3/4 of the West 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 29; thence N00°33'13"W, along said West line, 755.21 feet to a line lying 200.00 feet Southerly of the aforesaid South right of way line of East Limit Avenue; thence run S89°38'41"E, parallel with said South right of way line, a distance of 83.51 feet to the aforesaid East line of the West 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 29; thence run N00°33'13"W, along said East line, a distance of 200.00 feet to the Point of Beginning.

Containing 200,570 square feet or 4.604 acres, more or less.

B. The Future Land Use Map II-2a of the Future Land Use Element of the City of Mount Dora Comprehensive Plan 2045, adopted by City of Mount Dora Ordinance 2020-04, on June 16, 2020; amended by City of Mount Dora Ordinance No. 2024-02, on February 6, 2024, is hereby amended to include the Future Land Use assignment set forth herein.

SECTION 3. 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 4. SAVINGS CLAUSE. All prior actions of the City of Mount Dora pertaining to the requested Future Land Use change and amendment to Future Land Use Map II-2a of the Future Land Use Element of 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 5. 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 6. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 7. 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 8. EFFECTIVE DATE. This Ordinance shall become effective 31 days after adoption by the City, unless otherwise challenged within 30 days after said adoption. In the event of a timely challenge, this ordinance shall become effective once the Florida Department of Economic Opportunity or the Administration Commission issues a final order determining that the adopted small-scale Future Land Use Map amendment is in compliance with the Plan.

FIRST READING: _____

SECOND READING: _____

PASSED AND ADOPTED this ____ day of _____, 2024.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

JEANANN HAND
CITY CLERK

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

Patrick Brackins, City Attorney

EXHIBIT “A”
Future Land Use Map Amendment

City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

FLUM Amendment City of Mount Dora (Rolkelray, LLC)

Existing FLU: County Commercial
Proposed FLU: City Commercial

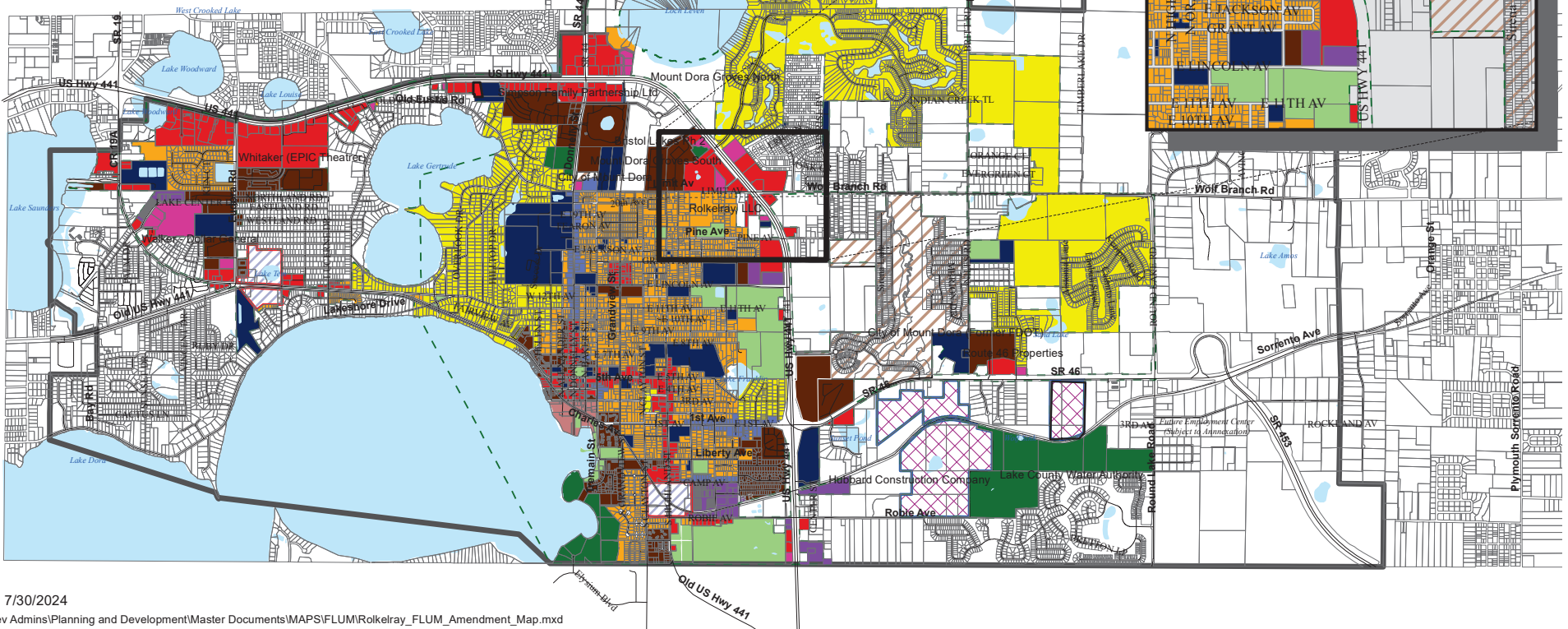
Exhibit "A"
Ordinance No. 2024-17

LEGEND:

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

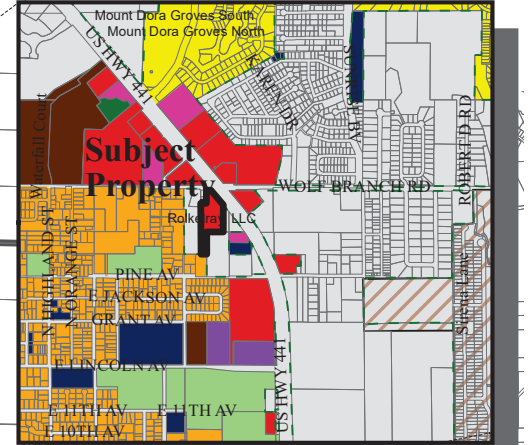
Features

- City Limits
- JPA
- Rail Road



Map II-2a

Small-Scale FLUM Amendment





CITY OF MOUNT DORA

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

DATE: August 21, 2024 **(REVISED 08-19-24)**

TO: Planning and Zoning Commission

FROM: Development Review Committee Vince Sandersfeld,
Planning Director

THROUGH: Ryan Winkler, ACIP, Senior Planner

RE: Rezoning Application; Change in Zoning for assignment from Lake County Regional Commercial to City Commercial (C-1); 4.54 Acres (Site Area); Located on the west side of US Highway 441 and south of Limit Avenue (General Location); Michael Rankin, LPG Urban and Regional Planners (Applicant); Rolkelray LLC (Owner).
Project No. Z24-01.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the application to rezone 4.54 +/- acres from Lake County Regional Commercial to City Neighborhood Commercial (C-1) Zoning District. Approval subject to annexation and Future Land Use designation of ~~Industrial~~ **Commercial**.

REFERENCES/SUPPORT:

LDC Section 3.3

Policy 4.g (3) FLUE of the Mount Dora Comprehensive Plan 2045

Annexation Ordinance No. 2024-16 (being processed in concert)

FLUM Ordinance No. 2024-17 (being processed in concert)

SITE SUMMARY:

Owners	Rolkelray LLC
Applicant	Michael Rankin, LPG Urban and Regional Planners
General Location:	West of US Highway 441 and South of Limit Avenue
Alternate Key Nos.	1447127, 1447160, and 2921757
Zoning District:	Lake County Neighborhood Commercial (C-1)
Proposed Zoning District:	City Neighborhood Commercial (C-1)
Future Land Use Category:	Lake County Regional Commercial
Proposed Land Use Category	City Neighborhood Commercial (C-1) (Processing Under a Separate Application)
Overlays:	None
Site Area:	4.54 +/- acres
Existing Use:	Vacant land
FAR:	Maximum Allowed 0.25 or 449,440 sf (4.54 acres x 0.25)

DEVELOPMENT STANDARDS:

Development Standard	County C-1 (existing)	City C-1 (proposed)
Min. Lot Size	-	-
Max. Building Height	50'	35'
Max. Impervious Surface Ratio (ISR)	70%	80%
Max. FAR	0.50	0.25
Min. Open Space	30%	20%

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)
North	City	Commercial	C-3	Undeveloped
South	City	Medium Density	R-2	Undeveloped
	County	Regional Commercial	C-1	Undeveloped
East	County	Regional Commercial	C-1	Undeveloped
West	County	Regional Commercial	C-1	Store/Residence/ Undeveloped

ANALYSIS:

The Applicant is requesting a change of the zoning district for approximately 4.60 acres located on the southeast corner of the US Highway 441 and Limit Avenue. The applicant has submitted annexation and future land use amendment application to run concurrently with the rezoning application. The applicant has indicated the intended use to develop the site for neighborhood commercial uses including restaurant, coffee shop, medical, and retail uses.

The C-1 zoning district is established to provide commercial areas that serve neighborhood needs without damaging the residential character of the neighborhood and without attracting traffic from outside the neighborhood. Areas of the City in which this district is appropriate are designated as “Commercial” on the future land use map of the comprehensive plan. Permitted uses within this district include any small convenience retail business or service customarily serving residential neighborhoods as opposed to business that serve regional areas, including drug stores, shoe repair, hardware stores, jewelry stores, banks, florists, camera stores, luggage stores, tailor shops, photographic studios, restaurants, office supplies, paint stores, antique shops, specialty shops, convenience stores, commercial recreation, and other similar retail and office uses (Section 3.4.6, *LDC*). Residential uses are permitted as an accessory use to a permitted use, and will require a site plan to indicate the accessory use. The application did not include any residential component.

Pursuant to LDC 3.3.2, a concept plan was provided with the rezoning application to exhibit the proposed development. The concept plan shows five (5) commercial buildings (Building A- 6,325-sf, Building B – 6,325-sf, Building C – 4,125-sf, Building D – 6,500-sf, Building E – 6,500-sf) along the southern and western portion of the development site, a standalone Quick-Service Restaurant with Drive-Through (Building –F, approximately 1,200-sf), and associated

parking facilities and water retention area. Buildings are proposed to be setback at least 10-ft from the property line of vacant, undeveloped properties, and are setback back at least 150-ft from the public right-of-way.

The concept plan indicates landscaping will be provided consistent with Land Development Code Section 6.6.2. The Applicant proposes a Type “a” Buffer. The Type “a” Buffer is described as a buffer with the minimum average width of ten (10) feet, and shall include three (3) canopy trees, five (5) understory trees, and shrubbery or hedge to provide a continuous visual screen within 36 month of planting, or immediately upon planting for buffers contiguous to onsite parking lots. A landscape plan will be required at the time of site plan review, which shall show the required landscape perimeter buffer, building landscaping, approved planting species list, and irrigation plan with one-hundred (100%) percent coverage.

The subject properties are presently undeveloped and appears to be heavily wooded. Preservation of existing landscape materials and land forms is encouraged. Natural existing vegetation may be substituted for the applicable landscape buffer provided canopy trees are greater than six inches in diameter and understory/hedge/shrubbery provides a continuous visual screen from the adjacent property. A tree survey indicating the location of all trees on-site which are a minimum of six inches in diameter measured approximately three feet above the ground designating the trees to be retained, removed, relocated or replaced will be required for review with the Site Plan application.

The Applicant proposes to access the subject development via existing cuts on Limit Avenue and a new cut on US Highway 441. Pursuant to LDC 6.3.8, Commercial developments shall ensure vehicular circulation must be completely contained within the property and vehicles located within one portion of the development must have access to all other portions without using the adjacent street system. No driveway shall be constructed in the radius return of an intersection.

A preliminary natural resource assessment was conducted by Universal Engineering Sciences (UES) on May 16, 2024, and included in the application submittal. The report indicated there were no imperiled species were observed on site during the field evaluation, and the subject properties do not contain potentially threatened species. The subject site does not proposed impact to any unique or ecologically significant area of vegetation or habitat. Should any species be identified on site, appropriate regulatory and state permits will be required prior to development.

**** NOTE **** As of printing of this report, the City of Mount Dora does not have wastewater treatment capacity at Wastewater Treatment Plant #2 (WWTP2) to serve new developments. The City is reviewing options to increase wastewater treatment capacity and other facility improvements.

STANDARDS FOR REVIEW:

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

1. The need and justification for the change:
The proposed rezoning is associated with an annexation. Annexation of lands require

assignment of both City Future Land and zoning designations. The applicant seeks to develop the property with neighborhood commercial uses including restaurant, coffee shop, medical, and retail. The proposed uses are allowed under the C-1 (Neighborhood Commercial) zoning district. The proposed change in zoning is less intense than the County C-1 (Neighborhood Commercial) zoning designation, and will have less impacts on the City services.

2. The effect of the change, if any, on the particular property and on surrounding property.
The proposed City C-1 zoning should not have a negative effect on this property nor on the surrounding properties. The proposed zoning is consistent with the land use pattern and character of the area.
3. The amount of undeveloped land having the same classifications as that requested in the general area and throughout the city.
The proposed change in zoning is associated with an annexation. The proposed City C-1 zoning will require a small scale Future Land Use Map Amendment from County Regional Commercial to City Commercial. The proposed change to City C-1 is consistent with the City's Comprehensive Plan.
4. The availability and provision of adequate services and facilities:
Services and facilities are currently available to this property. Further evaluations will be determined at time of site plan/platting or permitting depending upon the proposed use(s). Please be advised, that as of printing this report, the City of Mount Dora does not have wastewater treatment capacity at Wastewater Treatment Plant #2 (WWTP2) to serve new developments. The City is reviewing options to increase wastewater treatment capacity and other facility improvements.
5. The impact on the natural environment:
There are no anticipated, adverse impacts on the natural environment as a result of this rezoning. The subject site appears to be heavily wooded. Development of the site will require a tree removal and replacement mitigation plan.

NOTIFICATIONS:

JPA Notice to Lake County: August 26, 2024

Legal Notice PZC and Notice to City Council: August 9, 2024

Notice to Surrounding Owners: August 9, 2024

Non-Legal with Map Ad City Council 1st Reading: August 9, 2024

Ordinance Enactment Legal Ad: September 6, 2024

Non-Legal with Map Ad City Council Adoption: September 6, 2024

PUBLIC HEARING SCHEDULE:

DRC Review: July 31, 2024

PZC: August 21, 2024

City Council 1st Reading: September 3, 2024 (6:00 pm)

City Council 2nd Reading and Adoption: September 17, 2024 (6:00 pm)

ATTACHMENTS:

DRC Comments dated August 6, 2024

DRC - Lake County Public Works Comments dated August 16, 2024

Vicinity Map

Aerial Map

Future Land Use Composite City-County Map

Zoning Composite City-County Map

LDC Section 3.4.6 C-1 (Neighborhood Commercial) Zoning District

Concept Plan

Justification for Rezoning

Draft Rezoning Ordinance #2024-18

Application (*Note: To avoid duplication in documents, the tax records, survey drawings, FEMA Map, UES Natural Resources Assessment (dated May 16, 2024), and deed are included with the companion FLUM request staff packet*)



CITY OF MOUNT DORA

PLANNING AND DEVELOPMENT

City Hall
510 N. Baker St.
Mount Dora, FL 32757

Office of the City Manager
352-735-7126
Fax: 352-735-4801

Finance Department
352-735-7118
Fax: 352-735-1406

Human Resources
352-735-7106
Fax: 352-735-9457

Planning and Development
352-735-7112
Fax: 352-735-7191

City Hall Annex
900 N. Donnelly St.
Mount Dora, FL 32757

Parks and Recreation
352-735-7183
Fax: 352-735-3681

Public Safety Complex
1300 N. Donnelly St.
Mount Dora, FL 32757

Police Department
352-735-7130
Fax: 352-383-4623

Fire Department
352-735-7140
Fax: 352-383-0881

Public Works Complex
1250 N. Highland St.
Mount Dora, FL 32757
352-735-7151
Alt. Tel: 352-735-7105
Fax: 352-735-1539
Alt. Fax: 352-735-2892

W. T. Bland Public Library
1995 N. Donnelly St.
Mount Dora, FL 32757
352-735-7180
Fax: 352-735-0074

Website:
www.cityofmountdora.com

August 8, 2024

LPG Urban and Regional Planners, LLC

Attn: Michael Rankin

1162 Camp Avenue
Mount Dora, FL 32757
MichaelR@lpgurp.com

Re: Notice of DRC Verification
Rolkelray LLC
Annexation, FLUM (Small Scale), Rezoning
ANNX24-01, FLUM24-001-SM, Z24-01

Dear Mr. Rankin:

Please be advised that the Rolkelray LLC Annexation, Future Land Use (Small Scale) and Rezoning requests were forwarded to the City's Development Review Committee members. Review comment reports are enclosed with correspondence, additional informational comments may be forthcoming under a separate cover letter.

The above applications have been tentatively scheduled for public hearing in the City Hall first floor chambers for the following dates.

Rezoning Request

Planning and Zoning Commission	10:00am Wednesday, August 21, 2024
City Council 1 st Reading	6:00pm Tuesday, September 03, 2024
City Council 2 nd Reading (Adoption)	6:00pm Tuesday, September 17, 2024

FLUM Request

Planning and Zoning Commission	10:00am Wednesday, August 21, 2024
City Council Reading (Adoption)	6:00pm Tuesday, September 17, 2024

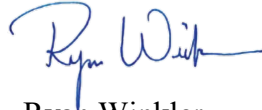
Voluntary Annexation Request

City Council 1 st Reading	6:00pm Tuesday, September 03, 2024
City Council 2 nd Reading (Adoption)	6:00pm Tuesday, September 17, 2024

Costs incurred by the City's outside engineering consultants and City Attorney will be billed directly to the applicant. Costs incurred for advertisements will be billed directly to the applicant.

If you have any comments or questions about the project status, please do not hesitate to contact my office at 352-735-7112.

Sincerely,



Ryan Winkler
Senior Planner

cc: Roland Magyar, Rolkelray LLC "Owner", rmagyar@att.net

DEVELOPMENT REVIEW COMMITTEE COMMENTS

DATE: August 6, 2024
FROM: Vince Sandersfeld, Planning Director
CONTACT: 352-735-7112 Ext.1707 or SandersfeldV@cityofmoundora.com
THROUGH: Ryan Winkler, AICP, Senior Planner
PROJECT NAME: Rolkelray LLC – Limit Avenue Properties
REVIEW TYPE: Z24-01 Rezoning – First Review

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

Review Comments

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

City Water and Sewer Utilities

Comments provided by William Mitchell, MitchellW@mountdora.gov

1. The City of Mount Dora does not have wastewater treatment capacity at the Wastewater Treatment Plan #2 (WWTP2) to serve new and unpermitted projects at this time.
2. Contact City Water and Sewer Utilities for more information.

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Informational Comments

The Offices or Departments of the City involved with the review process have provided informational comments to inform the applicant of Code requirements and/or processes that will be required as the project moves forward in the development process. The informational comments are listed below.

Planning and Zoning

Comments provided by Ryan Winkler, winklerr@cityofmounddora.com

1. The FLUM and Rezoning Applications have been scheduled for Public Hearing with Planning and Zoning Commission on Wednesday, August 21, 2024. Formal correspondence forthcoming.
2. Associated annexation application request has been schedule for City Council consideration of adoption (1st Reading) on Tuesday, September 3rd, pending recommendation from the Planning and Zoning Commission.
3. Once the rezoning application request is approved, a site plan review application shall be submitted to the Office of Planning and Zoning. The site plan shall be reviewed by the Development Review Committee (DRC) and presented to the Planning and Zoning Commission (PZC) for approval, approval with conditions, or denial.
4. Once the site plan is approved by the DRC and PZC, the Applicant will need to apply for a site development permit through Building Services prior to commencing horizontal development on the property.
5. The C-1 district is recognized as a pedestrian oriented commercial district. The site plan shall show pedestrian connectivity with required sidewalks and/or multipurpose trail.
6. Close coordination with Lake County Public Works to determine northern access to site from Limit Avenue.
7. Pursuant to LDC Section 6.3.10: A thirty-five (35)-foot service drive/frontage road easement shall be provided along U.S. 441 extending the entire length of all parcels of land proposed for development and fronting on the roadways. Said service drive/frontage road shall be dedicated to the City of Mount Dora. If the required frontage road is not feasible for the developer to install a service drive/frontage road at the time of development, the City shall require the developer to enter into an agreement to provide the service drive/frontage road at a time designated by the City. The Developer shall post a performance bond in the amount of 110 percent of the total construction cost. The amount of the performance bond must be approved as adequate the Director of Public Works.
8. Pursuant to LDC Section 6.4.1, all development is required to be on the City's central potable water system, except when prohibited by law. According to the Summary of

Services provided with the application, the proposed commercial project estimates a demand total of 4,646 GPD.

Potable water summary

The proposed project consists of 30,975 SF of commercial uses that will be served potable water by the City of Mount Dora. Below are the estimated potable water flows for the project based on the City of Mount Dora engineering standards pursuant to Chapter VII, Section 7.13, 7.13.2.

POTABLE WATER					
TYPE	GPD/CAPITA	CAPITA/UNIT	DEMAND PER UNIT (GPD)	# OF UNITS	DEMAND TOTAL
COMMERCIAL	0.15	N/A	N/A	30,975 SF	4,646 GPD

9. Pursuant to LDC Section 6.4.2, all development is required to be on central sewer. According to the Summary of Services provided, the proposed total demand for sanitary sewer services is 4,646 GPD.

Sanitary Sewer Summary

The proposed project consists of 30,975 SF of commercial uses that will be served sanitary sewer services by the City of Mount Dora. Below are the estimated sanitary sewer flows for the project.

SANITARY SEWER					
TYPE	GPD/CAPITA	CAPITA/UNIT	DEMAND PER UNIT (GPD)	# OF UNITS	DEMAND TOTAL
COMMERCIAL	0.15	N/A	N/A	30,975 SF	4,646 GPD

10. An environmental assessment provided with the application indicates there are no protected species or wetlands on the subject parcels.
11. Pursuant to LDC 6.2.9, Ponds used for the required retention with percolation may be designed as a separate facility, or pollution abatement may be combined into the design of the retention pond. Ponds shall be designed to reduce the peak rate of flow from the developed site to the peak rate of flow prior to the development of the site. All retention ponds will be designed as dry bottom ponds. The volume of stormwater impounded for pollution abatement will be recovered within a 72-hour time period. The bottom of a required retention pond shall be a minimum of three-feet above the seasonal high water table. Final design infiltration rates will be determined by a Geotechnical Engineer or Professional Geologist. All necessary calculations to support the above shall be submitted to the city at the time of site plan review.
12. A landscape plan, irrigation and maintenance plans shall be submitted with the site plan application showing the size, type and location of all landscaping, screens, walls, fences,

and buffers, consistent with LDC Section 6.6. A tree survey and mitigation plan shall be submitted with the site plan application to show the all the existing trees (location, genus, DBH, and health status) on site that are proposed to remain vs. removal. The tree mitigation plan shall utilize the table below:

Total existing number of trees sized 6"—23.99": _____
Total existing number of trees sized 6"—23.99" removed: _____
Total existing number of trees sized 24" or greater: _____
Total existing number of tree sized 24" or greater removed: _____
Total number of trees replaced at ratio 1:1 for trees removed 6'—23.99": _____
Total number of trees placed at ratio 1:6 (for trees removed 24" or greater): _____
Total number of trees replaced: _____
Total number of tree deficient (not being replaced) for tree bank contribution and includes total dollar amount of contribution funds: \$ _____

Building Services – Flood Review

Comments provided by Ryan Morgan, morganr@mountdora.gov

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

Building Services – Fire Review

Comments provided by John Abner, abnerj@mountdora.gov

1. Comments may be forthcoming under a separate cover letter.

Fire Department

Comments provided by Michael Smith, smithm@mountdora.gov

1. Comments may be forthcoming under a separate cover letter.

Lake County Public Works

Comments Provided by Seth Lynch, slynch@lakecountyfl.gov

1. Comments may be forthcoming under a separate cover letter.



Department of Public Works, Engineering Division
P.O. Box 7800 • 350 N. Sinclair Ave. • Tavares, FL 32778

August 16, 2024

Ryan Winkler,
Senior Planning
City of Mount Dora
Planning and Development Department
510 N. Baker Street
Mount Dora, Florida 32757
(sent via email)

RE: PROJECT: Rolkeray, LLC Limit Avenue Project / Planned Unit Development - Mixed Use
Planned Use Development
CASE NO.: Z24-01

Thank you for requesting our comments on this planned unit development.

The below information neither constitutes an approval nor a denial by Lake County Board of County Commissioners or Lake County staff. Specifically, the County Commissioners have neither discussed nor voted on this project. These recommendations are only from the Lake County Department of Public Works. The Office of Planning and Zoning, Office of Building Services, Office of Fire Rescue, and other associated offices have NOT provided comments on this development. Further input by these groups may be required.

Lake County recommended requirements for the Rolkeray, LLC rezoning impacts to roadways and drainage systems:

Limit Avenue:

- Access off Limit Avenue is concern as it is very close to the signalized intersection with US 441. This access would need further review to analyze if the county would permit the access connection for the proposed development as shown in the concept plan for the rezoning. If access would be allowed, then it may be restricted or reduced in turning movements for the vehicular traffic.

P 352.253.6000 • F 352.253.9025
Board of County Commissioners • www.lakecountyfl.gov

Douglas B. Shields
District 1

Sean M. Parks, AICP, QEP
District 2

Kirby Smith
District 3

Leslie Campione
District 4

Josh Blake
District 5

- A sidewalk will be required along the road frontage of Limit Avenue to meet both city and county requirements.
- Additional right-of-way maybe required to accommodate the sidewalk while maintaining the road and roadside swale drainage.

US 441:

- US 441 is a state road under the maintenance jurisdiction of the Florida Department of Transportation (FDOT). The access, drainage, utility, and sidewalk would need permitted with FDOT.

Internal connectivity:

- Cross access meeting the Florida Department of Transportation requirements should be provided along US 441.
- Bicycle and pedestrian accommodations will need to b made and include a sidewalk connectivity from the internal buildings to the public right-of-way/sidewalk along US 441 and/or Limit Ave.

Traffic:

- A Traffic Impact Analysis will be required of this development for review by the County.

Stormwater Management:

- The site's stormwater management design will need to be reviewed by Lake County when submitted to both the City of Mount Dora and St Johns River Water Management District. We may require Lake County stormwater design standards on ponds that outfall or affect surrounding unincorporated lands.

Please be advised that this letter pertains to transportation, access management, stormwater, and floodplain related impacts foreseen from the proposed PUD application as reviewed by Lake County Department of Public Works. This letter does not include any land use, zoning, or any other elements that may be addressed by other departments, such as Lake County Department of Economic Growth - Office of Planning and Zoning.

Please contact me if you have any questions concerning the comments and recommendations provided in this letter.

Sincerely,

Seth Lynch

Seth Lynch
Development Engineer/Project Manager
Lake County Department of Public Works
Engineering Division
slynch@lakecountyfl.gov

Cc:

Jeff Earhart, Engineering Director for Lake County
Janie Barron, Planning Manager for Lake County
Michele Janezewski, City of Mount Dora

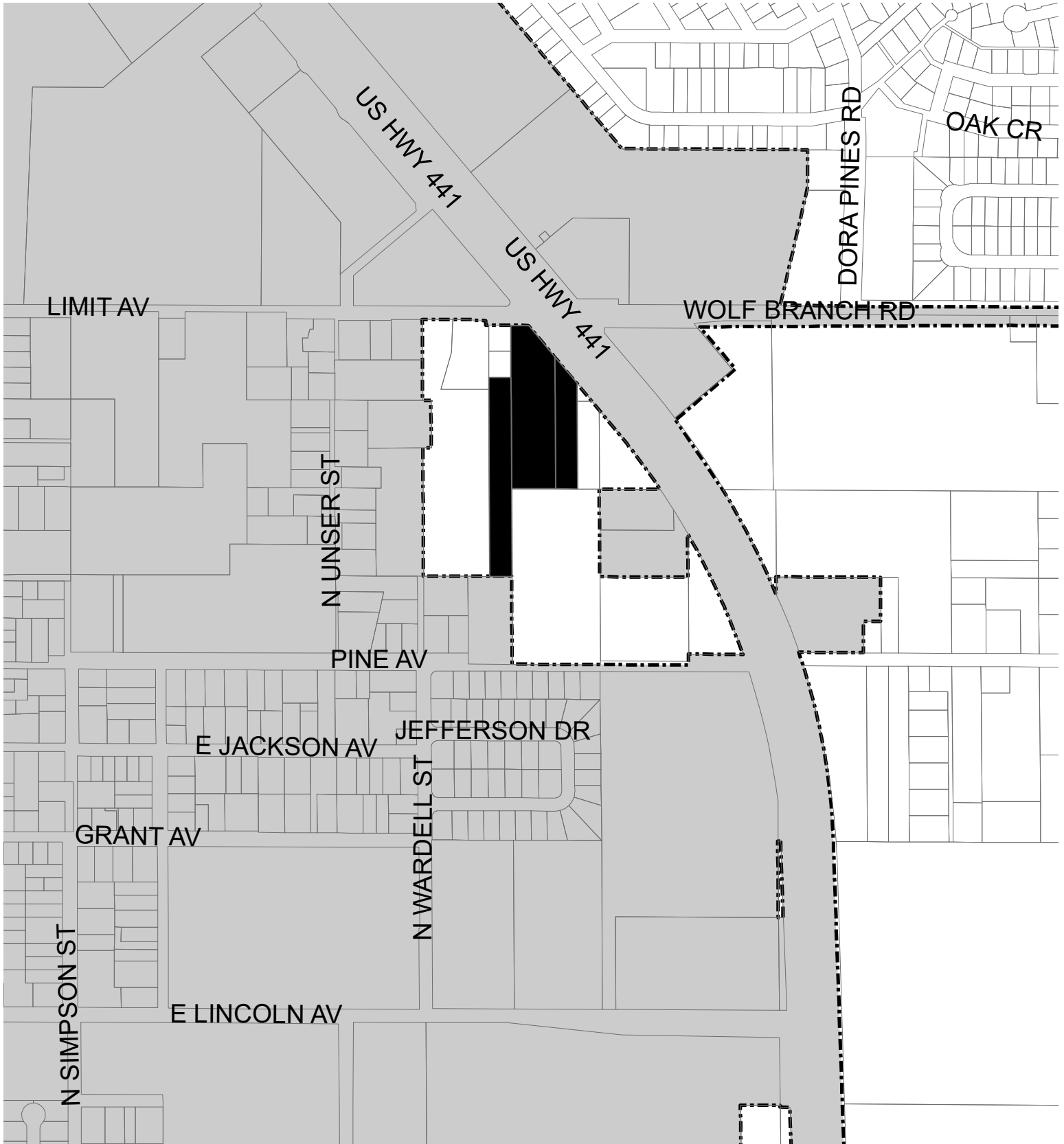


Vicinity Map
Rolkelray LLC
4.54 +/- Acres



Legend

-  Subject Parcel
-  City Limits





Legend

-  Subject Parcel
-  City Limits

**Aerial Map
Rolkelray LLC
4.54 +/- Acres**

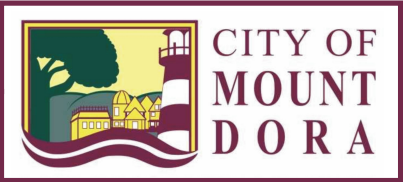


City of Mount Dora Future Land Use Map

Planning Time Frame: 2045

FLUM Amendment City of Mount Dora (Rolkelray, LLC)

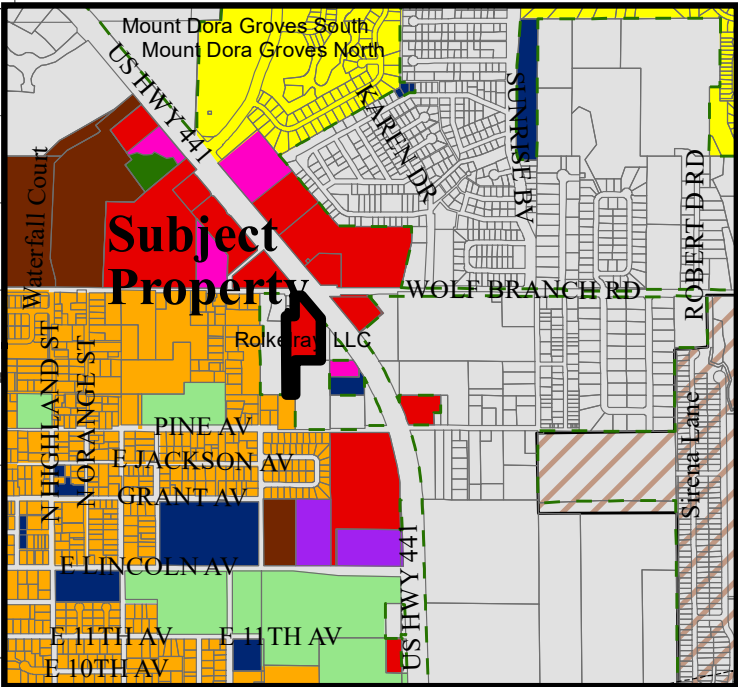
Existing FLU: County Commercial
Proposed FLU: City Commercial



0 1,400 2,800 Feet

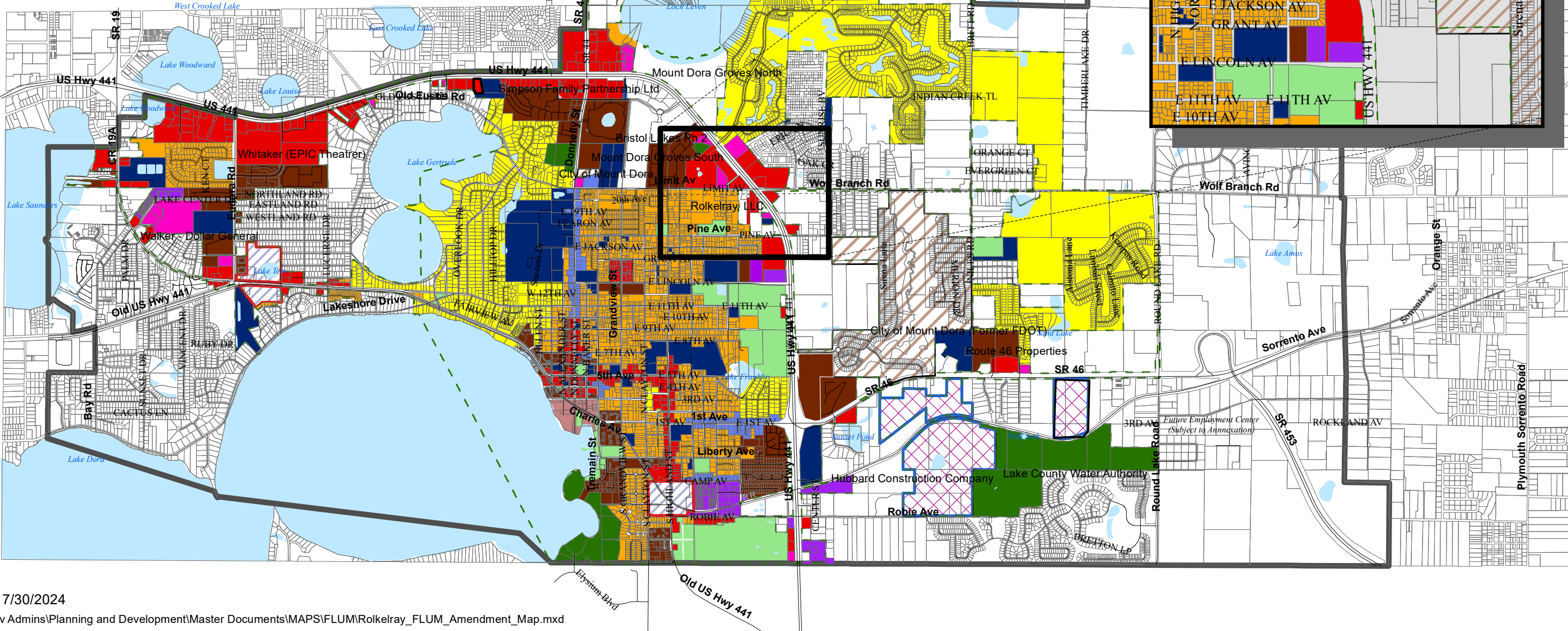
Map II-2a

Small-Scale FLUM Amendment



LEGEND:

- Owner Name**
- Rolkelray, LLC
- Features**
- Mixed Use Traditional (MU-1)
 - Mixed Use Downtown (MU-2)
 - Employment Center
 - Residential Professional/Office
 - Low Density Residential (2.5 DU/AC or Less)
 - Low/Medium Density Residential (4 DU/AC or Less)
 - Medium Density Residential (6 DU/AC or Less)
 - High Density Residential (18 DU/AC or Less)
 - Industrial
 - Commercial
 - Office
 - Recreation
 - Public Lands/Institutions
 - Conservation
 - Water Bodies/Lakes
- City Limits**
- JPA
 - Rail Road



3.4.6. *C-1 Neighborhood Commercial District:*

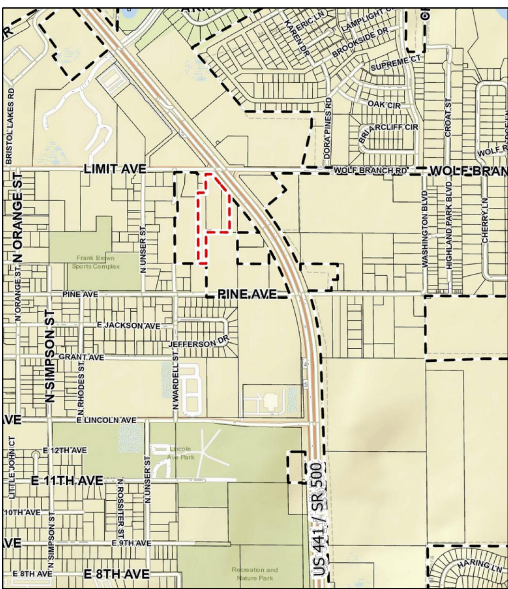
1. *Description of district.* This district is established to provide commercial areas that serve neighborhood needs without damaging the residential character of the neighborhood and without attracting traffic from outside the neighborhood. The architecture of the proposed development shall be compatible with the established neighborhood. Areas of the city in which this district is appropriate are designated as "commercial" on the future land use map of the comprehensive plan and are generally located adjacent to Gorham Street, Grandview Street; and between Grant Avenue and Lincoln Avenue. Other areas may be considered which support neighborhood type commercial uses. Proposed sites must be of sufficient size to allow for required buffers.
2. *Permitted uses.*
 - a. Any small convenience retail business or service customarily serving residential neighborhoods as opposed to businesses that serve regional areas, including drug stores, shoe repair, hardware stores jewelry stores, banks, florists, camera stores, luggage stores, tailor shops, photographic studios, restaurants, office supplies, paint stores, antique shops, specialty shops, convenience stores, commercial recreation, and other similar retail and office uses as those shown above.
 - b. Residential associated with the permitted uses set forth in subparagraph a. above.
3. *Conditional uses (See section 2.5.1.5):*
 - a. Churches.
 - b. Funeral homes.
 - c. Day care centers.
 - d. Public service and utility facilities.
 - e. Gas stations.
 - f. Adult living facility.
 - g. Nursing homes.
4. *Prohibited uses:*
 - a. Bars and cocktail lounges.
 - b. Liquor stores.
 - c. Massage parlors.
 - d. Medical marijuana dispensaries.
 - e. Non-medical marijuana sales.
 - f. Cannabis farms.
 - g. 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:*
 - a. Minimum building setbacks: Buildings shall be set back consistent from property lines with existing, adjacent or nearby buildings so as to provide uniform frontage and spacing without blocking reasonable visibility of existing buildings.

-
- b. Maximum building height: 35 feet.
Within 100 feet of Lake Dora: 25 feet.
 - c. Minimum street frontage (ft.): No minimum street frontage is required, provided that building and fire codes can be met and necessary services are provided.
 - d. Parking: The C-1 district as described above is recognized as a pedestrian oriented commercial district. Based on the level of pedestrian activity in the district, parking shall be provided based upon availability of land outside the applicable buffer.
 - e. Landscaping/buffers: Building shall be buffered from property lines consistent with existing adjacent, or nearby buildings as to provide uniform landscaping and buffering. Landscape planting requirements shall meet the requirements of a type "a" buffer as described in section 6.6.
 - f. Floor area ratio (FAR): 0.25.

Owner:
Rolkelray, LLC
635 E. Livingston St
Orlando, FL 32803

Client:
Mr. Mark Wright
Ironcrest Capital, LLC
1710 Windsor Drive
Winter Park, FL 32789

Agent/Consultant:
LPG Urban & Regional
Planners, LLC
Michael Rankin,
Managing Member
1162 Camp Ave.
Mount Dora, FL 32757
352-385-1940



Location

Notes:

Property Address: 20010 US Hwy 441, Mount Dora, FL 32757

Acreage: 4.5/196,020 SF

Flood Zone: X, Community Map Panel:120421-12069C0359E
Existing FLU: Lake County-Regional Commercial
Existing Zoning: Lake County-C-1
Proposed FLU: City of Mont Dora-Commercial
Proposed Zoning: City of Mont Dora-Commercial City of Mount
Proposed Uses: All uses allowed in the C-1 Zoning District consistent with Sec. 3.4.6 of the Mount Dora Land Development Code.

Proposed Intensity:
Shopping Center Square Footage: 29,775 sf
QSR Coffee Square Footage: 1,200 sf
Total Building Square Footage: 30,975 sf

ISR
Maximum: 80%
Proposed: 41%

FAR
Maximum-.25
Proposed- .15

Building Height
Maximum-35'
Proposed-35'

Open Space
Required: 20%
Proposed: 34%

Setback
Front (US-441)-150' from centerline
Front(Limit Ave)-115' from centerline
Side-10'
Rear-10'

Parking:
Shopping Center 1 space per 250 sq feet of gross leasable floor area
Drive Through Coffee: 1 space for each four seats plus one space for each employee on the largest shift.
Required: 124 Parking spaces
Provided: 143 Parking spaces

Drive Through Queuing: 6
Handicap Required: (1 space per 25 required parking spaces per LDC Sec. 6.5.9): 4 Spaces
Handicap Provided: 6 spaces
Bike Parking Required: (5% of total auto spaces (no more than 5 bike racks) per LDC Sec. 6.5.11 (6)):5 Bike Racks
Bike Parking Provided:5 Bike Racks
Wheel Stops shall be provided per LDC Sec. 6.5.11

Landscaping:
Perimeter Buffering: Type "a" Buffer 10'- consisting of 4 canopy trees, five understory trees, and continuous hedge per 100 linear feet(LDC Sec. 6.6.2)
Perimeter Building landscaping-2,920 SF must be on primary façade.

Screening material and design shall be consistent with design treatment of the primary facades of the commercial building or project and the landscape plan

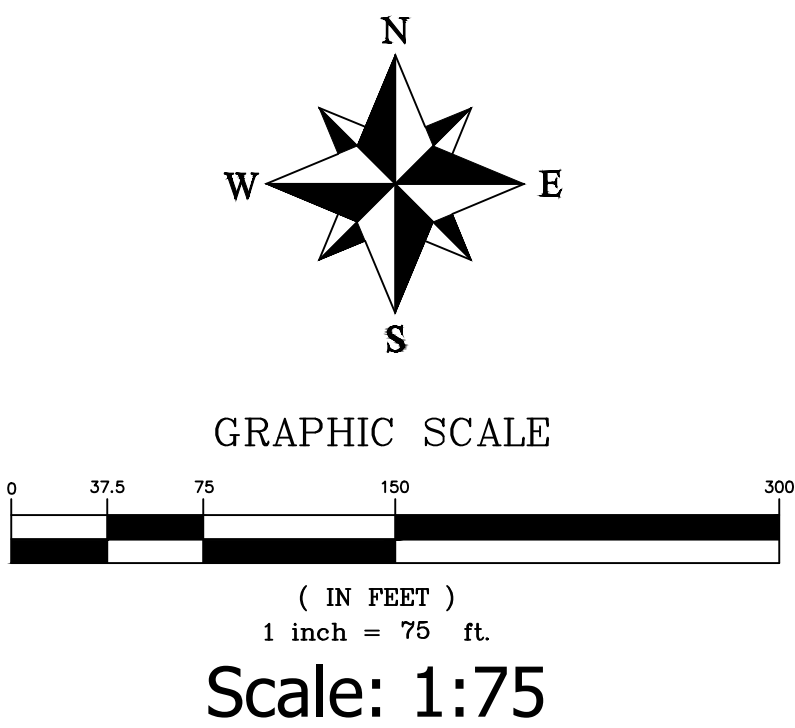
Loading or docking, outdoor storage, trash collection, mechanical equipment, trash compaction, vehicular storage, excluding new and used cars, recycling, roof top equipment and other service function areas shall be fully screened from adjacent properties and road way corridors at ground and pedestrian level.

Loading Zones shall be provided consistent with LDC Sec. 6.5.10.

Site Lighting: Shall be consistent with LDC Sec. 6.5.8 and 6.13. 3(i)(9) in no case shall lighting exceed 30' in height.

Legal Description(s)

Parcel 1: THAT PART OF THE WEST 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 27 EAST IN LAKE COUNTY, FLORIDA, LYING SOUTHWESTERLY OF U.S. HIGHWAY 441.
Parcel Identification Number: 29-19-27-0001-0000-1200 (Alt Key 1447127)
Parcel 2: THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA.
Parcel Identification Number: 29-19-27-0001-0000-1300(Alt Key 1447160)
Parcel 3: THE EAST 83.5 FEET OF THE NORTH 3/4 OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 27 EAST, EXCEPT THAT PORTION SOLD TO WILLIE BURNS AND FLORENCE BURNS, HIS WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 232, PAGE 222, AND EXCEPT THAT PORTION SOLD TO AMOS RANSON AND MAGGIE RANSON, HIS WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 276, PAGE 570.
Parcel Identification Number: 29-19-27-0001-0000-1401(Alt Key 1447178)



Limit Ave
Conceptual Plan
Mt. Dora, FL

Urban & Regional Planners, LLC.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

Project #: 2108-1
Alt Keys: 1447127, 1447160, 1447178
June 19th, 2024

1 of 1



JUSTIFICATION FOR REZONING

A rezoning is required due to the annexation of the property into the City of Mount Dora. The subject site is located within the Joint Planning Area (JPA) and within the city's Utility Service Area which indicates that a variety of urban uses are expected to occur in the general area. The proposed zoning of C-1 is consistent with the area and adjacent properties. Adjacent properties within the City are zoned C-3, OP, and PLI and properties within Lake County are zoned C-1.



The following provides justification for the rezoning based on the City of Mount Dora Land Development Regulations (LDR) Chapter III, Section 3.3.4.

1. The need and justification for the change;

The applicant wishes to annex the property into the City of Mount Dora. Assignment of a City of Mount Dora future land use and zoning designation is required. Upon annexation, the subject property will have a full array of municipal services, including central water and wastewater. These changed conditions warrant a change in the zoning. The proposed zoning of C-1 is consistent with the area and adjacent properties. Adjacent properties within the City are zoned C-3, OP, and PLI and properties within Lake County are zoned C-1.

Direction	Future Land Use	Zoning	Current Use
North	City Commercial	C-3	Undeveloped
South	County Regional Commercial	C-1	Undeveloped
East	County Regional Commercial City Office and PLI	C-1, OP, PLI	Professional Offices, Church
West	County Regional Commercial	C-1	Store/Residence and Undeveloped

2. **The effect of the change, if any, on the particular property and on surrounding properties;**

The existing County zoning is Neighborhood Commercial (C-1) and the proposed City of Mount Dora zoning is also Neighborhood Commercial (C-1); therefore, the change will have no effect on the subject property or surrounding properties. In fact, permitted uses within Lake County C-1 zoning allow for more commercial uses than the City's C-1 category.

3. **The amount of undeveloped land having the same classifications as that requested in the general area and throughout the city;**

The majority of the undeveloped land in the general area is within Lake County and is designated as Neighborhood Commercial (C-1). The proximity of the site adjacent to US Highway 441 and those properties within the City of Mount Dora are zoned Highway Commercial (C-3), Office Professional (OP), and Public Lands (PLI).

4. **The relationship of the proposed amendment to the purposes of the city's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this code and the plan;**

The proposed amendment is in compliance with the following policies, among others of the City of Mount Dora Comprehensive Plan.

Future Land Use

*FLU Objective 2, Policy a
FLU Objective 4, Policy d*

*Level of Service standards for public services and facilities
Require all zoning to be consistent with land use designation*

FLU Objective 4, Policy e Allow non-residential uses in residential areas
FLU Objective 4, Policy (g)(6) Commercial (C-1)
FLU Objective 6, Policy (b)(c)(d) Compact Growth

5. The availability and provision of adequate services and facilities;

City water and wastewater services are available to the site. Adequate capacity is available to serve future development consistent with the requested Commercial future land use designation and rezoning to Neighborhood Commercial (C-1). US Highway 441 and Limit Avenue has sufficient capacity to serve development on the subject site. Upon annexation, the City will provide other services such as fire and police protection, library services, parks, and recreation. The City provides these services to other properties in the area, so efficiency will improve.

The traffic impact analysis prepared by Walsh Traffic Engineering submitted for the rezoning indicates that the project will not adversely impact area roadways. Access to the subject site is proposed from Limit Avenue and US Highway 441.

6. The impact of the natural environment;

The environmental assessment prepared by Universal submitted for the rezoning indicates that no protected species or wetlands are on the subject site.



CITY OF
MOUNT
DORA

Z24-01

City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

REZONING APPLICATION

Date: May 28, 2024

1. Applicant's Name: Michael Rankin, Managing Member
Company's Name: LPG Urban and Regional Planners, LLC
Address: 1162 Camp Ave.
City, State & Zip: Mount Dora, FL 32757
Phone: 352-385-1940 E-mail: MichaelR@lpgurp.com
2. Owner's Name: Roland Magyar, Member
Company's Name: Rolkelray, LLC
Address: 635 E. Livingston Street
City, State & Zip: Orlando, FL 32803
Phone: 407-446-6537 E-mail: rmagyar@att.net
3. The property generally located and list adjacent streets: South of Limit Ave. and
west of US Highway 441
4. The address(s) of the property: 200 10 US Highway 441
5. Size of property in Acres: 4.54 Square Feet: 197,762
6. Current Zoning District: Lake County C-1
7. Requested Zoning District: C-1
8. Future Land Use Category: Commercial
9. Present use and structures on the property (list number of residential dwelling units):
Vacant

10. Building Size (Existing): N/A
11. Proposed use of property: Neighborhood commercial such uses as restaurant, coffee shop, medical, and retail
12. State the reason for this request, per Section 3.3 of the City's land Development Code (attached additional sheets and support data):
See Attached Justification for Rezoning
13. Is the proposed use permissible in the requested district? Yes
14. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

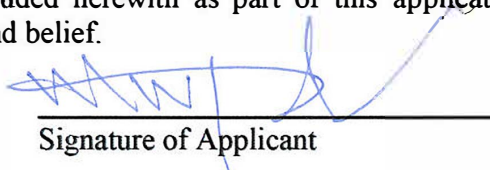
Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Commercial	C-3	Undeveloped
South	County/City	Regional Commercial/Commercial	C-1	Undeveloped
East	County/City	Regional Commercial/Office and	C-1, OP, PLI	Professional Offices, Church
West	County	Regional Commercial	C-1	Store/Residence and Undeveloped

(districts/categories may be abbreviated)

CERTIFICATION AND SIGNATURE

AFFIDAVIT

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



Signature of Applicant

Michael Rankin

Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 19th day of June
20²⁴ by Michael Rankin who is personally known to me or who has
produced _____ as identification and who did _____ or did
not ✓ take an oath.

SEAL:





Notary Public

Sherie D. Lindh

Print or Type Name

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://mountdora.files.com>. Application drawings and document may be copied to CD, thumb drive and delivered to the Planning and Development Department. Contact staff for alternative submittals methods.

The following items must be submitted:

1. Application Fee: **\$3,000.00**

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

Note: Additional costs incurred by the city engineer, city attorney, or outside consultants shall be billed directly to the applicant.
2. Completed application (signed and notarized affidavit).
3. Owner authorization letter, notarized from the owner(s), designating the applicant/party to act on their behalf.
4. 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.
5. The Property Card(s) from the Lake County Property Appraiser's office.
6. Future Land Use and Zoning Maps.
7. Proof of ownership (warranty deed or title certificate).
8. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). Plus seven (2) extra copies of the boundary survey for the remaining packets. Include one reduced survey copy not larger than 11" x 17" paper size, if the original survey is prepared on a large size paper.
9. Legal description of the property in MS Word format (include in CD or email to staff).
10. Traffic Impact Analysis, signed and sealed. Plus a PDF copy to CD.
11. Provide needs and justification for the change. Also, include zoning criteria pursuant to Section 3.3 of the City's land Development Code.

12. Provide evidence and documentation of undeveloped land having the same classification as proposed the general area the throughout the City.
13. The relationship of the proposed change in zoning to the purposes of the City's Comprehensive Plan and how the proposed change will further the purposes and intent to the Comprehensive Plan.
14. The relationship of the proposed change in zoning to the purposes of the City's Land Development Code and how the proposed change will further the purposes and intent to the Land Development Code.
15. The availability and provision of adequate services and facilities.
16. The impact on the natural environment.

RESTRICTIONS ON RECONSIDERATION

- Whenever the City Council has taken action to deny a petition to rezone the property, the City shall not:
 - Consider any further petition for the same rezoning of all or any part of the same property for a period of one (1) year from the date of such action;
 - Consider a petition for any kind of zoning on all or any part of the same property for a period of six (6) months from the date of such action. However, a motion to reconsider the denial may be entertained by the Council.
- Whenever the City Council has changed the zoning of any property, the Planning and Zoning Commission shall not consider any petition for rezoning of all or any part of the same property for a period of six (6) months from the effective date of the amendatory ordinance.
- The time limits of this subsection may be waived by the City Council when such action is deemed necessary to prevent injustice.

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*****

1. Following complete submittal, the application will be scheduled for the next available Development Review Committee (DRC) meeting for review and comment.
2. If approved by the Development Review Committee the application will be forwarded to the next available Planning and Zoning Commission meeting.

3. Following action by the Planning and Zoning Commission, the application will be forwarded to the City Council at their next available meeting for final action.

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.

Akara Hatcher
Name
1800 Memorial Dr. SE , Apt. G6
Address
Atlanta GA 30317
City State Zip

Army of Christ
Name
P.O. Box 677
Address
Mount Dora FL 32756-0677
City State Zip

Silva Harris
Name
2020 N Unser St.
Address
Mount Dora FL 32757
City State Zip

William Farmer
Name
1 Savannah Sq Dr, Unit 81
Address
Savannah GA 31406
City State Zip

Sharon Johnson
Name
1720 N Unser St.
Address
Mount Dora FL 32757
City State Zip

Lueberthay McGee
Name
2056 NW 55th Blvd., Apt B 11
Address
Gainesville FL 32653
City State Zip

Robert Scott
Name
2060 Highland Park Blvd.
Address
Mount Dora FL 32757
City State Zip

Christopher Shipley
Name
20110 US Highway 441
Address
Mount Dora FL 32757
City State Zip

Rokel, Inc.
Name
1541 Sunset Circle
Address
Mount Doa FL 32757
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.

Updated 5/13/2021

3. Following action by the Planning and Zoning Commission, the application will be forwarded to the City Council at their next available meeting for final action.

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.

Samantha Taylor

Name

1501 E Pine Ave.

Address

Mount Dora FL 32757

City State Zip

CFL-SFR LLC

Name

7958 Via Dellagio Way, Suite 304

Address

Orlando FL 32819

City State Zip

KEDA Properties LLC

Name

433 Lime Ave

Address

Daytona Beach FL 32124

City State Zip

Albert Larry

Name

1999 N Wardell St.

Address

Mount Dora FL 32757

City State Zip

AJK, Inc.

Name

P.O. Box 1751

Address

Apopka FL 32704

City State Zip

ARC Lwaugga001 LLC

Name

11995 El Camino Real

Address

Sand Diego CA 92130-253

City State Zip

Dora Pines Land Trust

Name

3600 N Highway 19A

Address

Mount Dora FL 32757

City State Zip

Racetrac Petroleum, Inc.

Name

P.O. Box 2437

Address

Smyrna GA 30081-243

City State Zip

Elbert Harris

Name

1309 Golf Point Loop

Address

Apopka FL 32712

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.

Updated 5/13/2021

Potable water summary

The proposed project consists of 30,975 SF of commercial uses that will be served potable water by the City of Mount Dora. Below are the estimated potable water flows for the project based on the City of Mount Dora engineering standards pursuant to Chapter VII, Section 7.13, 7.13.2.

POTABLE WATER					
TYPE	GPD/CAPITA	CAPITA/UNIT	DEMAND PER UNIT (GPD)	# OF UNITS	DEMAND TOTAL
COMMERCIAL	0.15	N/A	N/A	30,975 SF	4,646 GPD

Sanitary Sewer Summary

The proposed project consists of 30,975 SF of commercial uses that will be served sanitary sewer services by the City of Mount Dora. Below are the estimated sanitary sewer flows for the project.

SANITARY SEWER					
TYPE	GPD/CAPITA	CAPITA/UNIT	DEMAND PER UNIT (GPD)	# OF UNITS	DEMAND TOTAL
COMMERCIAL	0.15	N/A	N/A	30,975 SF	4,646 GPD

Needed Fire Flow Summary

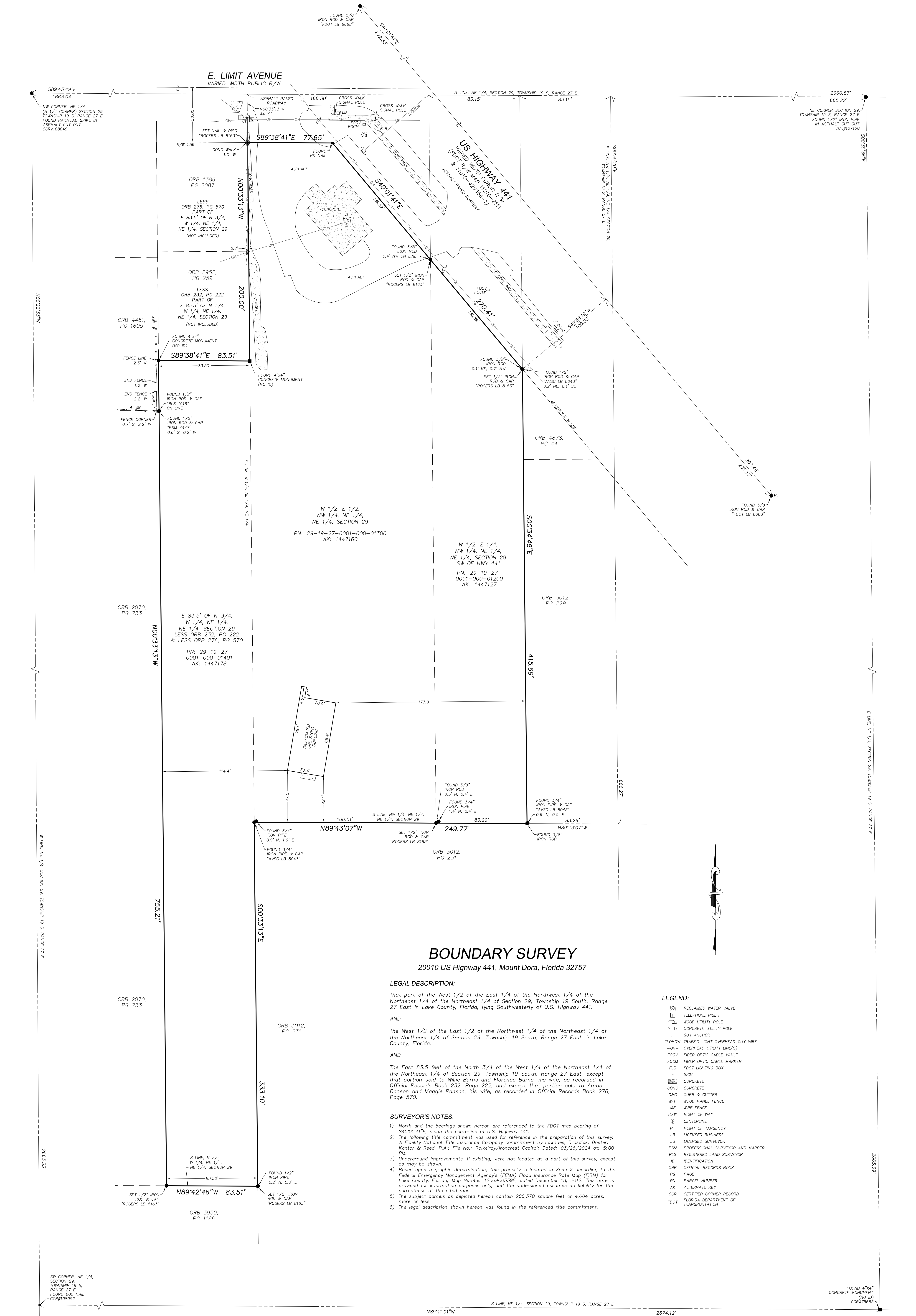
The City of Mount Dora is the fire flow provider for the proposed project location. The proposed project will provide a minimum needed fire flow of 1,500 gpm @ 20 psi per the City of Mount Dora, or those required by the ISO, whichever is greater. Fire hydrants, and fire department connections as required by the City and ISO code will be provided onsite.

Stormwater System Summary

The proposed project will have its own stormwater retention that will provide stormwater treatment and retention. The proposed stormwater ponds will meet the City of Mount Dora and St. Johns River Water Management District requirements.

Roadway Summary

The proposed project will provide connections to the existing roadway network as shown on the concept plan. All onsite drive isles will be privately owned and maintained. All onsite drive isles will be a minimum 24 ft. wide for two-way traffic.



ORDINANCE NO: 2024-18

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY NEIGHBORHOOD COMMERCIAL (C-1) TO NEIGHBORHOOD COMMERCIAL (C-1) FOR PROPERTY LOCATED ON THE WEST SIDE OF US HIGHWAY 441 AND SOUTH OF LIMIT AVENUE, COMPRISING 4.604 ACRES, MORE OR LESS, AS FURTHER DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Roland D. Magyar DBA Rolkelray LLC (Property Owner) is the fee simple owner of the property submitted an application requesting a zoning district classification change and a Zoning Map amendment for that property located on the west side of US Highway 441 and south of Limit Avenue, as depicted on **Exhibit "A"**, attached hereto (Property); and

WHEREAS, the requested zoning district classification change and Zoning Map amendment are consistent with the City of Mount Dora Comprehensive Plan and meet the criteria established by Florida Statutes, Chapter 166; and

WHEREAS, pursuant to applicable law, notice has been given to Lake County and to the public by publication in a newspaper of general circulation in the City; and

WHEREAS, on August 17, 2024, the City of Mount Dora Planning and Zoning Commission recommended that the City Council adopt the requested zoning district classification change and Zoning Map Amendment and found same consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Mount Dora held a duly noticed public hearing on the proposed zoning district classification change for the Property to City Neighborhood Commercial (C-1), considered the findings and advice of staff and considered the written information, oral comments and supporting data and analysis provided by citizens and all interested parties; and

WHEREAS, the City of Mount Dora finds such zoning district classification change and Zoning Map amendment consistent with the City's Comprehensive Plan and that same serves a

legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA:

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 as legislative findings and intent of the City of Mount Dora.

SECTION 2. ZONING DISTRICT CLASSIFICATION CHANGE. Pursuant to City of Mount Dora Land Development Code, Chapter III, the Property as more particularly described below is rezoned to the Neighborhood Commercial (C-1) zoning classification from its previous designation as County Neighborhood Commercial (C-1)::

That part of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 19 South, Range 27 East, Lake County, Florida, described as follows:

Commence at the Northwest corner of the Northeast 1/4 of Section 29, Township 19 South, Range 27 East, Lake County, Florida; thence run S89°43'49"E, along the North line of said Northeast 1/4 of Section 29, a distance of 1663.04 feet to the East line of the West 1/4 of said Northeast 1/4 of the Northeast 1/4 of Section 29; thence run S00°33'13"E, along said East line, a distance of 44.19 feet to the South right of way line of East Limit Avenue; thence run S89°38'41"E, along said South right of way line, 77.65 feet to a point of intersection with the Southwesterly right of way line of U.S. Highway 441 (State Road 500); said Southwesterly right of way line being 100.00 feet Southwesterly of and parallel with the centerline of said right of way of U.S. Highway 441; thence run S40°01'41"E, along said Southwesterly right of way line, a distance of 270.41 feet to the East line of the West 1/2 of the East 1/4 of the Northwest 1/4 of the aforesaid Northeast 1/4 of the Northeast 1/4 of Section 29; thence departing said right of way line run S00°34'48"E, along said East line, a distance of 415.69 feet to the South line of the Northwest 1/4 of said Northeast 1/4 of the Northeast 1/4 of Section 29; thence run N89°43'07"W, along said South line, a distance of 249.77 feet to the aforesaid East line of the West 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 29; thence run S00°33'13"E, along said East line, a distance of 333.10 feet to the South line of the North 3/4 of the West 1/4 of said Northeast 1/4 of the Northeast 1/4 of Section 29; thence run N89°42'46"W, along said South line, a distance of 83.51 feet to the West line of the East 83.50 feet of said North 3/4 of the West 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 29; thence N00°33'13"W, along said West line, 755.21 feet to a line lying 200.00 feet Southerly of the aforesaid South right of way line of East Limit Avenue; thence run S89°38'41"E, parallel with said South right of way line, a distance of 83.51 feet to the aforesaid East line of the West 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 29; thence run N00°33'13"W, along said East line, a distance of 200.00 feet to the Point of Beginning.

Containing 200,570 square feet or 4.604 acres, more or less.

SECTION 3. OFFICIAL ZONING MAP AMENDMENT. The Official City Zoning Map of the City of Mount Dora shall be amended to conform to the zoning assignment approved in Section 2 of this Ordinance.

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 zoning district classification change and Zoning Map amendment related to the Property, 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. This Ordinance shall become effective immediately following such time that its companion Future Land Use Designation and Map amendment ordinance (Ordinance 2024-17) takes effect.

FIRST READING: September 3, 2024

SECOND READING: September 17, 2024

PASSED AND ADOPTED this 17th day of September, 2024.

[signatures on following page]

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

JEANANN HAND
CITY CLERK

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

Patrick Brackins, City Attorney

Property Depiction

