



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

Email: plandev@cityofmounddora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

September 18, 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 Minor Site Plan**; 813 East 5th Avenue (Project Name); 813 East 5th Avenue (Site Address); 5th Gen Holding LLC (Owner); Sunshine Properties Source LLC (Applicant); Clymer Farner Barley, Inc. (Engineer); Ray Basham Architect, LLC (Landscape Architect); Basham Architect, LLC (Architect). Project No. SP24-02.
- VI. Announcement of next scheduled meeting date
 - A. Next regularly scheduled meeting date: October 16, 2024
- VII. Adjournment

NOTICE: For purposes of Section 286.011, Florida Statutes, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

NOTICE: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The City shall not make or perfect such a record. Section 286.0105, Florida Statutes.

NOTICE: In accordance with the Americans with Disabilities Act ("ADA") and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352-735-7126, ext. 1111, or by email at clerk@cityofmounddora.com. If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

August 21, 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, August 21, 2024.

II. Roll Call with Determination of Quorum

Present: Miles Beach, Adrian Coombes, Kris Haukoos, Barbara Tietmeyer

Absent: Harris Turner, James Homich and Tom Dring

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

Presenters: Ms. Janiszewski, *City of Mount Dora*; Heather Urwiller, *LPG Urban Regional Planners LLC*

III. Approval of Minutes

Ms. Tietmeyer motioned to approve the meeting minutes dated July 17, 2024. Ms. Haukoos seconded the motion and the minutes were approved unanimously, with a 4 - 0 vote.

IV. Public participation/hearing for non-agenda items

None

V. New Business

- A. **Request for FLUM-Sma11 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).

Ms. Janiszewski provided a summary of the proposed application and stated that 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.

Clarification on location of proposed project.

Ms. Janiszewski clarified that the Site Plan will come before board again at a later dated and confirmed process.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

August 21, 2024

Discussion on developments plans for property's access off of Limit Avenue. Ms. Janiszewski clarified that the applicant is proposing a turn in on US Hwy 441, but it depends on how the site is developed and traffic counts associated.

Ms. Urwiller stated that there is an existing access off of 441, anticipating utilizing that access point. It may be modified slightly as a result of going through permitting with the state, as it is a state road. County will be a part of permitting process on Limit Avenue. Comments have been received from the county permitting office, which are informational and will be addressed during Site Plan.

Board members expressed concerns about existing congestion. They will address when Site Plan is brought back.

Ms. Urwiller reiterated that there will be modifications to the whole area related to the access point. There will be a traffic management plan and traffic study forthcoming.

Clarification on readings/hearings for ordinance, regarding small scale.

Mr. Hand clarified that there will be two readings and one public hearing. Ms. Janiszewski stated it gets transmitted after the adoption.

Discussion regarding the ordinance proposed approval date provided in packet. Ms. Janiszewski stated she will review.

On a motion by Mr. Coombes, seconded by Ms. Haukoss, the board voted to recommend approval to City Council; with a 4-0 vote.

- B. **Request for Rezoning;** South of Limit Avenue and West of U.S. Hwy 441 (Location); Rokelray, LLC (Owner); LPG Urban and Regional Planners, LLC (Applicant). Project No. Z24-01.

Ms. Janiszewski provided a summary of the proposed application and stated that 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 Commercial.

Conversation regarding if the Annexation is concurrent with the Rezoning.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

August 21, 2024

Ms. Janiszewski clarified that the Annexation will be presented to City Council, at the same time as the Rezoning and Land Use Amendment.

On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the board voted to recommend to City Council with a 4-0 vote.

VI. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: September 18, 2024

Mr. Beach stated that he won't be in attendance for the next scheduled meeting. Mr. Coombes confirmed that he will be at the meeting.

VII. Adjournment

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

Miles Beach,
Commission Chair

Whitney Scott
Administrative Coordinator



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

DATE: September 18, 2024

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler, Senior Planner

RE: **Application for a Minor Site Plan: 813 E 5th Avenue (Project Name),**
813 E 5th Ave. (Site Address); Julie Smith, Representative, 5th Generation Holdings LLC (Property Owner, Applicant); Parker Verbaik, P.E., Clymer Farner Barley, Inc. (Engineer); Ray Basham, Ray Basham Architect, LLC (Architect, Landscape Architect).
Project No. SP24-02Minor

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced Minor Site Plan request subject.

REFERENCES/SUPPORT:

Section 5.1, Land Development Code, City of Mount Dora, Florida

SITE SUMMARY:

Owners	5 th Gen Holding, LLC
Applicant	Sunshine Properties Source LLC
Address	813 E 5 th Avenue
Parcel ID(s)	29-19-27-0200-000-01600
Alternate Key Nos.	1469872
Zoning District:	Downtown Commercial
Future Land Use Category:	Commercial
Overlays:	Mount Dora CRA Historic Preservation Review Area
Overall Site Area:	+/- 0.15 acres (6,671-sf)
Existing Use:	Residential
Proposed Use:	Office and Residential
Proposed Building Height	26'-2" (no proposed change)
Maximum Building Height	35-ft
Proposed Impervious Surface Ratio (ISR)	0.73
Maximum Impervious Surface Ratio (ISR)	0.80
Proposed Floor Area Ratio (FAR)	0.23
Maximum Floor Area Ratio (FAR)	1.00

SURROUNDING PROPERTY LIST

Direction	Jurisdiction	FLU	Zoning District	Existing Uses(s)
North	City	Medium Density	Duplex (one- and two-family) (R-2)	Vacant, SFDU
South	City	Commercial	Downtown Commercial (C-2)	Retail
	City	Commercial	Peripheral Commercial (C-2A)	Church
East	City	Commercial	Downtown Commercial (C-2)	Office
West	City	Commercial	Downtown Commercial (C-2)	Office

ANALYSIS:

This application is a request for approval of a minor site plan for the renovation of an existing residential single-family residence to a mixed-use structure to include an additional office use. The subject +/- 0.15 acre property is located at 813 E 5th Avenue and is developed with an 836-sf two (2) story residence constructed in 1924. The property is presently zoned C-2 (Downtown Commercial) and is classified with a Commercial future land use designation. Permitted uses within the C-2 zoning district include offices and residential uses accessory to a permitted use identified with Land Development Code (LDC) 3.4.7(2.).

The applicant is seeking to redevelop the property into a law office on the first floor and a residence on the second floor. Prior to commencing operations, the Applicant will need to obtain a Site Plan approval for the redevelopment and obtain applicable Building permits which may include a change of use. The applicant proposes several site improvements to include construction of an access drive, required parking for building use, grading, drainage, infrastructure, and associated accessibility improvements..

Stormwater and Drainage

An on-site retention pond located in the front yard is sized to hold the runoff from the first inch of rainfall in the post development condition, according the stormwater report provided. Runoff beyond the first one (1) inch, drainage is designed towards 5th Avenue, according to the Grading and Drainage plan

Stormwater Management Calculations prepared by the Project Engineer and submitted for review with the application submittal. The development proposes the placement of a total of 3,484-sf of new impervious area on the 0.15 acre. A St. Johns River Water Management District (SJRWMD) permit is not required, per an agency permit determination letter dated December 28, 2023 submitted with the site plan application.

Access

The property will be accessed via East 5th Avenue, a county-maintained road. The minor site plan application was forwarded to Lake County for review. The Applicant is in coordination with Lake County Public Works to permit work within the right-of-way.

Parking & Loading Areas

Pursuant to LDC 6.5.2. *Off-street parking requirements*, an office use shall provide one space for each 300-sf of gross floor area (2.82 parking spaces), a residential dwelling requires at least two (2) space per dwelling, and at least one (1) parking space is reserved for physically handicapped person. The site plan proposes five (5) parking spaces and one (1) accessible parking space for the 836-sf building.

The C-2 zoning district requires that vehicular access to be limited to rear service areas and parking lots. The site plan proposes to remove the existing fence along the southern property to allow for the placement of new concrete to create a shared driveway with the property to the south.

Landscaping and Buffering

The C-2 zoning district requires that buildings to be buffered from property lines consistent with existing, adjacent, or nearby buildings as to provide uniform landscaping and buffering. The site plan includes landscaping components was submitted with the application demonstrating consistency with the district requirements. The applicant proposes to remove one (1) 14” Oak tree to allow for the placement of the access driveway from front of the property to the rear parking lot.

Utilities (Water and Sewer)

The property will receive City of Mount Dora utilities. The residential and additional nonresidential (office) use anticipate to collectively consume 352.70 GPD of water consumption and generate a total 288 GPD of wastewater. The subject property will be connected to Wastewater Treatment Plant I.

Wetlands

The property is located in flood zone x – area of minimal flood hazard, according to a survey submitted with the site plan application.

Traffic

The applicant provided a Traffic Trip Generation Letter indicating the proposed use of the property will generate less than 25-peak trips per day. Pursuant to the 2008 Transportation Impact Study Guidelines, a project qualifies for a Tier 1 Traffic Impact Study (TIS). The applicant submitted a traffic statement demonstrating the proposed uses will generate 12 weekday daily trips and 1 AM and PM weekday peak hour trips.

Historic Preservation Review Area

The property is located within the Historic Preservation Review Area and is not designated as a historic site on the National or Local Registry. Pursuant to LDC Section 3.4.6.(1).(a.), a Certificate of Appropriateness (COA) shall be required for the demolition, relocation, restoration, or renovation of the exterior architectural features of a building fifty years or older within the historic preservation area.

- An application for COA was requested by the Applicant in June 2023 for the removal of a utility room and porch addition; these features of the single-family dwelling unit were not original to the structure. The Historic Preservation Board (HPB) approved the request for COA on June 28, 2023. These features have since been removed.
- An application for COA was requested by the Applicant in July 2023 to allow for the replacement of four (4) exterior wood doors with steel doors and add a handrail to the front steps. The HPB approved the request for COA on July 28, 2023.

The Development Review Committee (DRC) reviewed the site plan application request and staff has elected to move the application forward to the Planning and Zoning Commission.

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

ATTACHMENTS:

Vicinity Map

Application (*Traffic Statement, Survey, SJRWMD Permit Exemption Approval, etc.*)

Certificate of Appropriateness (approved June 28, 2023)

Certificate of Appropriateness (approved July 26, 2023)

Site Plan



CITY OF
MOUNT
DORA

SP24-02

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

E-mail: plandev@cityofmoundora.com

MINOR SITE PLAN
APPLICATION

Date: _____ Project Name: 813 East 5th Avenue Minor Site Plan

1. Site Address: 813 East 5th Avenue Mount Dora

2. Applicant's Name: Sunshine Properties Source LLC

Company's Name: Sunshine Properties Source LLC

Address: 21015 Wolf Branch Road

City, State & Zip: Mount Dora, FL , 32757

Phone: 352-636-3845 E-mail: sunshinepropertyessource@gmail.com

3. Property Owner's Name(s): 5th Gen Holding LLC

Company's Name: 5th Gen Holding LLC

Address: 30643 Fairview Avenue

City, State & Zip: Tavares, Florida 32778

Phone: 352-217-2685 E-mail: attorney@hestialegal.com

4. Engineer's Name: Parker Verkaik, P.E.

Company's Name: Clymer Farner Barley, Inc.

Address: 4450 NE 83rd Road

City, State & Zip: Wildwood, FL 34785

Phone: 352-748-3126 E-mail: pverkaik@cfb-inc.com & lroberts@cfb-inc.com

5. Landscape Architect's Name: Ray Basham

Company's Name: Ray Basham Architect, LLC

Address: 1905 Canterbury Lane, Unit 3E


City, State & Zip: Sun City Center, Florida 33573

Phone: 614-216-1948 E-mail: rbashamarchitect@gmail.com

6. Architect's Name: Ray Basham
 Company's Name: Ray Basham Architect, LLC
 Address: 1905 Canterbury Lane, Unit 3E
 City, State & Zip: Sun City Center, Florida 33573
 Phone: 614-216-1948 E-mail: rbashamarchitect@gmail.com
7. Briefly describe the property project and proposed use(s): _____
0.15 acres with existing 1500 sq ft home to be improved for business purpose.
8. Property is located on the following adjacent streets: _____
E 5th Ave
9. Zoning District: C-2 Future Land Use Category: COMM
10. Building Size Existing (SF): 1500 +/- Proposed (SF): N/A
 Total (SF): 1500 +/-
11. Proposed Number of Seats: N/A
12. Size of property in Acres: 0.15 Square Feet: 6,671
13. Number of structures to be built on the site: 0
14. Height of structures(s): unknown Building Stories: 2
15. Total square footage of impervious surface: 4846
16. The percentage of lot coverage: 73%
17. Are vested rights being requested as part of this application? Yes _____ No X
If no, by signing this application you are waiving any future vested development rights on this property.

CERTIFICATION AND SIGNATURE

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

 _____
 nca

12/5/22

Owner/Applicant Signature

Date

SUBMITTAL CHECKLIST

Provide electronic copies (PDF) of the application, drawings, reports, and all supported documents listed below. Application may be uploaded to City's FTP site at the following link: <https://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: \$1,500.00**
*Resubmittal Fee: If substantial revisions are required as determined by the development review committee, all planning, zoning, and development applications shall be submitted within 60 days from the development review committee meeting at which the recommendations were made. After the 60 day time-frame a new application fee is required prior to any further city review.

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

PROCEDURES

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

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

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

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

5.2 Procedures for review of site plans.

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

5.2.2 Application Procedure:

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

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

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

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

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

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

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

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

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

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

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

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

- a. Escrow Deposit:
 - 1. Cashier’s Check
 - 2. Certified Check
- b. Others, as approved by City Council, which may include developer-lender city agreement for providing public improvements, assignment of interest-bearing certificate of deposit, irrevocable letters of credit or developer’s agreement.

2. Title Certificate: A certificate of ownership signed by a licensed attorney at law or an abstract company shall be required when property is conveyed to the City, in a form approved by the City Attorney and showing the following:

- a. Parties executing site plan are owners of the land embraced by the site.
- b. All mortgages, liens or other encumbrances.
- c. That all taxes and assessments are paid to date.
- d. Description of site is correct.
- e. No conflicting right-of-ways, easements or site plans exist.

3. As-Built Record Drawings: The City shall not accept improvements not issued a Certificate of Occupancy as-built record drawings are submitted to the City and reviewed, and determined to be consistent with this code.

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

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

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

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

Section 6.15 Trail Design Guideline Requirements.

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

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

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

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

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

Updated 5/13/2021



**CITY OF
MOUNT
DORA**

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

E-mail: plandev@cityofmountdora.com

**MINOR SITE PLAN
APPLICATION**

Date: May 21 2004 Project Name: 813 East 5th Avenue Minor Site Plan

1. Site Address: 813 East 5th Avenue Mount Dora

2. Applicant's Name: Sunshine Properties Source LLC

Company's Name: Sunshine Properties Source LLC

Address: 21015 Wolf Branch Road

City, State & Zip: Mount Dora, FL , 32757

Phone: 352-636-3845 E-mail: sunshinepropertiessource@gmail.com

3. Property Owner's Name(s): 5th Gen Holding LLC

Company's Name: 5th Gen Holding LLC

Address: 813 East 5th Avenue

City, State & Zip: Mount Dora, FL 32757

Phone: 352-636-3845 E-mail: sunshinepropertiessource@gmail.com

4. Engineer's Name: Parker Verkalk, P.E.

Company's Name: Clymer Farner Barley, Inc.

Address: 4450 NE 83rd Road

City, State & Zip: Wildwood, FL 34785

Phone: 352-748-3126 E-mail: pverkalk@cfb-inc.com & lroberts@cfb-inc.com

5. Landscape Architect's Name: Ray Basham

Company's Name: Ray Basham Architect, LLC

Address: 1905 Canterbury Lane, Unit 3A

City, State & Zip: Sun City Center ,Florida 33573

Phone: 614-216-1948 E-mail: rbashamarchitect@gmail.com

6. Architect's Name: Ray Basham
 Company's Name: Ray Basham Architect, LLC
 Address: 1905 Canterbury Lane, Unit 3E
 City, State & Zip: Sun City Center, Florida 33573
 Phone: 614-216-1948 E-mail: rbashamarchitect@gmail.com
7. Briefly describe the property project and proposed use(s): _____
0.15 acres with existing 1500 sq ft home to be improved for business purpose. Mixed use, downstairs law office, upstairs 2 bed - 1 bath residential
8. Property is located on the following adjacent streets: _____
E 5th Ave
9. Zoning District: C-2 Future Land Use Category: COMM
10. Building Size Existing (SF): 1500 +/- Proposed (SF): N/A
 Total (SF): 1500 +/-
11. Proposed Number of Seats: N/A
12. Size of property in Acres: 0.15 Square Feet: 6,671
13. Number of structures to be built on the site: 0
14. Height of structures(s): 26'-2" Building Stories: 2
15. Total square footage of impervious surface: 4846
16. The percentage of lot coverage: 73%
17. Are vested rights being requested as part of this application? Yes _____ No X
If no, by signing this application you are waiving any future vested development rights on this property.

CERTIFICATION AND SIGNATURE

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


 Owner/Applicant Signature
 Minor Site Plan Application

5/21/2024
 Date

PROPERTY RECORD CARD

General Information

Name:	5TH GEN HOLDINGS LLC	Alternate Key:	1469872
Mailing Address:	13624 JEREMY PL GRAND ISLAND, FL 32735 Update Mailing Address	Parcel Number: ⓘ	29-19-27-0200-000-01600
		Millage Group and City:	0MD1 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	813 E 5TH AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, BELMONT SUB LOT 16 PB 4 PG 60 ORB 6191 PG 449		
<small>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.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	MULTI FAMILY <5 UNITS DRY LOT (0800)	50	130		6500.000	FD		\$126,500.00	\$126,500.00
Click here for Zoning Info ⓘ					FEMA Flood Map				

Residential Building(s)

Building 1

Residential	Building Value: \$75,935.00		
Summary			
Year Built: 1923	Total Living Area: 1672 ⓘ	Central A/C: Yes	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	2.00	1672
OPEN PORCH FINISHED (OPF)		2.00	168
UTILITY STORAGE FINISHED WOOD (SAF)		2.00	104
SCREEN PORCH FINISHED (SPF)		2.00	184

SCHOOL BOARD LOCAL	\$202,435	\$202,435	\$202,435	2.9980	\$606.90
LAKE COUNTY WATER AUTHORITY	\$202,435	\$202,435	\$202,435	0.2940	\$59.52
NORTH LAKE HOSPITAL DIST	\$202,435	\$202,435	\$202,435	0.1500	\$30.37
ST JOHNS RIVER FL WATER MGMT DIST	\$202,435	\$202,435	\$202,435	0.1793	\$36.30
CITY OF MOUNT DORA	\$202,435	\$202,435	\$202,435	5.9603	\$1,206.57
LAKE COUNTY MSTU AMBULANCE	\$202,435	\$202,435	\$202,435	0.4629	\$93.71
LAKE COUNTY VOTED DEBT SERVICE	\$202,435	\$202,435	\$202,435	0.0918	\$18.58
				Total:	Total:
				18.3807	\$3,720.90

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](#).

Prepared by and Return To:
Monica McLaughlin
Fidelity National Title of Florida, Inc.
8247 Devereaux Drive, Ste. 101
Viera, FL 32940

Order No.: 16-23-0189

APN/Parcel ID(s): 2919270200-000-01600

WARRANTY DEED

THIS WARRANTY DEED dated 8/4/23, by Hurley Family Partnership, a Florida Limited Liability Partnership, hereinafter called the grantor, to 5th Gen Holdings LLC, a Florida limited liability company, whose post office address is 13624 JEREMY PLACE, Grand Island, FL 32735, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Lake, State of Florida, to wit:

Lot 16, A Map of Belmont Sub-Division, Mt. Dora, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 60, of the Public Records of Lake County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Carolyn V. Peoples
Witness Signature

Carolyn V. Peoples
Print Name

Dennis A. Peoples
Witness Signature

Dennis A. Peoples

Print Name

Hurley Family Partnership, a Florida Limited Liability Limited Partnership

By: Its General Partner, David A. Hurley, Trustee of the David A. Hurley Family Trust dated March 11, 1997.

BY: *David A. Hurley*
David A. Hurley
Trustee

Address: 2511 DORA AVE
Tavares, FL 32778

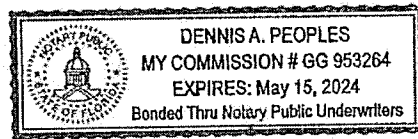
State of FL
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of Aug, 23, by DAVID A. HURLEY, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Dennis A. Peoples
NOTARY PUBLIC **Dennis A. Peoples**

My Commission Expires:

MAY 15 2024





CITY OF
MOUNT
DORA



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

AGENT AUTHORIZATION

I/we, (Property owner name(s)) 5th Gen Holdings (Katrice Smith), as the owner(s) of the real property described as follows, 1469872 (10cc)

(Address, Parcel ID Number or Alternate Key Number of subject property), do hereby authorize

Julie Smith of Sunshine Property Source LLC to act as my/our agent (Agent), to execute any petitions/applications or other documents necessary to affect the request more specifically described as follows,

Minor Site Plan (Application Type), and to appear on my/our behalf

before any administrative, legislative or quasi-judicial body in the City pertaining to the application described above and to act in all respects as my/our Agent in matters pertaining to the application and City process.

Katrice Smith on behalf of
Printed Name of Property Owner
5th Gen Holdings

[Signature]
Signature of Property Owner

05/23/24
Date

Printed Name of Property Owner

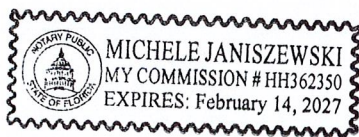
Signature of Property Owner

Date

State of Florida
County of Lake

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 23rd day of May, 2024, by Katrice Lindsey Smith.

Personally known OR Produced Identification
Type of Identification Produced: FL Driver's License



[Signature]
Notary Signature

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



Right-of-Way Utilization Permit

Please complete a separate application for each road

Date: May 24, 2024

Sunshine Properties Source LLC
Business / Applicant's Name ("Permittee")

21015 Wolf Branch Road,
Applicant's Street Address

Mount Dora, FL , 32757
Applicant's City, State, Zip

352-636-3845
Telephone Number

sunshinepropetiessource@gmail.com
Applicant's e-mail address

_____ / _____
Paid Date Rec'd By

29 / 19S / 27E
Section Township Range

E 5th Ave
Project Road Name

813 East 5th Avenue Minor Site Plan
Subdivision and/or Site Plan Name (if applicable)

Check appropriate box:

- Underground Utility
 Overhead Utility
 Wireless Facility
 Other Utilization

Description of Work: Installation of RPZ backflow preventer.

Contractor: Julie Smith
 Start of Construction Date: Pending City Site Plan Approval
 Is proposed work within city limits? Yes

Telephone Number: 352-636-3845
 Construction duration: 60 days
 If so, what city? Mount Dora

Applicant declares that he/she has determined the location of all existing underground and aerial utilities. A letter of notification was mailed on _____ to the following utilities & municipalities:

By submitting and signing this application, the Applicant ("Permittee") declares that he/she has read the attached and agrees to be bound by the permit requirements and any and all general and special conditions herein.

Road #	To be completed by County Staff		
Permit # _____	Permit Fee: \$100.00	Fee Code: PWRW	<input type="checkbox"/> Security Instrument Required
Checked by: _____	Date Checked: _____		
Approved by: _____	Date Approved: _____		
Special Conditions: _____	Date Permit Expires: _____		
<p><i>For inspection, call the Lake County Public Works Department at 352-253-6019</i> <i>Submit Permit to: Lake County Public Works, Post Office Box 7800, Tavares, FL 32778</i></p>			



Right-of-Way Utilization Permit Requirements

The purpose of a Right-of-Way Utilization permit is to control the use of public rights-of-way and public easements in the interest of the health, safety and welfare of the public. Any work within public rights-of-way and public easements requires an approved right-of-way utilization permit pursuant to Section 14.14.05, Lake County Code/Land Development Regulations. *Once approved, a notice of issuance of the permit may be recorded in the Official Records of Lake County, Florida.*

- I. Application Requirements.** Unless otherwise noted, permittee must submit one (1) original completed application and the following supporting documentation:
- A. A sketch or construction plans drawn to scale, showing the following if applicable to the work:
 - 1. The offset from the centerline of the right-of-way or roadway to the proposed installation, the road right-of-way width and pavement width, the distance from the edge of pavement to the utility, sidewalks, and the location of all other utilities, including traffic signal utilities, within the area of work.
 - 2. One or more typical cross sections to adequately reflect the location of the utility. Please indicate the minimum vertical clearance above or below the pavement or natural ground.
 - 3. The location of the area of work in relation to the nearest road intersection, bridges, railroad crossings, and other physical features. Please include a location or vicinity map showing the general location of the installation.
 - 4. If this project will result in any new above ground structures, poles, or facilities please state where and what is proposed. Applicant may be requested to provide an engineer's certification that roadway clearance and sight distances have been met.
 - B. Projects of significant length and land size may require a complete right-of-way survey.
- II. General Conditions.**
- A. This permit is a permissive use only and the placing of facilities in public rights-of-way or easements does not create or vest a property right in the permittee.
 - B. **Permittee agrees that the rights and privileges herein set out are granted only to the extent of the County's right, title and interest in the land to be entered upon and used by the permittee, and the permittee will, at all times, assume all risk of and indemnify, defend and save harmless Lake County, its commissioners and employees from and against any and all loss, damage, cost, or expense arising in any manner on account of the exercise or attempted exercises by said holder of the aforesaid rights and privileges.**
 - C. Permittee agrees it is the responsibility of the permittee, not the County, to determine if the work completed meets Americans with Disabilities Act (ADA) requirements and accessibility guidelines.
 - D. At least fourteen (14) days prior to construction, permittee shall provide the County with proof that written notification has been given by permittee to all adjacent property owners stating the anticipated construction schedule, maintenance of traffic plan, and any impacts to the adjacent properties, if any. The notice must provide the name and telephone number of the permittee or permittee's project manager.
 - E. Permittee shall post a copy of the approved permit on site at all times during the work.
 - F. Permittee shall notify the County at least twenty-four (24) hours in advance of starting work. Permittee agrees all work shall take place during daylight hours, unless specifically authorized, and discontinued by sunset with proper signage and traffic control devices maintained during off hours.
 - G. All work, materials and equipment shall meet all Lake County codes and standards. All right-of-way disturbed by this work shall be restored to its original condition or better and in accordance to applicable County Codes. All disturbed areas must be sodded with sod matching existing grass type. Bahia sod shall be used if no grass is present at time of construction. All work is subject to inspection by the County.
 - H. The construction and maintenance shall not interfere with the property and rights of a prior applicant.
 - I. Final inspection and acceptance of work by the County must be obtained to document the completion of the work.
 - J. If this permit is being received for sealing, painting or surfacing of a driveway apron located in a right-of-way, the permittee acknowledges that the County is not responsible for maintenance or upkeep of the

sealant or paint. If the permittee or permittee's contractor causes damage to the County's property permittee shall be liable for the current cost of repair or replacement. Permittee shall not saw-cut, obstruct, or remove any portion of a sidewalk within a right-of-way without prior approval from the County.

III. Construction Conditions.

- A. Excavation shall not be allowed within five (5) feet from the edge of the pavement, unless prior approval is received from the Lake County Engineer.
- B. A traffic detour or lane closure shall require specific approval by the County. All traffic detours shall be restricted to the limits of right-of-way with necessary flagmen and marking devices. All construction and maintenance shall be performed with proper shoring, barricades, and maintenance of traffic signage in accordance with the FHWA Manual on Uniform Traffic Control Devices (MUTCD), OSHA law and regulations, and the Florida Department of Transportation (FDOT) Highway Safety Plan.
- C. Written approval from the Lake County Engineer shall be required before any alterations to existing traffic signal equipment including, but not limited to: vehicle detection loops and signal timing. If traffic signal vehicle detection loops are rendered inoperable, temporary detection shall be installed within twenty-four (24) hours. All traffic signal utilities disturbed by this work shall be restored to their original condition or better. Traffic signal utilities include but not limited to: vehicle detection loops, conduit, cabling, pull boxes, pedestrian signal equipment, span assemblies, signal heads, cabinet assemblies, cameras and fiber optic infrastructure.
- D. Open cuts of roads will not be allowed unless specifically authorized by Lake County. Underground pneumatic/missile boring is strictly prohibited under Lake County roadways. Only directional bore or jack and bore operations are acceptable. Unless Lake County determines it is impractical, bore operations and excavations shall maintain a five (5) foot minimum clearance from edge of pavement on road crossing each side. Bore depths shall be in accordance with FDOT Utility Accommodation Manual (UAM) unless specifically authorized by Lake County. Minimum bore depth under pavement is thirty-six inches (36") and a minimum bore depth below unpaved ground is thirty inches (30"). Any overhead installations should maintain a minimum of eighteen (18) feet vertical clearance over all roadways and driveways.
- E. Pursuant to Section 337.403(1), Florida Statutes, any utility placed upon, under, over, or along any public road or publicly owned rail corridor that is found by the County to be unreasonably interfering in any way with the convenient, safe, or continuous use, or maintenance, improvement, extension, or expansion of such public road or publicly owned rail corridor shall, upon thirty (30) days written notice, be removed or relocated by permittee at its own expense.
- F. It is agreed that in the event the installation, adjustment or relocation of utilities are scheduled to be done simultaneously with Lake County construction work, the permittee shall coordinate with Lake County before proceeding and shall cooperate with the County's contractor to arrange the sequence of work so as not to delay the work of the County's contractor, defend any legal claims of the County's contractor due to delays caused by the permittee's failure to comply with the approved schedule, and shall comply with all provisions of the law and Lake County's current *Utility Accommodation Manual*.
- G. Permittee shall report all right-of-way utilization activities to Sunshine State One-Call at least seventy-two (72) hours prior to commencement.
- H. If above ground utilities are being replaced, the old utilities and utility appurtenances must be removed from County right-of-way within thirty (30) days after new utilities are installed.

IV. Guarantee and Compliance.

- A. A performance bond or irrevocable letter of credit may be required of the applicant in the event the work covered by the right-of-way utilization permit has the potential to significantly damage the right-of-way. The security instrument shall comply with the applicable provisions of the Florida Statutes for public construction bonds and be in a form acceptable to the Lake County Attorney's Office. The security instrument shall be made payable to the Lake County Board of County Commissioners in the amount of one hundred ten percent (110%) of estimated cost to repair such damage, as determined by Lake County, and shall remain in effect until the work covered by the right-of-way utilization permit has been completed and accepted by the County.

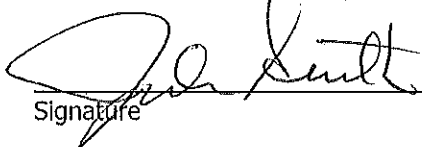
- B. In the case of noncompliance with the requirements and conditions of this permit, the facility will be brought into compliance by the permittee or removed from the right-of-way or easement by the permittee at no cost to the County.
- C. The County may issue "Stop Work" order(s) upon any permittee committing or creating an unsafe act which may create a public hazard or who is not complying with this permit or the applicable codes. The order shall remain in effect until such time as these matters are corrected. Permits shall be issued with the understanding that the applicant shall guarantee all work performed under the terms of the permit for a period of one (1) year from the date of final inspection and acceptance of work.
- D. Any failure(s) shall be repaired by the permittee, at no cost to the County, within five (5) days, unless the urgency of the problem requires a quicker reaction time. The permittee shall be responsible for all repair costs incurred due to damages to existing utilities, including, but not limited to, errors in locating existing utilities during construction.
- E. Removal/Relocation: Whenever the County deems necessary and upon the County's request, any or all of the work or appurtenances authorized by this permit shall be immediately removed from the right-of-way, relocated, and the right-of-way returned to original state, as required by the County, at the expense of the permittee, unless reimbursement is specifically authorized. Upon ten (10) days written notice, the permittee shall be required to remove and relocate the improvements placed within the right-of-way at the applicant's sole expense.

V. Wireless Facilities

- A. Right-of-way may be used for wireless facilities pursuant to Section 337.401, Florida Statutes, Advanced Wireless Infrastructure Deployment Act. Wireless providers are encouraged to collocate.
- B. Prior to installing a small wireless facility and associated wireless equipment, a wireless provider shall apply and obtain a right-of-way utilization permit. An application shall be submitted for each facility location. Within fourteen (14) days of submitting an application, the County may request the proposed location for the facility be moved to another location or negotiate an alternative location.
- C. In addition to the documents required in Section I above, a wireless provider must submit the following: (1) a sketch of the equipment to be used, (2) the registration and permit fee, (3) proof of insurance, (4) a copy of federal or state certification or license authorizing the permittee to provide communications services.
- D. Permittee shall be liable to the County for the costs of any repairs made necessary by any such displacement, damage or destruction of facilities belonging to the County. In the case of an emergency, the County may commence repairs without any prior notice to the registrant.
- E. Removal/Relocation of Wireless Facilities: Whenever the County deems necessary and upon the County's written request, permittee shall remove the wireless facility and associated wireless equipment at the expense of the permittee. If permittee fails to remove after 30 days from the County's request, the County may remove or relocate the facilities at the sole cost and expense of the permittee, without the County incurring liability for damages.
- F. A wireless provider shall provide the County notice upon any assignment or transfer of this permit, and any assignee, buyer, or transferee shall be bound by these permit requirements.

The County shall not be responsible for damages to any structure, facilities, or equipment placed within the right-of-way by permittee, permittee's successors or assigns. All structures shall be properly maintained by permittee, at permittee's expense, and shall be adequately visible or properly delineated to prevent damage due to normal maintenance of the right-of-way.

I have read, understand, and agree to be bound by the above requirements:



 Signature

Julie Smith

 Print Name

5/24/2024

 Date



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

Detail by Entity Name

Florida Limited Liability Company
5TH GEN HOLDINGS LLC

Filing Information

Document Number	L23000049186
FEI/EIN Number	NONE
Date Filed	01/26/2023
Effective Date	01/25/2023
State	FL
Status	ACTIVE

Principal Address

13624 JEREMY PLACE
GRAND ISLAND, FL 32735

Mailing Address

13624 JEREMY PLACE
GRAND ISLAND, FL 32735

Registered Agent Name & Address

HESTIA LEGAL, PLLC
117 NORTH BAY STREET
EUSTIS, FL 32726

Authorized Person(s) Detail

Name & Address

Title MGR

SMITH, KAHLEE L
13624 JEREMY PLACE
GRAND ISLAND, FL 32735

Annual Reports

No Annual Reports Filed

Document Images

[01/26/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

Prepared by and Return To:
Monica McLaughlin
Fidelity National Title of Florida, Inc.
8247 Devereaux Drive, Ste. 101
Viera, FL 32940

Order No.: 16-23-0189

APN/Parcel ID(s): 2919270200-000-01600

WARRANTY DEED

THIS WARRANTY DEED dated 8/4/23, by Hurley Family Partnership, a Florida Limited Liability Limited Partnership, hereinafter called the grantor, to 5th Gen Holdings LLC, a Florida limited liability company, whose post office address is 13624 JEREMY PLACE, Grand Island, FL 32735, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Lake, State of Florida, to wit:

Lot 16, A Map of Belmont Sub-Division, Mt. Dora, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 60, of the Public Records of Lake County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Carolyn V. Peoples
Witness Signature

Carolyn V. Peoples
Print Name

Dennis A. Peoples
Witness Signature

Dennis A. Peoples

Print Name

Hurley Family Partnership, a Florida Limited Liability Limited Partnership

By: Its General Partner, David A. Hurley, Trustee of the David A. Hurley Family Trust dated March 11, 1997.

BY: *David A. Hurley*
David A. Hurley
Trustee

Address: 2511 DORA AVE
Tavares, FL 32778

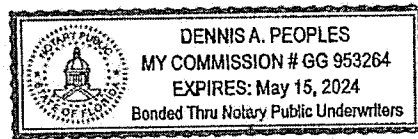
State of FL
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of Aug, 23, by DAVID A. HURLEY, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Dennis A. Peoples
NOTARY PUBLIC
Dennis A. Peoples

My Commission Expires:

MAY 15 2024





St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

2501 S. Binion Road • Apopka, FL 32703 • 407-659-4800 • www.sjrwmd.com

December 28, 2023

Kahlee L Smith
5th Gen Holdings, LLC.
Sent via eMail: attorney@hestialegal.com

Re: 813 East 5th Avenue Parking Lot
Permit Determination No.: 212497-1
(Please include this number on all correspondence.)

Dear Ms. Smith:

On December 11, 2023, the St. Johns River Water Management District (District) received your letter and plans, requesting a permit determination. Based on this submittal and revised Sheet 04 received on December 13, 2023, the project involves the construction of a driveway, parking lot, patio and sidewalk on vacant uplands adjacent to an existing building at 813 East 5th Avenue in Mt. Dora. The work will require the placement of a total of 3,484 square feet (SF) of new impervious area on the 0.15-acre parcel.

Based on the information provided, this project does not exceed any permitting thresholds pursuant to Chapter 62-330.020(2), Florida Administrative Code (F.A.C.). Therefore, a District permit is not required. Please be aware that this determination only applies to the District and does not relieve you from the permitting requirements of other agencies.

Thank you for your cooperation with the permitting and compliance process. If you have any questions, please contact the District at (407) 659-4850 or by email at lkissick@sjrwmd.com.

Sincerely,

Sandra Joiner, P.E.
Supervising Professional Engineer
Division of Regulatory Services

cc: Regulatory File

Parker Verkaik, Clymer Farner Barley, Inc.
Sent via eMail: trayborn@cfb-inc.com

GOVERNING BOARD

Rob Bradley, CHAIR
FLEMING ISLAND

Ryan Atwood
MOUNT DORA

Maryam H. Ghyabi-White, VICE CHAIR
ORMOND BEACH

Doug Bournique
VERO BEACH

J. Chris Peterson, SECRETARY
WINTER PARK

Douglas Burnett
ST. AUGUSTINE

Ron Howse
COCOA

Cole Oliver, TREASURER
MERRITT ISLAND

Janet Price
FERNANDINA BEACH



813 E 5TH AVE

Minor Site Plan

STORMWATER MANAGEMENT CALCULATIONS

January 2024

PREPARED FOR:

Julie Smith

221 South Clayton St.
Mount Dora, FL 32757
352.636.3845

PREPARED BY:

Parker Verkaik, P.E.

Clymer Farner Barley, Inc

4450 NE 83rd Road
Wildwood, FL, 34785
352.748.3126

CFB-Inc.com



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TAB 1

SUMMARY

This report contains drainage calculations for the 813 E 5th Ave - Minor Site Plan application. The project boundary is approximately 0.15 acres, located at the real property address of 813 East 5th Avenue in the city of Mount Dora. The proposed site work design consists of grading, construction of the surface stormwater management system, and construction of associated infrastructure to serve the onsite development.

DESIGN CRITERIA

The proposed 813 E 5th Ave - Minor Site Plan project was designed to comply with stormwater quality criteria set forth by the City of Mount Dora Land Development Regulations.

Due to the de-minimis nature of this project's scale and per F.A.C. 62-330.020, the project is exempt from an environmental resource permit to SJRWMD, as the impervious area subject to vehicular traffic is less than 4,000 sq-ft, and the total impervious area is less than 9,000 sq-ft.

The 813 E 5th Ave - Minor Site Plan project is located within an open basin and proposes to discharge off-site at this time. The onsite pond is designed to hold the water quality volume, defined as "the runoff from one (1) inch" of rainfall over the development area". See below for the City of Mount Dora Land Development Code verbiage, with aspects of design criteria pertinent to this project in **bold**.

Due to the de-minimis nature of the project size, only water quality treatment was addressed in design.

City of Mount Dora Design Requirements

1. Stormwater Quality

6.2.3. Pollution abatement.

Pollution abatement is required and shall be accomplished by:

1. Retention with percolation, or detention with filtration, of the greater of:
 - a. One-half inch of runoff from developed sites which consist of less than 50 percent impervious surface with drainage area of less than 100 acres; or,
 - b. Runoff from the first one inch of rainfall (systems using detention with filtration will be limited to tributary areas of less than ten acres)**

2. Recovery Criteria

6.2.9 Design Criteria

4. Detention/retention pond criteria.

a. Design criteria for pollution abatement utilizing retention with percolation. 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.

Natural Resources Conservation Service (NRCS), formerly known as the Soil Conservation Service (SCS), runoff curve numbers (CN) were developed considering soil types and land use. All soils within the project boundary are classified as A type soils. Please reference the GIS exhibits located in Tab 02 of the drainage report for site specific soil types. The existing land cover consists of wooded areas. The post-developed curve numbers are based on the proposed land uses within each drainage basin and consider any directly connected impervious areas (DCIA).

Runoff volumes in this stormwater management plan use the procedure outlined in the United States Department of Agriculture (USDA) Natural Resources Conservation Service's Urban Hydrology for Small Watersheds – Technical Release 55 (TR-55), Excel Worksheet Modeling, as well as the stormwater modeling program Interconnected Channel and Pond Routing Model release 4.0 (ICPR4).

PRE-DEVELOPMENT HYDROLOGY

Please reference the Pre-Development Plan of the plan set, and the node schematics in Appendix B for location and illustration of the post-development basins & drainage patterns. Please see Appendix A for pre-development curve number calculations.

The pre-development conditions, including land use, contours, and soils, for the 813 E 5th Ave - Minor Site Plan were established via survey data provided by the client, GIS data, satellite imagery, and google street view. Please reference Tab 2 of this report for GIS Exhibits.

Historically, the site drained generally from north to south, accepting runoff from neighboring lots to the east and north. The development proposed with this minor site plan does not impede the historical drainage of offsite runoff.

POST-DEVELOPMENT HYDROLOGY

Please reference the Post Basin Plan in Appendix B for location and illustration of the post-development basin & drainage pattern.

In the post-development condition, the 813 E 5th Ave - Minor Site Plan project will drain to one (1) dry retention pond; Post-01. This retention area was sized to hold the runoff from the first inch of rainfall in the post development condition over the development area. Please see Appendix B for post development curve number, water quality runoff volume, and pond stage-storage spreadsheet calculations. Pond Post-01 has a pond bottom (BTM) elevation of 153.50', a top-of-bank (TOB) of 155.10, and a weir elevation of 155.00.

Historically the site drained from north to south. In an effort to maintain historic drainage patterns, the pond's emergency flood protection discharge point is on the south-west side of the pond, allowing any runoff volume experienced above & beyond the 1" water quality runoff amount, to discharge to the south of the site, directly onto 5th Avenue, to be captured by the existing stormwater inlet to the west. See Grading and Drainage Plan included in the plan set for Enkamat Weir Detail with elevation data.

Pond recovery has been proven via ICPR4. Please see Appendix C for Post-Development ICPR Results & Reports. Due to the scale of this project, a formal geotechnical analysis was not performed, however all available data from the United States Department of Agriculture – Natural Resources Conservation Service was used in accordance with best management practices. The following assumptions were used to model recovery. Please see Appendix D for NRCS Printable Reports recording the following assumptions.

- Soil Type & Hydrologic Group
 - o A, Candler 0-5% Slope
- Saturated Hydraulic Conductivity
 - o 141 micrometers/second = 40 ft/day per NRCS (a value of 10 ft/day used in modeling to be conservative)
- Depth to Water Table
 - o Greater than 200 cm = 6.56 ft

- This would be roughly an elevation of 148.5', however aquifer depth set to one foot below the bottom of pond elevation, 152.5', to be conservative.

Despite the overly conservative design parameters, the pond recovered the water quality volume in 43 hours.

TAB 2



 Project Boundary


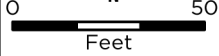

Aerial: State of Florida, Maxar, Microsoft



Aerial Map
813 E 5TH Avenue Mt. Dora

Contact: 352-748-3126

Date: 11/21/2023


 0  50
 Feet
 1 inch = 50 feet



*No known floodplains.



FEMA Flood Map
813 E 5TH Avenue Mt. Dora

Contact: 352-748-3126

Date: 11/21/2023

0 50
Feet
1 inch = 50 feet
 CFB
CLYMER
FARNER
BARLEY



3874562
MONTESSORI AT
ROSEBOROUGH INC

2924870
MONTESSORI AT
ROSEBOROUGH INC

1666261
CATALANO
DOMINIC

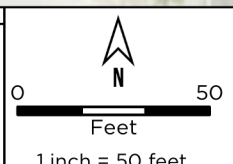
1469881
DEMETER
803 LLC

1469872
5TH GEN
HOLDINGS LLC

3798486
CROTWELL
PHILIP



Parcel Map
813 E 5TH Avenue Mt. Dora

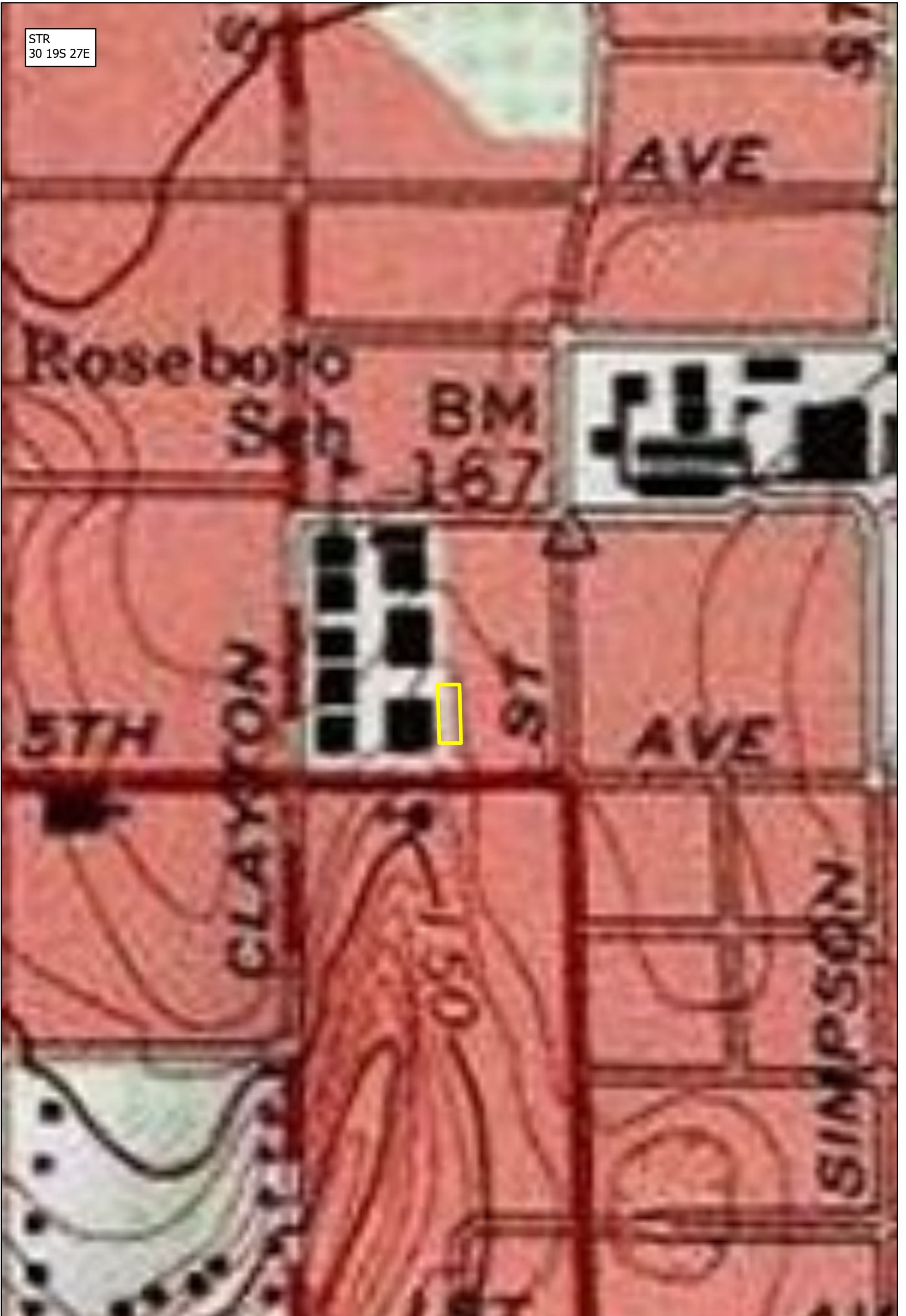


Contact: 352-748-3126

Date: 11/21/2023



STR
30 19S 27E



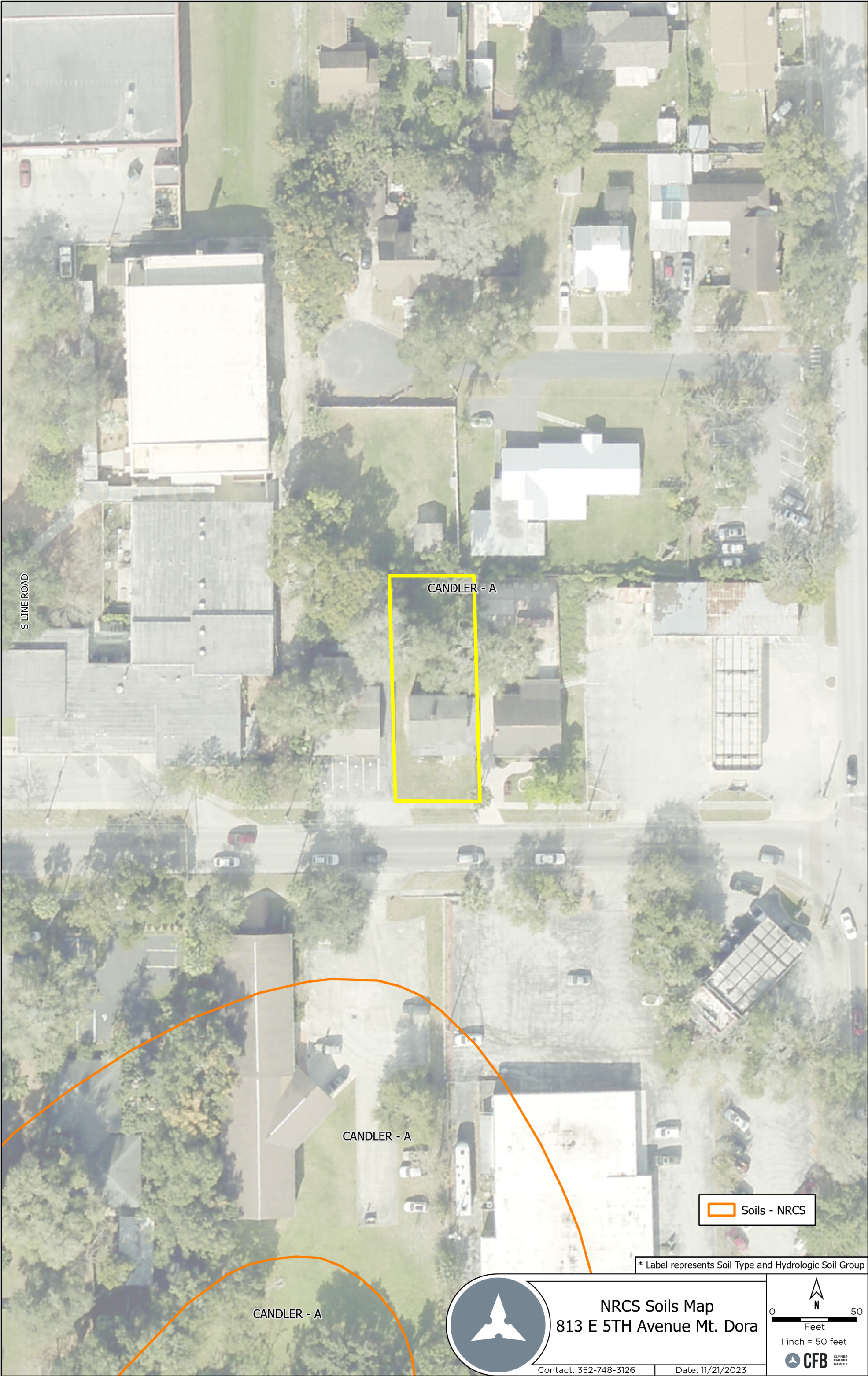
USGS QUAD Map
813 E 5TH Avenue Mt. Dora

Contact: 352-748-3126

Date: 11/21/2023

0 200
Feet
1 inch = 200 feet

CFB
CLYMER
FARNER
BARLEY



S LINE ROAD

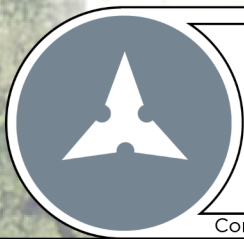
CANDLER - A

CANDLER - A

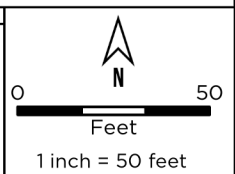
CANDLER - A

Soils - NRCS

* Label represents Soil Type and Hydrologic Soil Group



NRCS Soils Map
813 E 5TH Avenue Mt. Dora



Contact: 352-748-3126

Date: 11/21/2023



TAB 3

**813 E 5TH AVE MOUNT DORA - MINOR SITE PLAN
WATER QUALITY SUMMARY TABLE**

BASIN POND NAME	BASIN/POND T.O.B. ELEVATION (ft)	BASIN/POND WEIR ELEVATION (ft)	BASIN/POND VOLUME @ WEIR (cu-ft)	WATER QUALITY VOLUME REQUIRED (cu-ft)	BASIN/POND BTM ELEVATION (ft)
POST-01	155.10	155.00	250.25	249.00	153.50

813 E 5TH AVE MOUNT DORA - MINOR SITE PLAN
WATER QUALITY RECOVERY TABLE

BASIN POND NAME	BASIN/POND	WATER QUALITY		TIME TO RECOVER (hr)
	T.O.B. ELEVATION (ft)	RECOVERY INITIAL STAGE (ft)	END STAGE (ft)	
POST-01	155.10	154.99	153.50	43

APPENDIX

APPENDIX A

**813 E 5TH AVE MOUNT DORA - MINOR SITE PLAN
DRAINAGE BASIN
PRE DEVELOPMENT
CURVE NUMBER CALCULATIONS**

LAND USE DESCRIPTION	SOIL TYPE	AREA (sq-ft)	C.N.	DCIA (%)	IMPERVIOUS (%)	PERVIOUS (%)	DCIA AREA (sq-ft)	WEIGHTED C.N. AREA (sq-ft)	WEIGHTED C.N.
Impervious	N/A	1,362	98	0%	100%	0%	0.00	1362	6
Offsite Impervious	N/A	8,916	98	0%	100%	0%	0.00	8916	39
Open Space	A	5,309	39	0%	0%	100%	0.00	5309.00	9
Offsite Open Space	A	6,640	39	0%	0%	100%	0.00	6640.00	12
TOTALS		22,227		0.00%			0.00	22227	66

APPENDIX B

813 E 5TH AVE MOUNT DORA - MINOR SITE PLAN
DRAINAGE BASIN
POST DEVELOPMENT
CURVE NUMBER CALCULATIONS

LAND USE DESCRIPTION	SOIL TYPE	AREA (sq-ft)	C.N.	DCIA (%)	IMPERVIOUS (%)	PERVIOUS (%)	DCIA AREA (sq-ft)	WEIGHTED C.N. AREA (sq-ft)	WEIGHTED C.N.
Turfstone	A	1,075	39	0%	60%	40%	0.00	1075	4
Impervious	N/A	3,771	98	100%	0%	0%	3771.00	0	0
Offsite Impervious	N/A	8,288	98	0%	100%	0%	0.00	8288	44
Open Space	A	1,825	39	0%	0%	100%	0.00	1825	4
Offsite Open Space	N/A	7,268	39	0%	0%	100%	0.00	7268	15
TOTALS		22,227		16.97%			3771.00	18456	68

813 E 5TH AVE MOUNT DORA - MINOR SITE PLAN

1"

Stormwater Quality Calculations - Runoff From 1" Storm Event

Total Runoff Volume: 314.75 cu-ft

Rainfall Intensity: 1 inches

Total DCIA Area: 3771 sq-ft

Total Weighted CN Area: 18456

Weighted Curve Number: 67.5569462505418

DCIA Runoff Based on SCS Runoff Curve Number Method (Proposed Additional Impervious Area)

Runoff in Inches

$$S = \frac{1000}{CN} - 10 \quad S = 0.20$$

$$Q = \frac{(i - 0.2S)^2}{i + 0.8S} \quad Q = 0.79 \text{ inches}$$

Runoff Volume in Cubic-feet

$$V = \text{CN Area} \times i \times \frac{1 \text{ in}}{12 \text{ ft}} \quad V = 249 \text{ cu-ft}$$

Non-DCIA Runoff Based on SCS Runoff Curve Number Method

Runoff in Inches

$$S = \frac{1000}{CN} - 10 \quad S = 4.80$$

$$Q = \frac{(i - 0.2S)^2}{i + 0.8S} \quad Q = 0 \text{ inches}$$

Runoff Volume in Cubic-feet

$$V = \text{CN Area} \times i \times \frac{1 \text{ in}}{12 \text{ ft}} \quad V = 0 \text{ cu-ft}$$

DCIA Runoff Volume (Water Quality Volume) = 249 cu-ft

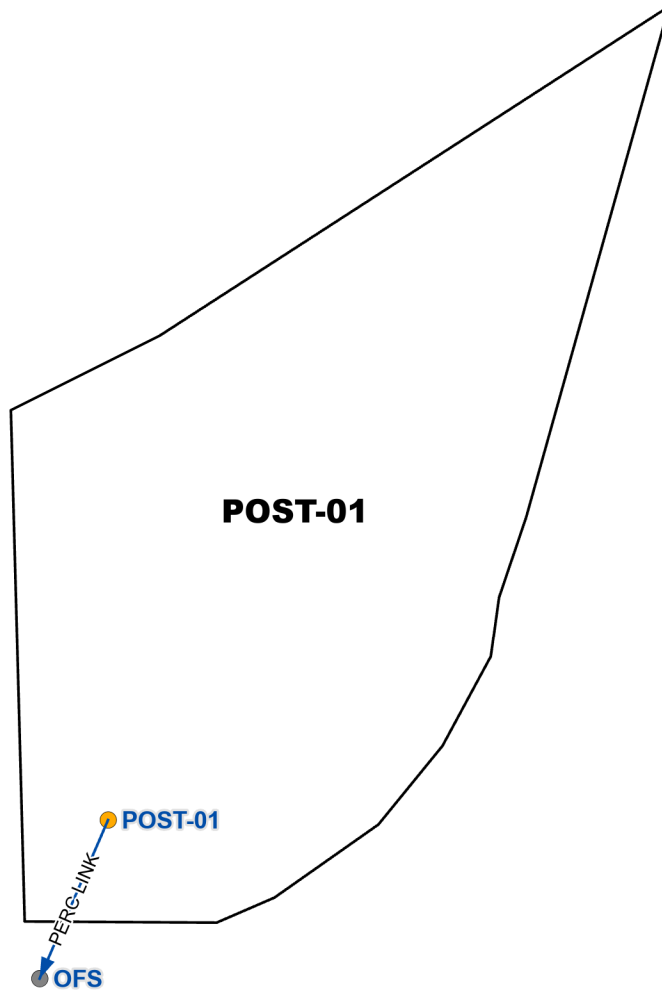
Non-DCIA Runoff Volume = 0 cu-ft

**813 E 5TH AVE MOUNT DORA - MINOR SITE PLAN
DRAINAGE BASIN
POST DEVELOPMENT
WATER QUALITY STAGE-STORAGE VOLUME**

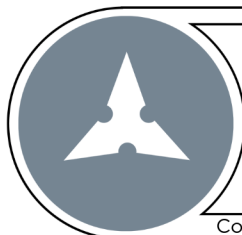
STAGE (ft)	AREA (sq-ft)	AREA (ac)	STOR. VOL. (cu-ft)	
153.50	60	0.0014	0.00	BTM
154.00	115	0.0026	43.75	
155.00	298	0.0068	250.25	WEIR
155.10	326	0.0075	281.45	TOP

Stage-Storage Volume @ WEIR: 250.25 cu-ft
1" Storm Runoff Vol.: 249 cu-ft

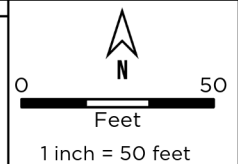
APPENDIX C



- Stage Area
- Time Stage
- Links
- Basin Boundary



Node Schematic
813 E 5th Ave



Contact: 352-748-3126

Date: 12/6/2023



Node: OFS

Scenario: PERC
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 152.5 ft
 Warning Stage: 152.5 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.00	152.5
0	0	0	72.00	152.5

Comment: SEE NARRATIVE FOR INPUT PARAMETER DETAILS

Node: POST-01

Scenario: PERC
 Type: Stage/Area
 Base Flow: 0.00 cfs
 Initial Stage: 155.0 ft
 Warning Stage: 158.5 ft

Stage [ft]	Area [ac]	Area [ft2]
153.5	0.00	61
154.0	0.00	113
155.0	0.01	296
155.1	0.01	327

Comment: WARNING STAGE = FINISH FLOOR OF HOUSE
 INITIAL STAGE = MAX STAGE OF WATER FROM WATER QUALITY VOLUME

Percolation Link: PERC LINK

Scenario:	PERC	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	POST-01	Vertical Flow Termination:	Horizontal Flow Algorithm
To Node:	OFS	Perimeter 1:	35.00 ft
Link Count:	1	Perimeter 2:	192.00 ft
Flow Direction:	Both	Perimeter 3:	507.00 ft
Aquifer Base Elevation:	152.5 ft	Distance P1 to P2:	25.00 ft
Water Table Elevation:	152.5 ft	Distance P2 to P3:	50.00 ft
Annual Recharge Rate:	0 ipy	# of Cells P1 to P2:	5
Horizontal Conductivity:	10.000 fpd	# of Cells P2 to P3:	5
Vertical Conductivity:	10.000 fpd		
Fillable Porosity:	0.250		
Layer Thickness:	1.00 ft		

Comment: SEE NARRATIVE FOR PARAMETER DATA DETAILS

Simulation: WATER QUALITY RECOVERY

Scenario: PERC
 Run Date/Time: 11/29/2023 3:39:51 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00
End Time:	0	0	0	72.00

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.00	0.10
Max Calculation Time:		30.00

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	72.00	15.00

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00	15.00
0	0	0	72.00	15.00

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: CFB CURVE NUMBER SET
 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: CFB IMPERVIOUS SET

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight 0.5 dec

IA Recovery Time: 24.00 hr

Fact:
dZ Tolerance: 0.0010 ft

Max dZ: 1.00 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

Smp/Man Basin Rain Global
Opt:

Rainfall Name:
Rainfall Amount: 0.00 in
Storm Duration: 0.00 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
PERC	WATER QUALITY RECOVERY	POST-01	0.00	155.0
PERC	WATER QUALITY RECOVERY	POST-01	0.25	154.9
PERC	WATER QUALITY RECOVERY	POST-01	0.50	154.8
PERC	WATER QUALITY RECOVERY	POST-01	0.75	154.7
PERC	WATER QUALITY RECOVERY	POST-01	1.00	154.6
PERC	WATER QUALITY RECOVERY	POST-01	1.26	154.6
PERC	WATER QUALITY RECOVERY	POST-01	1.50	154.6
PERC	WATER QUALITY RECOVERY	POST-01	1.75	154.6
PERC	WATER QUALITY RECOVERY	POST-01	2.00	154.5
PERC	WATER QUALITY RECOVERY	POST-01	2.25	154.5
PERC	WATER QUALITY RECOVERY	POST-01	2.50	154.5
PERC	WATER QUALITY RECOVERY	POST-01	2.75	154.5
PERC	WATER QUALITY RECOVERY	POST-01	3.00	154.5
PERC	WATER QUALITY RECOVERY	POST-01	3.25	154.4
PERC	WATER QUALITY RECOVERY	POST-01	3.50	154.4
PERC	WATER QUALITY RECOVERY	POST-01	3.75	154.4
PERC	WATER QUALITY RECOVERY	POST-01	4.00	154.4
PERC	WATER QUALITY RECOVERY	POST-01	4.25	154.4
PERC	WATER QUALITY RECOVERY	POST-01	4.50	154.4
PERC	WATER QUALITY RECOVERY	POST-01	4.75	154.3
PERC	WATER QUALITY RECOVERY	POST-01	5.00	154.3
PERC	WATER QUALITY RECOVERY	POST-01	5.25	154.3
PERC	WATER QUALITY RECOVERY	POST-01	5.50	154.3
PERC	WATER QUALITY RECOVERY	POST-01	5.75	154.3
PERC	WATER QUALITY RECOVERY	POST-01	6.00	154.3
PERC	WATER QUALITY RECOVERY	POST-01	6.25	154.3
PERC	WATER QUALITY RECOVERY	POST-01	6.50	154.3
PERC	WATER QUALITY RECOVERY	POST-01	6.75	154.2
PERC	WATER QUALITY RECOVERY	POST-01	7.00	154.2
PERC	WATER QUALITY RECOVERY	POST-01	7.25	154.2
PERC	WATER QUALITY RECOVERY	POST-01	7.50	154.2
PERC	WATER QUALITY RECOVERY	POST-01	7.75	154.2
PERC	WATER QUALITY RECOVERY	POST-01	8.00	154.2
PERC	WATER QUALITY RECOVERY	POST-01	8.25	154.2
PERC	WATER QUALITY RECOVERY	POST-01	8.50	154.2
PERC	WATER QUALITY RECOVERY	POST-01	8.75	154.2
PERC	WATER QUALITY RECOVERY	POST-01	9.00	154.2
PERC	WATER QUALITY RECOVERY	POST-01	9.25	154.2
PERC	WATER QUALITY RECOVERY	POST-01	9.50	154.1
PERC	WATER QUALITY RECOVERY	POST-01	9.75	154.1
PERC	WATER QUALITY RECOVERY	POST-01	10.00	154.1
PERC	WATER QUALITY RECOVERY	POST-01	10.25	154.1
PERC	WATER QUALITY RECOVERY	POST-01	10.50	154.1
PERC	WATER QUALITY RECOVERY	POST-01	10.75	154.1
PERC	WATER QUALITY RECOVERY	POST-01	11.00	154.1
PERC	WATER QUALITY RECOVERY	POST-01	11.25	154.1
PERC	WATER QUALITY RECOVERY	POST-01	11.50	154.1
PERC	WATER QUALITY RECOVERY	POST-01	11.75	154.1
PERC	WATER QUALITY RECOVERY	POST-01	12.00	154.1
PERC	WATER QUALITY RECOVERY	POST-01	12.25	154.1

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
PERC	WATER QUALITY RECOVERY	POST-01	12.50	154.0
PERC	WATER QUALITY RECOVERY	POST-01	12.75	154.0
PERC	WATER QUALITY RECOVERY	POST-01	13.00	154.0
PERC	WATER QUALITY RECOVERY	POST-01	13.25	154.0
PERC	WATER QUALITY RECOVERY	POST-01	13.50	154.0
PERC	WATER QUALITY RECOVERY	POST-01	13.75	154.0
PERC	WATER QUALITY RECOVERY	POST-01	14.00	154.0
PERC	WATER QUALITY RECOVERY	POST-01	14.25	154.0
PERC	WATER QUALITY RECOVERY	POST-01	14.50	154.0
PERC	WATER QUALITY RECOVERY	POST-01	14.75	154.0
PERC	WATER QUALITY RECOVERY	POST-01	15.00	154.0
PERC	WATER QUALITY RECOVERY	POST-01	15.25	154.0
PERC	WATER QUALITY RECOVERY	POST-01	15.50	154.0
PERC	WATER QUALITY RECOVERY	POST-01	15.75	154.0
PERC	WATER QUALITY RECOVERY	POST-01	16.00	153.9
PERC	WATER QUALITY RECOVERY	POST-01	16.25	153.9
PERC	WATER QUALITY RECOVERY	POST-01	16.50	153.9
PERC	WATER QUALITY RECOVERY	POST-01	16.75	153.9
PERC	WATER QUALITY RECOVERY	POST-01	17.00	153.9
PERC	WATER QUALITY RECOVERY	POST-01	17.25	153.9
PERC	WATER QUALITY RECOVERY	POST-01	17.50	153.9
PERC	WATER QUALITY RECOVERY	POST-01	17.75	153.9
PERC	WATER QUALITY RECOVERY	POST-01	18.00	153.9
PERC	WATER QUALITY RECOVERY	POST-01	18.25	153.9
PERC	WATER QUALITY RECOVERY	POST-01	18.50	153.9
PERC	WATER QUALITY RECOVERY	POST-01	18.75	153.9
PERC	WATER QUALITY RECOVERY	POST-01	19.00	153.9
PERC	WATER QUALITY RECOVERY	POST-01	19.25	153.9
PERC	WATER QUALITY RECOVERY	POST-01	19.50	153.9
PERC	WATER QUALITY RECOVERY	POST-01	19.75	153.9
PERC	WATER QUALITY RECOVERY	POST-01	20.00	153.9
PERC	WATER QUALITY RECOVERY	POST-01	20.25	153.8
PERC	WATER QUALITY RECOVERY	POST-01	20.50	153.8
PERC	WATER QUALITY RECOVERY	POST-01	20.75	153.8
PERC	WATER QUALITY RECOVERY	POST-01	21.00	153.8
PERC	WATER QUALITY RECOVERY	POST-01	21.25	153.8
PERC	WATER QUALITY RECOVERY	POST-01	21.50	153.8
PERC	WATER QUALITY RECOVERY	POST-01	21.75	153.8
PERC	WATER QUALITY RECOVERY	POST-01	22.00	153.8
PERC	WATER QUALITY RECOVERY	POST-01	22.25	153.8
PERC	WATER QUALITY RECOVERY	POST-01	22.50	153.8
PERC	WATER QUALITY RECOVERY	POST-01	22.75	153.8
PERC	WATER QUALITY RECOVERY	POST-01	23.00	153.8
PERC	WATER QUALITY RECOVERY	POST-01	23.25	153.8
PERC	WATER QUALITY RECOVERY	POST-01	23.50	153.8
PERC	WATER QUALITY RECOVERY	POST-01	23.75	153.8
PERC	WATER QUALITY RECOVERY	POST-01	24.00	153.8
PERC	WATER QUALITY RECOVERY	POST-01	24.25	153.8
PERC	WATER QUALITY RECOVERY	POST-01	24.50	153.8
PERC	WATER QUALITY RECOVERY	POST-01	24.75	153.8

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
PERC	WATER QUALITY RECOVERY	POST-01	25.00	153.8
PERC	WATER QUALITY RECOVERY	POST-01	25.25	153.8
PERC	WATER QUALITY RECOVERY	POST-01	25.50	153.8
PERC	WATER QUALITY RECOVERY	POST-01	25.75	153.7
PERC	WATER QUALITY RECOVERY	POST-01	26.00	153.7
PERC	WATER QUALITY RECOVERY	POST-01	26.25	153.7
PERC	WATER QUALITY RECOVERY	POST-01	26.50	153.7
PERC	WATER QUALITY RECOVERY	POST-01	26.75	153.7
PERC	WATER QUALITY RECOVERY	POST-01	27.00	153.7
PERC	WATER QUALITY RECOVERY	POST-01	27.25	153.7
PERC	WATER QUALITY RECOVERY	POST-01	27.50	153.7
PERC	WATER QUALITY RECOVERY	POST-01	27.75	153.7
PERC	WATER QUALITY RECOVERY	POST-01	28.00	153.7
PERC	WATER QUALITY RECOVERY	POST-01	28.25	153.7
PERC	WATER QUALITY RECOVERY	POST-01	28.50	153.7
PERC	WATER QUALITY RECOVERY	POST-01	28.75	153.7
PERC	WATER QUALITY RECOVERY	POST-01	29.00	153.7
PERC	WATER QUALITY RECOVERY	POST-01	29.25	153.7
PERC	WATER QUALITY RECOVERY	POST-01	29.50	153.7
PERC	WATER QUALITY RECOVERY	POST-01	29.75	153.7
PERC	WATER QUALITY RECOVERY	POST-01	30.00	153.7
PERC	WATER QUALITY RECOVERY	POST-01	30.25	153.7
PERC	WATER QUALITY RECOVERY	POST-01	30.50	153.7
PERC	WATER QUALITY RECOVERY	POST-01	30.75	153.7
PERC	WATER QUALITY RECOVERY	POST-01	31.00	153.7
PERC	WATER QUALITY RECOVERY	POST-01	31.25	153.7
PERC	WATER QUALITY RECOVERY	POST-01	31.50	153.7
PERC	WATER QUALITY RECOVERY	POST-01	31.75	153.7
PERC	WATER QUALITY RECOVERY	POST-01	32.00	153.7
PERC	WATER QUALITY RECOVERY	POST-01	32.25	153.7
PERC	WATER QUALITY RECOVERY	POST-01	32.50	153.7
PERC	WATER QUALITY RECOVERY	POST-01	32.75	153.7
PERC	WATER QUALITY RECOVERY	POST-01	33.00	153.7
PERC	WATER QUALITY RECOVERY	POST-01	33.25	153.6
PERC	WATER QUALITY RECOVERY	POST-01	33.50	153.6
PERC	WATER QUALITY RECOVERY	POST-01	33.75	153.6
PERC	WATER QUALITY RECOVERY	POST-01	34.00	153.6
PERC	WATER QUALITY RECOVERY	POST-01	34.25	153.6
PERC	WATER QUALITY RECOVERY	POST-01	34.50	153.6
PERC	WATER QUALITY RECOVERY	POST-01	34.75	153.6
PERC	WATER QUALITY RECOVERY	POST-01	35.00	153.6
PERC	WATER QUALITY RECOVERY	POST-01	35.25	153.6
PERC	WATER QUALITY RECOVERY	POST-01	35.50	153.6
PERC	WATER QUALITY RECOVERY	POST-01	35.75	153.6
PERC	WATER QUALITY RECOVERY	POST-01	36.00	153.6
PERC	WATER QUALITY RECOVERY	POST-01	36.25	153.6
PERC	WATER QUALITY RECOVERY	POST-01	36.50	153.6
PERC	WATER QUALITY RECOVERY	POST-01	36.75	153.6
PERC	WATER QUALITY RECOVERY	POST-01	37.00	153.6
PERC	WATER QUALITY RECOVERY	POST-01	37.25	153.6

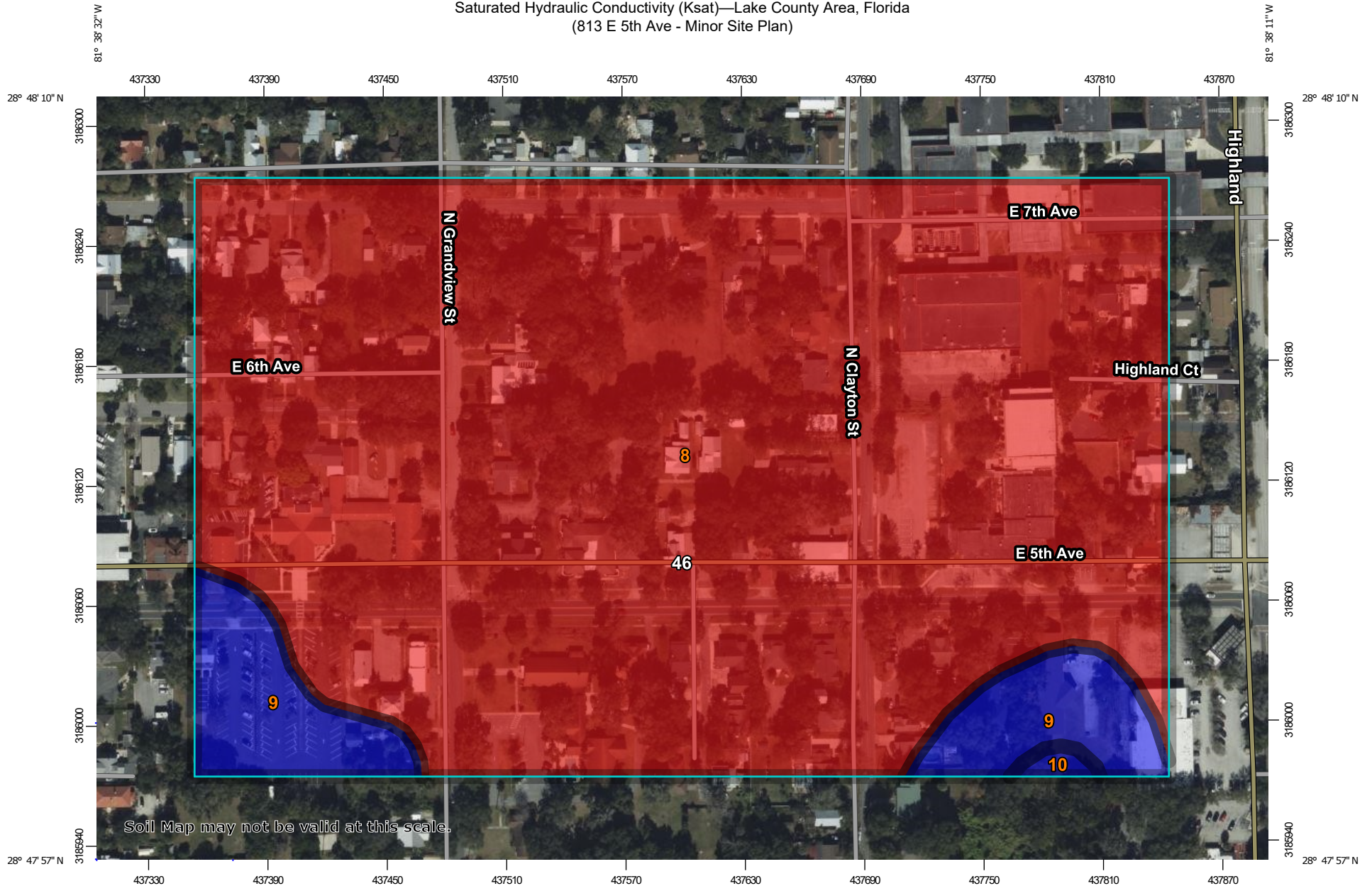
Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
PERC	WATER QUALITY RECOVERY	POST-01	37.50	153.6
PERC	WATER QUALITY RECOVERY	POST-01	37.75	153.6
PERC	WATER QUALITY RECOVERY	POST-01	38.00	153.6
PERC	WATER QUALITY RECOVERY	POST-01	38.25	153.6
PERC	WATER QUALITY RECOVERY	POST-01	38.50	153.6
PERC	WATER QUALITY RECOVERY	POST-01	38.75	153.6
PERC	WATER QUALITY RECOVERY	POST-01	39.00	153.6
PERC	WATER QUALITY RECOVERY	POST-01	39.25	153.6
PERC	WATER QUALITY RECOVERY	POST-01	39.50	153.6
PERC	WATER QUALITY RECOVERY	POST-01	39.75	153.6
PERC	WATER QUALITY RECOVERY	POST-01	40.00	153.6
PERC	WATER QUALITY RECOVERY	POST-01	40.25	153.6
PERC	WATER QUALITY RECOVERY	POST-01	40.50	153.6
PERC	WATER QUALITY RECOVERY	POST-01	40.75	153.6
PERC	WATER QUALITY RECOVERY	POST-01	41.00	153.6
PERC	WATER QUALITY RECOVERY	POST-01	41.25	153.6
PERC	WATER QUALITY RECOVERY	POST-01	41.50	153.6
PERC	WATER QUALITY RECOVERY	POST-01	41.75	153.6
PERC	WATER QUALITY RECOVERY	POST-01	42.00	153.6
PERC	WATER QUALITY RECOVERY	POST-01	42.25	153.6
PERC	WATER QUALITY RECOVERY	POST-01	42.50	153.6
PERC	WATER QUALITY RECOVERY	POST-01	42.75	153.6
PERC	WATER QUALITY RECOVERY	POST-01	43.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	43.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	43.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	43.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	44.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	44.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	44.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	44.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	45.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	45.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	45.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	45.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	46.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	46.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	46.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	46.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	47.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	47.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	47.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	47.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	48.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	48.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	48.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	48.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	49.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	49.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	49.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	49.75	153.5

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
PERC	WATER QUALITY RECOVERY	POST-01	50.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	50.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	50.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	50.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	51.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	51.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	51.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	51.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	52.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	52.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	52.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	52.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	53.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	53.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	53.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	53.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	54.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	54.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	54.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	54.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	55.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	55.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	55.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	55.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	56.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	56.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	56.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	56.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	57.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	57.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	57.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	57.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	58.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	58.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	58.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	58.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	59.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	59.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	59.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	59.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	60.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	60.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	60.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	60.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	61.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	61.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	61.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	61.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	62.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	62.25	153.5

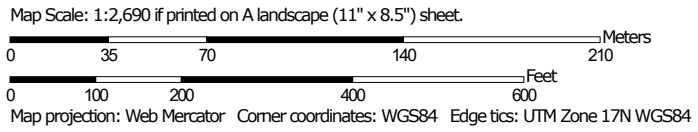
Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
PERC	WATER QUALITY RECOVERY	POST-01	62.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	62.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	63.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	63.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	63.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	63.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	64.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	64.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	64.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	64.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	65.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	65.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	65.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	65.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	66.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	66.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	66.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	66.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	67.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	67.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	67.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	67.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	68.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	68.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	68.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	68.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	69.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	69.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	69.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	69.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	70.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	70.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	70.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	70.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	71.00	153.5
PERC	WATER QUALITY RECOVERY	POST-01	71.25	153.5
PERC	WATER QUALITY RECOVERY	POST-01	71.50	153.5
PERC	WATER QUALITY RECOVERY	POST-01	71.75	153.5
PERC	WATER QUALITY RECOVERY	POST-01	72.00	153.5

APPENDIX D

Saturated Hydraulic Conductivity (Ksat)—Lake County Area, Florida
(813 E 5th Ave - Minor Site Plan)




Soil Map may not be valid at this scale.






MAP LEGEND

Area of Interest (AOI)




 Area of Interest (AOI)

Soils




Soil Rating Polygons

-  <= 141.0000
-  > 141.0000 and <= 247.0000
-  Not rated or not available


Soil Rating Lines

-  <= 141.0000
-  > 141.0000 and <= 247.0000
-  Not rated or not available






Soil Rating Points

-  <= 141.0000
-  > 141.0000 and <= 247.0000
-  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.

Saturated Hydraulic Conductivity (Ksat)

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
8	Candler sand, 0 to 5 percent slopes	141.0000	33.3	91.4%
9	Candler sand, 5 to 12 percent slopes	247.0000	3.0	8.2%
10	Candler sand, 12 to 40 percent slopes	247.0000	0.1	0.3%
Totals for Area of Interest			36.4	100.0%

Description

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

The numeric Ksat values have been grouped according to standard Ksat class limits.

Rating Options

Units of Measure: micrometers per second

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Fastest

Interpret Nulls as Zero: No

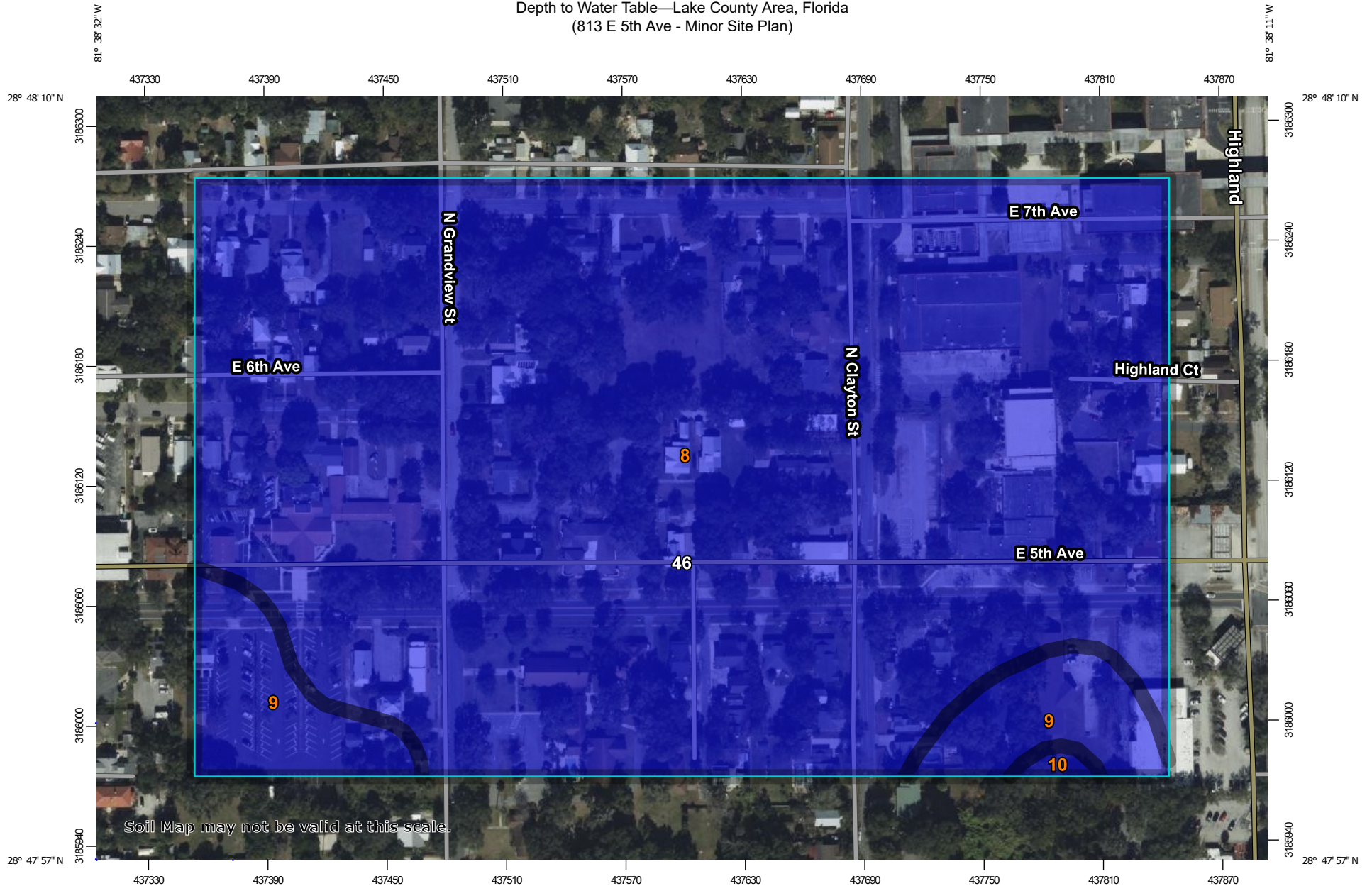
Layer Options (Horizon Aggregation Method): Depth Range (Weighted Average)

Top Depth: 0

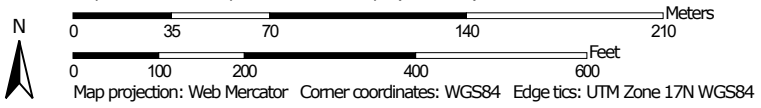
Bottom Depth: 60

Units of Measure: Inches






























Depth to Water Table—Lake County Area, Florida
(813 E 5th Ave - Minor Site Plan)



Map Scale: 1:2,690 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)	 Not rated or not available
 Area of Interest (AOI)	
Soils	Water Features
Soil Rating Polygons	 Streams and Canals
 0 - 25	Transportation
 25 - 50	 Rails
 50 - 100	 Interstate Highways
 100 - 150	 US Routes
 150 - 200	 Major Roads
 > 200	 Local Roads
 Not rated or not available	Background
	 Aerial Photography
Soil Rating Lines	
 0 - 25	
 25 - 50	
 50 - 100	
 100 - 150	
 150 - 200	
 > 200	
 Not rated or not available	
Soil Rating Points	
 0 - 25	
 25 - 50	
 50 - 100	
 100 - 150	
 150 - 200	
 > 200	

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.

Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
8	Candler sand, 0 to 5 percent slopes	>200	33.3	91.4%
9	Candler sand, 5 to 12 percent slopes	>200	3.0	8.2%
10	Candler sand, 12 to 40 percent slopes	>200	0.1	0.3%
Totals for Area of Interest			36.4	100.0%

Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

Ending Month: December

VIA UPLOAD
December 13, 2023

Planning & Development
City of Mount Dora
510 N Baker St
Mount Dora, FL 32757

RE: **813 E 5th Ave Mount Dora – Minor Site Plan – Trip Generation Letter (CFB # E01023.0079)**

To Whom It May Concern:

This letter serves as a traffic statement to the above referenced project. Using the Institute of Transportation Engineer’s (ITE) Trip Generation Manual, 11th Edition, and the land use code (LUC) for ‘General Office Building’ (LUC 710) & ‘Low-Rise Residential with Ground-Floor Commercial’ (LUC 230), the **total** weekday daily, weekday AM peak hour, and weekday PM peak hour trip generation for the existing building with proposed use change are estimated and summarized below:

Time Period	ITE Trip Generation Rate (Individual)	Project Trips	Entering Trips	Exiting Trips
Weekday Daily	LUC 710 - 10.84 trips / 1,000 sf LUC 230 – 3.44 trips / Dwelling Unit	12	6	6
Weekday AM Peak Hour	LUC 710 – 1.52 trips / 1,000 sf LUC 230 – 0.44 trips / Dwelling Unit	1	1	0
Weekday PM Peak Hour	LUC 710 – 1.44 trips / 1,000 sf LUC 230 – 0.36 trips / Dwelling Unit	1	0	1

The project trips were calculated by multiplying the trip generation rate and dividing by the independent variable (per 1000 sq-ft for office, per dwelling unit for residential) & rounding to the nearest whole number. The entering and exiting trips were calculated by multiplying the project trips by the entering/exiting ratio provided by the ITE Trip generation Manual for each time period & rounding to the nearest whole number. Should you have any question questions, please do not hesitate to reach our firm.

Sincerely,
CLYMER, FARNER, BARLEY, Inc.

Parker Verkaik
Parker Verkaik, P.E.

Land Use: 710

General Office Building

Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN) Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 59

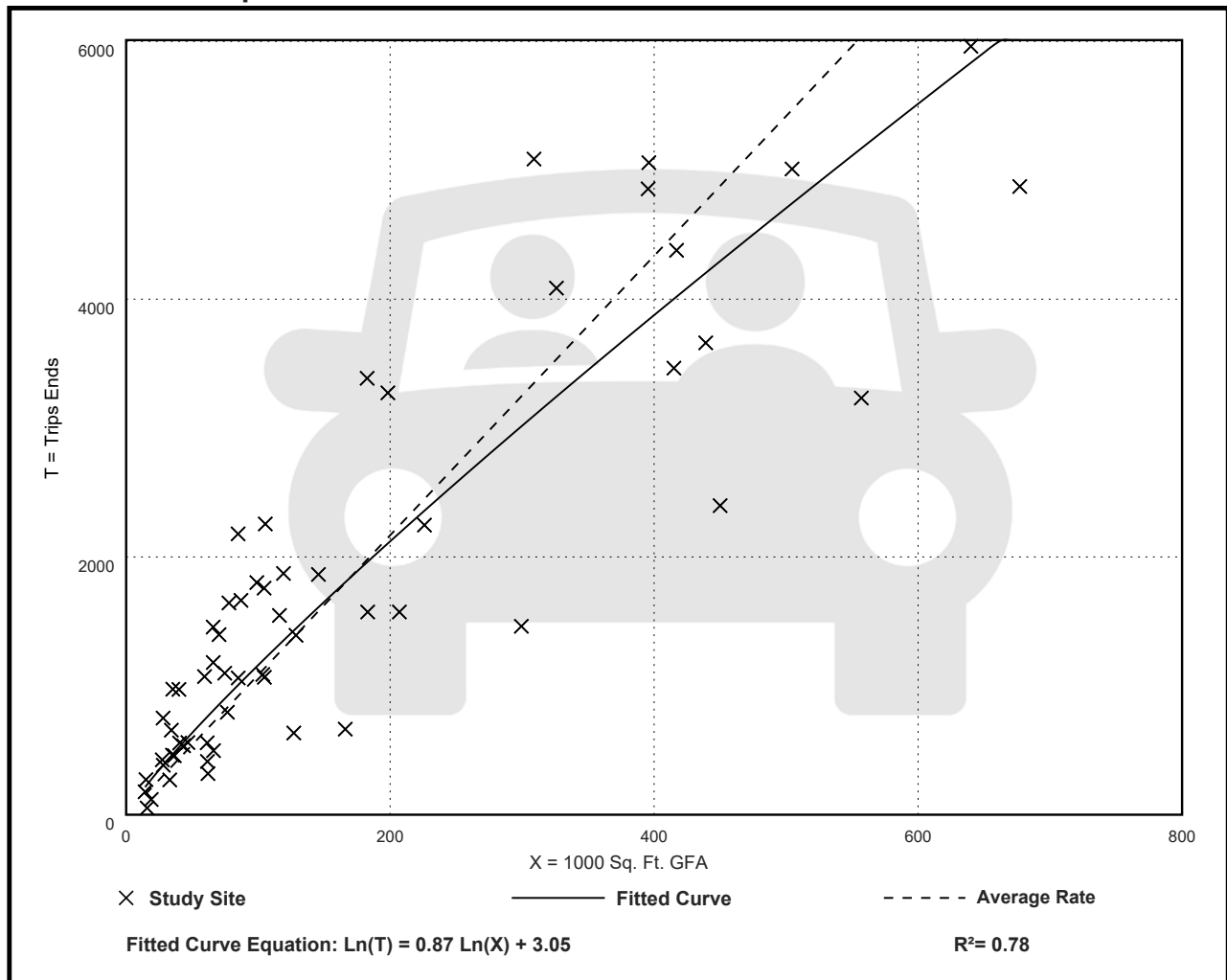
Avg. 1000 Sq. Ft. GFA: 163

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 221

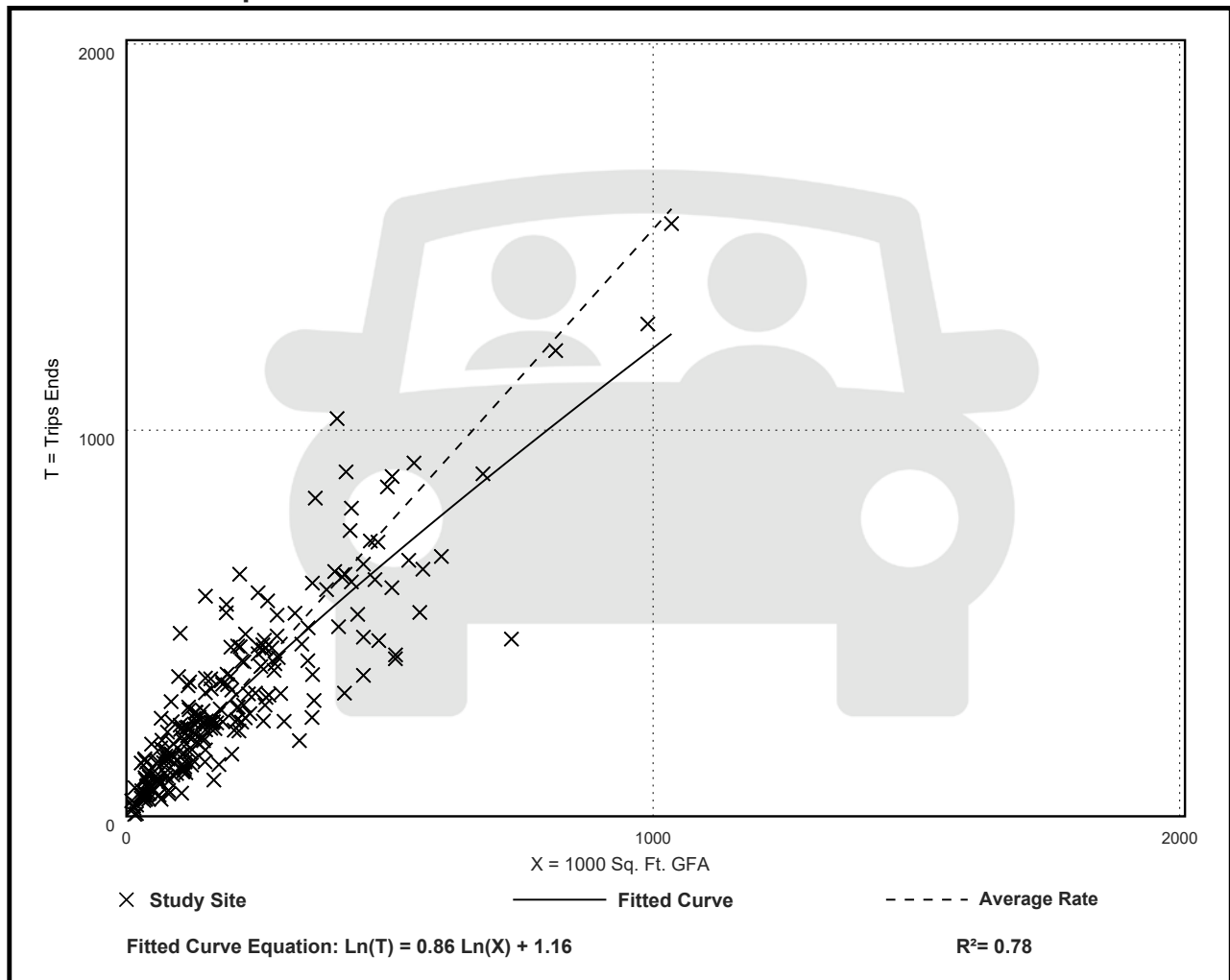
Avg. 1000 Sq. Ft. GFA: 201

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 232

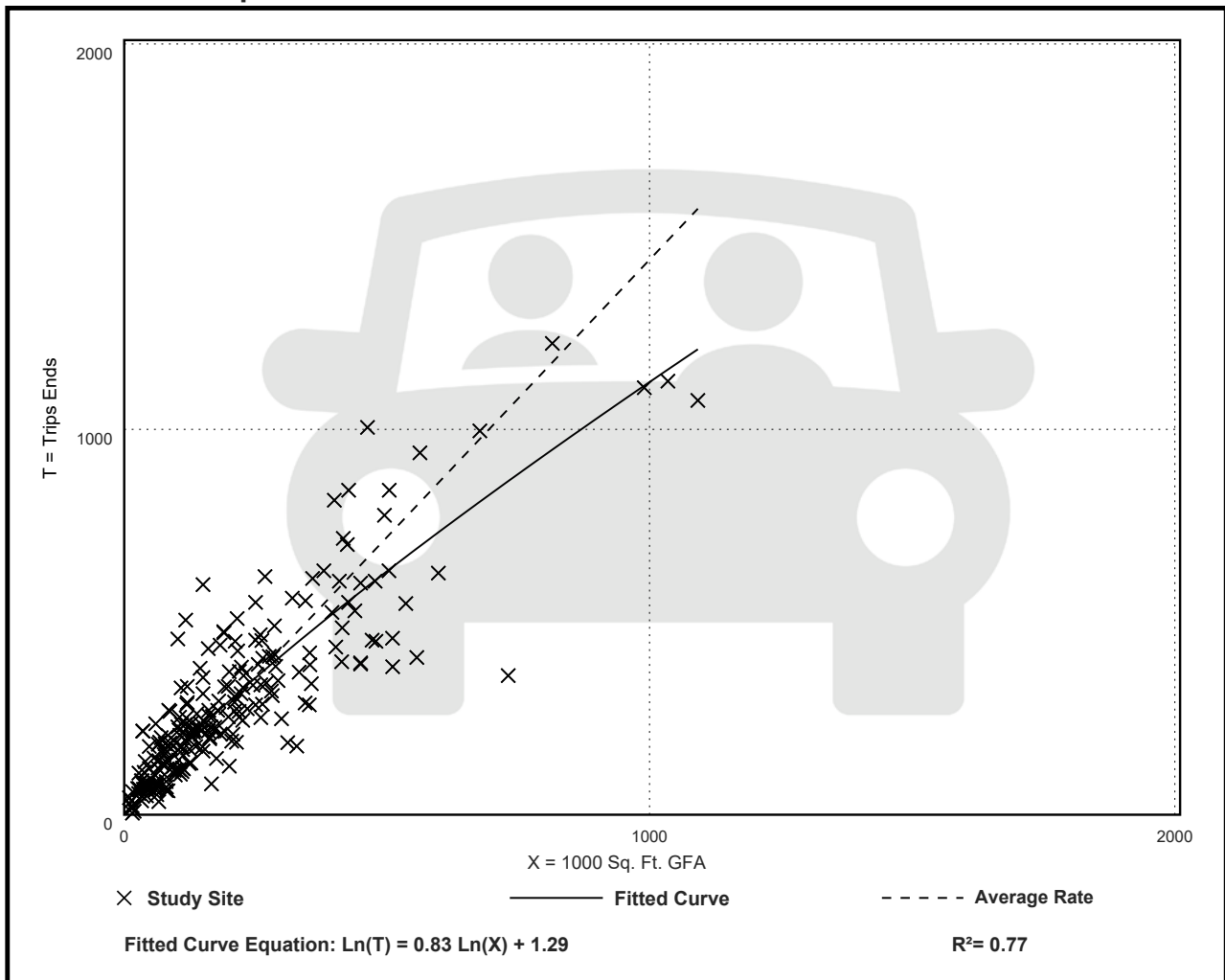
Avg. 1000 Sq. Ft. GFA: 199

Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 5

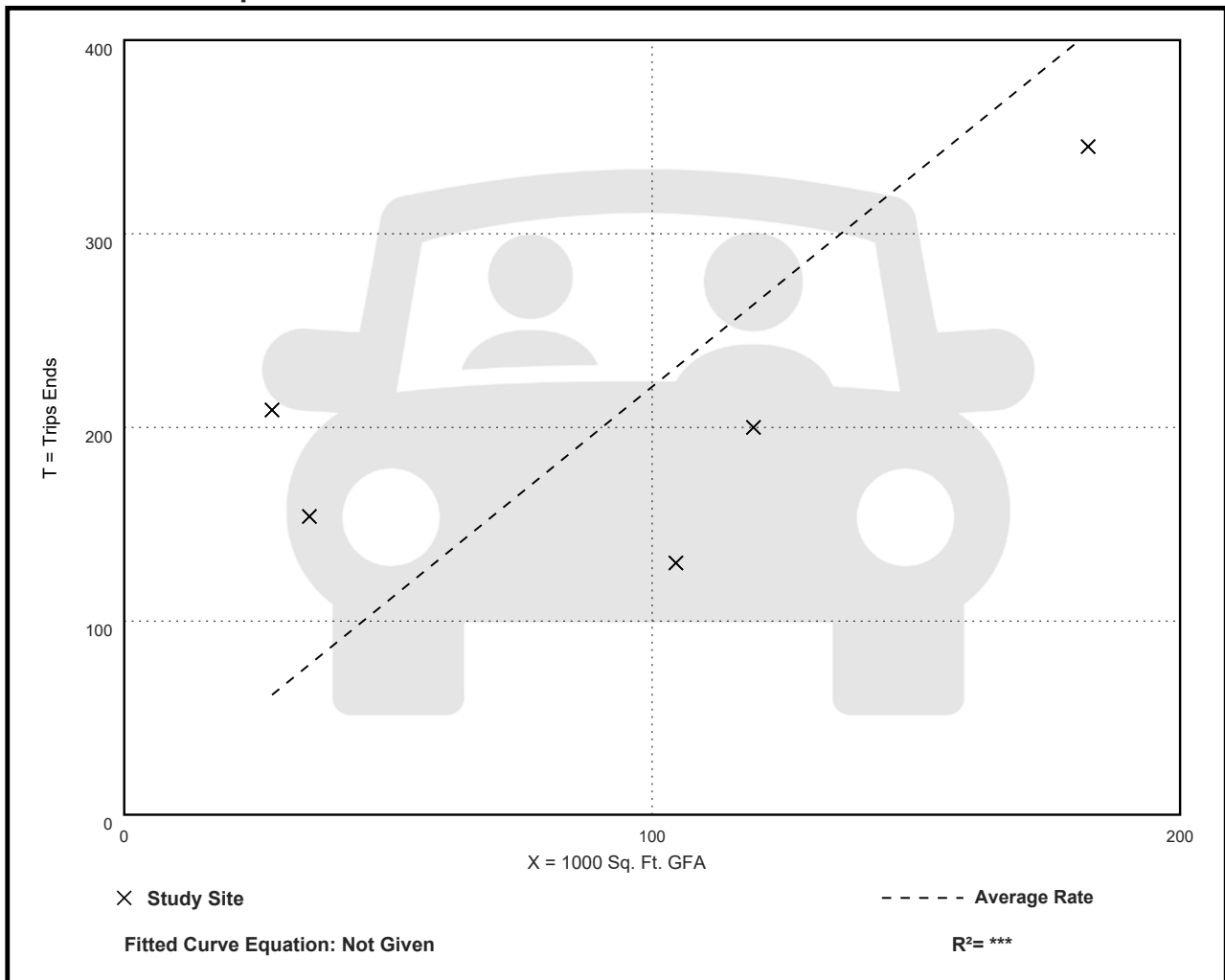
Avg. 1000 Sq. Ft. GFA: 94

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.21	1.24 - 7.46	1.70

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 3

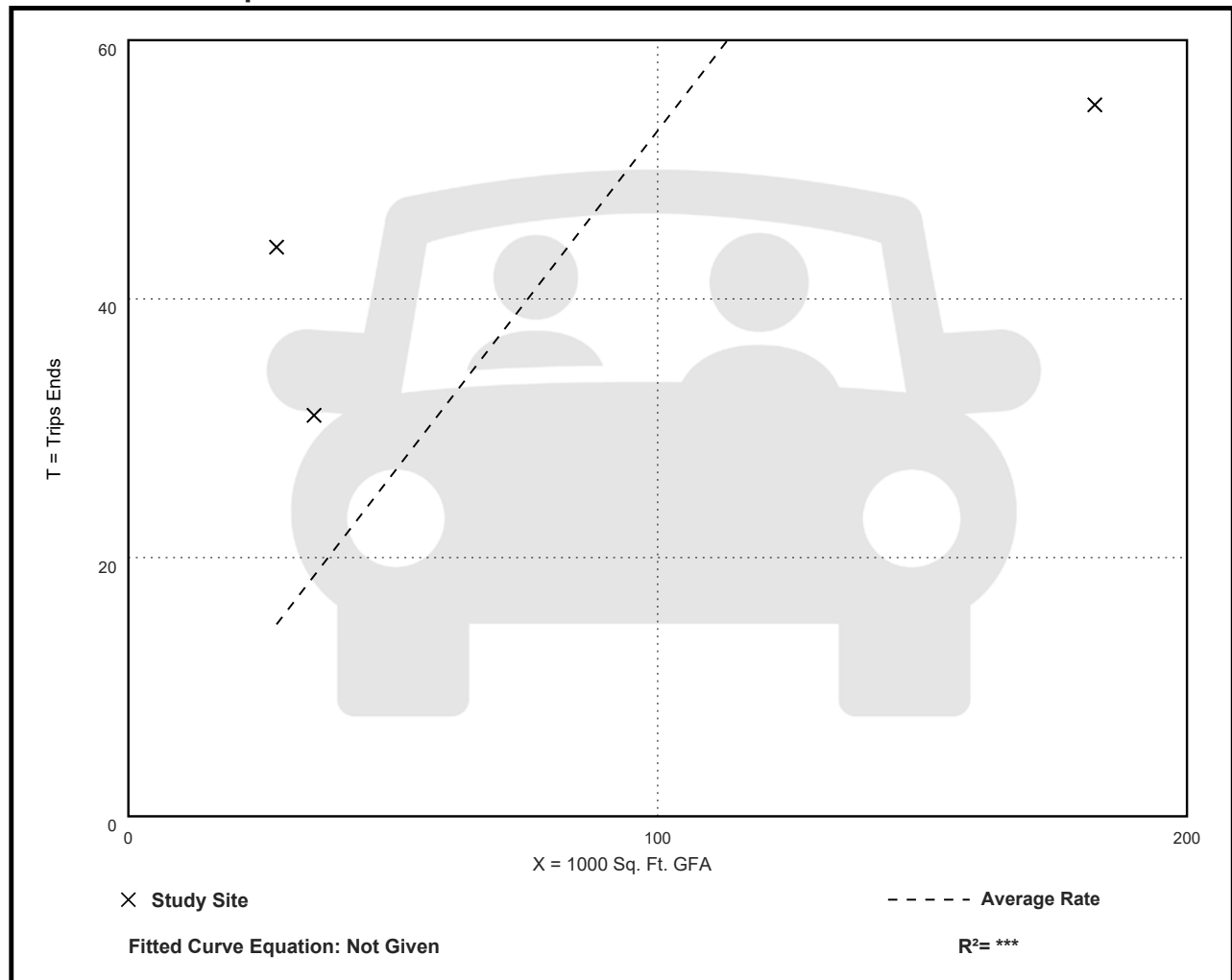
Avg. 1000 Sq. Ft. GFA: 82

Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.53	0.30 - 1.57	0.52

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 5

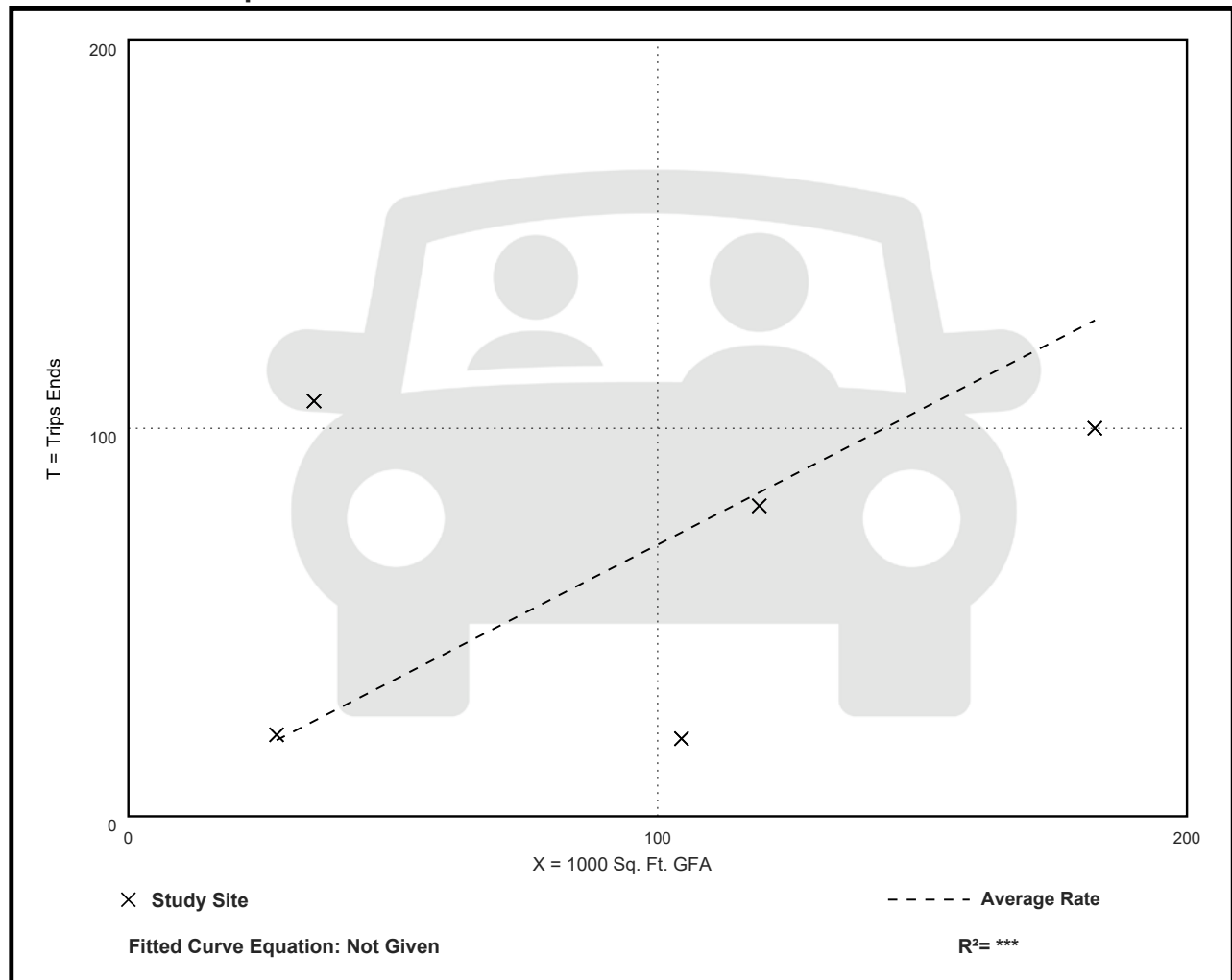
Avg. 1000 Sq. Ft. GFA: 94

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.70	0.19 - 3.05	0.77

Data Plot and Equation



General Office Building (710)

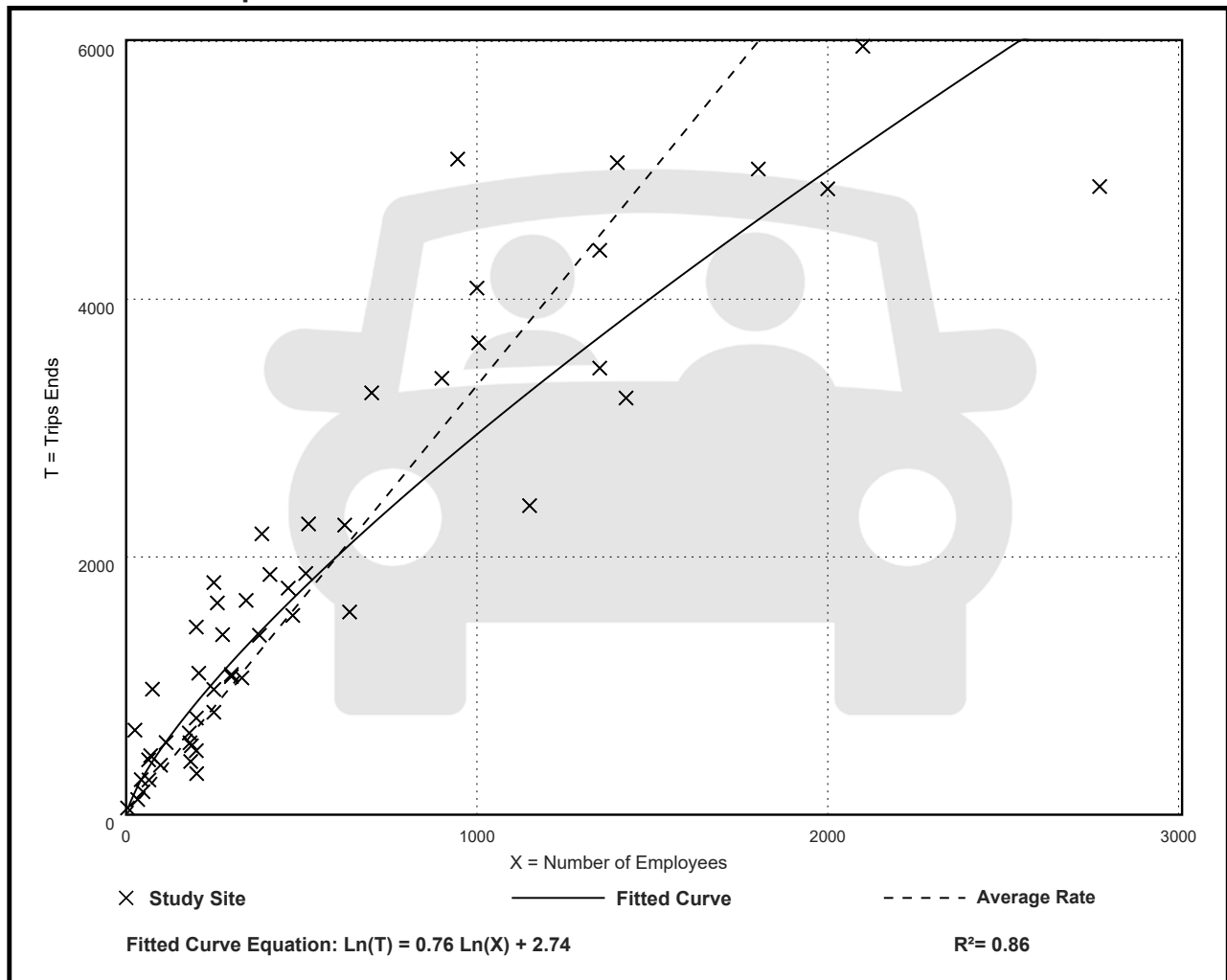
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 52
Avg. Num. of Employees: 562
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
3.33	1.59 - 26.24	1.44

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: Employees

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 153

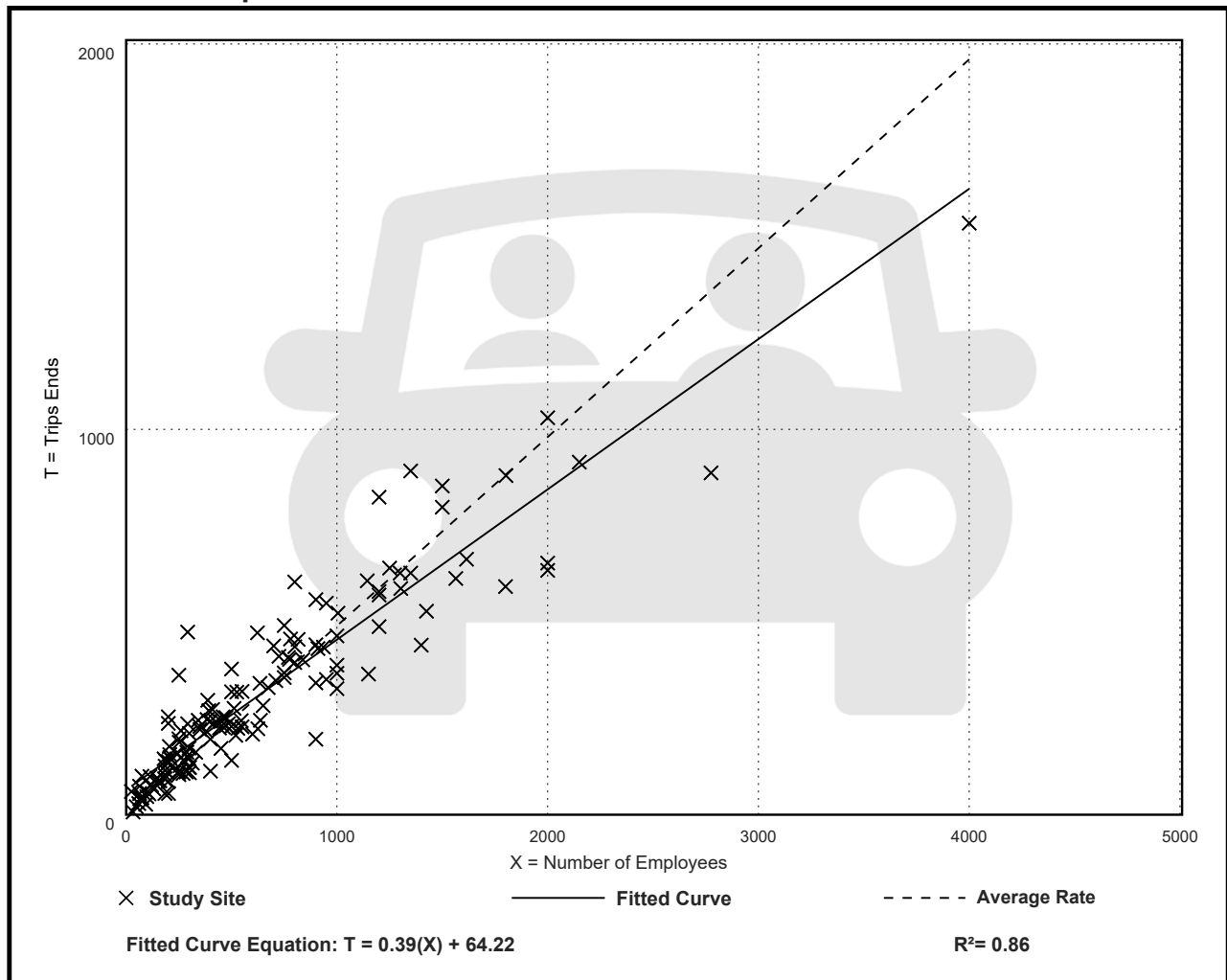
Avg. Num. of Employees: 618

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.49	0.21 - 2.40	0.16

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: Employees

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 163

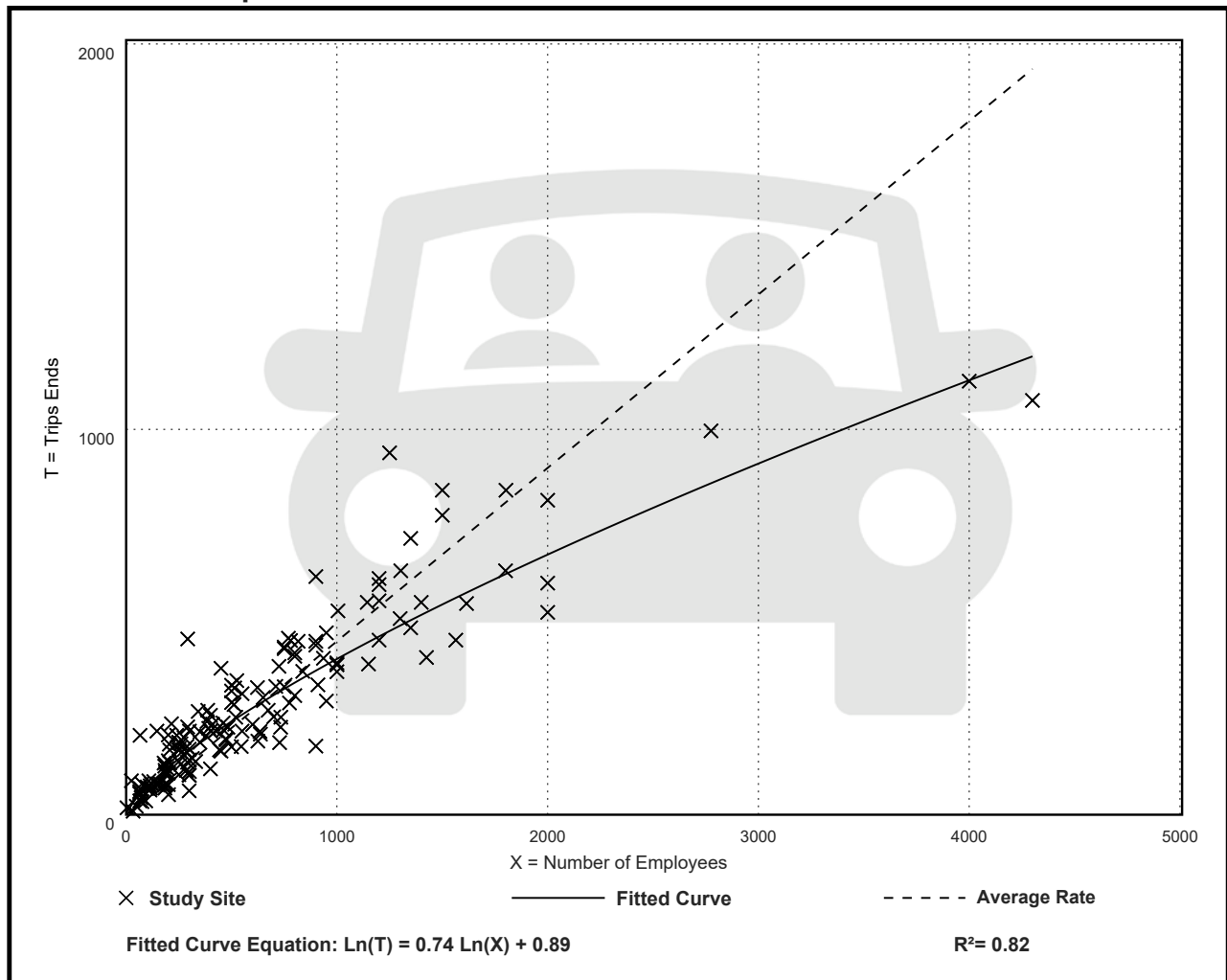
Avg. Num. of Employees: 614

Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.45	0.20 - 4.50	0.18

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: Employees
On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 4

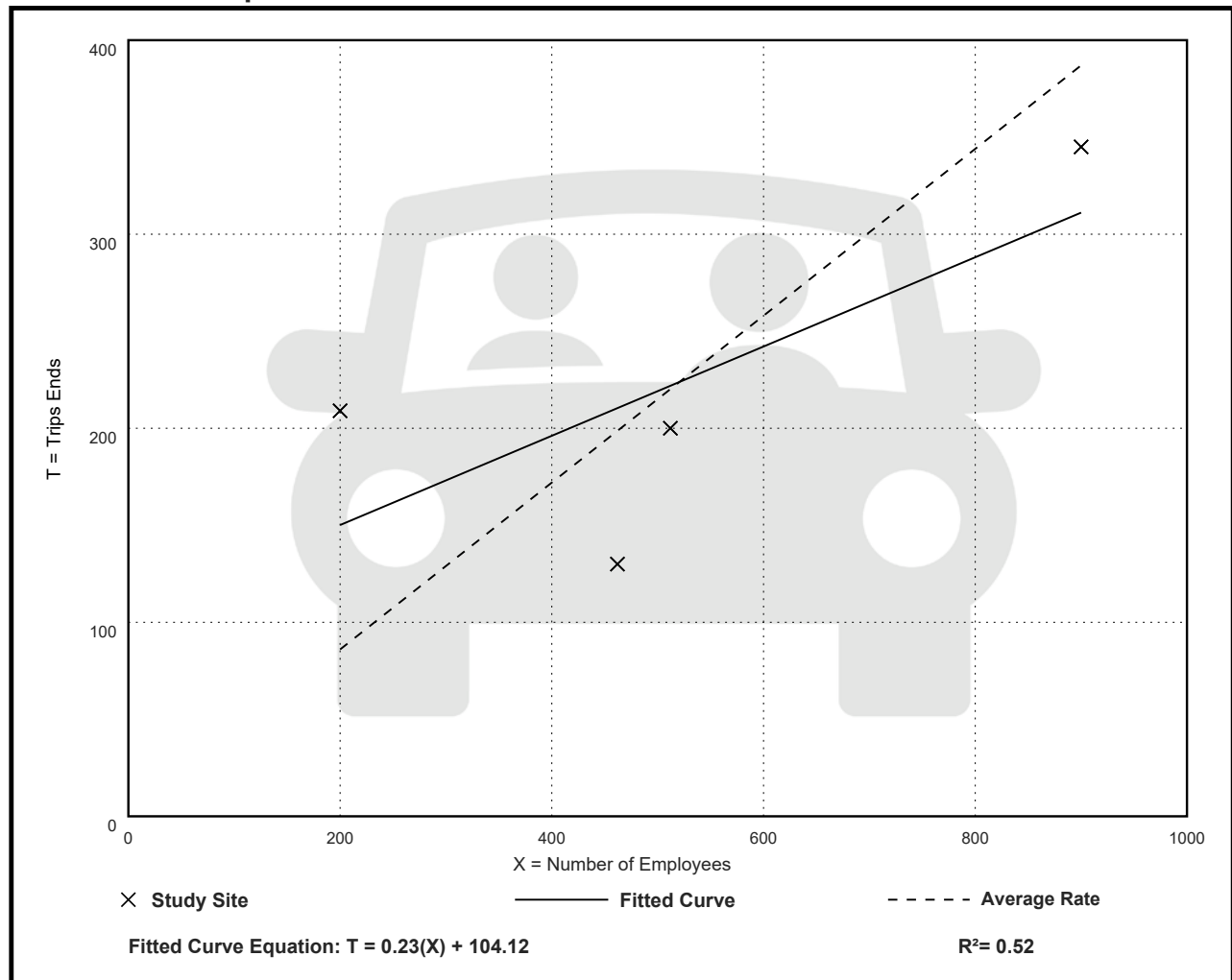
Avg. Num. of Employees: 519

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.43	0.28 - 1.05	0.24

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: Employees

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Employees: 550

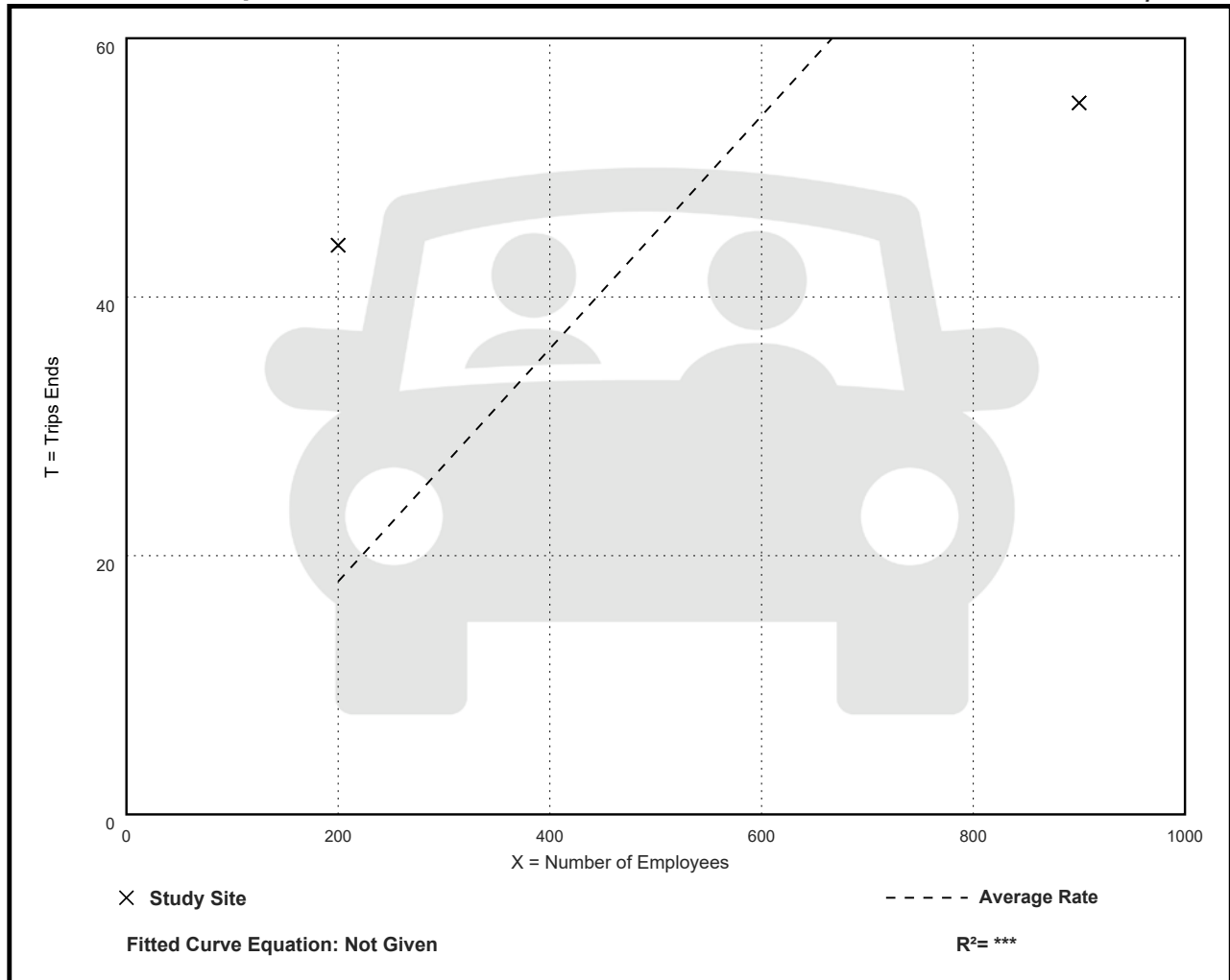
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.09	0.06 - 0.22	***

Data Plot and Equation

Caution – Small Sample Size



General Office Building (710)

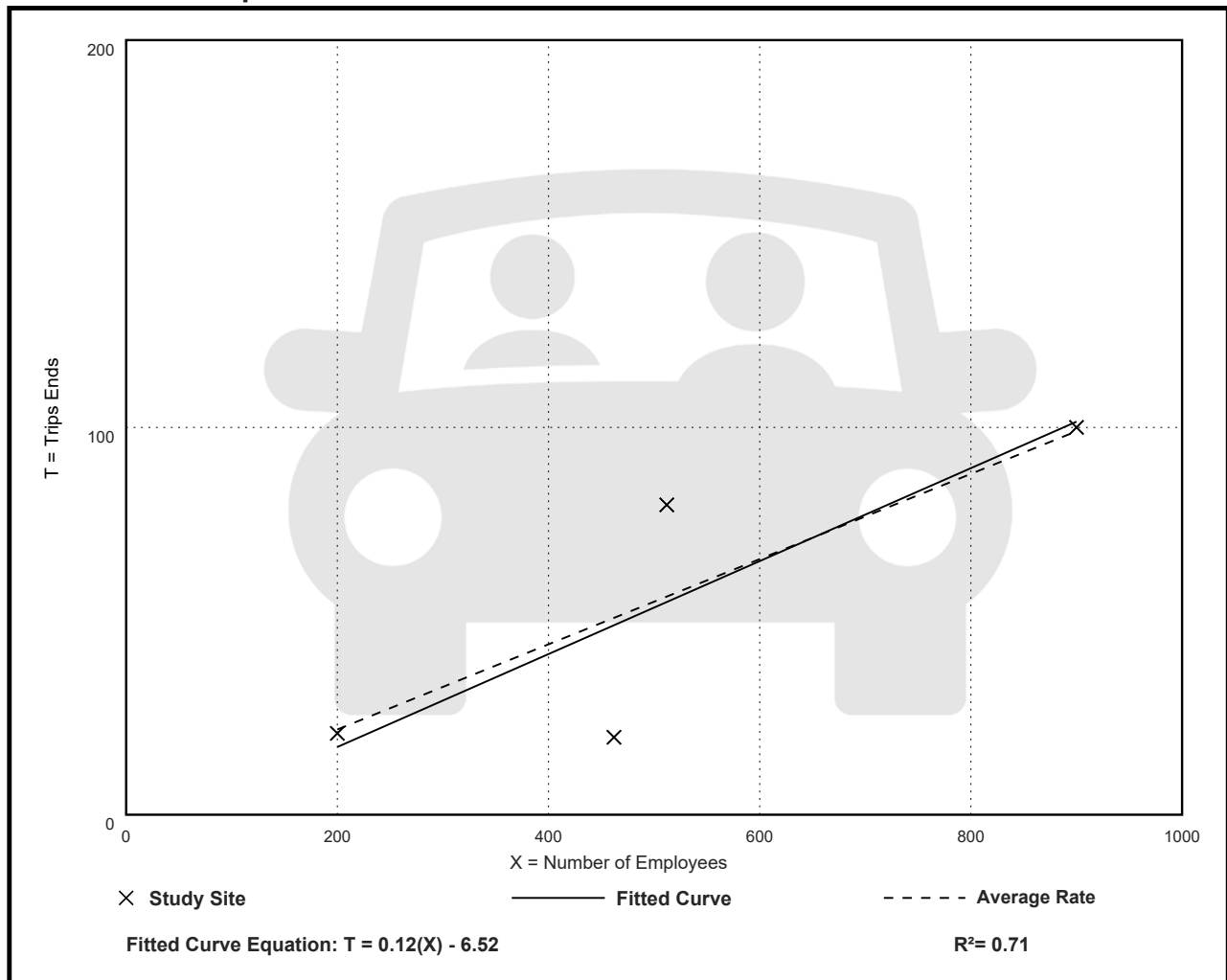
Vehicle Trip Ends vs: Employees
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Employees: 519
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.11	0.04 - 0.16	0.04

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: Employees

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Employees: 550

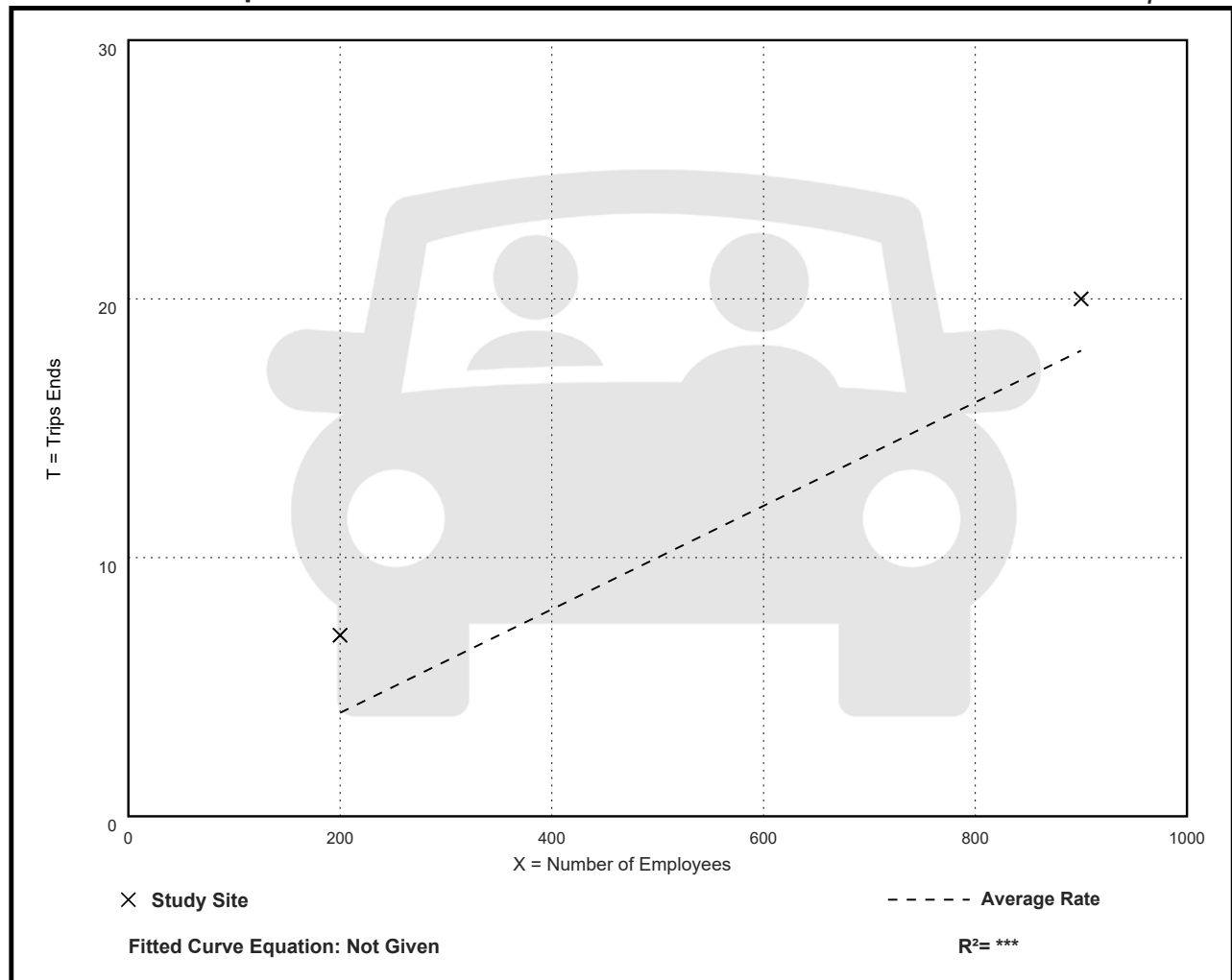
Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.02	0.02 - 0.04	***

Data Plot and Equation

Caution – Small Sample Size



General Office Building (710)

Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 21

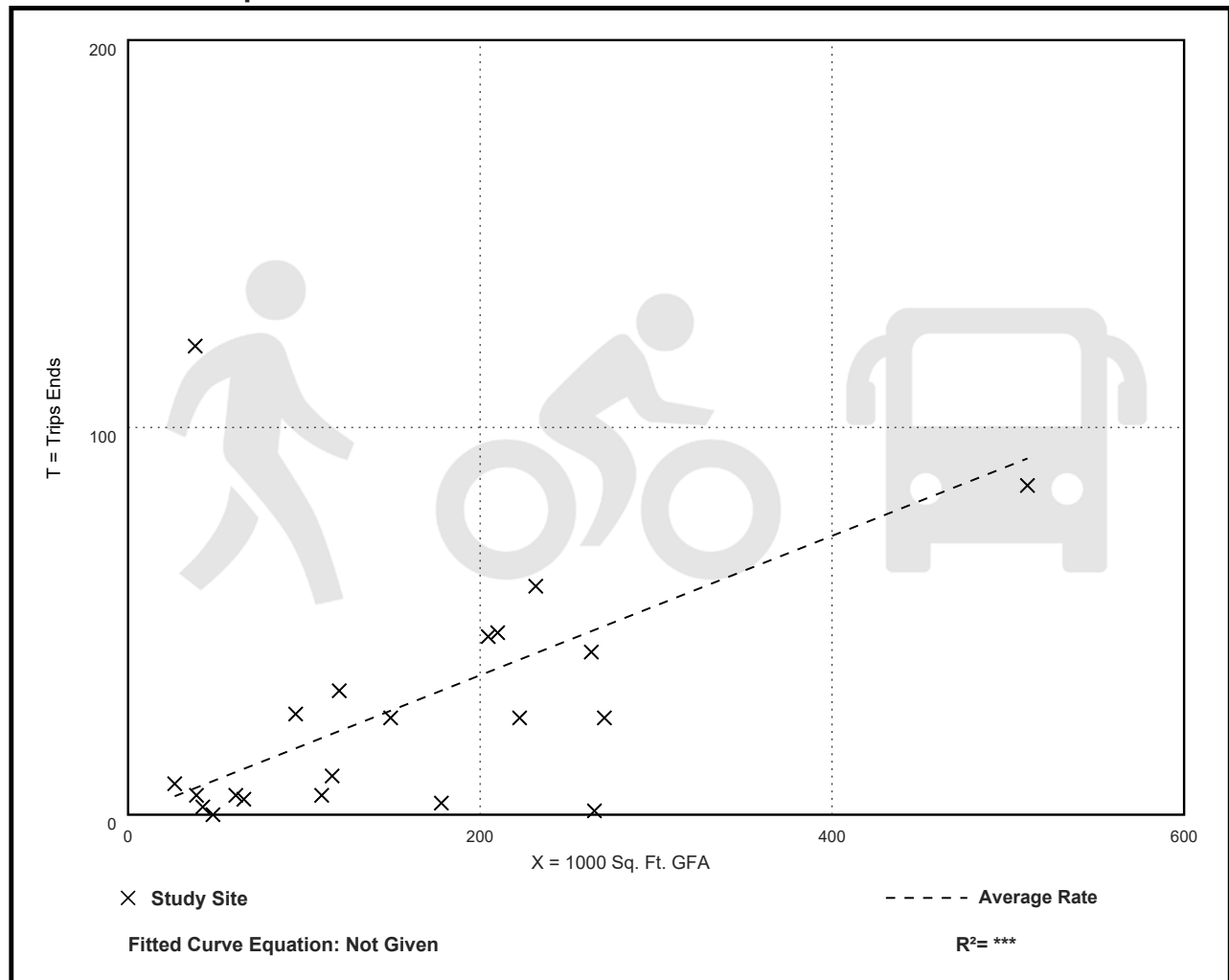
Avg. 1000 Sq. Ft. GFA: 156

Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.00 - 3.17	0.34

Data Plot and Equation



General Office Building (710)

Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA

On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 19

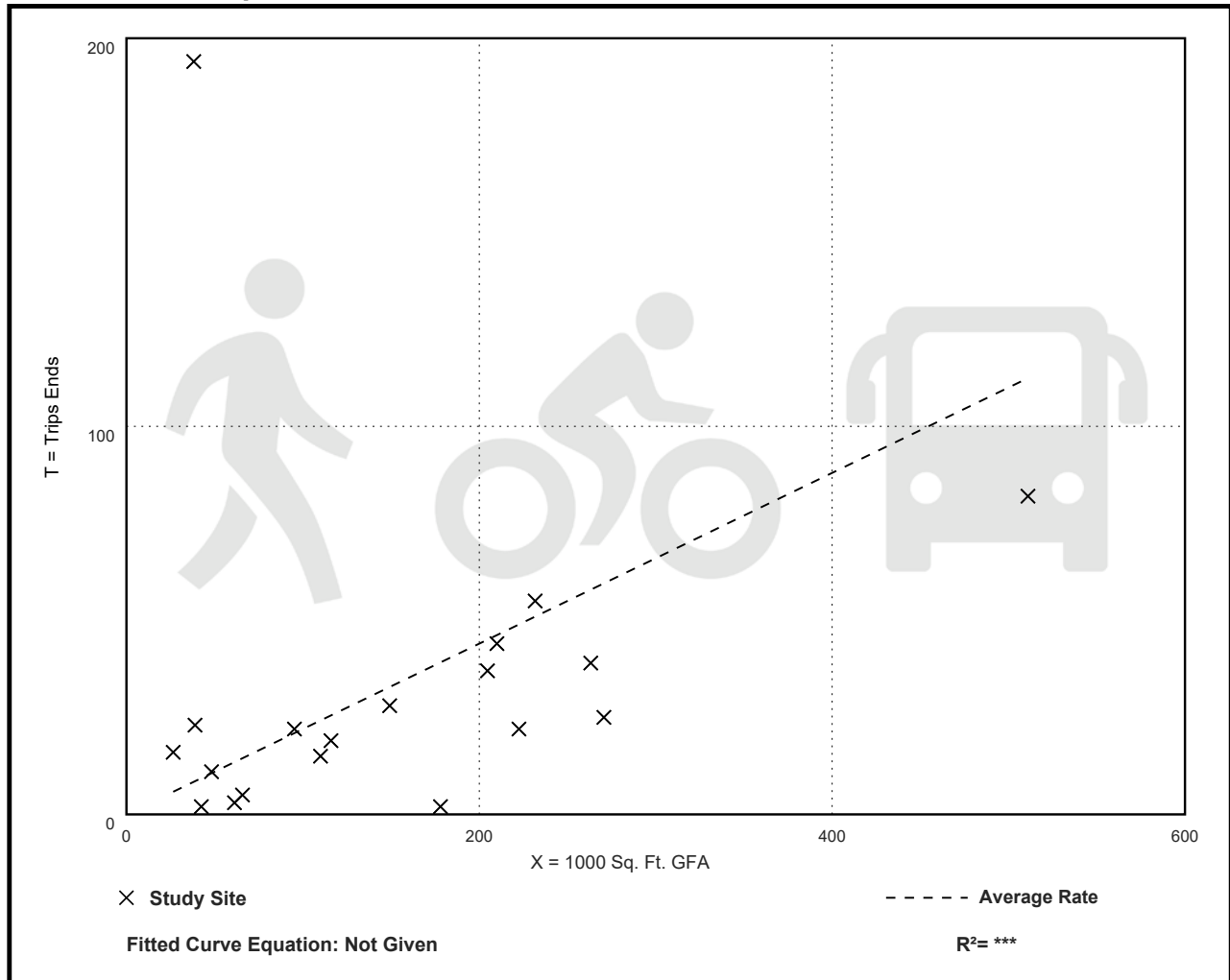
Avg. 1000 Sq. Ft. GFA: 152

Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.22	0.01 - 5.09	0.59

Data Plot and Equation



General Office Building (710)

Walk+Bike+Transit Trip Ends vs: Employees

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

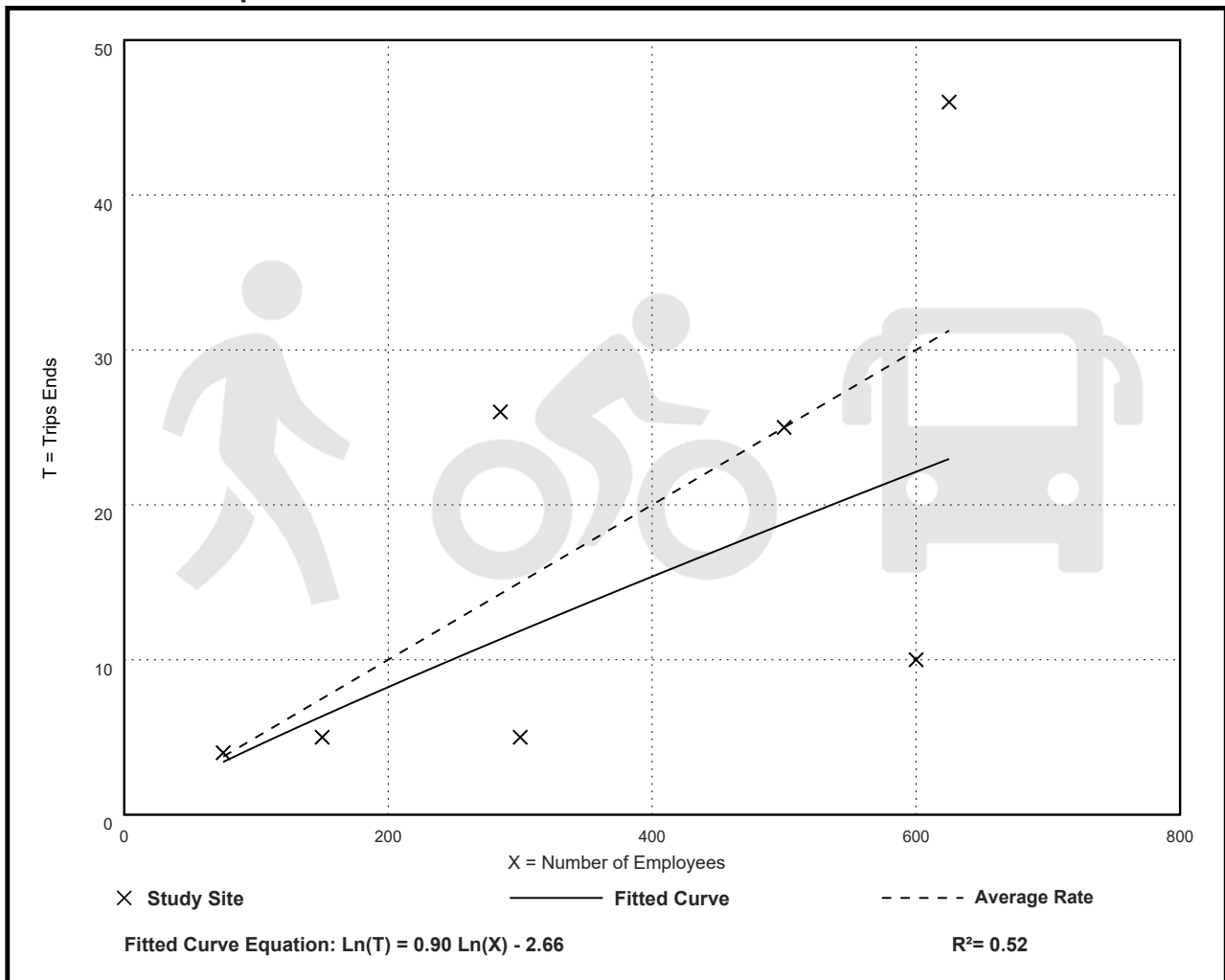
Avg. Num. of Employees: 362

Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.05	0.02 - 0.09	0.03

Data Plot and Equation



General Office Building (710)

Walk+Bike+Transit Trip Ends vs: Employees

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

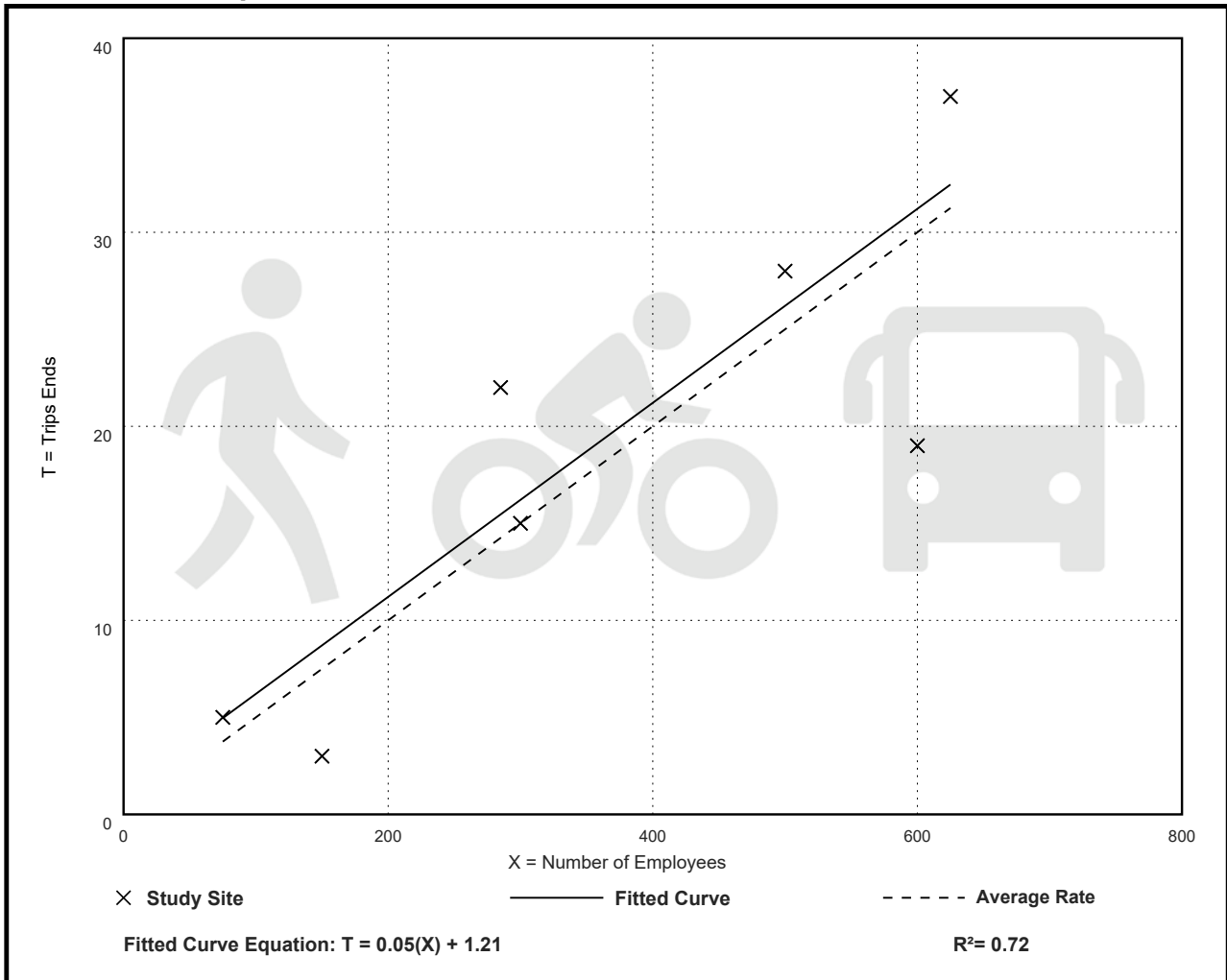
Avg. Num. of Employees: 362

Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.05	0.02 - 0.08	0.02

Data Plot and Equation



Land Use: 230

Low-Rise Residential with Ground-Floor Commercial

Description

Low-rise residential with ground-floor commercial is a mixed-use multifamily housing building with two or three floors of residential living space and commercial space open to the public on the ground level. These facilities are typically found in dense multi-use urban and center city core settings. Multifamily housing (low-rise) (Land Use 220), mid-rise residential with ground floor commercial (Land Use 231), and high-rise residential with ground-floor commercial (Land Use 232) are related land uses.

Land Use Subcategory

The data included in this land use have been stratified into two subcategories: (1) sites with a commercial gross leasable area that ranges between 1,000 and 25,000 square feet (2) sites with a commercial gross leasable area that ranges between 25,000 and 65,000 square feet.

Additional Data

The trips displayed in the data plots represent the total trips that enter or exit the site. Any trips internal to the site between its residential and commercial components are not included.

The ITE *Trip Generation Handbook* (TGH) presents an alternative approach for estimating trips generated by a site that fits this land use. The TGH method involves the estimation of the internal trip-making at a mixed-use site.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

Additional Data

The sites were surveyed in the 2010s in the District of Columbia and Oregon.

Source Numbers

901, 949, 950

Low-Rise Residential with Ground-Floor Commercial GFA (1-25k) (230)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Dwelling Units: 422

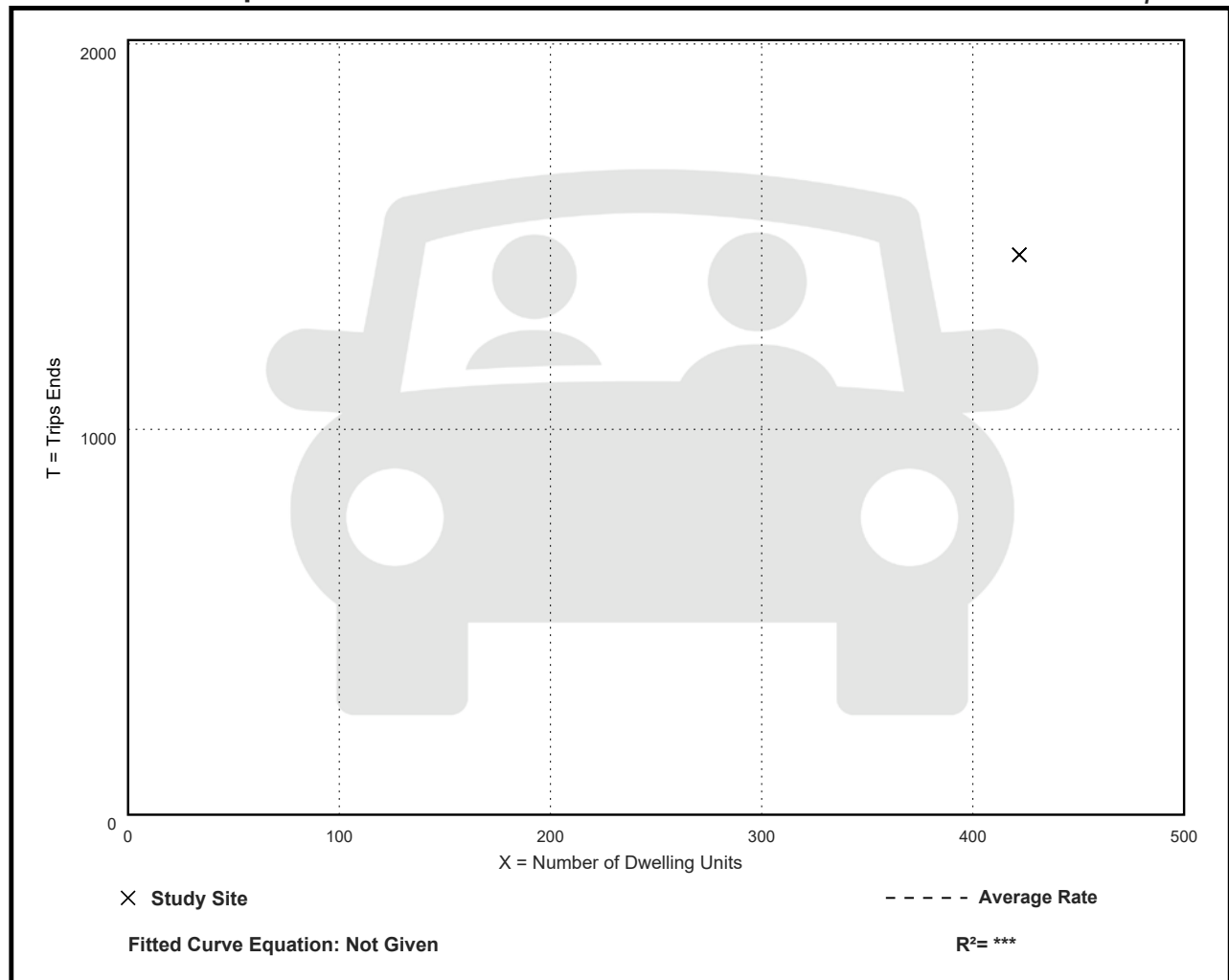
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.44	3.44 - 3.44	***

Data Plot and Equation

Caution – Small Sample Size



Low-Rise Residential with Ground-Floor Commercial GFA (1-25k) (230)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Dwelling Units: 365

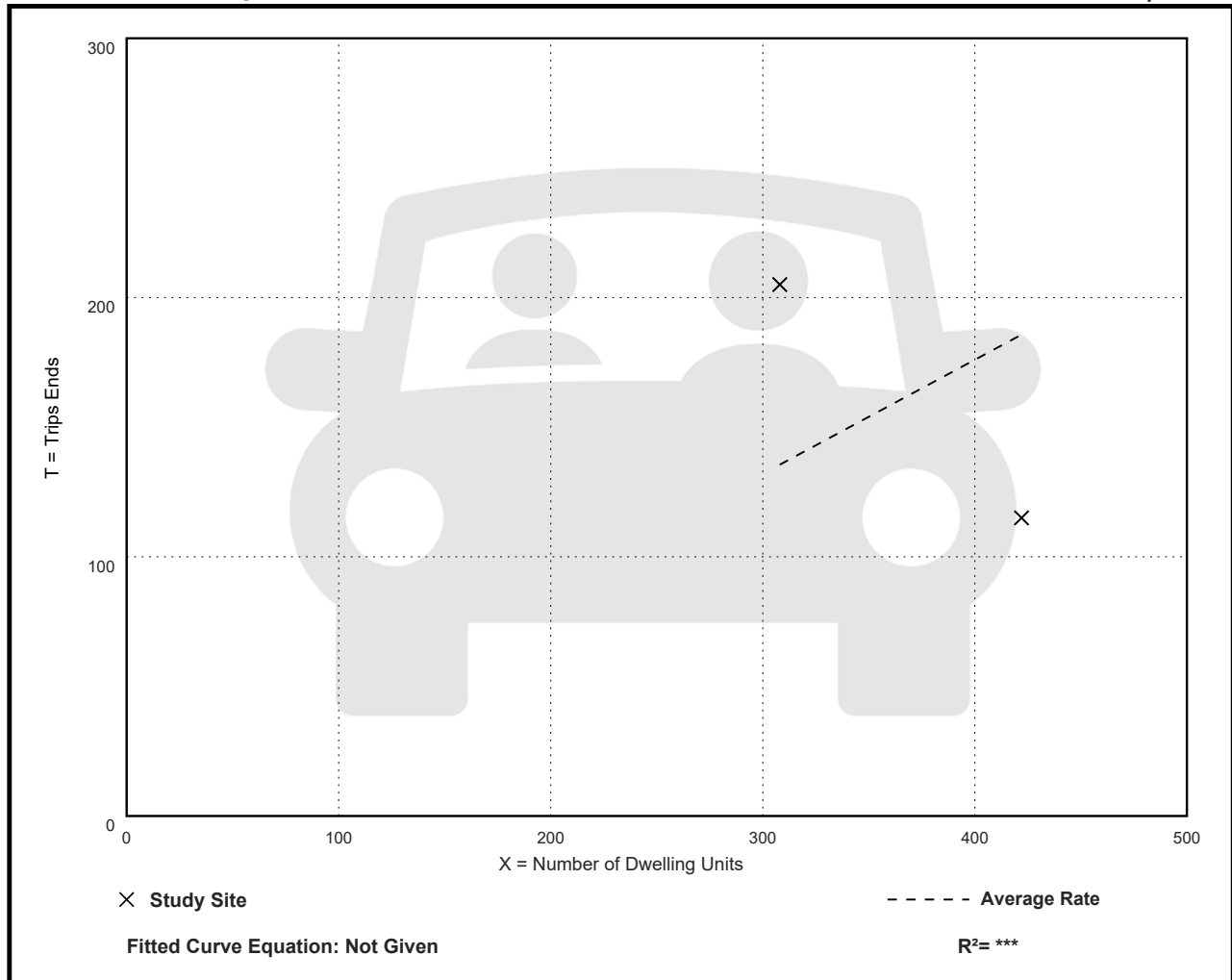
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.27 - 0.67	***

Data Plot and Equation

Caution – Small Sample Size



Low-Rise Residential with Ground-Floor Commercial GFA (1-25k) (230)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Dwelling Units: 365

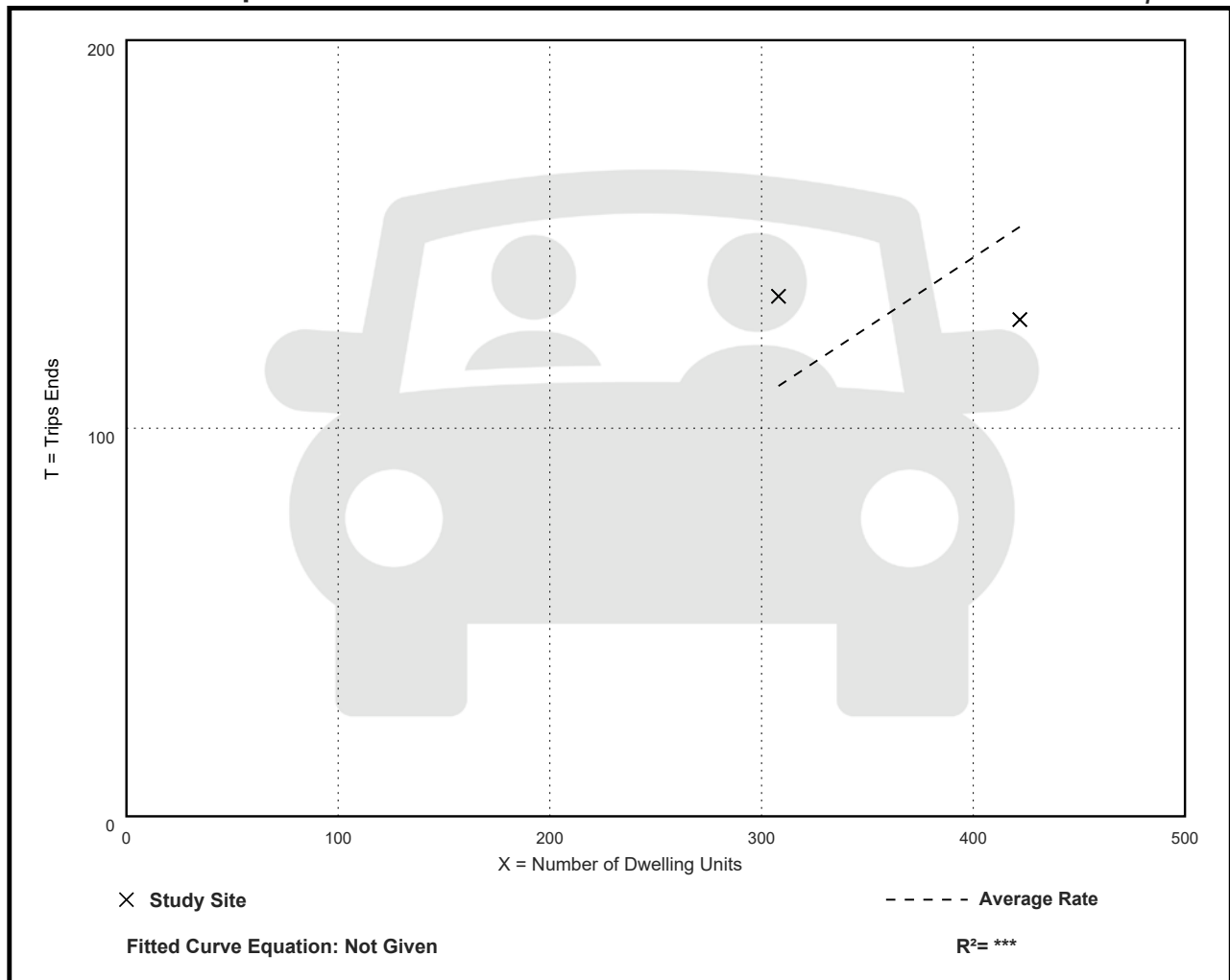
Directional Distribution: 71% entering, 29% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.30 - 0.44	***

Data Plot and Equation

Caution – Small Sample Size



Low-Rise Residential with Ground-Floor Commercial GFA (1-25k) (230)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Dwelling Units: 365

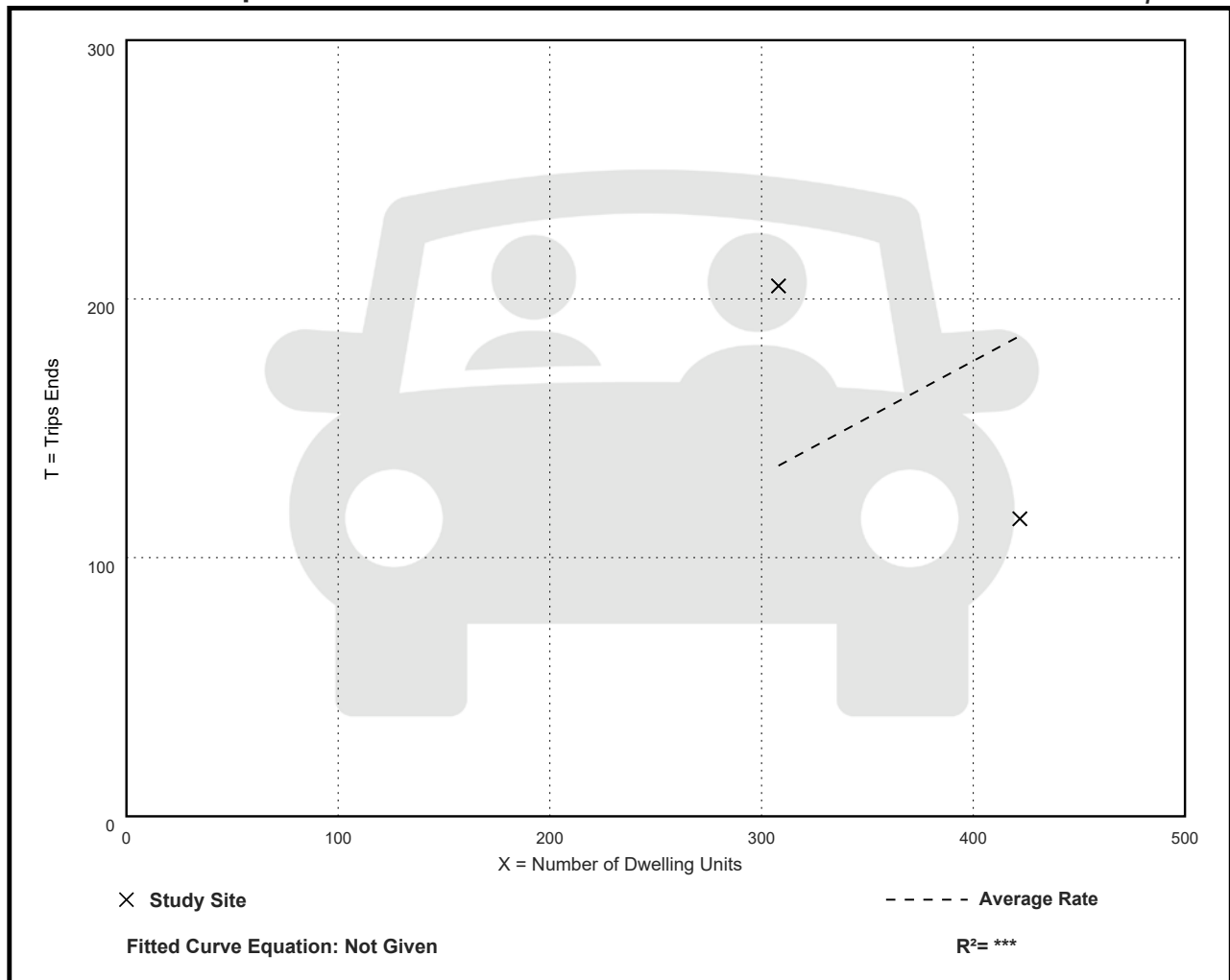
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.27 - 0.67	***

Data Plot and Equation

Caution – Small Sample Size



Low-Rise Residential with Ground-Floor Commercial GFA (1-25k) (230)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Dwelling Units: 365

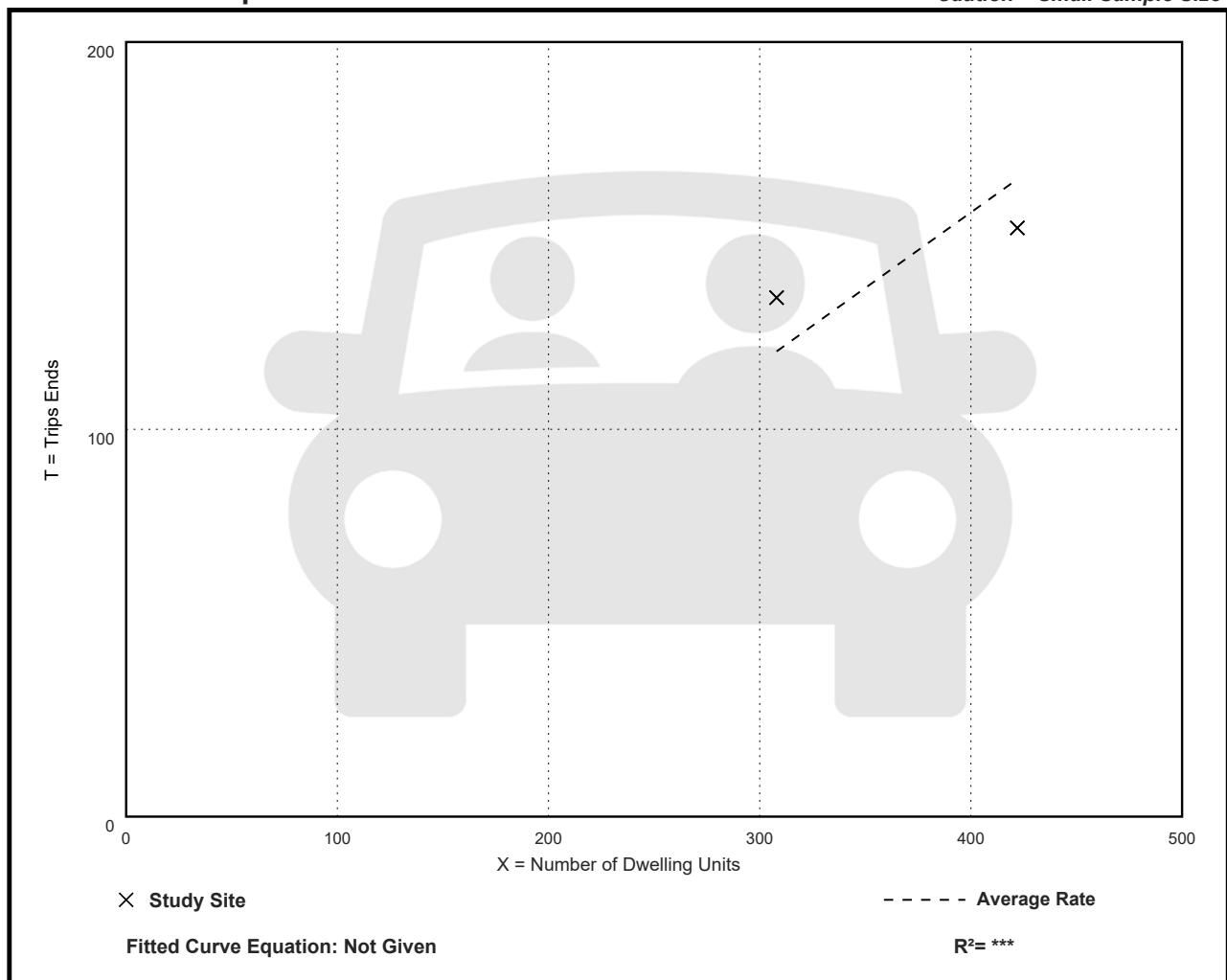
Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.36 - 0.44	***

Data Plot and Equation

Caution – Small Sample Size



Low-Rise Residential with Ground-Floor Commercial GFA (1-25k) (230)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Dwelling Units: 308

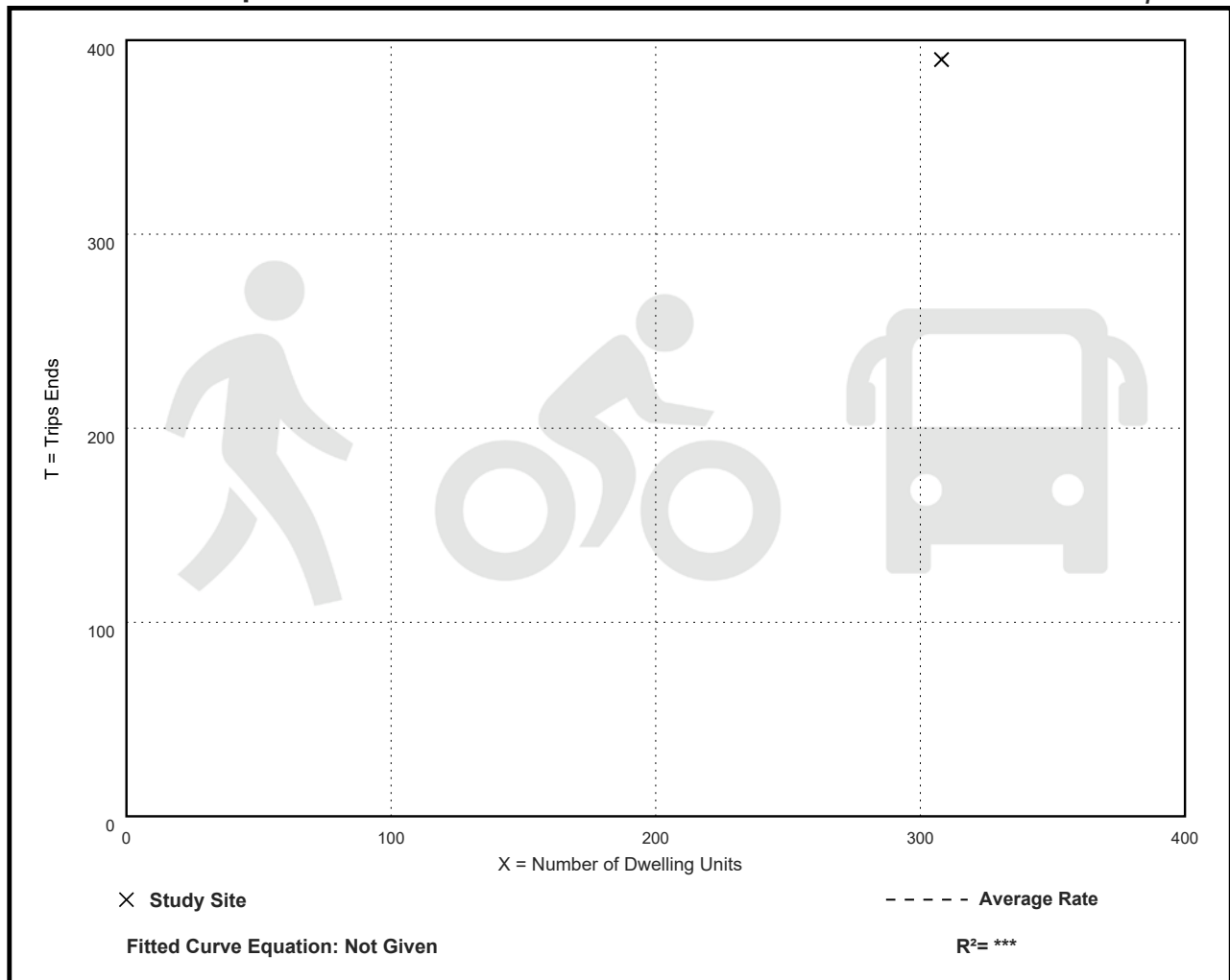
Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.27	1.27 - 1.27	***

Data Plot and Equation

Caution – Small Sample Size



Low-Rise Residential with Ground-Floor Commercial GFA (1-25k) (230)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Dwelling Units: 308

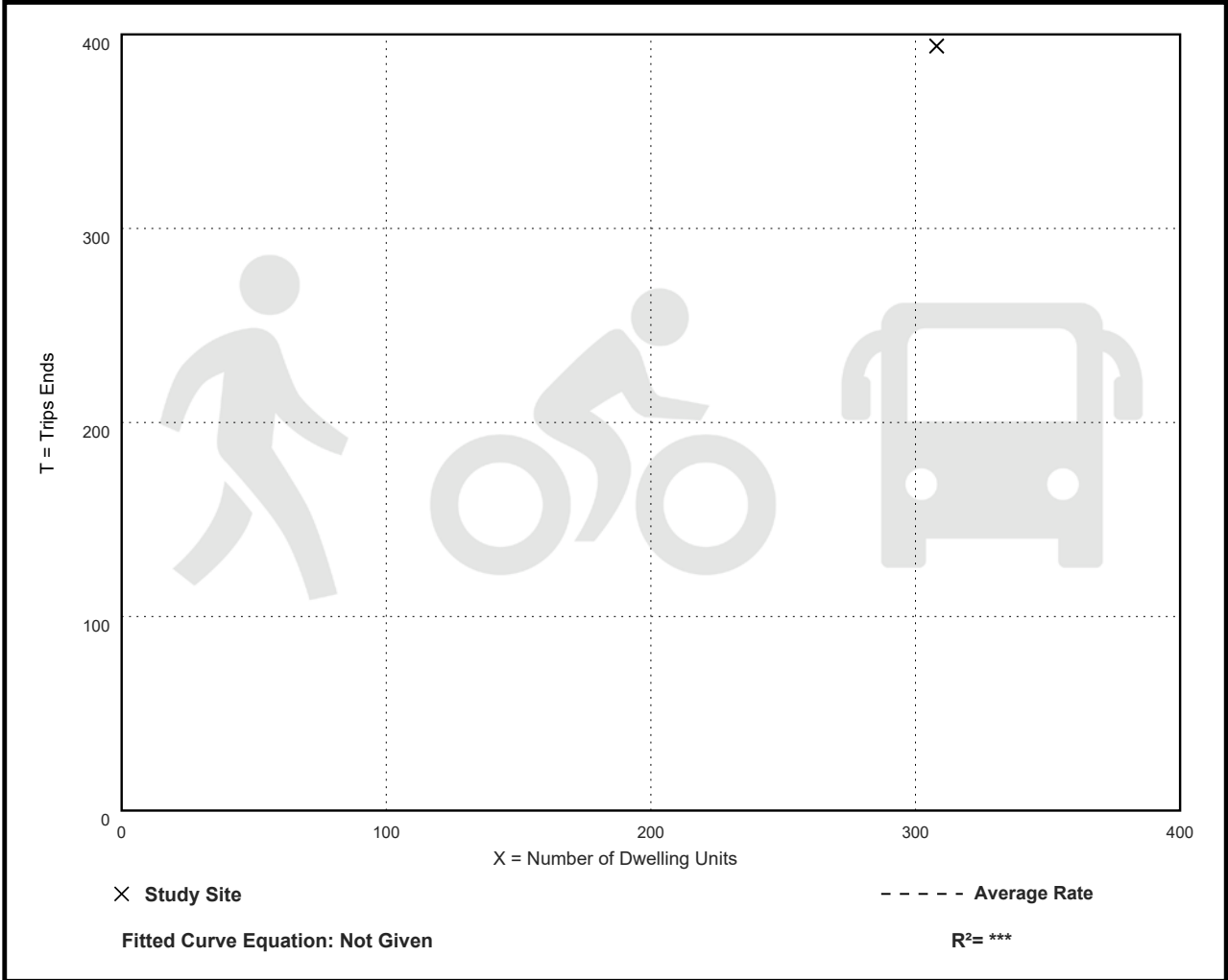
Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.28	1.28 - 1.28	***

Data Plot and Equation

Caution – Small Sample Size



Low-Rise Residential with Ground-Floor Commercial GFA (1-25k) (230)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Dwelling Units: 308

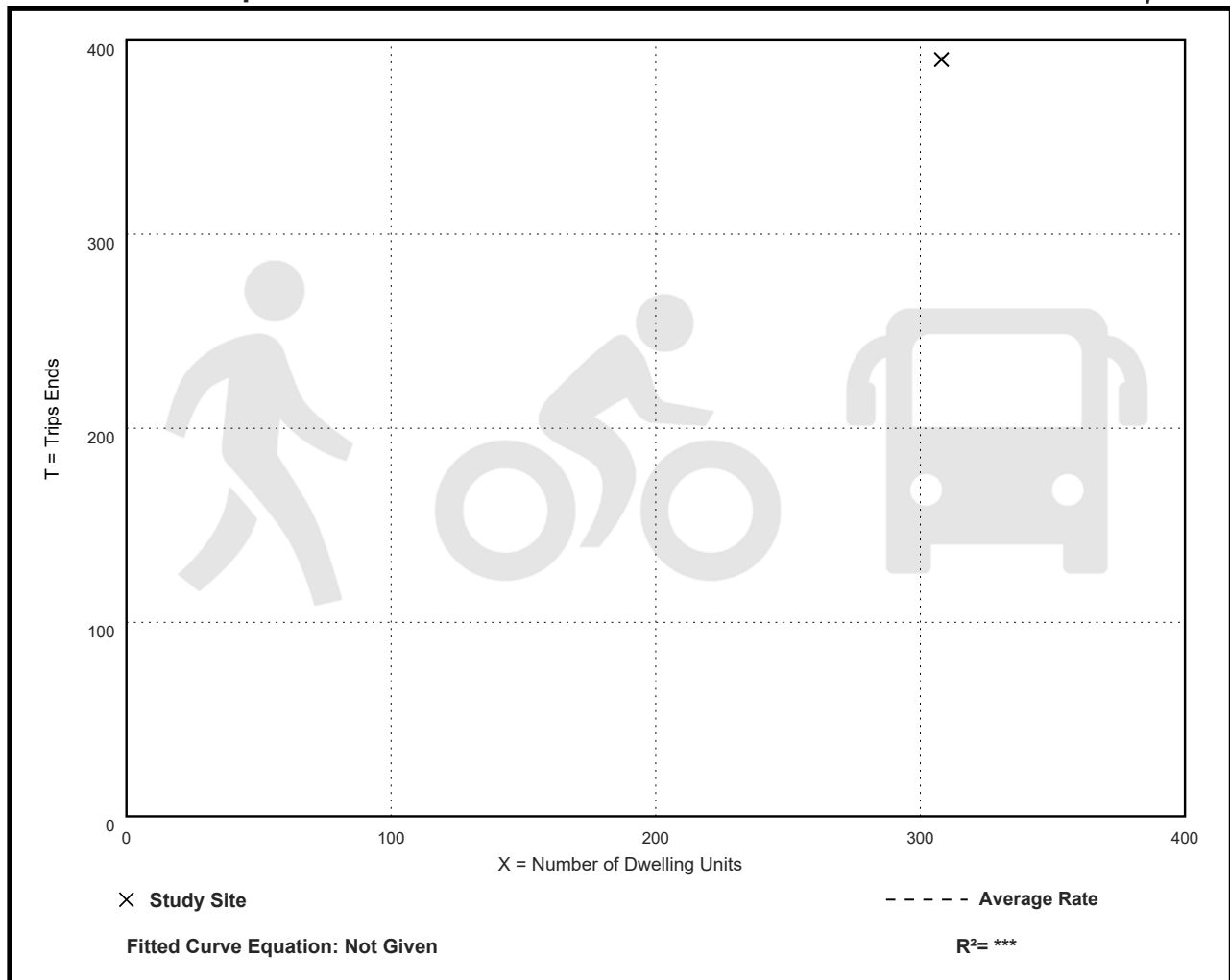
Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.27	1.27 - 1.27	***

Data Plot and Equation

Caution – Small Sample Size



Low-Rise Residential with Ground-Floor Commercial GFA (1-25k) (230)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Dwelling Units: 308

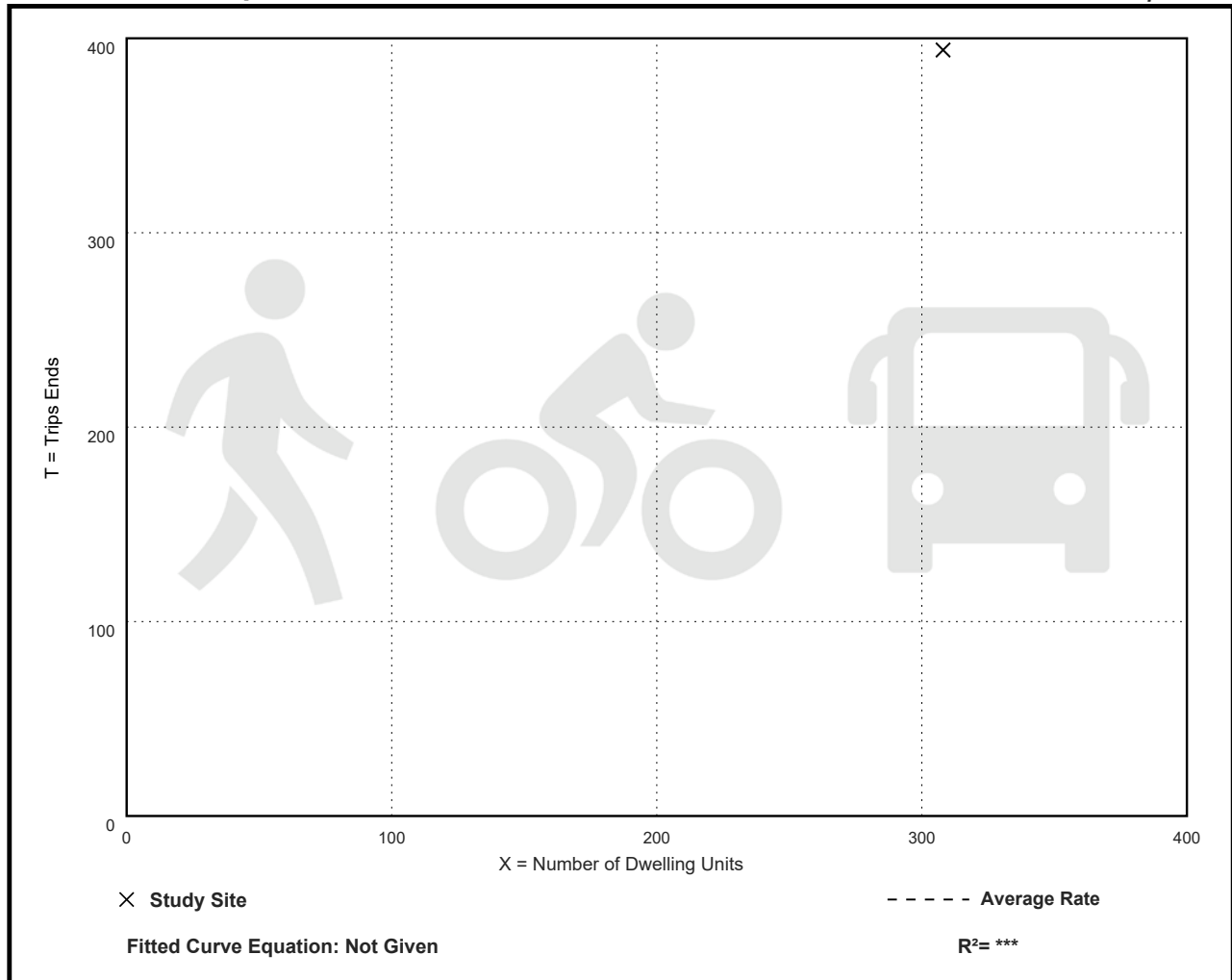
Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.28	1.28 - 1.28	***

Data Plot and Equation

Caution – Small Sample Size





Right-of-Way Utilization Permit

Please complete a separate application for each road

Date: May 24, 2024

Sunshine Properties Source LLC
Business / Applicant's Name ("Permittee")

21015 Wolf Branch Road,
Applicant's Street Address

Mount Dora, FL , 32757
Applicant's City, State, Zip

29 / 19S / 27E
Section Township Range

E 5th Ave
Project Road Name

813 East 5th Avenue Minor Site Plan
Subdivision and/or Site Plan Name (if applicable)

352-636-3845
Telephone Number

sunshinepropetiessource@gmail.com
Applicant's e-mail address

/
Paid Date Rec'd By

Check appropriate box:

- Underground Utility
- Overhead Utility
- Wireless Facility
- Other Utilization

Description of Work: Installation of RPZ backflow preventer.

Contractor: Julie Smith
Start of Construction Date: Pending City Site Plan Approval
Is proposed work within city limits? Yes

Telephone Number: 352-636-3845
Construction duration: 60 days
If so, what city? Mount Dora

Applicant declares that he/she has determined the location of all existing underground and aerial utilities. A letter of notification was mailed on _____ to the following utilities & municipalities:

By submitting and signing this application, the Applicant ("Permittee") declares that he/she has read the attached and agrees to be bound by the permit requirements and any and all general and special conditions herein.

Road #	To be completed by County Staff		
Permit # _____	Permit Fee: \$100.00	Fee Code: PWRW	<input type="checkbox"/> Security Instrument Required
Checked by: _____	Date Checked: _____		
Approved by: _____	Date Approved: _____		
Special Conditions: _____	Date Permit Expires: _____		
<p><i>For inspection, call the Lake County Public Works Department at 352-253-6019</i> <i>Submit Permit to: Lake County Public Works, Post Office Box 7800, Tavares, FL 32778</i></p>			



Right-of-Way Utilization Permit Requirements

The purpose of a Right-of-Way Utilization permit is to control the use of public rights-of-way and public easements in the interest of the health, safety and welfare of the public. Any work within public rights-of-way and public easements requires an approved right-of-way utilization permit pursuant to Section 14.14.05, Lake County Code/Land Development Regulations. *Once approved, a notice of issuance of the permit may be recorded in the Official Records of Lake County, Florida.*

- I. Application Requirements.** Unless otherwise noted, permittee must submit one (1) original completed application and the following supporting documentation:
- A. A sketch or construction plans drawn to scale, showing the following if applicable to the work:
 - 1. The offset from the centerline of the right-of-way or roadway to the proposed installation, the road right-of-way width and pavement width, the distance from the edge of pavement to the utility, sidewalks, and the location of all other utilities, including traffic signal utilities, within the area of work.
 - 2. One or more typical cross sections to adequately reflect the location of the utility. Please indicate the minimum vertical clearance above or below the pavement or natural ground.
 - 3. The location of the area of work in relation to the nearest road intersection, bridges, railroad crossings, and other physical features. Please include a location or vicinity map showing the general location of the installation.
 - 4. If this project will result in any new above ground structures, poles, or facilities please state where and what is proposed. Applicant may be requested to provide an engineer's certification that roadway clearance and sight distances have been met.
 - B. Projects of significant length and land size may require a complete right-of-way survey.
- II. General Conditions.**
- A. This permit is a permissive use only and the placing of facilities in public rights-of-way or easements does not create or vest a property right in the permittee.
 - B. **Permittee agrees that the rights and privileges herein set out are granted only to the extent of the County's right, title and interest in the land to be entered upon and used by the permittee, and the permittee will, at all times, assume all risk of and indemnify, defend and save harmless Lake County, its commissioners and employees from and against any and all loss, damage, cost, or expense arising in any manner on account of the exercise or attempted exercises by said holder of the aforesaid rights and privileges.**
 - C. Permittee agrees it is the responsibility of the permittee, not the County, to determine if the work completed meets Americans with Disabilities Act (ADA) requirements and accessibility guidelines.
 - D. At least fourteen (14) days prior to construction, permittee shall provide the County with proof that written notification has been given by permittee to all adjacent property owners stating the anticipated construction schedule, maintenance of traffic plan, and any impacts to the adjacent properties, if any. The notice must provide the name and telephone number of the permittee or permittee's project manager.
 - E. Permittee shall post a copy of the approved permit on site at all times during the work.
 - F. Permittee shall notify the County at least twenty-four (24) hours in advance of starting work. Permittee agrees all work shall take place during daylight hours, unless specifically authorized, and discontinued by sunset with proper signage and traffic control devices maintained during off hours.
 - G. All work, materials and equipment shall meet all Lake County codes and standards. All right-of-way disturbed by this work shall be restored to its original condition or better and in accordance to applicable County Codes. All disturbed areas must be sodded with sod matching existing grass type. Bahia sod shall be used if no grass is present at time of construction. All work is subject to inspection by the County.
 - H. The construction and maintenance shall not interfere with the property and rights of a prior applicant.
 - I. Final inspection and acceptance of work by the County must be obtained to document the completion of the work.
 - J. If this permit is being received for sealing, painting or surfacing of a driveway apron located in a right-of-way, the permittee acknowledges that the County is not responsible for maintenance or upkeep of the

sealant or paint. If the permittee or permittee's contractor causes damage to the County's property permittee shall be liable for the current cost of repair or replacement. Permittee shall not saw-cut, obstruct, or remove any portion of a sidewalk within a right-of-way without prior approval from the County.

III. Construction Conditions.

- A. Excavation shall not be allowed within five (5) feet from the edge of the pavement, unless prior approval is received from the Lake County Engineer.
- B. A traffic detour or lane closure shall require specific approval by the County. All traffic detours shall be restricted to the limits of right-of-way with necessary flagmen and marking devices. All construction and maintenance shall be performed with proper shoring, barricades, and maintenance of traffic signage in accordance with the FHWA Manual on Uniform Traffic Control Devices (MUTCD), OSHA law and regulations, and the Florida Department of Transportation (FDOT) Highway Safety Plan.
- C. Written approval from the Lake County Engineer shall be required before any alterations to existing traffic signal equipment including, but not limited to: vehicle detection loops and signal timing. If traffic signal vehicle detection loops are rendered inoperable, temporary detection shall be installed within twenty-four (24) hours. All traffic signal utilities disturbed by this work shall be restored to their original condition or better. Traffic signal utilities include but not limited to: vehicle detection loops, conduit, cabling, pull boxes, pedestrian signal equipment, span assemblies, signal heads, cabinet assemblies, cameras and fiber optic infrastructure.
- D. Open cuts of roads will not be allowed unless specifically authorized by Lake County. Underground pneumatic/missile boring is strictly prohibited under Lake County roadways. Only directional bore or jack and bore operations are acceptable. Unless Lake County determines it is impractical, bore operations and excavations shall maintain a five (5) foot minimum clearance from edge of pavement on road crossing each side. Bore depths shall be in accordance with FDOT Utility Accommodation Manual (UAM) unless specifically authorized by Lake County. Minimum bore depth under pavement is thirty-six inches (36") and a minimum bore depth below unpaved ground is thirty inches (30"). Any overhead installations should maintain a minimum of eighteen (18) feet vertical clearance over all roadways and driveways.
- E. Pursuant to Section 337.403(1), Florida Statutes, any utility placed upon, under, over, or along any public road or publicly owned rail corridor that is found by the County to be unreasonably interfering in any way with the convenient, safe, or continuous use, or maintenance, improvement, extension, or expansion of such public road or publicly owned rail corridor shall, upon thirty (30) days written notice, be removed or relocated by permittee at its own expense.
- F. It is agreed that in the event the installation, adjustment or relocation of utilities are scheduled to be done simultaneously with Lake County construction work, the permittee shall coordinate with Lake County before proceeding and shall cooperate with the County's contractor to arrange the sequence of work so as not to delay the work of the County's contractor, defend any legal claims of the County's contractor due to delays caused by the permittee's failure to comply with the approved schedule, and shall comply with all provisions of the law and Lake County's current *Utility Accommodation Manual*.
- G. Permittee shall report all right-of-way utilization activities to Sunshine State One-Call at least seventy-two (72) hours prior to commencement.
- H. If above ground utilities are being replaced, the old utilities and utility appurtenances must be removed from County right-of-way within thirty (30) days after new utilities are installed.

IV. Guarantee and Compliance.

- A. A performance bond or irrevocable letter of credit may be required of the applicant in the event the work covered by the right-of-way utilization permit has the potential to significantly damage the right-of-way. The security instrument shall comply with the applicable provisions of the Florida Statutes for public construction bonds and be in a form acceptable to the Lake County Attorney's Office. The security instrument shall be made payable to the Lake County Board of County Commissioners in the amount of one hundred ten percent (110%) of estimated cost to repair such damage, as determined by Lake County, and shall remain in effect until the work covered by the right-of-way utilization permit has been completed and accepted by the County.

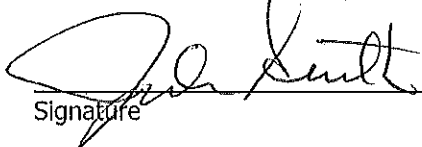
- B. In the case of noncompliance with the requirements and conditions of this permit, the facility will be brought into compliance by the permittee or removed from the right-of-way or easement by the permittee at no cost to the County.
- C. The County may issue "Stop Work" order(s) upon any permittee committing or creating an unsafe act which may create a public hazard or who is not complying with this permit or the applicable codes. The order shall remain in effect until such time as these matters are corrected. Permits shall be issued with the understanding that the applicant shall guarantee all work performed under the terms of the permit for a period of one (1) year from the date of final inspection and acceptance of work.
- D. Any failure(s) shall be repaired by the permittee, at no cost to the County, within five (5) days, unless the urgency of the problem requires a quicker reaction time. The permittee shall be responsible for all repair costs incurred due to damages to existing utilities, including, but not limited to, errors in locating existing utilities during construction.
- E. Removal/Relocation: Whenever the County deems necessary and upon the County's request, any or all of the work or appurtenances authorized by this permit shall be immediately removed from the right-of-way, relocated, and the right-of-way returned to original state, as required by the County, at the expense of the permittee, unless reimbursement is specifically authorized. Upon ten (10) days written notice, the permittee shall be required to remove and relocate the improvements placed within the right-of-way at the applicant's sole expense.

V. Wireless Facilities

- A. Right-of-way may be used for wireless facilities pursuant to Section 337.401, Florida Statutes, Advanced Wireless Infrastructure Deployment Act. Wireless providers are encouraged to collocate.
- B. Prior to installing a small wireless facility and associated wireless equipment, a wireless provider shall apply and obtain a right-of-way utilization permit. An application shall be submitted for each facility location. Within fourteen (14) days of submitting an application, the County may request the proposed location for the facility be moved to another location or negotiate an alternative location.
- C. In addition to the documents required in Section I above, a wireless provider must submit the following: (1) a sketch of the equipment to be used, (2) the registration and permit fee, (3) proof of insurance, (4) a copy of federal or state certification or license authorizing the permittee to provide communications services.
- D. Permittee shall be liable to the County for the costs of any repairs made necessary by any such displacement, damage or destruction of facilities belonging to the County. In the case of an emergency, the County may commence repairs without any prior notice to the registrant.
- E. Removal/Relocation of Wireless Facilities: Whenever the County deems necessary and upon the County's written request, permittee shall remove the wireless facility and associated wireless equipment at the expense of the permittee. If permittee fails to remove after 30 days from the County's request, the County may remove or relocate the facilities at the sole cost and expense of the permittee, without the County incurring liability for damages.
- F. A wireless provider shall provide the County notice upon any assignment or transfer of this permit, and any assignee, buyer, or transferee shall be bound by these permit requirements.

The County shall not be responsible for damages to any structure, facilities, or equipment placed within the right-of-way by permittee, permittee's successors or assigns. All structures shall be properly maintained by permittee, at permittee's expense, and shall be adequately visible or properly delineated to prevent damage due to normal maintenance of the right-of-way.

I have read, understand, and agree to be bound by the above requirements:



 Signature

Julie Smith

 Print Name

5/24/2024

 Date



CITY OF
MOUNT
D O R A

Someplace Special.

July 11, 2023

Sunshine Properties Source, LLC.
21015 Wolf Branch Rd.
Mount Dora, Florida 32757
Via Email: sunshinepropertyessource@gmail.com

RE: HPB Verification – Approval of Certificate of Appropriateness
813 E 5th Avenue – Remove Utility Room and Eastern Porch

To Whom It May Concern:

On June 28, 2023, the Mount Dora Historic Preservation Board met and approved your application for the Certificate of Appropriateness to remove the utility room and eastern porch at 813 E 5th Avenue.

This letter will serve as your Certificate of Appropriateness. You may now proceed with the building permit process; a copy of this letter must be included in your permit application packet when applying through Building Services.

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

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

Sincerely,

Michele Janiszewski

Michele Janiszewski, AICP
Senior Planner



(352) 735-7100



www.CityofMountDora.com



510 N. Baker St. Mount
Dora, FL 32757





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

DATE: July 26, 2023
TO: Historic Preservation Board
FROM: Michele Janiszewski, AICP, Senior Planner
RE: **Tab 1 - Certificate of Appropriateness; 813 E 5th Ave (Location); Remove and Replace Four (4) Doors (Request); Hurley Family Partnership (Owner); Sunshine Properties Source, LLC (Applicant).**

Property Information:

Address: 1010 N Tremain **Current Use:** Vacant Residence
Zoning District: C-2 **Land Use:** Commercial

Structure Information:

Date of Construction: 1924 **Style:** Frame Vernacular
Structural System: Wood Frame **Foundation Type:** Poured Concrete Footing
Siding: Wood Clapboard **Stories:** Two
Roof Type: Gable **Chimneys:** One / Brick

Background on Architectural Style:

The subject residence was constructed in the Frame Vernacular style in 1924. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

This style of architecture is characterized with horizontal wood siding (less common, wood shingles, board and Batten); gable roof with wood shingles during 19th Century, metal during late 19th century, and composition and asbestos shingles beginning in 1920s; and simple detailing including jig-sawn woodwork on porches, around eaves, corbeling on chimneys.

Staff Analysis:

The applicant is seeking to remove four (4) doors (three wood and one fiberglass) and replace them with steel doors; and provide a wrought iron handrail for the existing front stairs. The Applicant stated on the application that the doors are in poor condition and there is currently no handrail on the stairs.

The three wooden doors have grills creating 15 glass panes and the fiberglass door has no windows.

The Applicant is seeking to replace all four doors with steel doors replicating the grids on the existing wood windows.

Existing Doors:

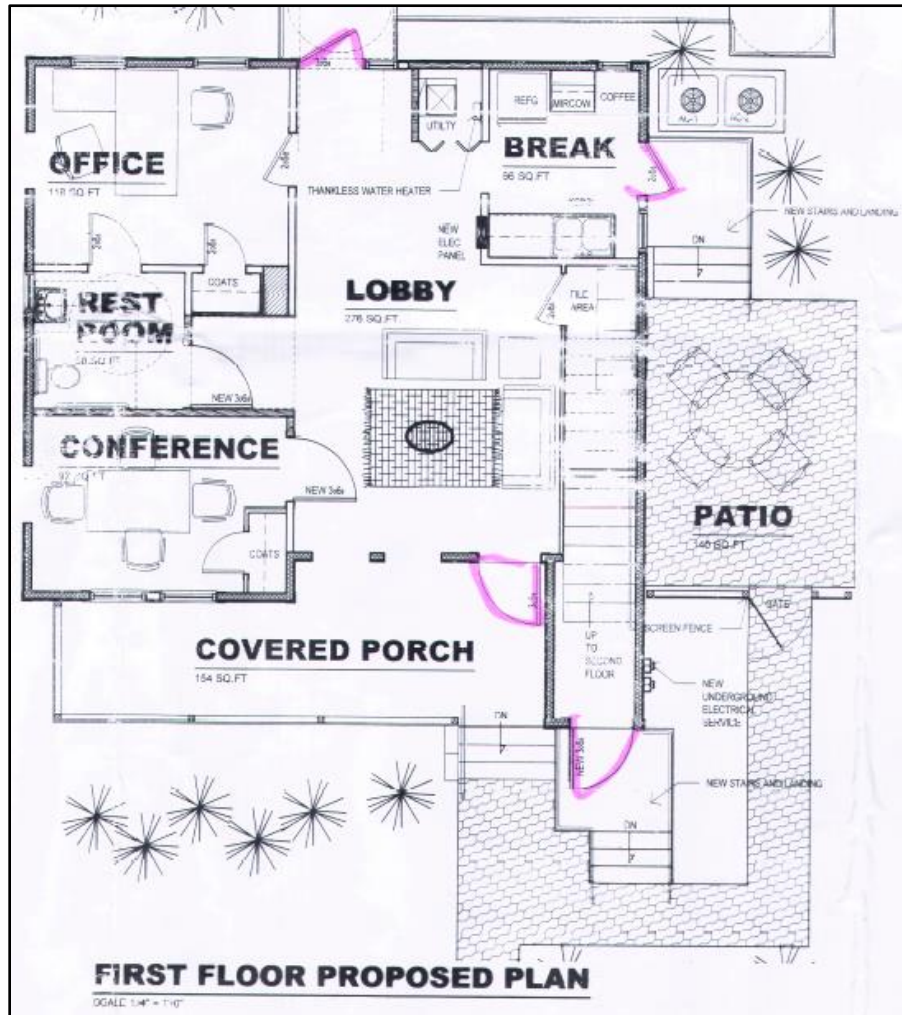


Proposed Door and Wrought Iron Railing:



The railing will need to be compliant with Florida Building Code (e.g. min. 12” extension of railing from last step).

Below are the location of the doors which will be replaced (highlighted in pink):



On June 28, 2023, the Historic Preservation Board approved the removal of the porch and utility room addition on the single family dwelling unit.

The Applicant has indicated that they are seeking to redevelop the property into a law office. The property is zoned C-2 and allows this use. Prior to commencing operations, the Applicant will need to obtain a Site Plan Approval for the redevelopment of the site from a single-family residence to an office and obtain applicable Building Permits which may include a change of use.

Guidance from Guidelines:

Replacement doors should either match the original under Stand 6 or substitute new materials and designs sympathetic to the original under Standard 9. Under Standard 3 historic doors that do not match the composition and stylistic details of the building or missing door should not be substituted.

Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple. Any ornamentation should be based on historic precedent and in keeping with the character of the door and entrance design. Aluminum, metal, and jalousie doors should be avoided.

Recommendation:

1. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.
2. Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating system.
3. Evaluate the overall condition of material to determine whether repairs to entrance features will be necessary.
4. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
5. Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
6. Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture of the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.

Avoid:

1. Stripping entrances of historic material such as wood, cast iron, terra cotta tile, and brick.
2. Removing significant door features that can be repaired.
3. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
4. Removing major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or “improved” appearance
5. Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished

Staff Recommendation:

Staff recommends approval of the application.

Attachments:

Photos
2008 Site Form
2020 Site Form
Application

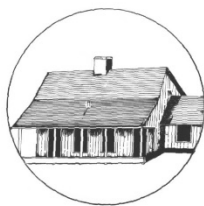


CITY OF MOUNT DORA

813 E 5th Avenue
Site Visit



- Original
- Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 _____
 Field Date _____
 Form Date _____
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) _____ Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: Street Number _____ Direction _____ Street Name _____ Street Type _____ Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) _____ In City Limits? yes no unknown County _____
 Township _____ Range _____ Section _____ ¼ section: NW SW SE NE Irregular-name: _____
 Tax Parcel # _____ Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone 16 17 Easting _____ Northing _____
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: _____ approximately year listed or earlier year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: yes no unknown Date: _____ Original address _____
 Alterations: yes no unknown Date: _____ Nature _____
 Additions: yes no unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Style _____ Exterior Plan _____ Number of Stories _____
 Exterior Fabric(s) 1. _____ 2. _____ 3. _____
 Roof Type(s) 1. _____ 2. _____ 3. _____
 Roof Material(s) 1. _____ 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____ KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)	Owner Objection _____

DESCRIPTION (continued)

Chimney: No. ___ Chimney Material(s): 1. _____ 2. _____ 3. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details)

[Empty box for Main Entrance details]

Porch Descriptions (types, locations, roof types, etc.)
[Empty box for Porch Descriptions]

Condition (overall resource condition): excellent good fair deteriorated ruinous
Narrative Description of Resource
[Empty box for Narrative Description]

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)
[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

[Empty box for Explanation of Evaluation]

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map

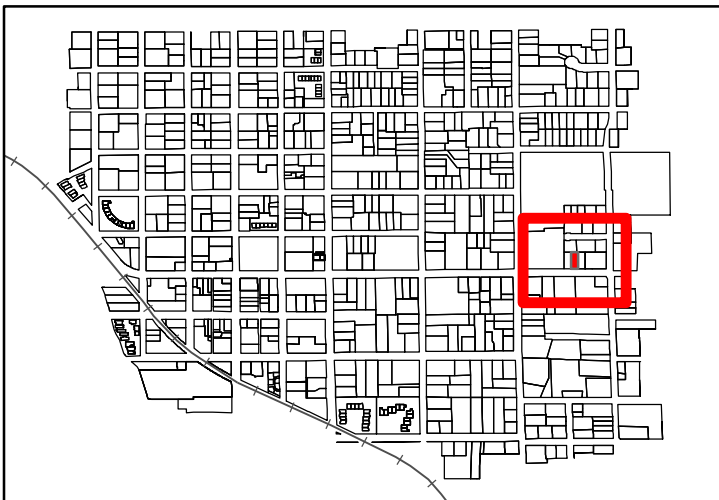


N



813 EAST 5TH AVE MOUNT DORA FL 32757

0 40 80 160
|-----|-----|-----|-----| Feet

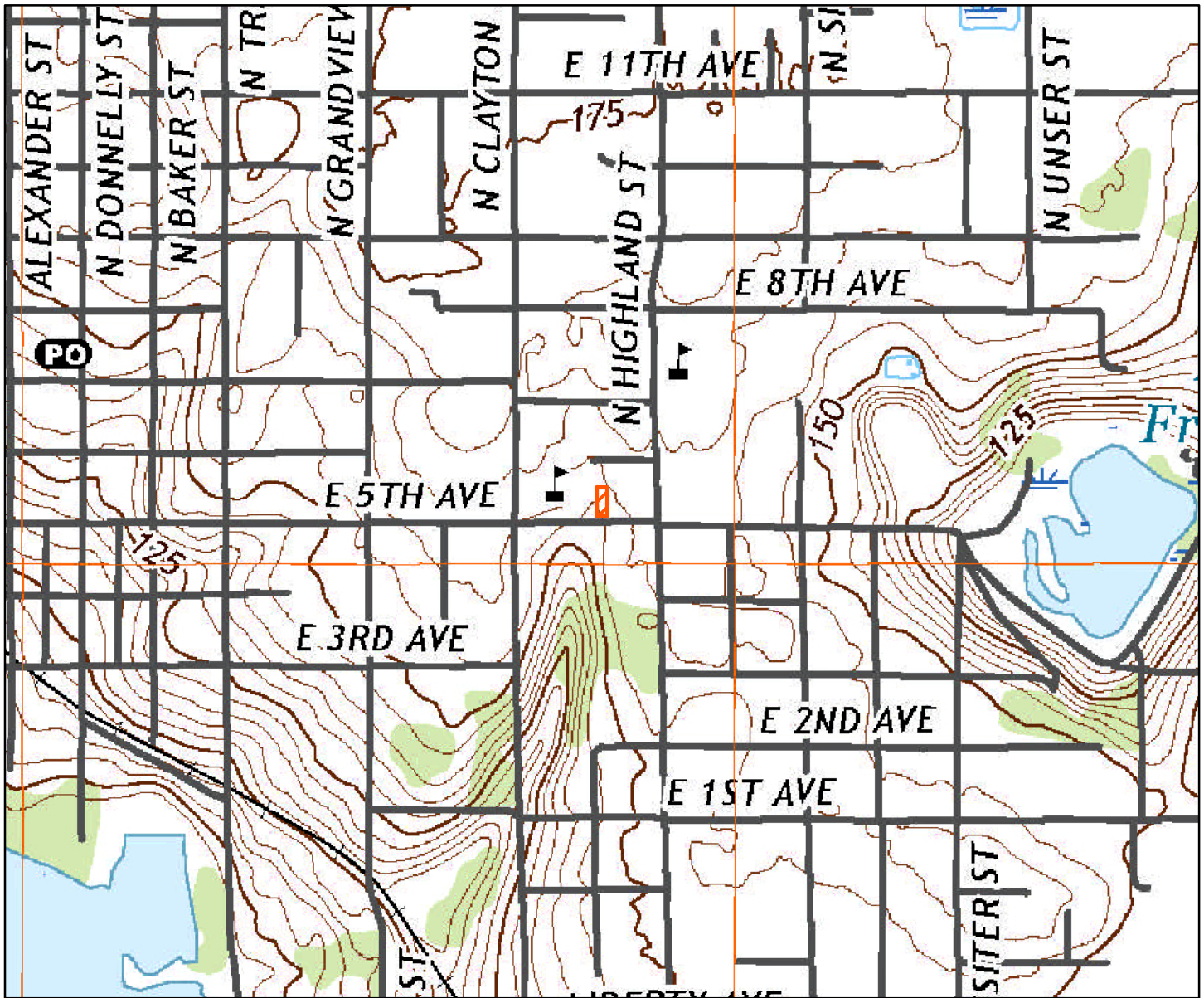


LA03860



Data Sources: Lake County, City of Mount Dora

USGS Map



LA03860



813 EAST 5TH AVE MOUNT DORA FL 32757





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03860
 Recorder # 362
 Field Date 3/15/2008
 Form Date 3/15/2008
 FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 813 E 5TH AVE Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>813</u>	<u>East</u>	<u>5TH</u>	<u>Avenue</u>	

Cross Streets (nearest/ between) _____
 City / Town (within 3 miles) Mount Dora In Current City Limits? YES
 County Lake Tax Parcel #(s) _____
 Subdivision Name _____ Block _____ Lot _____
 Ownership _____
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> EUSTIS; 1980
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 19S ; 27E ; 29; UNSP
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
 Exterior Plan Irregular Other Exterior Plan _____
 Number of Stories 2
 Structural System(s) >> Wood frame
 Other Structural System(s) _____
 Foundation Type(s) >> Continuous
 Other Foundation Types _____
 Foundation Material(s) >> Poured Concrete Footing
 Other Foundation Material(s) _____
 Exterior Fabric(s) >> Drop siding
 Other Exterior Fabric(s) _____
 Roof Type(s) >> Gable
 Other Roof Type(s) _____
 Roof Material(s) >> _____
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) >> _____
 Other Roof Secondary Structure(s) _____
 Number of Chimneys 1
 Chimney Material _____
 Other Chimney Material(s) _____
 Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

81A03860

DESCRIPTION (continued)

Window Descriptions METAL SASH

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Fair

Structure Surroundings

Commercial: SOME of this category

Residential: _____

Institutional: SOME of this category

Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1924

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence; 1924;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance _____ >> _____

Other Historical Associations _____

Explanation of Evaluation (required) Because the building is isolated from other historic resources that contribute to a potential historic district & lack sufficient architectural features, it doesn't appear to be pot. eligible for the NR & doesn't contribute to a historic district

HISTORICAL STRUCTURE FORM

8LA03860

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents:

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/2/2008

SHPO's Evaluation of Resource

_____ Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03860-200803

Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980

- > **Township/Range/Section/Qtr:**
19S ;27E ;29;UNSP

- > **Structural system(s):**
Wood frame

- > **Foundation types:**
Continuous

- > **Foundation materials:**
Poured Concrete Footing

- > **Exterior fabrics:**
Drop siding

- > **Roof types:**
Gable

- > **Roof materials:**

- > **Roof secondary structures (dormers etc):**

- > **Change status/year changed/date noted/nature:**

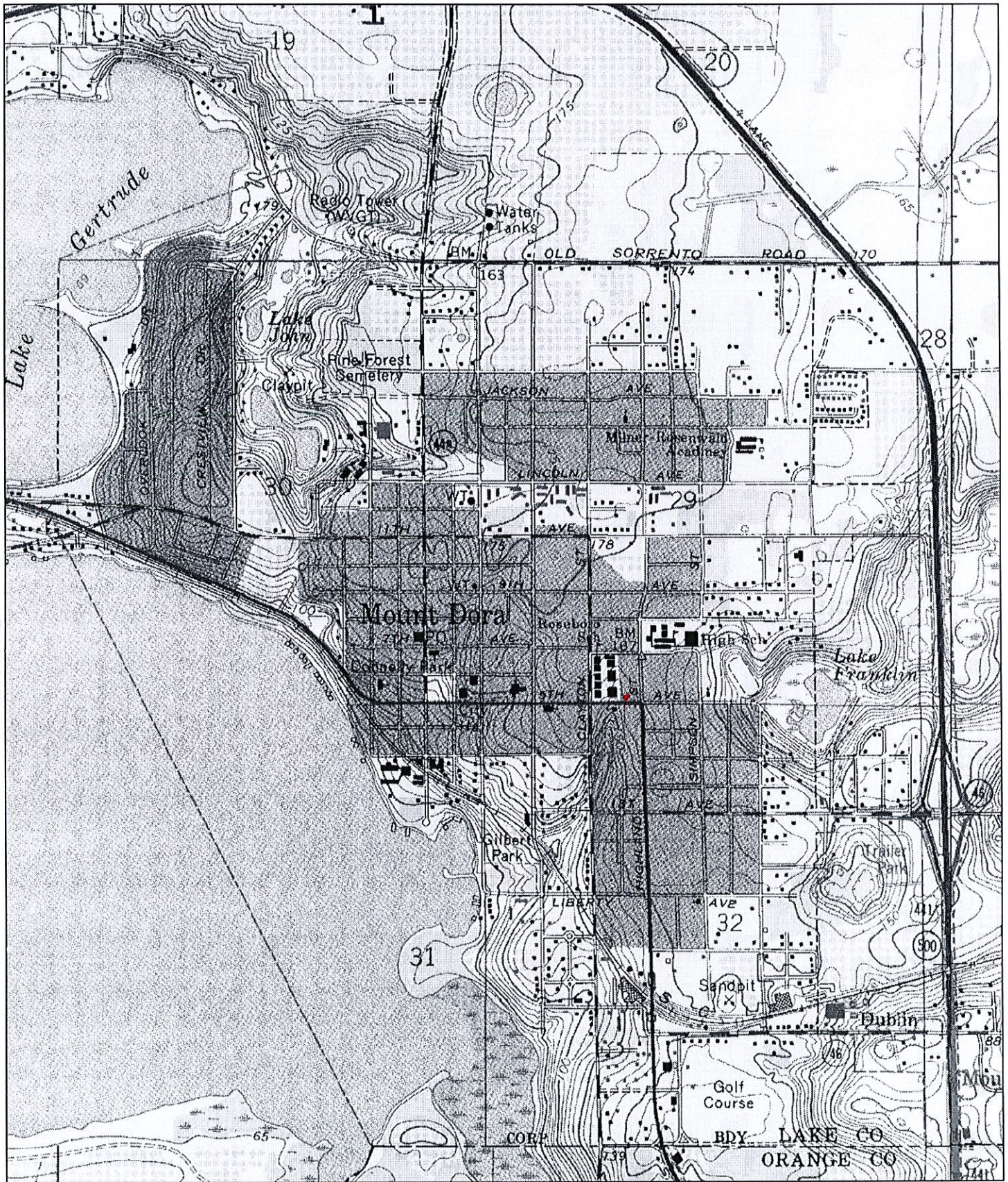
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;

- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

- > **Area(s) of historical significance:**

- > **Repositories: Collection/Housed/Accession#/Describe**

- > **[Other name(s)]:**



0 0.5 Mi
0 3000 Ft

Map provided by MyTopo.com

LA3860

362





362

LA3860



**CITY OF
MOUNT
DORA**



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

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction**

Property Address: 813 East 5th Ave Alternate Key No.: 1469872

Property Owner: Hurley Family Partnership

Applicant: 5th Gen Holdings LLC

Applicant's Mailing Address: 13624 Jeremy Place Grand Island FL 32735

Applicant's Phone Number: 352-636-3845

Applicant's Email Address: sunshinepropertiesource@gmail.com

Current Building Use (e.g. residential or commercial): commercial

Application Type:

- New Construction Addition Renovation

Check any structural systems or elements which will be affected by this project:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Steps or Stairways | <input type="checkbox"/> Foundation | <input type="checkbox"/> Siding/Stucco/Façade Work |
| <input type="checkbox"/> Windows | <input type="checkbox"/> Porches or Porte Cochere | <input type="checkbox"/> Walls/Structural |
| <input checked="" type="checkbox"/> Doors | <input type="checkbox"/> Chimney | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Walls or Fences | <input type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Landscape Features |

Existing Materials: 3 wood 15 lite door and 1 fiberglass door - no handrail

Proposed Materials: 4-15 lite steel doors and wrought iron handrail

Is there a chimney on the building and will it be affected? no

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: replace 4 exterior doors due to poor shape and replace with steel door. Currently no handrail - add handrail to front steps

Reason for Addition / Modification: poor condition of existing doors and there currently is no handrail

Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; additional permits may be required.

Submission of the application implies permission is granted to the City of Mount Dora to inspect and document any necessary information needed to process this request.



**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

**CERTIFICATE OF APPROPRIATENESS APPLICATION FORM
(Renovations, Additions and New Construction)**

813 East 5th Avenue, Mount Dora, Florida 32757

Property Address

Hurley Family Partnership

Property Owner (If Different From Applicant)

Applicant Name: 5th Gen Holdings LLC

Address: 13624 Jeremy Place

City/St/Zip: Grand Island, Florida 32735

352-636-3845

Business Phone

352-217-2682

Alternate Phone

sunshinepropertyessource@gmail.com

Email

Full Description of Proposed Alteration(s) or Construction. (Attach additional documentation if needed)

replace 4 entry doors that are in poor shape and add handrail to front steps

Current Building Use (i.e. residential or commercial): commercial

Is there currently a chimney on the building? yes

If so, will the chimney be affected? no

Required Documentation:

Renovations or Additions:

1. Property Record Card
2. Survey
3. Elevation drawings of each side of the building affected by the proposed work
 - a. Drawings must be to scale and clearly illustrate the detail of the work proposed
 - b. (2) Drawings labeled with existing and proposed
4. Materials Listing or Cut Sheet
5. Photographs of existing structure
6. \$50 Application Fee

New Construction on Undeveloped Land:

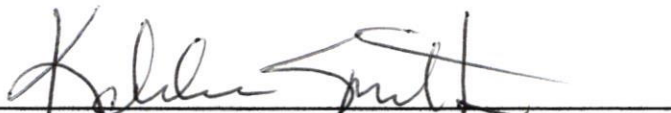
1. Survey
2. Elevations of the Surrounding Structures which will be influenced by New Structure
3. Proposed Design(s) of New Structure
4. Intended Materials to be Used on Exterior of Structure
5. \$100 Application Fee

Demolition Requests:

1. Please see separate application for demolition requests.
2. \$100 Application Fee

**PLEASE NOTE - APPLICATIONS MUST BE RECEIVED THREE WEEKS PRIOR TO THE MEETING.
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements. Submission of the application implies permission is granted to the City of Mount Dora to inspect and document any necessary information needed to process this request.


Applicant/Owner Signature

Land Development Code

3.6.4 Certificate of appropriateness.

1. *Basic requirements.*

a. *Certificate of appropriateness required.*

- 1) No building, structure, appurtenance, improvement or landscape feature within the City of Mount Dora, which has been designated a historic site, will be erected, altered, restored, renovated, excavated, relocated, or demolished until a certificate of appropriateness regarding any exterior architectural features, landscape features, or site improvements has been approved under the procedures in this section.
- 2) A certificate of appropriateness shall be required for the erection, alteration, restoration, renovation, excavation, relocation, or demolition of any building, structure or appurtenance within any historic district established by the City of Mount Dora under the procedures specified in this ordinance.
- 3) A certificate of appropriateness shall be required for any material change in existing walls, fences and sidewalks or construction of new walls, fences and sidewalks.

b. *Architectural features.* Architectural features include, but are not limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style of roofs, windows, doors and appurtenances.

c. *Landscape features.* Landscape features and site improvements will include, but are not limited to, walls, fences, courtyards, signs, and exterior lighting.

d. *Plan approval required.* No certificate of appropriateness will be approved unless the architectural plans for said construction, reconstruction, relocation, alteration, excavation, restoration, renovation, or demolition are approved by the board.

e. *Relocation.* Relocation of a building or structure will include, but not be limited to, moving a building or structure into or within any historic district, and moving a historic building or structure within or out of the City of Mount Dora or any historic district.

f. *Certificate not required.* A certificate of appropriateness will not be required for general, occasional maintenance of any historic buildings, structure or site, or any building or structure within a historic district. General, occasional maintenance will include, but is not limited to, lawn and landscaping care, painting and minor repairs that restore or maintain the historic site or current character of the building or structure. General, occasional maintenance will not include any of the activities described and defined in paragraphs 1. through 5. of this subsection, nor will it include an addition or change of awnings, signs, or alterations to porches and steps. A certificate of appropriateness will not be required for any interior alteration, construction, reconstruction, restoration, renovation or demolition. General, occasional maintenance and repair shall also include any ordinary maintenance which does not require a building permit for the city.

PROPERTY RECORD CARD

General Information

Name:	HURLEY FAMILY PARTNERSHIP	Alternate Key:	1469872
Mailing Address:	2511 DORA AVE TAVARES, FL 32778 Update Mailing Address	Parcel Number:	29-19-27-0200-000-01600
		Millage Group and City:	0MD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	813 E 5TH AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MOUNT DORA, BELMONT SUB LOT 16 PB 4 PG 60 ORB 4251 PG 834		
<p><small>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.</small></p>			

Land Data

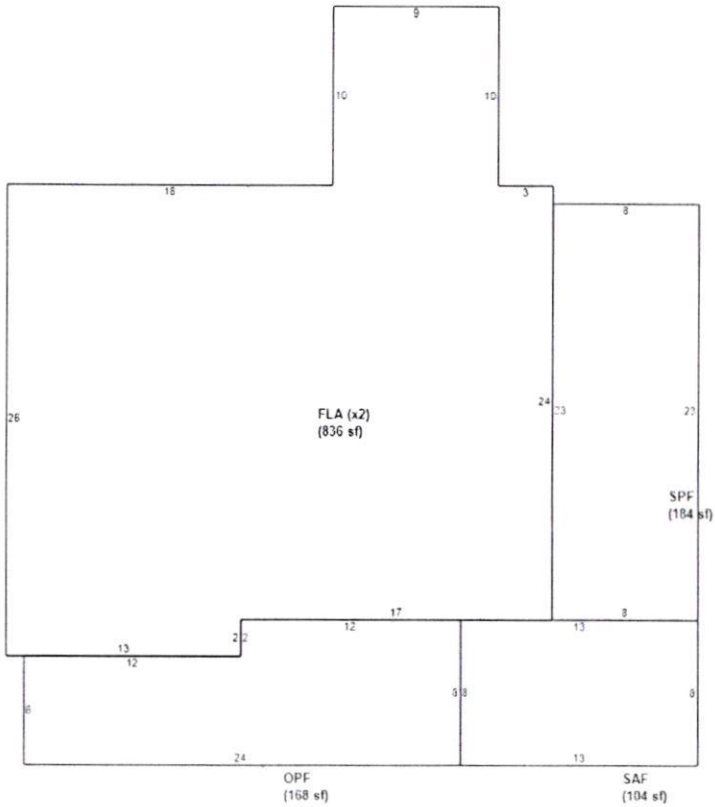
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MULTI FAMILY <5 UNITS DRY LOT (0800)	50	130		6500.000	FD	\$0.00	\$115,000.00
Click here for Zoning Info Map					FEMA Flood			

Residential Building(s)

Building 1

Residential	Building Value: \$75,935.00		
Summary			
Year Built: 1923	Total Living Area: 1672	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1
Incorrect Bedroom, Bath, or other information?			

Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	2.00	1672
OPEN PORCH FINISHED (OPF)		2.00	168
UTILITY STORAGE FINISHED WOOD (SAF)		2.00	104



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
4251 / 834	12/2012	Warranty Deed	Unqualified	Improved	\$100.00
4251 / 818	12/2012	Warranty Deed	Unqualified	Improved	\$100.00
1534 / 1517	07/1997	Warranty Deed	Qualified	Improved	\$60,000.00
594 / 480	01/1975	Misc Deed/Document	Qualified	Improved	\$18,000.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 WORKING VALUES that are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
---------------	--------------	----------------	---------------	---------	-----------------

GENERAL FUND	\$190,935	\$125,190	\$125,190	5.0364	\$630.51
SCHOOL BOARD STATE	\$190,935	\$190,935	\$190,935	3.2500	\$620.54
SCHOOL BOARD LOCAL	\$190,935	\$190,935	\$190,935	2.9980	\$572.42
LAKE COUNTY WATER AUTHORITY	\$190,935	\$125,190	\$125,190	0.3083	\$38.60
NORTH LAKE HOSPITAL DIST	\$190,935	\$125,190	\$125,190	0.5000	\$62.60
ST JOHNS RIVER FL WATER MGMT DIST	\$190,935	\$125,190	\$125,190	0.1974	\$24.71
CITY OF MOUNT DORA	\$190,935	\$125,190	\$125,190	5.9603	\$746.17
LAKE COUNTY MSTU AMBULANCE	\$190,935	\$125,190	\$125,190	0.4629	\$57.95
LAKE COUNTY VOTED DEBT SERVICE	\$190,935	\$125,190	\$125,190	0.0918	\$11.49
				Total:	Total:
				18.8051	\$2,764.99

Exemptions Information

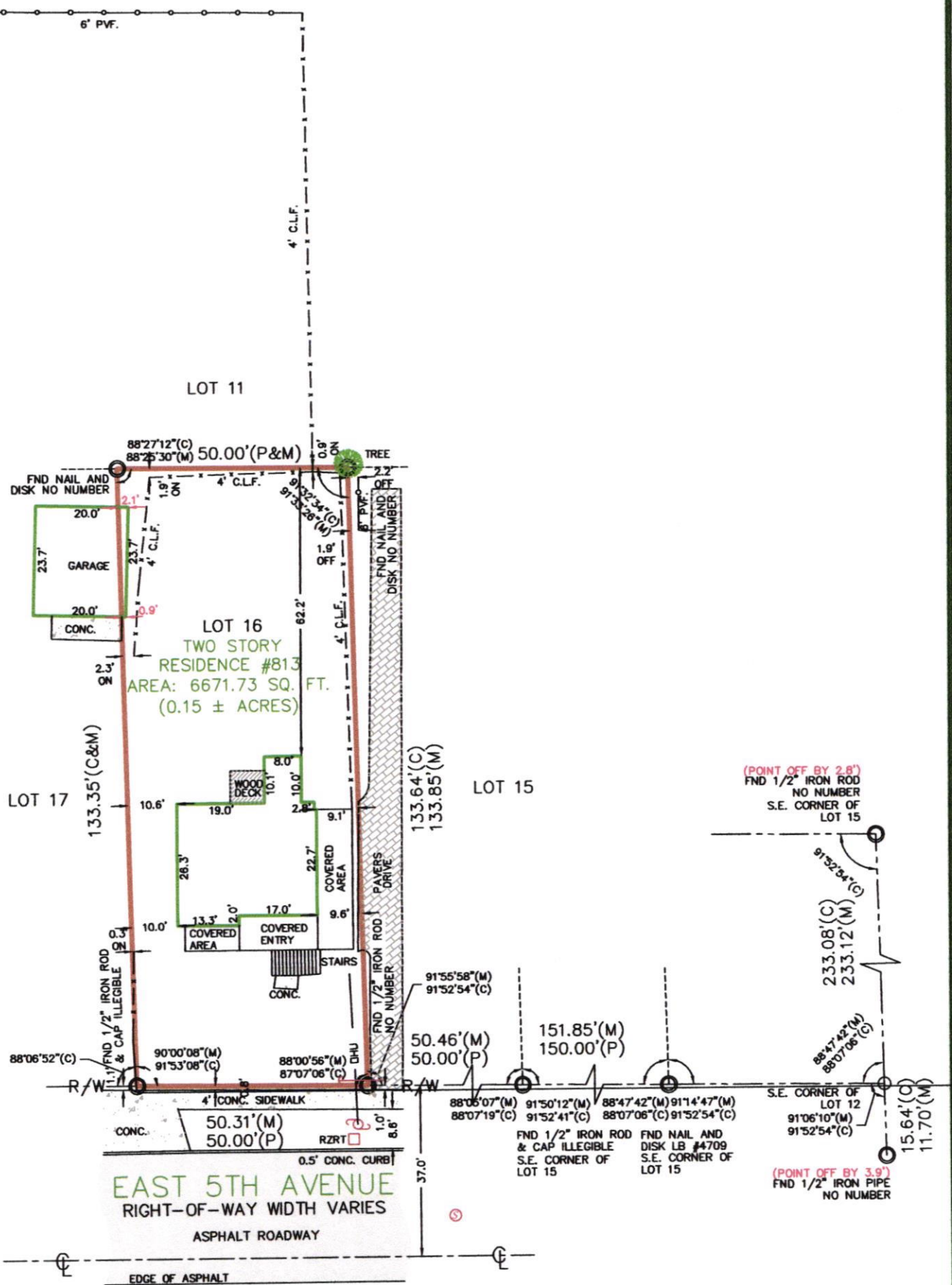
This property is benefitting from the following exemptions with a checkmark ✓

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](#).

BOUNDARY SURVEY

SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.



(POINT OFF BY 2.8')
FND 1/2" IRON ROD
NO NUMBER
S.E. CORNER OF
LOT 15

91°32'34"(C)
233.08'(C)
233.12'(M)

88°47'42"(M)
88°07'06"(C)

(POINT OFF BY 3.9')
FND 1/2" IRON PIPE
NO NUMBER

15.64'(C)
11.70'(M)

91°55'58"(M)
91°52'54"(C)

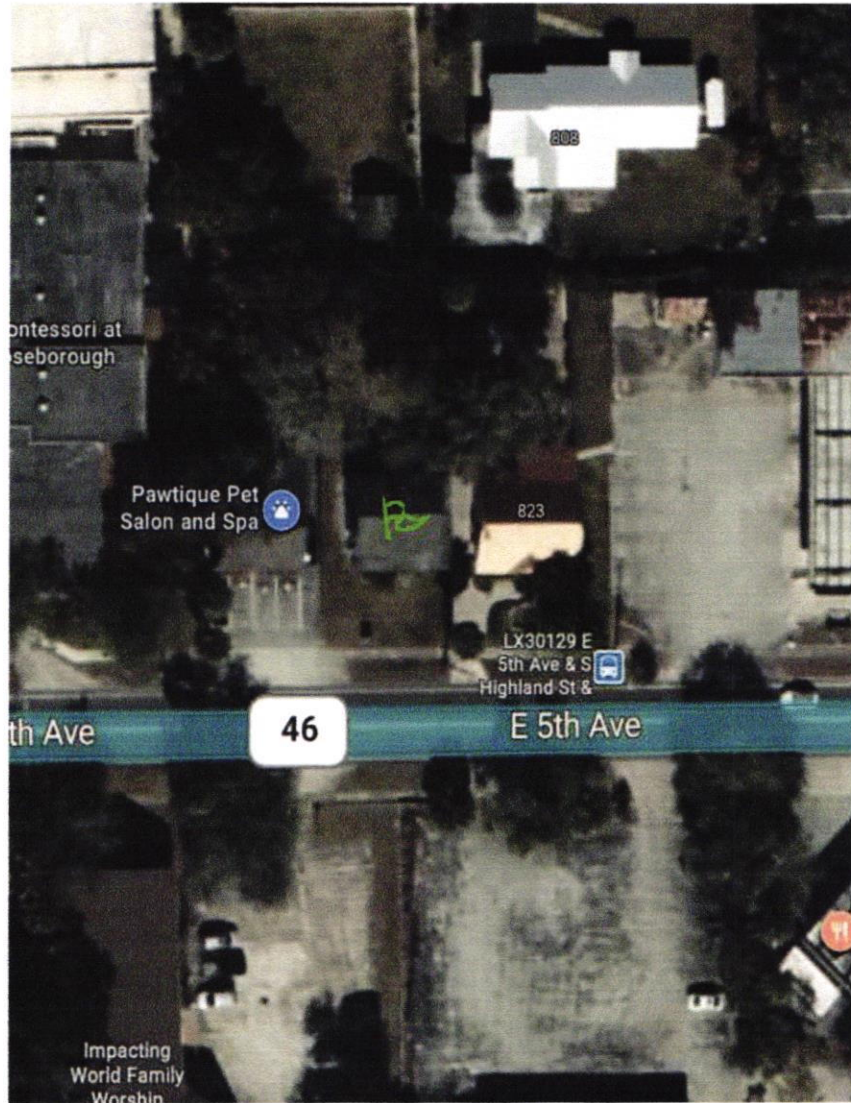
50.46'(M)
50.00'(P)

151.85'(M)
150.00'(P)

88°06'07"(M) 91°50'12"(M) 88°47'42"(M) 91°14'47"(M)
88°07'19"(C) 91°52'41"(C) 88°07'06"(C) 91°52'54"(C)

FND 1/2" IRON ROD & CAP ILLEGIBLE S.E. CORNER OF LOT 15
FND NAIL AND DISK LB #4709 S.E. CORNER OF LOT 15

LEGENDS :-
- GUY WIRE



PROPERTY ADDRESS: 813 EAST 5TH AVENUE, MOUNT DORA, FLORIDA 32757

LEGAL DESCRIPTION:

LOT 16, BELMONT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 60, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

LEGEND

AE = ACCESS EASEMENT	E/P = EDGE OF PAVEMENT	PCP = PERMANENT CONTROL POINT	[Symbol] = CATCH BASIN	[Symbol] = FIRE HYDRANT	[Symbol] = WATER METER
BFP = BACKFLOW PREVENTER	FCC = FOUND CROSS CUT	PDE = PRIVATE DRAINAGE EASEMENT	[Symbol] = MANHOLE	[Symbol] = LIGHT POLE	[Symbol] = TELEPHONE BOX
BSL = BUILDING SETBACK LINE	FF = FINISHED FLOOR	P/E = POOL EQUIPMENT	[Symbol] = SANITARY MANHOLE	[Symbol] = WATER VALVE	[Symbol] = CABLE TV BOX
BWF = BARBED WIRE FENCE	FND = FOUND	PG = PAGE	[Symbol] = POWER POLE	[Symbol] = HANDICAP PARKING	[Symbol] = ELECTRIC BOX
(C) = CALCULATED	GV = GATE VALVE	PI = POINT OF INTERSECTION	[Symbol] = AIR CONDITIONER	[Symbol] = CLEANOUT	[Symbol] = BOUNDARY LINE
Δ = CENTRAL ANGLE	HWF = HOG WIRE FENCE	PID = PARCEL IDENTIFICATION NUMBER	[Symbol] = CLEANOUT	[Symbol] = WOOD	[Symbol] = BUILDING LINE
CB = CHORD BEARING	INST = INSTRUMENT NUMBER	PK = PARKER KALON NAIL	[Symbol] = WOOD	[Symbol] = BRICK/PAVER/TILE	[Symbol] = EASEMENT LINE
CH = CHORD LENGTH	L = ARC LENGTH	P/L = PROPERTY LINE	[Symbol] = ASPHALT	[Symbol] = CONCRETE	[Symbol] = CENTERLINE
CL = CENTER LINE	LB = LICENSED BUSINESS	POB = POINT OF BEGINNING	[Symbol] = ASPHALT	[Symbol] = CONCRETE	[Symbol] = RIGHT-OF-WAY LINE
CLF = CHAIN LINK FENCE	LE = LANDSCAPE EASEMENT	POC = POINT OF COMMENCEMENT	[Symbol] = ASPHALT	[Symbol] = CONCRETE	[Symbol] = OVERHEAD UTILITY LINE
CME = CANAL MAINTENANCE EASEMENT	LME = LAKE MAINTENANCE EASEMENT	PRC = POINT OF REVERSE CURVATURE	[Symbol] = ASPHALT	[Symbol] = CONCRETE	[Symbol] = ADJACENT PARCELS
CNA = CORNER NOT ACCESSIBLE	LS = LICENSED SURVEYOR	PRM = PERMANENT REFERENCE MONUMENT	[Symbol] = ASPHALT	[Symbol] = CONCRETE	[Symbol] = BUILDING SETBACK LINE
CONC = CONCRETE	(M) = MEASURED	PSM = PROFESSIONAL SURVEYOR & MAPPER	[Symbol] = ASPHALT	[Symbol] = CONCRETE	[Symbol] = CHAIN LINK FENCE
COV = COVERED	MB = MAP BOOK	PT = POINT OF TANGENCY	[Symbol] = ASPHALT	[Symbol] = CONCRETE	[Symbol] = WOOD FENCE
CS = CONCRETE SLAB	ME = MAINTENANCE EASEMENT	PUE = PUBLIC UTILITY EASEMENT	[Symbol] = ASPHALT	[Symbol] = CONCRETE	[Symbol] = PLASTIC FENCE
(D) = DEED	MHWL = MEAN HIGH WATER LINE	PVF = PLASTIC VINYL FENCE	[Symbol] = ASPHALT	[Symbol] = CONCRETE	
DB = DEED BOOK	MN = MAG NAIL	PVUE = PRIVATE UTILITY EASEMENT	[Symbol] = ASPHALT	[Symbol] = CONCRETE	
DE = DRAINAGE EASEMENT	MW = MONITOR WELL	RP = RADIAL POINT	[Symbol] = ASPHALT	[Symbol] = CONCRETE	
DH = DRILL HOLE	N&D = NAIL AND DISK	R = RADIUS	[Symbol] = ASPHALT	[Symbol] = CONCRETE	
DUE = DRAINAGE/UTILITY EASEMENT	ORB = OFFICIAL RECORDS BOOK	RE = REAL ESTATE NUMBER	[Symbol] = ASPHALT	[Symbol] = CONCRETE	
ELEV = ELEVATION	(P) = PLAT	RSR = RISER	[Symbol] = ASPHALT	[Symbol] = CONCRETE	
EM = ELECTRIC METER	PB = PLAT BOOK	R/W = RIGHT OF WAY	[Symbol] = ASPHALT	[Symbol] = CONCRETE	
EOW = EDGE OF WATER	PC = POINT OF CURVATURE	SV = SEWER VALVE	[Symbol] = ASPHALT	[Symbol] = CONCRETE	
	PCC = POINT OF COMPOUND CURVATURE	UE = UTILITY EASEMENT	[Symbol] = ASPHALT	[Symbol] = CONCRETE	
		WF = WOOD FENCE	[Symbol] = ASPHALT	[Symbol] = CONCRETE	

SURVEYOR'S NOTES:

- THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR DID NOT PULL AND/OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY. UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY (OR CLIENT) TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NEED PER AGREEMENT; ANY PULLED DOCUMENTS PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED. IF ADDITIONAL DOCUMENTS AND/OR REVIEWS OF THE CLIENT ARE REQUESTED, THERE MAY BE ADDITIONAL FEES INCURRED.
- UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.
- INTERIOR ANGLES ARE SHOWN AS PER PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALE TRANSACTIONS, AND DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP AND IS NOT PERMITTED FOR USE WITH ANY CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHOM SIGNED AND SEALED THIS SURVEY.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT OF WAYS, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS NOT SHOWN ON PLAT TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY CLIENT AND MAY NOT BE COMPLETE.
- FENCE OWNERSHIP NOT DETERMINED. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.



Front of Building

Existing doors - replace w/ steel 15 lite door (new)
Existing steps - replace w/ wrought iron railing (new)



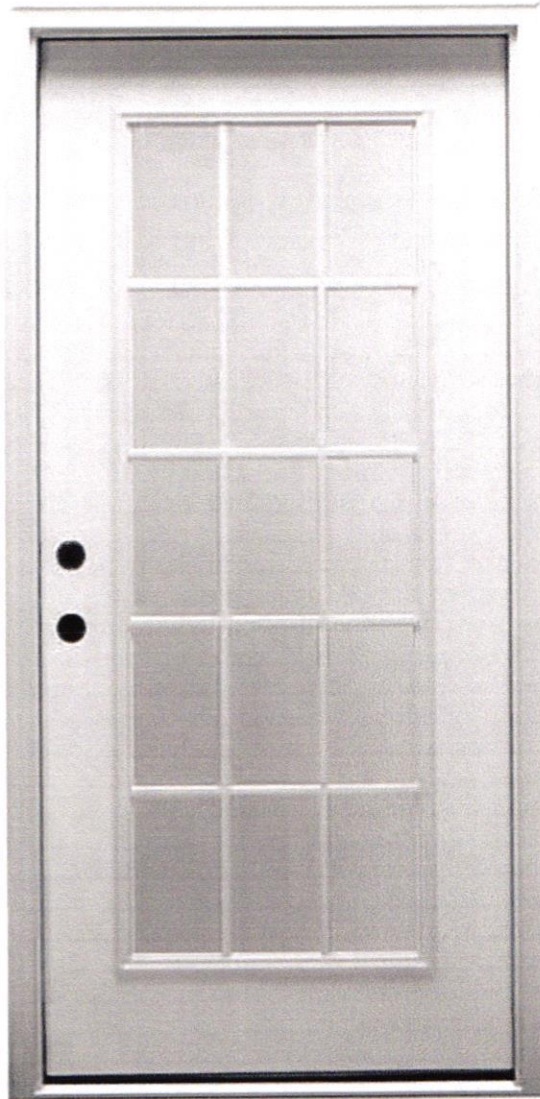
Side of Building

Existing door
Replace w/ steel 15 lite door (new)



Back of Building

Existing door
Replace w/ steel 15 lite door (new)



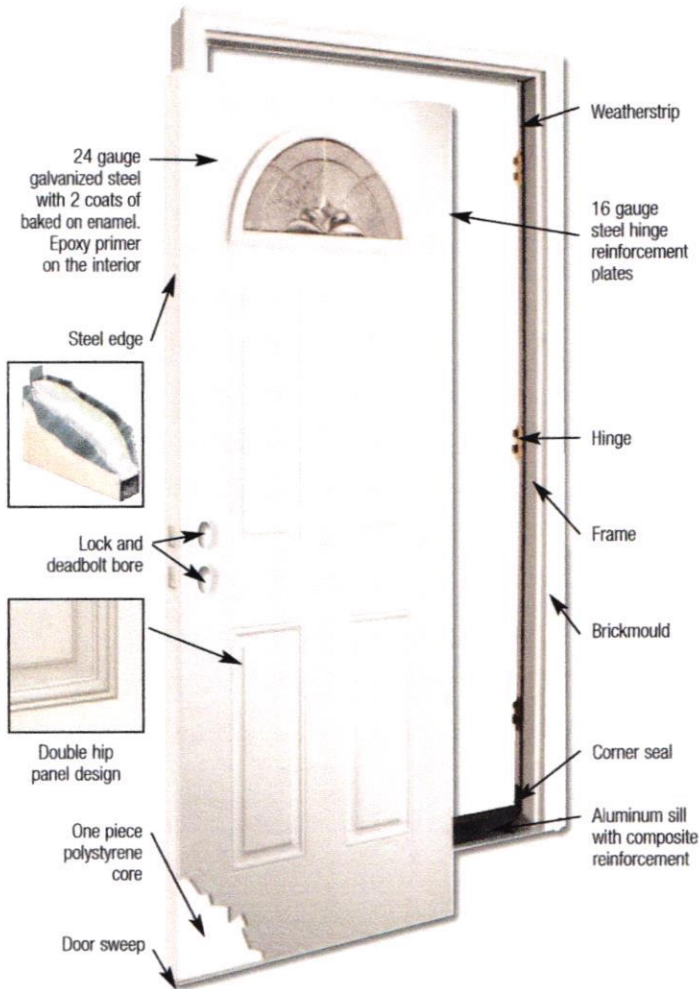
Hover Image to Zoom

 Share  Print

Did you know...

MMi DOOR

Offers the Tough, Safe and Secure  **JELD-WEN** WINDOWS & DOORS **Steel Doors?**



Majestic Steel Entry Doors

Features:

- 22 gauge steel stile and rail for superior strength and security
- Galvanized Exterior - resists rust and corrosion
- High-density polystyrene core exceeds energy code requirements.
- 10 Year Door Warranty
- 24 gauge galvanized steel face sheets, precoated with 2 coats of baked-on enamel primer enables easier finishing
- Low air infiltration and insulating core reduces heat and air conditioning costs
- System Construction; full length, head and sill for patio & sidelite units
- One-piece polystyrene core provides a custom fit, eliminating core void and delivering enduring insulation
- 10 Year Glass Warranty
- MSystem2 Warranty covers the entire Unit for a full 2 years (all components)
- Upgrading to FrameSaver or composite frames extends the frame system warranty to the Lifetime MSystem Warranty
- Full lock block to support handleset locks and dead bolts
- PVC door sweep are both rigid and flexible providing a durable, energy efficient seal
- Compression weatherstrip seals the perimeter against air infiltration and noise



MMi DOOR is proud to be an Energy Star Partner

MMi DOOR LOCATIONS

Michigan (HQ)

6361 Sterling Drive North
Sterling Heights, MI 48312
586.264.0950
800.686.9218
Fax: 586.264.5430

Ohio

400 Circle Freeway Drive
Cincinnati, OH 45246
513.874.6771
800.215.3770
Fax: 513.870.0242

Pennsylvania

172 Plummer Road
Sidman, PA 15955
814.487.7800
800.452.0251
Fax: 814.487.7850



MMI DOOR
Your Doorway to a Beautiful Home®

MSystem Components

Did you know that the **MSystem** Components work together to reduce air and water infiltration

The MSystem is a radical departure from door components offered by most distributors. From extensive product testing and experience with door components, MMI has discovered what it takes to offer the best door components currently available. With The MSystem, you get components designed and constructed to work together.



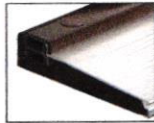
The System & Components

A Frame



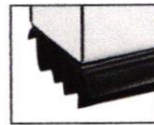
B High Dam Sill

Dams provide a positive barrier to wind driven air and water.



C Threshold Cap (Composite)

Narrow threshold caps allow better weatherstrip positioning outside of the dam, creating a better seal.



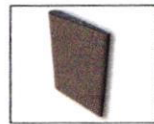
D Door Bottom Design

Fin Seals provide more contact with the threshold and hold up better against air pressure, wear and tear.



E Weatherstrip (Compression)

Only Msystem offers the resilience, durability and consistent compression for lasting performance.



F Corner Pad (Continuous Seal)

There is a gap in every door due to the thickness of the hinge. Corner pads prevent air and water from infiltrating this gap.



G Mull Systems

We build the components of our continuous sill systems to work together with the highest precision.



H Flip Lever Astragal

The ultimate protection from water and weather damage plus the best security by simply flipping a handle.



Patio Doors & Double Doors

MSystem25

25 years when upgrading to composite or FrameSaver Frames for our MSystem25 warranty. This extends the warranty of prehung unit, without extending door component or door lite component warranty.

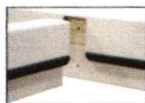


The Energy Star® Program identifies MMI DOOR as a partner that builds energy efficient products per their guidelines. This reduces the use of fossil fuels and lowers emissions of harmful greenhouse gases into our environment.

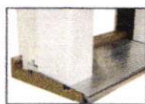
MMI DOOR is proud to be an Energy Star Partner®.



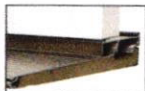
One piece mulls feature superior strength, a perfect fit and no additional finishing



Continuous head with noninvasive routing provide exceptional strength



Continuous sills give added strength beneath the mull with the continuous seal along the door unit



Our mull systems include inactive seats engineered for perfect panel placement

MMI DOOR LOCATIONS

Michigan (HQ)

6361 Sterling Drive North
Sterling Heights, MI 48312
586.264.0950
800.686.9218
Fax: 586.264.5430

Ohio

400 Circle Freeway Drive
Cincinnati, OH 45246
513.874.6771
800.215.3770
Fax: 513.870.0242

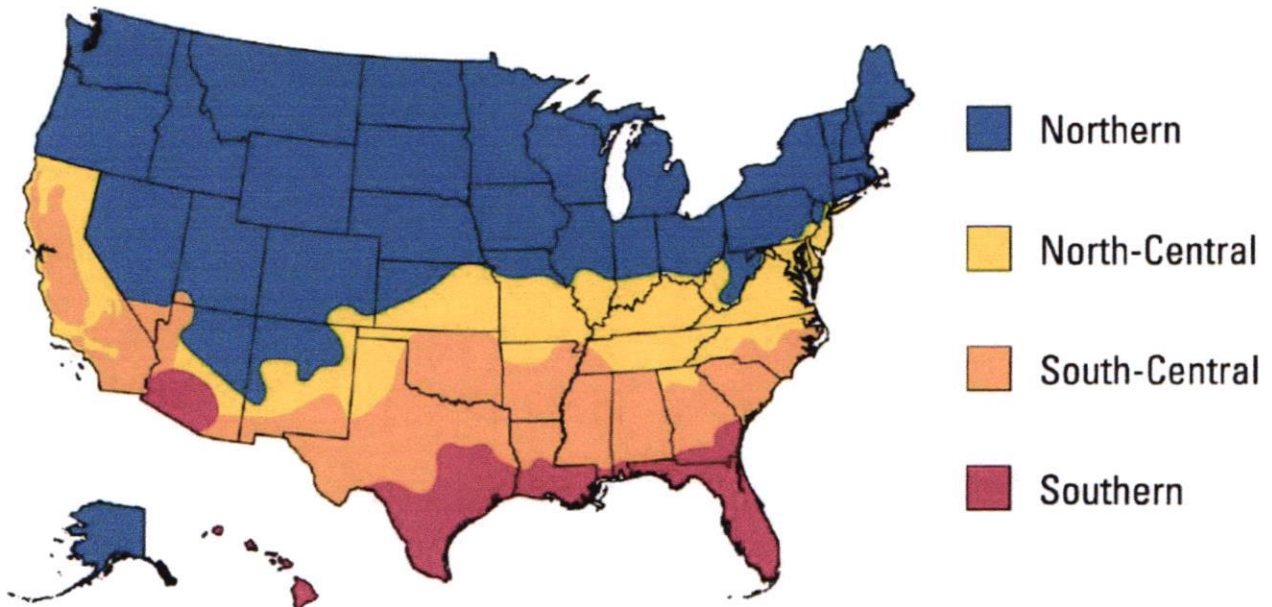
Pennsylvania

172 Plummer Road
Sidman, PA 15955
814.487.7800
800.452.0251
Fax: 814.487.7850

ENERGY STAR Qualification Criteria for Residential Doors

DOORS		
GLAZING LEVEL	U-FACTOR ¹	SHGC ²
Opaque	≤ 0.17	No Rating
≤ ½-Lite	≤ 0.25	≤ 0.25
> ½-Lite	≤ 0.30	Northern
		North-Central
		South-Central
		Southern
		≤ 0.40
		≤ 0.25

Air Leakage for Sliding Doors ≤ 0.3 cfm/ft²
Air Leakage for Swinging Doors ≤ 0.5 cfm/ft²



Note: A complete list of ENERGY STAR Climate Zones by state and county or, where applicable, zip code is available at https://www.energystar.gov/index.cfm?fuseaction=windows_doors.search.climate.

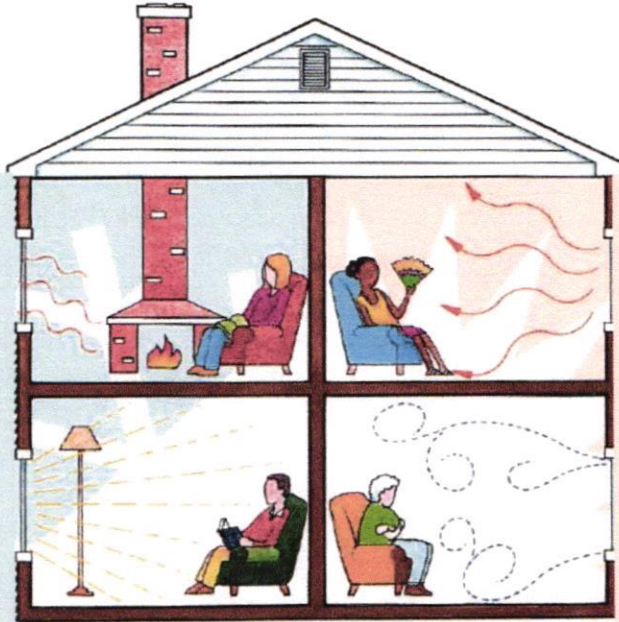


Understanding the NFRC Label

This image mirrors the four sections of the certified NFRC Label, providing the consumer with visual illustrations of what the label ratings mean. More in-depth information on the NFRC Label and purchasing the best possible windows, visit www.WindowRatings.org

U-factor measures the heat from **INSIDE** a room that can escape. The lower the number the lower the potential for wasted heating expenses.

Visible Transmittance measures how much natural light can come into a room -- a **HIGH** number means more natural light.



Solar Heat Gain Coefficient measures the amount of **OUTDOOR** heat that can enter a room. The lower the number, the lower the potential for wasted cooling expenses.

Air Leakage measures how much air will enter a room through the product. The lower the number, the lower the potential for draft through the product.

The NFRC Label

The label on a product presents the results of Independent ratings from NFRC-certified laboratories. Without the NFRC label, the product is not certified.



Product Description* Default Frame** Wood	U-Factor ¹ /Solar Heat Gain Coefficient (SHGC)			
	Individual Option Number			
	1/4 Lite ≤410†	1/2 Lite ≤900†	3/4 Lite ≤1100†	Full Lite >1100†
Dual/Clear/Air/.75	0.23	0.28	0.31	0.35
	0.10	0.19	0.26	0.34
	09571-00001	09572-00001	09573-00001	09574-00001
Flush 07941-00001	U-Factor ¹	0.16	SHGC	0.01
Embossed 07942-00001	U-Factor ¹	0.17	SHGC	0.01
Air Leakage - ≤0.30 cfm/ft²				
<small> Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. * #glazing layers / spacer type / low-e emissivity (surface) / gap fill / gap width (n=not applicable) ** per NFRC 108 square inches †btuh/ft²F *** Numbers below the performance ratings are referenced in the NFRC Certified Products Directory (e.g., ABC-X-1-00001-00001 or 123-X-1-00001-00001) www.nfrc.org </small>				

U-factor measures how well a product prevents heat from escaping a home or building. U-factor ratings generally fall between 0.20 and 1.20. The lower the U-factor, the better a product is at keeping heat in. U-factor is particularly important during the winter heating season. This label displays U-factor in U.S. units. Labels on products sold in markets outside the United States may display U-factor in metric units.

Solar Heat Gain Coefficient (SHGC) measures how well a product blocks heat from the sun. SHGC is expressed as a number between 0 and 1. The lower the SHGC, the better a product is at blocking unwanted heat gain. Blocking solar heat gain is particularly important during the summer cooling season.

Air Leakage (AL) measures how much outside air comes into a home or building through a product. AL rates may be reported as ≤0.3 for windows, doors, and skylights, and ≤0.3 or ≤0.5 for swinging doors and sidelites. AL is an optional rating, and manufacturers can choose not to include it on their labels. This label displays AL in U.S. units. Labels on products sold in markets outside the United States may display AL in metric units.



ENERGY STAR® Certified
In all 50 States



**Exterior Doors
Majestic Steel Door
JEL-M-1 Clear**

ENERGY PERFORMANCE RATINGS

Product Description* Default Frame** Wood	U-Factor ¹ /Solar Heat Gain Coefficient (SHGC)			
	Individual Option Number			
	1/4 Lite ≤410†	1/2 Lite ≤900†	3/4 Lite ≤1100†	Full Lite >1100†
Dual/Clear/Air/.75	0.30	0.35	0.38	0.42
	0.11	0.20	0.26	0.34
	02277-00001	02278-00001	02279-00001	02280-00001
Dual/Clear/Air/.75 With Grids	0.30	0.35	0.38	0.42
	0.10	0.17	0.23	0.30
	02289-00001	02290-00001	02291-00001	02292-00001
Dual/Clear/Air/.29	0.31	0.36	0.39	0.44
	0.11	0.20	0.26	0.34
	02253-00001	02254-00001	02255-00001	02256-00001
Dual/Clear/Air/.29 With Grids	0.31	0.36	0.39	0.44
	0.10	0.17	0.23	0.30
	02265-00001	02266-00001	02267-00001	02268-00001
Dual/Clear/Air/.625	-	-	0.38	-
	-	-	0.26	-
	-	-	02360-00001	-
Dual/Clear/Air/.50 SDL	-	-	0.38	0.42
	-	-	0.20	0.27
	-	-	02381-00001	02382-00001
Triple/Clear/Air/.31/.31 Deco	0.29	0.32	0.34	0.38
	0.09	0.16	0.21	0.28
	02390-00001	02391-00001	02392-00001	02396-00001
Triple/Clear/Air/.24/.24 Deco	-	-	0.35	-
	-	-	0.21	-
	-	-	02400-00001	-
Dual/Clear/Air/.81 With Blinds	-	0.35	0.39	0.43
	-	0.17	0.23	0.31
	-	02452-00001	02453-00001	02454-00001
Triple/Clear/Air/.50/.81 With Blinds/Grids	-	0.32	-	0.36
	-	0.14	-	0.27
	-	03033-00001	-	03034-00001
Flush F02211-00001	U-Factor¹	0.24	SHGC	0.01
Embossed E02212-00001	U-Factor¹	0.24	SHGC	0.01
Air Leakage - ≤0.30 cfm/ft²				

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC rating are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
* #glazing layers / spacer type / low-e emissivity (surface) / gap fill / gap width (na=not applicable)
** per NFRC 100 † square inches †btu/hr' ft²'F
*** Numbers below the performance ratings are referenced in the NFRC Certified Products Directory (e.g., ABC-X-1-00001-00001 or 123-X-1-00001-00001)
www.nfrc.org



VEVOR Handrails for Outdoor Steps, Fit 4 or 5 Steps Outdoor Stair Railing, Picket#4 Wrought Iron Handrail, Flexible Porch Railing, Black Transitional Handrails for Concrete Steps or Wooden Stairs

- **Flexible for 4 or 5 Steps:** Max Height for Steps: 32"/82 cm; Distance Between Posts: 57"/ 144.7 cm; Upper Post Height: 38"/ 95.2 cm; Lower Post Height: 39.8"/ 99.8 cm. Due to the flexible height, our wrought iron handrail fits your 4 or 5 steps according to the different sizes. It is perfect for helping people keep balance in the rain or winter and prevent skidding.
- **Sturdy Wrought Iron:** This outdoor stair railing is made from durable wrought iron material with thick solid bases, which is more rigid and reliable than aluminum products. The stable and sturdy construction ensures an excellent load capacity to provide a secure grab bar for your family. Moreover, the ergonomic design is adopted to create a comfortable grip.
- **Effortless Installation:** The front porch hand rail is easy to assemble with complete accessories, including 20 x M6 bolts, 4 x M8 bolts, 8 x self-tapping screws, 8 x expansion screws, 2 x wrenches, and 44 x gaskets. Just choose your desired location, mark it, drill holes on the mounting surface, set up screws, and finally place base trim over fasteners. It only takes a few minutes to finish the installation.
- **Stylish & Delicate Design:** Our handrail for concrete steps features a smooth powder-coated surface with chic black, which allows you to clean it with water or cloth easily and quickly. Its classic curly side design is beautiful and delicate, making it more ornamental and eye-catching. In addition to providing security protection, the handrail also decorates your stairs.
- **Extensive Application:** The railing for steps provides extra security for the elderly, children, pregnant, disabled family members, and people after surgery. It can be installed on concrete, brick, and wood steps of porches, balconies, gardens, residential buildings, hotels, garages, etc. This outdoor railing is ideal for places where you cannot attach to a wall or structure.



CITY OF
MOUNT
D O R A

Someplace Special.

August 08, 2023

5th Gen Holdings, LLC.
13624 Jeremy Pl.
Grand Island, FL 32735
Via Email: sunshinepropertyessource@gmail.com

RE: **Approval** - Application for a Certificate of Appropriateness
813 E 5th Avenue – Replacement of 4 exterior wood doors with steel doors and add handrail to front steps.

To Whom It May Concern:

At the July 26th, 2023 meeting, the Mount Dora Historic Preservation Board approved Certificate of Appropriateness for the replacement of four exterior wood doors with steel doors and to add a handrail to the front steps at the address above.


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

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


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

Sincerely,
Catherine Hutcheson

For Michelle Janisewski AICP
Senior Planner

 (352) 735-7100

 www.CityofMountDora.com

 510 N. Baker St. Mount
Dora, FL 32757





DATE: June 28, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 813 E 5th Ave (Location); Remove Utility Shed and Porch Addition (Request); Hurley Family Partnership (Owner); Sunshine Properties Source, LLC (Applicant).**

Property Information:

Address: 1010 N Tremain **Current Use:** Vacant Residence
Zoning District: C-2 **Land Use:** Commercial

Structure Information:

Date of Construction: 1924 **Style:** Frame Vernacular
Structural System: Wood Frame **Foundation Type:** Poured Concrete Footing
Siding: Wood Clapboard **Stories:** Two
Roof Type: Gable **Chimneys:** One / Brick

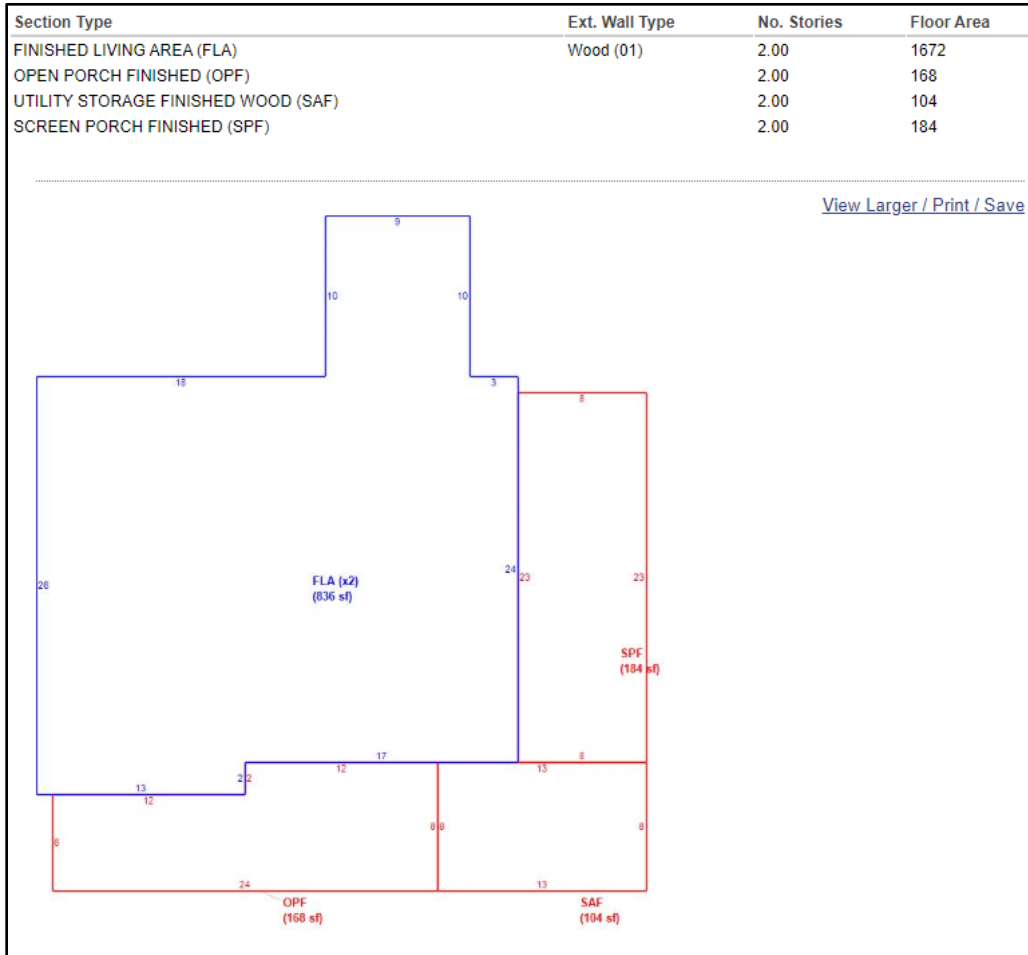
Background on Architectural Style:

The subject residence was constructed in the Frame Vernacular style in 1924. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

This style of architecture is characterized with horizontal wood siding (less common, wood shingles, board and Batten); gable roof with wood shingles during 19th Century, metal during late 19th century, and composition and asbestos shingles beginning in 1920s; and simple detailing including jig-sawn woodwork on porches, around eaves, corbeling on chimneys.

Staff Analysis:

The applicant is seeking to remove a porch and utility room addition on the single family dwelling unit. Based on the property record card, the porch addition do not appear to be part of the original construction of the residence. The 'porch' addition covers the exterior siding, window, and door to the primary residence on the eastern façade. Removing this porch will reveal these original attributes.



On May 26th, 2022, Building Services completed a site visit on the property and identified structural damage due to moisture and wood destroying organism. The next day, the property was posted with a Stop Work Order and designated as an unsafe structure which prohibited the structure from being occupied.

Staff Recommendation:

Staff recommends approval of the application.

Attachments:

- Photos
- Window Guidelines
- 2008 Site Form
- 2020 Site Form
- Application



CITY OF MOUNT DORA

813 E 5th Avenue
Site Visit











HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03860
 Recorder # 362
 Field Date 3/15/2008
 Form Date 3/15/2008
 FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 813 E 5TH AVE Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>813</u>	<u>East</u>	<u>5TH</u>	<u>Avenue</u>	

Cross Streets (nearest/ between) _____
 City / Town (within 3 miles) Mount Dora In Current City Limits? YES
 County Lake Tax Parcel #(s) _____
 Subdivision Name _____ Block _____ Lot _____
 Ownership _____
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> EUSTIS; 1980
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 19S ; 27E ; 29; UNSP
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
 Exterior Plan Irregular Other Exterior Plan _____
 Number of Stories 2
 Structural System(s) >> Wood frame
 Other Structural System(s) _____
 Foundation Type(s) >> Continuous
 Other Foundation Types _____
 Foundation Material(s) >> Poured Concrete Footing
 Other Foundation Material(s) _____
 Exterior Fabric(s) >> Drop siding
 Other Exterior Fabric(s) _____
 Roof Type(s) >> Gable
 Other Roof Type(s) _____
 Roof Material(s) >> _____
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) >> _____
 Other Roof Secondary Structure(s) _____
 Number of Chimneys 1
 Chimney Material _____
 Other Chimney Material(s) _____
 Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8IA03860

DESCRIPTION (continued)

Window Descriptions METAL SASH

Main Entrance Description (stylistic details)

Porches: #open 1 #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Fair

Structure Surroundings

Commercial: SOME of this category

Residential: _____

Institutional: SOME of this category

Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe):

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional)

HISTORY

Construction year 1924

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
----------------	----------------	-------------------	------------------------

>>

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence; 1924;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods

>> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance

>>

Other Historical Associations

Explanation of Evaluation (required) Because the building is isolated from other historic resources that contribute to a potential historic district & lack sufficient architectural features, it doesn't appear to be pot. eligible for the NR & doesn't contribute to a historic district

HISTORICAL STRUCTURE FORM

8LA03860

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents:

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/2/2008

SHPO's Evaluation of Resource

_____ Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03860-200803

Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980

- > **Township/Range/Section/Qtr:**
19S ;27E ;29;UNSP

- > **Structural system(s):**
Wood frame

- > **Foundation types:**
Continuous

- > **Foundation materials:**
Poured Concrete Footing

- > **Exterior fabrics:**
Drop siding

- > **Roof types:**
Gable

- > **Roof materials:**

- > **Roof secondary structures (dormers etc):**

- > **Change status/year changed/date noted/nature:**

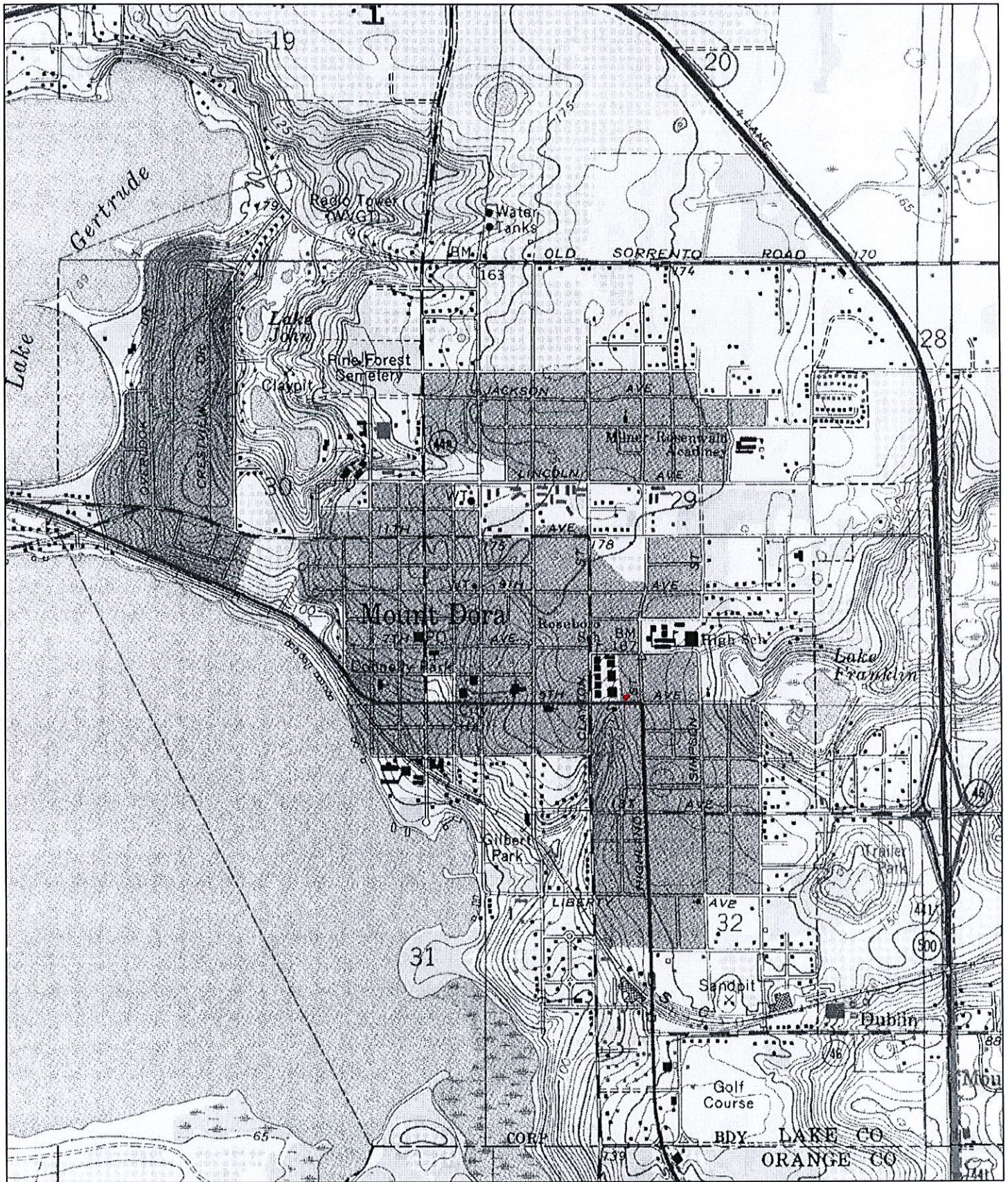
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;

- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

- > **Area(s) of historical significance:**

- > **Repositories: Collection/Housed/Accession#/Describe**

- > **[Other name(s)]:**



0 0.5 Mi
0 3000 Ft

Map provided by MyTopo.com

LA3860

362

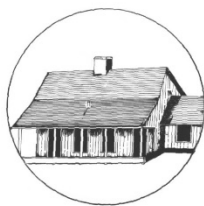




362

LA3860

- Original
- Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 _____
 Field Date _____
 Form Date _____
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) _____ Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: Street Number _____ Direction _____ Street Name _____ Street Type _____ Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) _____ In City Limits? yes no unknown County _____
 Township _____ Range _____ Section _____ ¼ section: NW SW SE NE Irregular-name: _____
 Tax Parcel # _____ Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone 16 17 Easting _____ Northing _____
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: _____ approximately year listed or earlier year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: yes no unknown Date: _____ Original address _____
 Alterations: yes no unknown Date: _____ Nature _____
 Additions: yes no unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Style _____ Exterior Plan _____ Number of Stories _____
 Exterior Fabric(s) 1. _____ 2. _____ 3. _____
 Roof Type(s) 1. _____ 2. _____ 3. _____
 Roof Material(s) 1. _____ 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____ KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)	Owner Objection _____

DESCRIPTION (continued)

Chimney: No. ___ Chimney Material(s): 1. _____ 2. _____ 3. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details)

[Empty box for Main Entrance details]

Porch Descriptions (types, locations, roof types, etc.)
[Empty box for Porch Descriptions]

Condition (overall resource condition): excellent good fair deteriorated ruinous
Narrative Description of Resource
[Empty box for Narrative Description]

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)
[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

[Empty box for Explanation of Evaluation]

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map

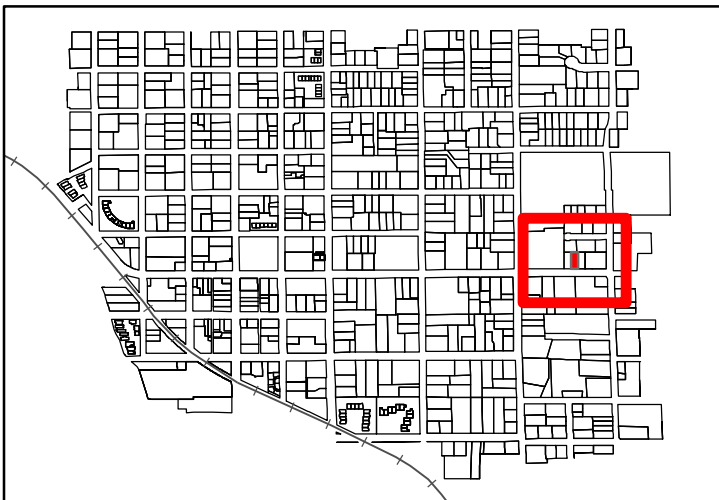


N



813 EAST 5TH AVE MOUNT DORA FL 32757

0 40 80 160
|-----|-----|-----|-----| Feet

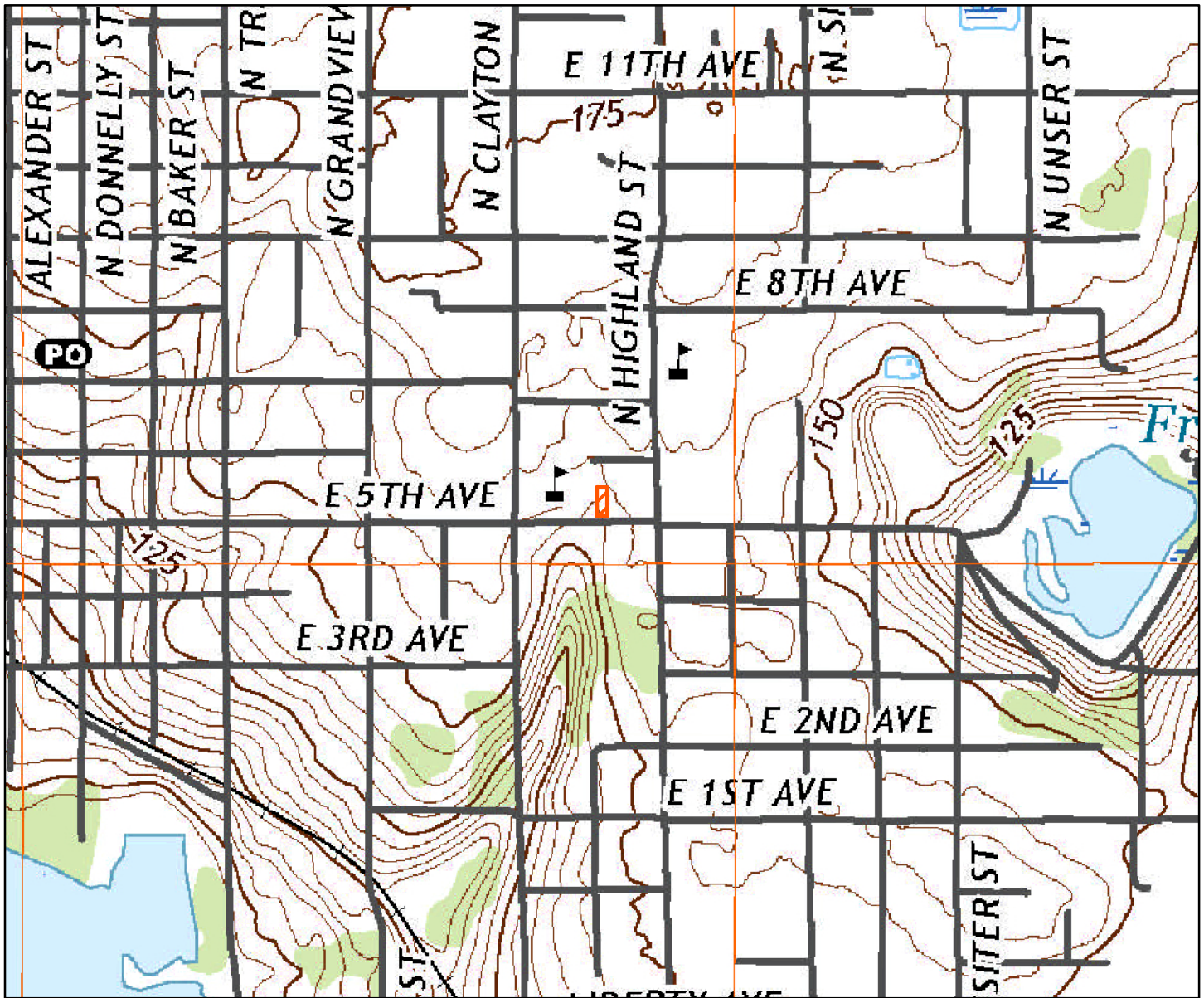


LA03860



Data Sources: Lake County, City of Mount Dora

USGS Map



LA03860



813 EAST 5TH AVE MOUNT DORA FL 32757





CITY OF MOUNT DORA

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

plandev@cityofmountdora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Subject Property Address: 813 East 5th Avenue, Mount Dora, Florida 32757

Property Owner: Hurley Family Partnership

Applicant: Sunshine Properties Source, LLC

Applicant's Mailing Address: 21015 Wolf Branch Road, Mount Dora, Florida 32757

Applicant's Phone Number: 352-636-3845

Applicant's Email Address: sunshinepropertiesource@gmail.com

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: demolition of interior down to the studs (This work was performed by the owner without a permit) of utility room and east side structure

Current Building Use (e.g. residential or commercial): commercial

Is there currently a chimney on the building? Yes

If so, will the chimney be affected? NO

Required Documentation:

Renovations or Additions:

1. Property Record Card
2. Survey
3. Elevation drawings of each side of the building affected by the proposed work
 - a. Drawings must be to scale and clearly illustrate the detail of the work proposed
 - b. (2) Drawings labeled with existing and proposed
4. Materials Listing or Cut Sheet
5. Photographs of existing structure
6. \$100 Application Fee

New Construction on Undeveloped Land:

1. Survey
2. Elevations of the Surrounding Structures which will be influenced by New Structure
3. Proposed Design(s) of New Structure
4. Intended Materials to be Used on Exterior of Structure
5. \$150 Application Fee

Demolition Requests: Please see separate application for demolition requests.

**PLEASE NOTE - APPLICATIONS MUST BE RECEIVED THREE WEEKS PRIOR TO THE MEETING.
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; additional permits may be required. Submission of the application implies permission is granted to the City of Mount Dora to inspect and document any necessary information needed to process this request.

PROPERTY RECORD CARD

General Information

Name:	HURLEY FAMILY PARTNERSHIP	Alternate Key:	1469872
Mailing Address:	2511 DORA AVE TAVARES, FL 32778 Update Mailing Address	Parcel Number:	29-19-27-0200-000-01600
		Millage Group and City:	0MD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	813 E 5TH AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MOUNT DORA, BELMONT SUB LOT 16 PB 4 PG 60 ORB 4251 PG 834		
<small>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.</small>			

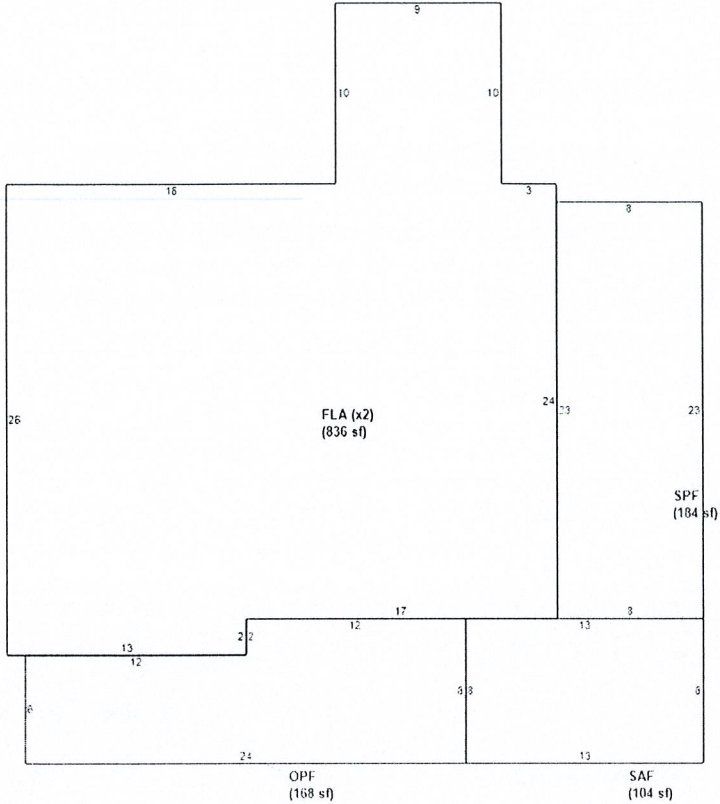
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MULTI FAMILY <5 UNITS DRY LOT (0800)	50	130		6500.000	FD	\$0.00	\$115,000.00
Click here for Zoning Info Map					FEMA Flood			

Residential Building(s)

Building 1

Residential	Building Value: \$75,935.00		
Summary			
Year Built: 1923	Total Living Area: 1672	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1
<i>Incorrect Bedroom, Bath, or other information?</i>			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	2.00	1672
OPEN PORCH FINISHED (OPF)		2.00	168
UTILITY STORAGE FINISHED WOOD (SAF)		2.00	104



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
4251 / 834	12/2012	Warranty Deed	Unqualified	Improved	\$100.00
4251 / 818	12/2012	Warranty Deed	Unqualified	Improved	\$100.00
1534 / 1517	07/1997	Warranty Deed	Qualified	Improved	\$60,000.00
594 / 480	01/1975	Misc Deed/Document	Qualified	Improved	\$18,000.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2023 WORKING VALUES that are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
---------------	--------------	----------------	---------------	---------	-----------------

GENERAL FUND	\$190,935	\$125,190	\$125,190	5.0364	\$630.51
SCHOOL BOARD STATE	\$190,935	\$190,935	\$190,935	3.2500	\$620.54
SCHOOL BOARD LOCAL	\$190,935	\$190,935	\$190,935	2.9980	\$572.42
LAKE COUNTY WATER AUTHORITY	\$190,935	\$125,190	\$125,190	0.3083	\$38.60
NORTH LAKE HOSPITAL DIST	\$190,935	\$125,190	\$125,190	0.5000	\$62.60
ST JOHNS RIVER FL WATER MGMT DIST	\$190,935	\$125,190	\$125,190	0.1974	\$24.71
CITY OF MOUNT DORA	\$190,935	\$125,190	\$125,190	5.9603	\$746.17
LAKE COUNTY MSTU AMBULANCE	\$190,935	\$125,190	\$125,190	0.4629	\$57.95
LAKE COUNTY VOTED DEBT SERVICE	\$190,935	\$125,190	\$125,190	0.0918	\$11.49
				Total: 18.8051	Total: \$2,764.99

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

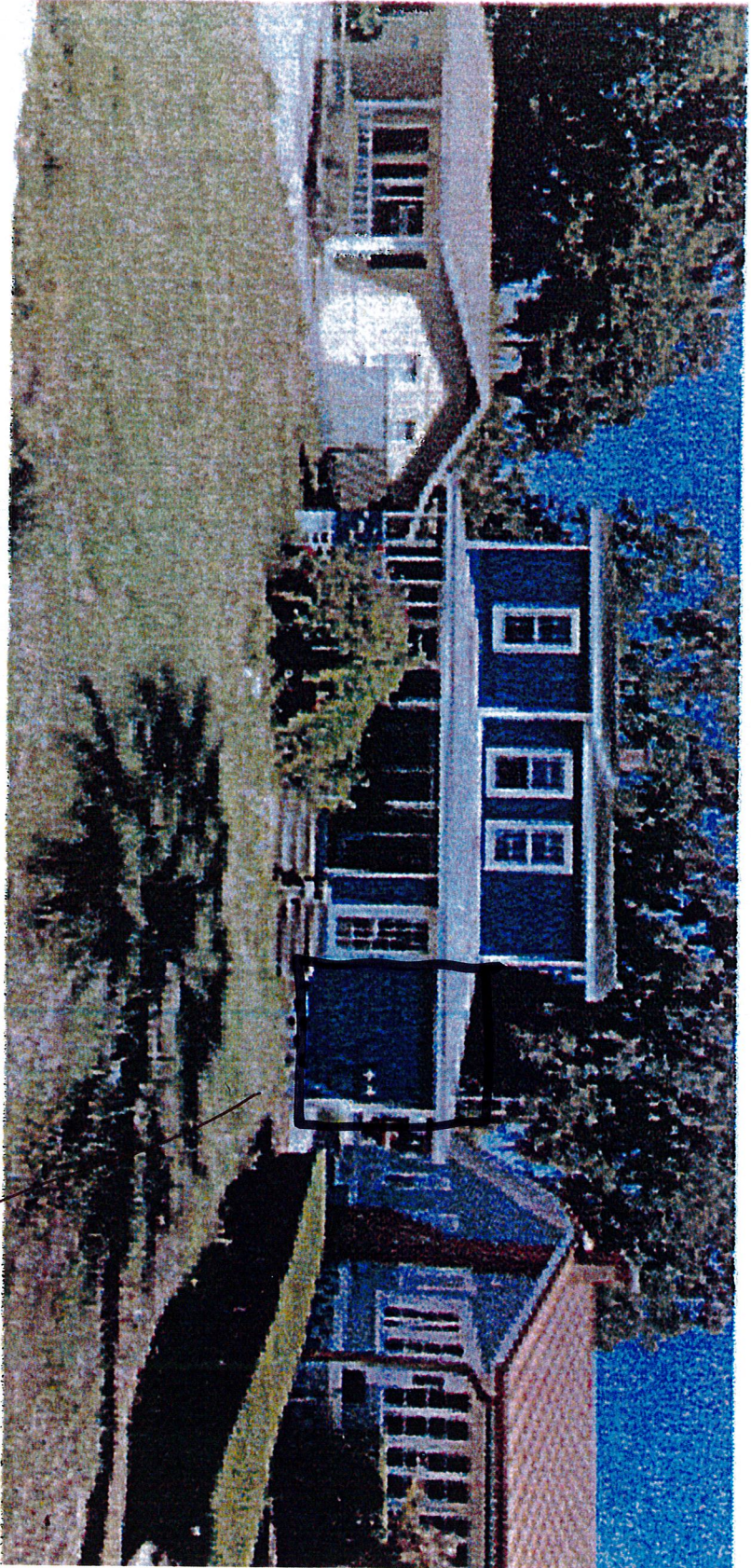
NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes 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](#).



Rear Utility Room

demo

1

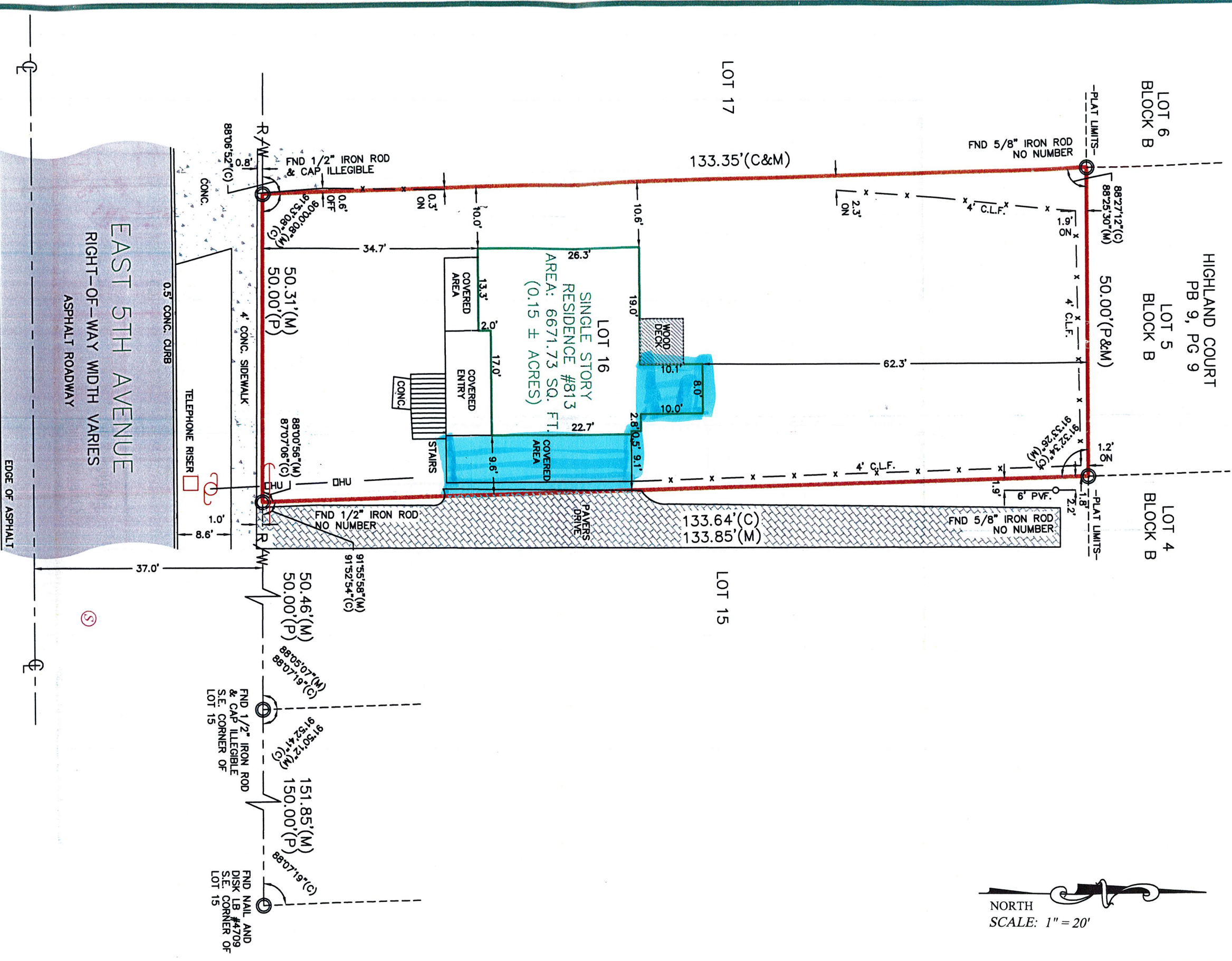


East Side Structure

→ demo

BOUNDARY SURVEY

SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.



LEGEND
 = GULLY WIRE
 SQ. FT. = SQUARE FEET

PROPERTY ADDRESS: 813 EAST 5TH AVENUE, MOUNT DORA, FLORIDA 32757

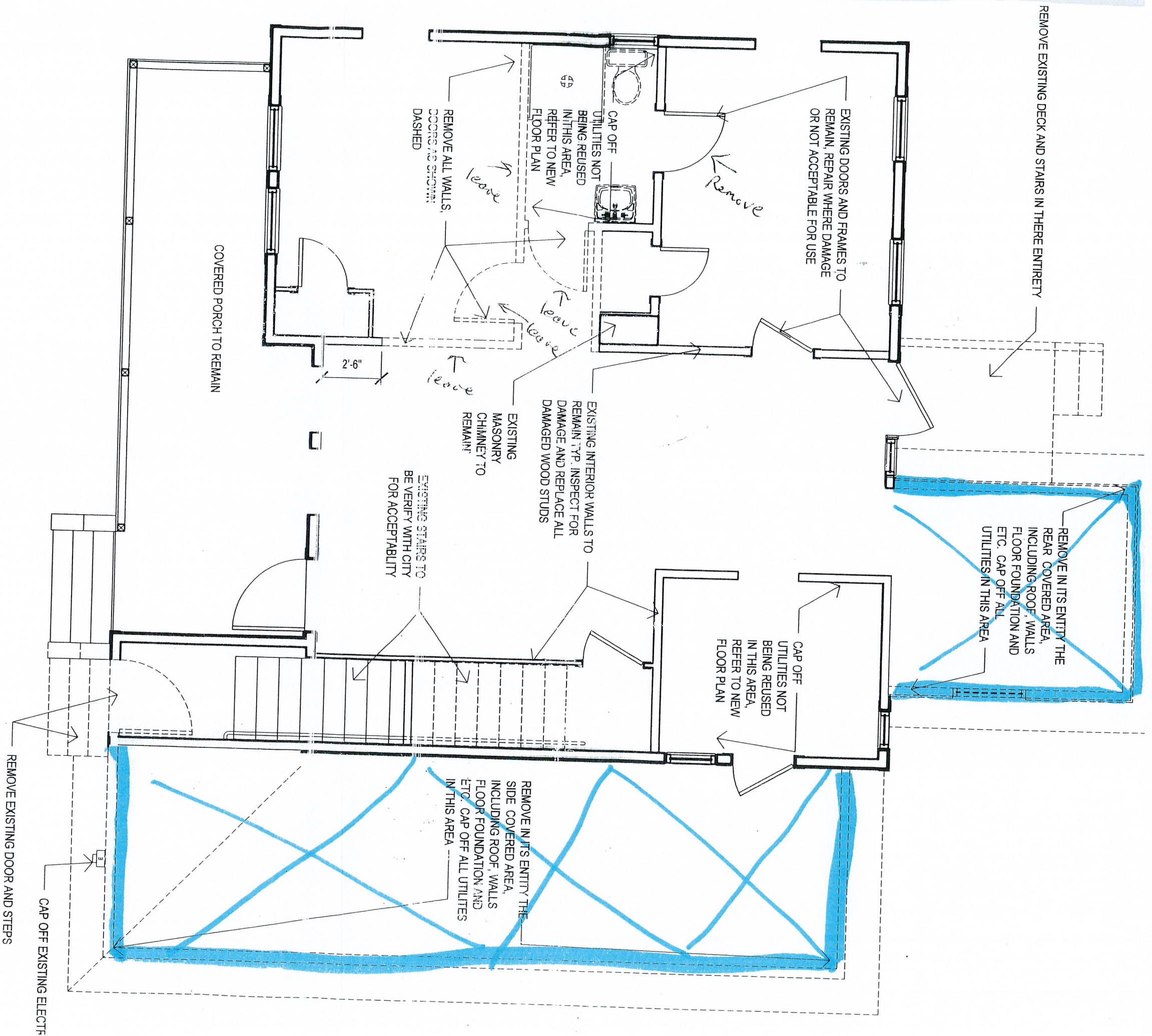
POINTS OF INTEREST:
 NONE VISIBLE

REVISIONS:
 (REV. 0 5/12/2023)

CLIENT NO: N/A
 JOB NO: 80838
 FIELD DATE: 5/12/2023
 DRAWN BY: LD
 CHECKED BY: K.S.
 APPROVED BY: LS



First Choice Surveying...
 Your First Choice for Land Surveys



FIRST FLOOR DEMOLITION PLAN

SCALE 1/4" = 1'-0"

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF MOUNT DORA			

DATE	REVISIONS	BY
2023-12-08	SWFWMD	ED

MINOR SITE PLAN FOR

813 E 5TH AVE



ADDRESS:
813 EAST 5TH AVENUE, MOUNT DORA, FLORIDA 32757

PARCEL NUMBER: 291927020000001600
ALTKEY: 1469872

LEGAL DESCRIPTION

LOT 16, BELMONT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 60, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

UTILITY CONTACTS

ELECTRIC:

CITY OF MOUNT DORA
510 N. BAKER ST.
MOUNT DORA, FL 32757
(352) 735-7105

WATER:

CITY OF MOUNT DORA
510 N. BAKER ST.
MOUNT DORA, FL 32757
(352) 735-7105

SEWER:

CITY OF MOUNT DORA
510 N. BAKER ST.
MOUNT DORA, FL 32757
(352) 735-7105

SOLID WASTE:

CITY OF MOUNT DORA
510 N. BAKER ST.
MOUNT DORA, FL 32757
(352) 735-7105

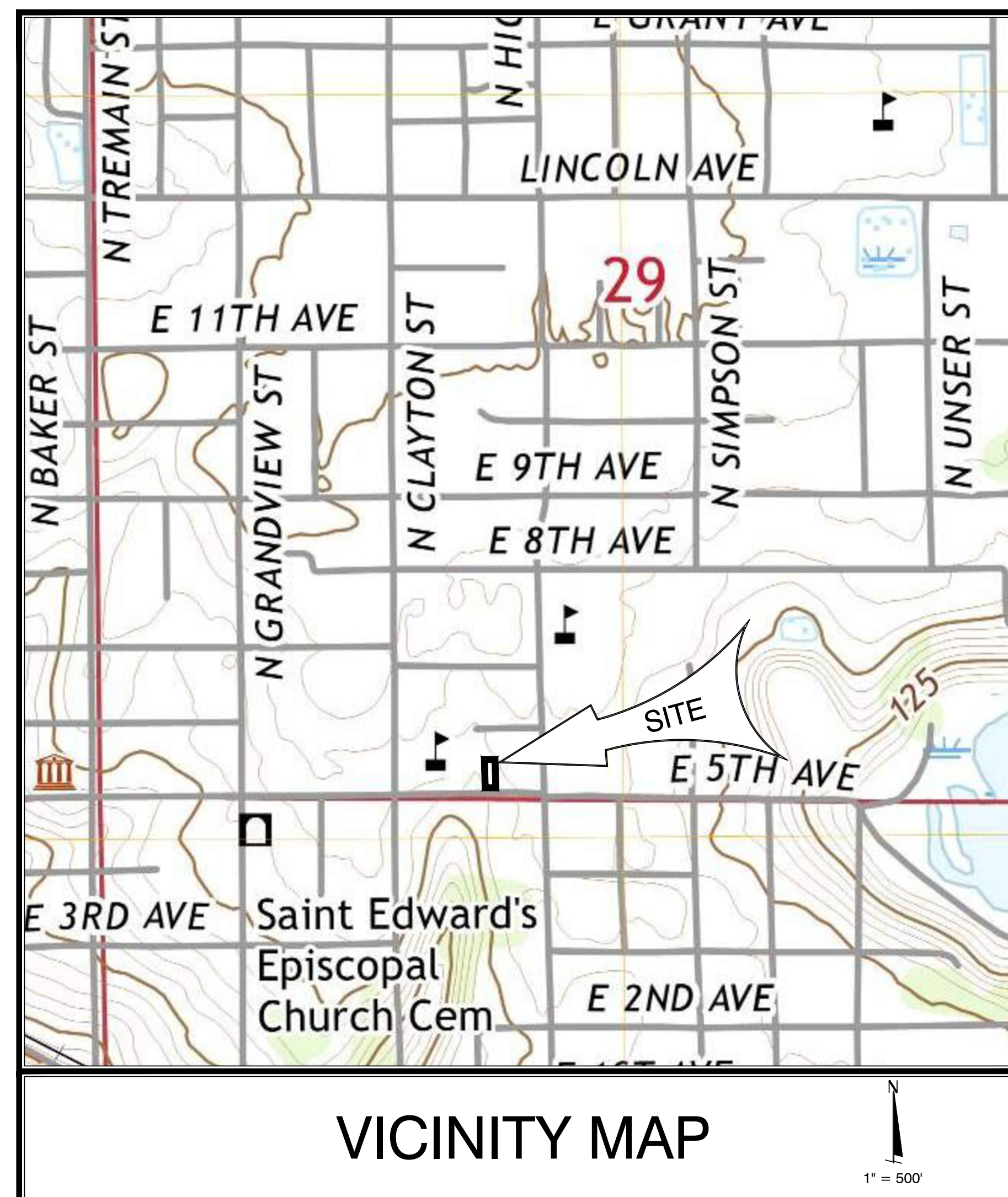
TELEPHONE/INTERNET:

XFINITY
1701 JFK BOULEVARD
PHILADELPHIA, PA 19103
(800) 934-6489

GAS:

TECO
600 W ROBINSON ST
ORLANDO, FL 32801
(407) 425-4662

Sheet List Table	
Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	AERIAL
04	GEOMETRY, SIGNAGE, & STRIPING PLAN
05	GRADING & DRAINAGE PLAN



SECTION 29; TOWNSHIP 19 SOUTH; RANGE 27 EAST
LAKE COUNTY, FLORIDA

BENCH MARK:
ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEODETIC SURVEY BENCHMARK #G 428, HAVING AN ELEVATION OF 158.97 FEET.

OWNER
5TH GEN HOLDINGS, LLC.
30643 FAIRVIEW AVENUE, TAVARES, FL 32778
KAHLEE L. SMITH, MANAGER
(352) 217-2082

PERMITEE
SUNSHINE PROPERTIES SOURCE LLC.
21015 WOLF BRANCH RD
MOUNT DORA, FL 32757
(352) 636-3845

ENGINEER
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD ROAD
WILDWOOD, FL 34785
PARKER VERKAIK, PE
FL LIC. NO. 96614
(352) 437-2502



S:\LAKE\NOV\LADES\PROJECTS\813 EAST 5TH AVENUE SITE PLAN\CONSTRUCTION\813 E 5TH AVE COVER.dwg, PLOT DATE: 11/20/24 4:30 PM, SAVE DATE: 11/20/24, LAST SAVED BY: PFERKAK

813 E 5TH AVE

SITE DATA

- PURSUANT TO LAND DEVELOPMENT CODE (LDC) SECTION 5.3.2:
 - PROJECT: 813 E 5TH AVE - MINOR SITE PLAN
 - ADDRESS: 813 E 5TH AVE, MOUNT DORA, FL, 32757
 - ALT KEY No: 1469872
 - PARCEL SIZE: 0.15 AC.
 - EXISTING BUILDING HEIGHT: 26'-2" (NO PROPOSED CHANGE)
 - EXISTING BUILDING SQUARE FOOTAGE
 - FIRST FLOOR = 836 SQ. FT. (PER LAKE COUNTY PROPERTY APPRAISER)
 - SECOND FLOOR = 836 SQ. FT. (PER LAKE COUNTY PROPERTY APPRAISER)
- STATEMENT OF INTENT: CONSTRUCT ACCESS DRIVE, REQUIRED PARKING FOR BUILDING USE, AND ASSOCIATED A.D.A., GRADING, & DRAINAGE INFRASTRUCTURE TO BRING INTO COMPLIANCE WITH CURRENT ZONING & LAND USE.

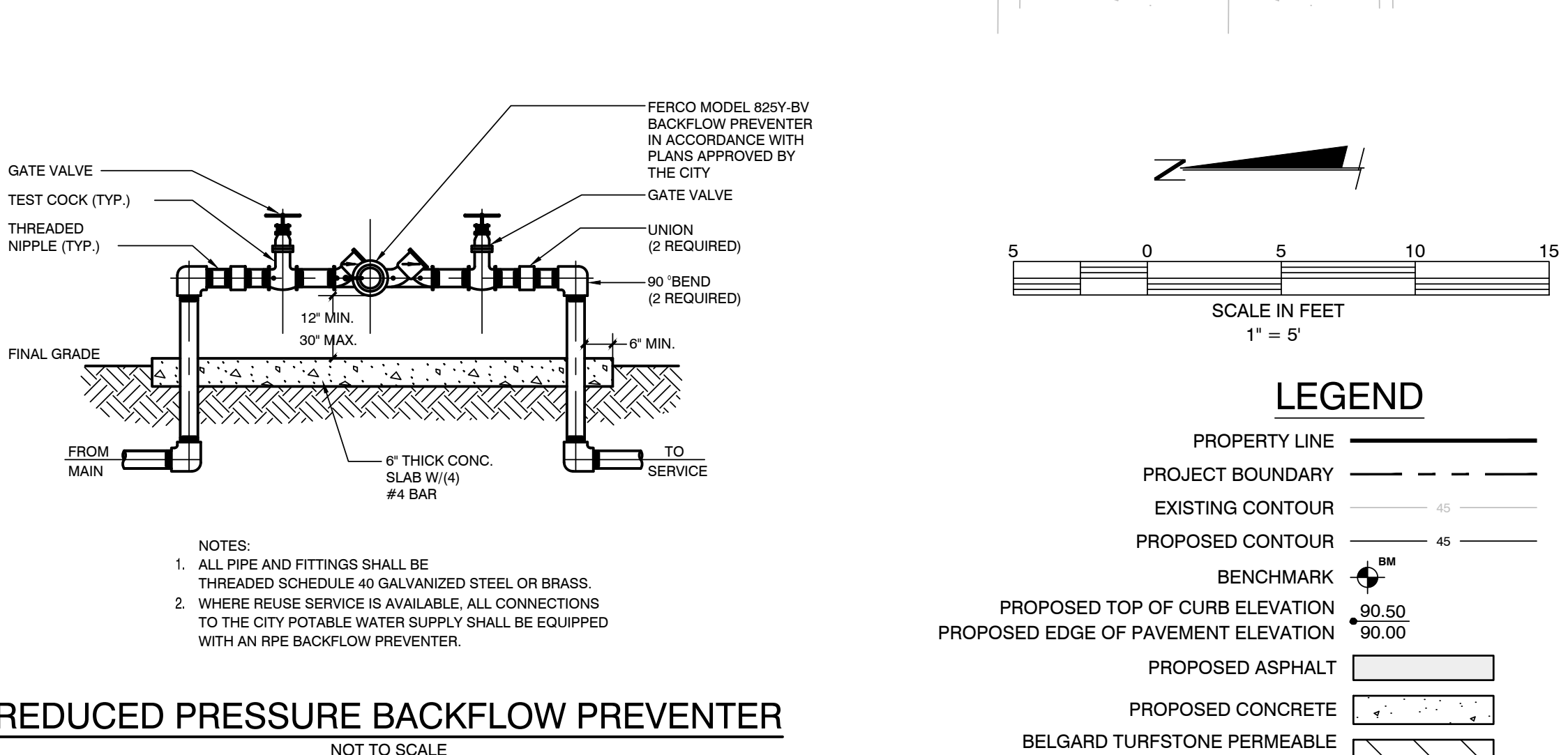
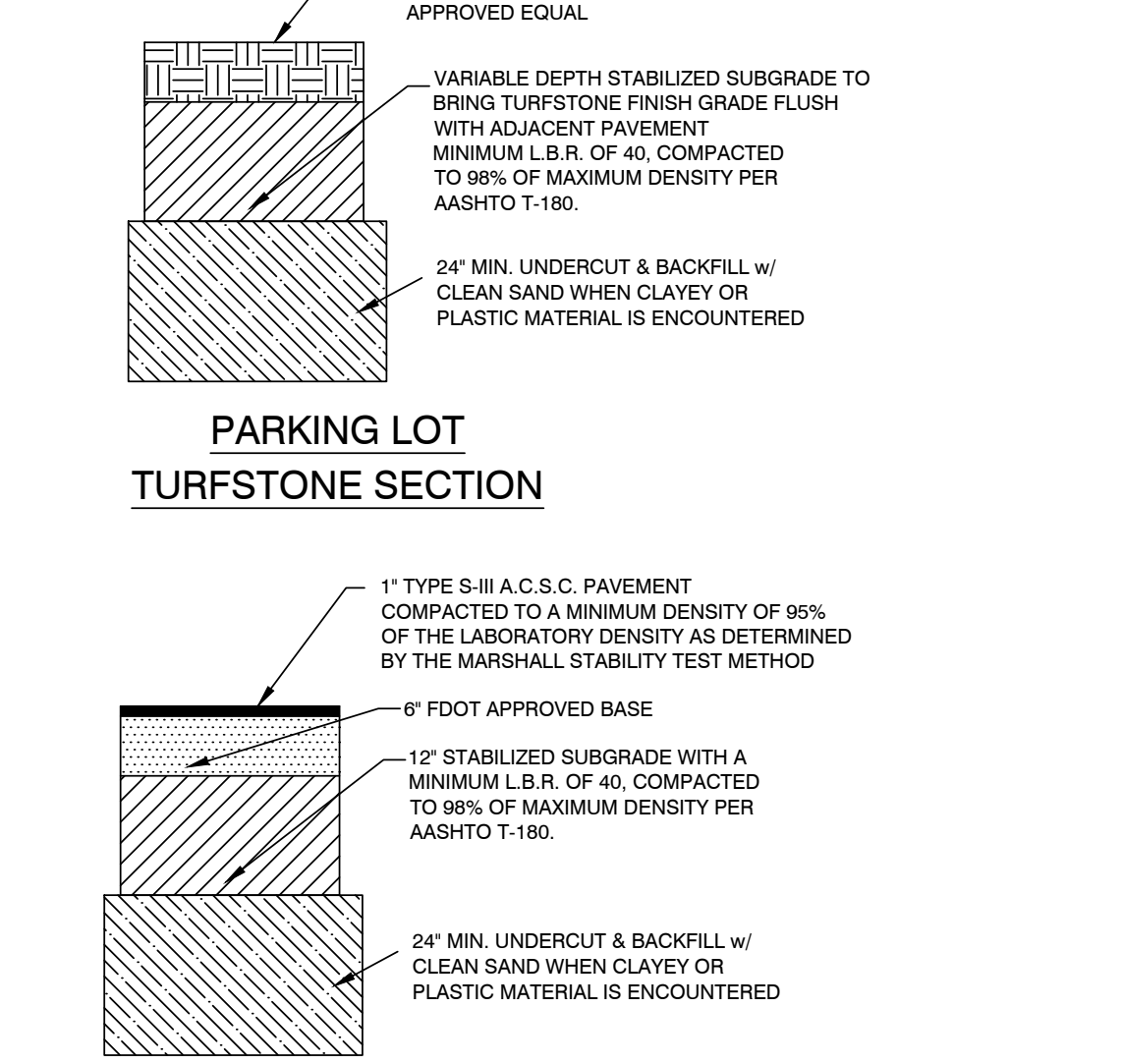
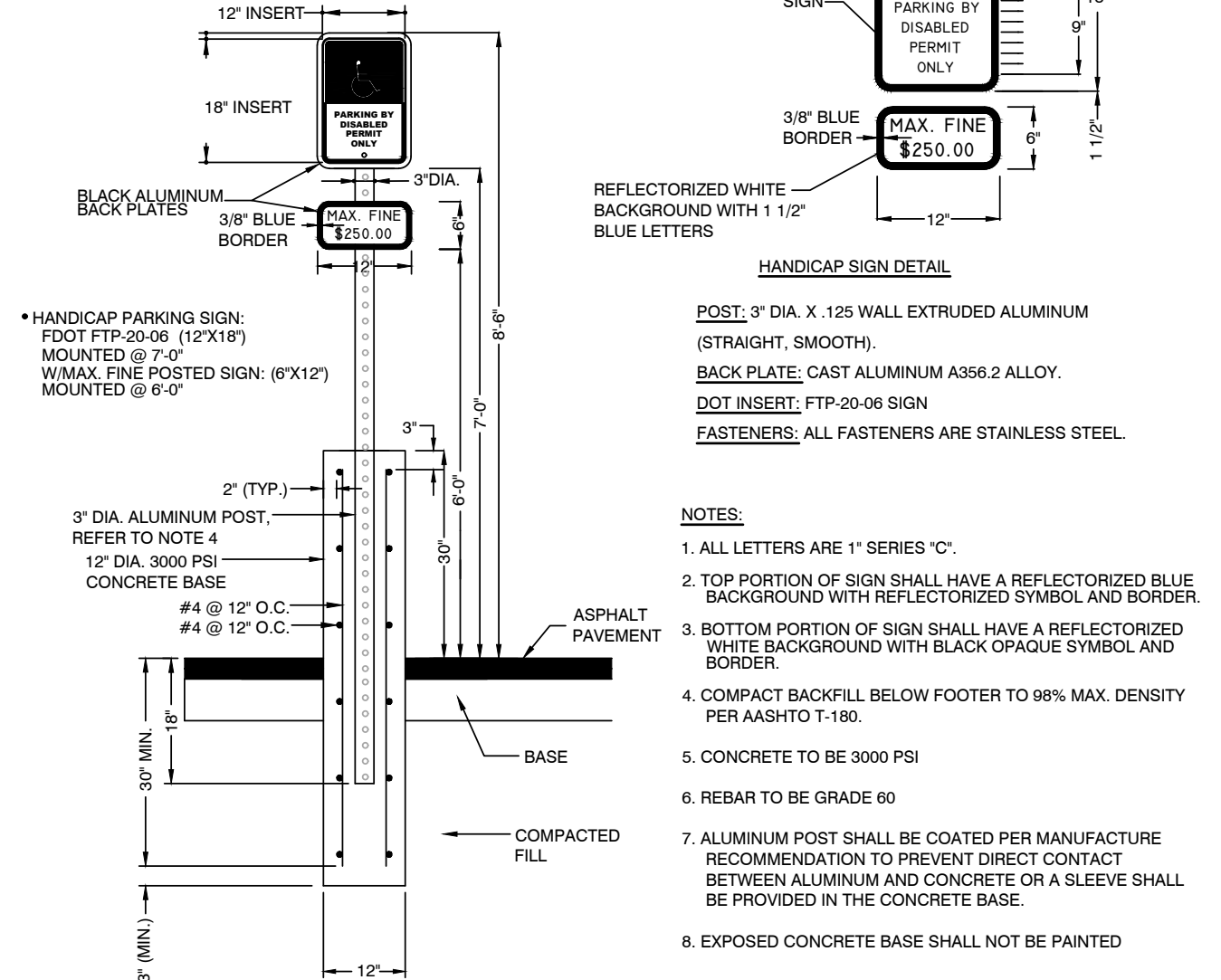
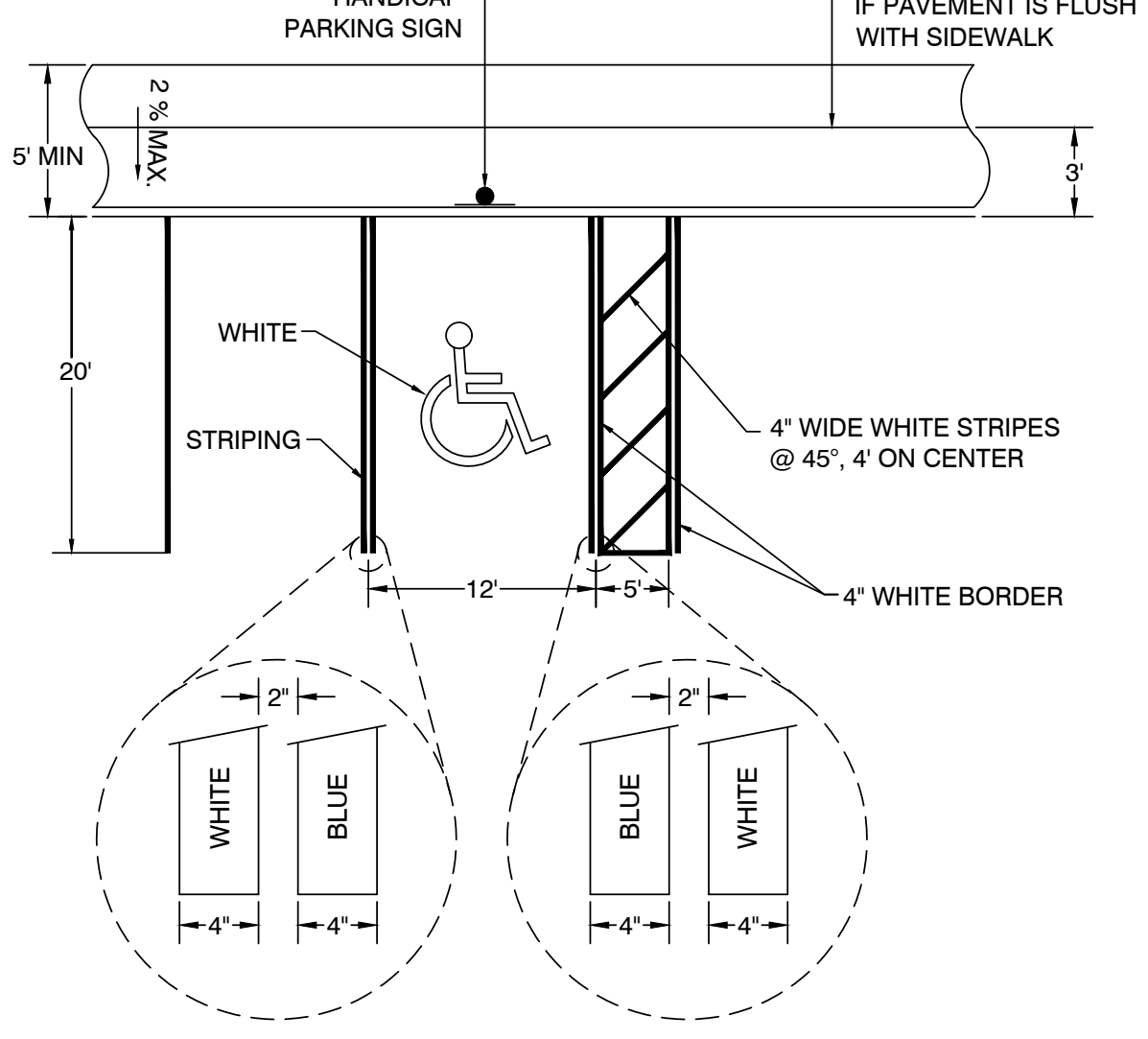
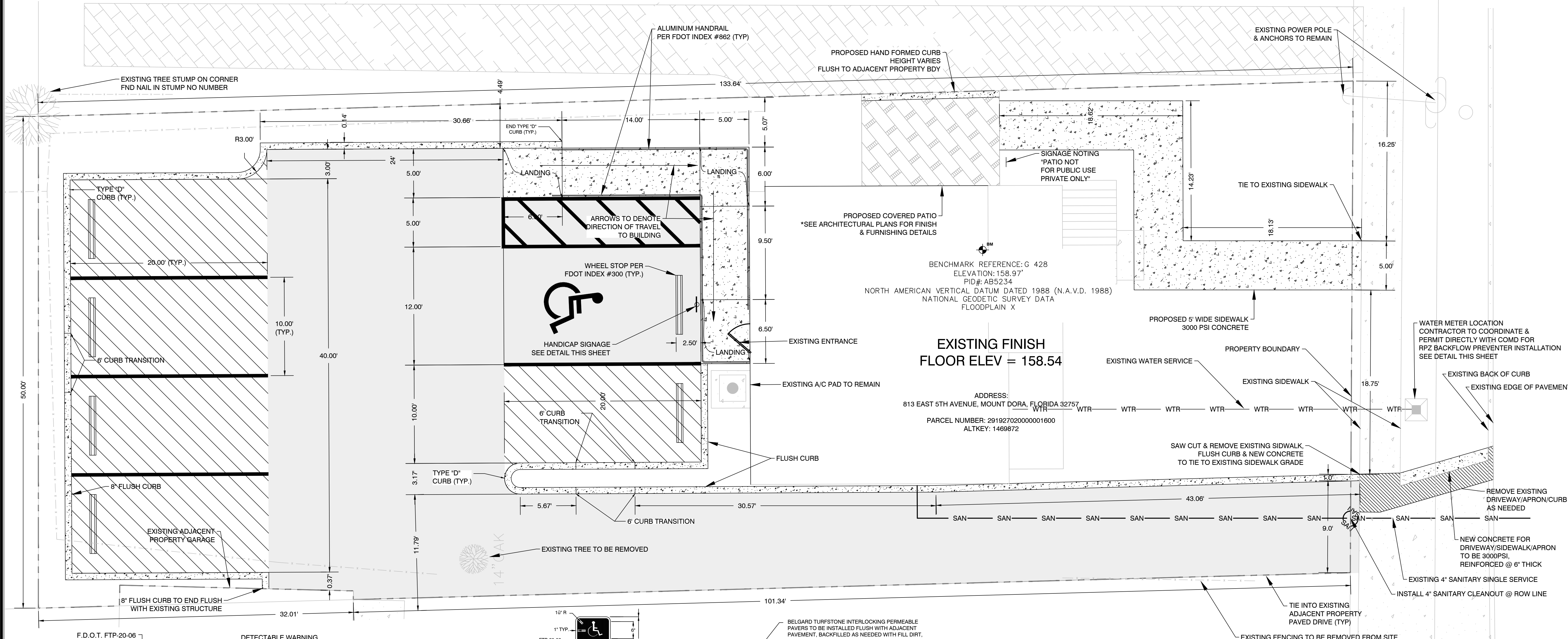
- EXISTING & PROPOSED EASEMENT RESTRICTIONS: NONE.
- ZONING DISTRICT: C-2
- MINIMUM BUILDING SETBACKS PER LDC SECTION 3.4.7: AT A MINIMUM, BUILDINGS SHALL BE SET BACK FROM PROPERTY LINES CONSISTENT WITH EXISTING ADJACENT OR NEARBY BUILDINGS SO AS TO PROVIDE A UNIFORM FRONTAGE AND SPACING WITHOUT BLOCKING REASONABLE VISIBILITY OF EXISTING BUILDINGS.
- LANDSCAPING/BUFFER REQUIREMENTS PER LDC SECTION 3.4.7: BUILDINGS SHALL BE BUFFERED FROM PROPERTY LINES CONSISTENT WITH EXISTING, ADJACENT OR NEARBY BUILDINGS AS TO PROVIDE UNIFORM LANDSCAPING AND BUFFERING.
 - FAR: 0.23
 - ISR: 0.73
 - PROPOSED IMPERVIOUS AREA = 3,484 SQ-FT
 - EXISTING IMPERVIOUS AREA = 1,362 SQ-FT
 - TOTAL IMPERVIOUS AREA = 4,846 SQ-FT
 - UTILITIES: CITY OF MOUNT DORA

- FLOODZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD
- SOLID WASTE: WASTE MANAGEMENT
- FIRE PROTECTION PROVIDED BY HYDRANT LOCATED ON 5TH AVENUE APPROXIMATELY 50 FEET TO THE WEST OF SUBJECT PARCEL.
- PARKING REQUIRED
 - OFFICE = 1 SPACE PER 300 SF GROSS = 846 SOFT/300 SQ. FT. = 2.82
 - RESIDENTIAL = 2
 - PROVIDED: REGULAR - (5), ADA - (1)
- ANTICIPATED TRIP & TRAFFIC GENERATION: PLEASE SEE INCLUDED TRAFFIC TRIP GENERATION LETTER PROVIDED BY CFB AS SUPPLEMENTAL MATERIAL. PEAK TRIPS LESS THAN 25 TRIPS PER DAY.
- LIGHTING & PHOTOMETRIC: SEE ARCHITECTURAL DRAWINGS PROVIDED AS SUPPLEMENTAL MATERIAL.
- ARCHITECTURAL PLANS: SEE ARCHITECTURAL DRAWINGS PROVIDED AS SUPPLEMENTAL MATERIAL.

- LANDSCAPE PLANS: SEE ARCHITECTURAL DRAWINGS PROVIDED AS SUPPLEMENTAL MATERIAL.
- UTILITY DEMANDS (SEE BELOW FOR CALCULATIONS)
 - OFFICE - 0.334
 - RESIDENTIAL - 1.000
- WATER CAPITAL CHARGE CALCULATION (275 GPD PER 1 ERU/ERC):

ERU/ERC RESIDENTIAL (SINGLE FAMILY) = 1	
ERU/ERC NON RESIDENTIAL (OFFICE) = 0.334 PER 1000 SQ. FT.	
TOTAL = 1 + (0.334(836 SQ.FT./1000 SQ.FT.)) = 1.28ERU/ERC	275GDP = 352.70 GPD
- WASTEWATER CAPITAL CHARGE CALCULATION (225 GPD PER 1 ERU/ERC):

ERU/ERC RESIDENTIAL (SINGLE FAMILY) = 1	
ERU/ERC NON RESIDENTIAL (OFFICE) = 0.334 PER 1000 SQ. FT.	
TOTAL = 1 + (0.334(836 SQ.FT./1000 SQ.FT.)) = 1.28ERU/ERC	225GDP = 288 GPD

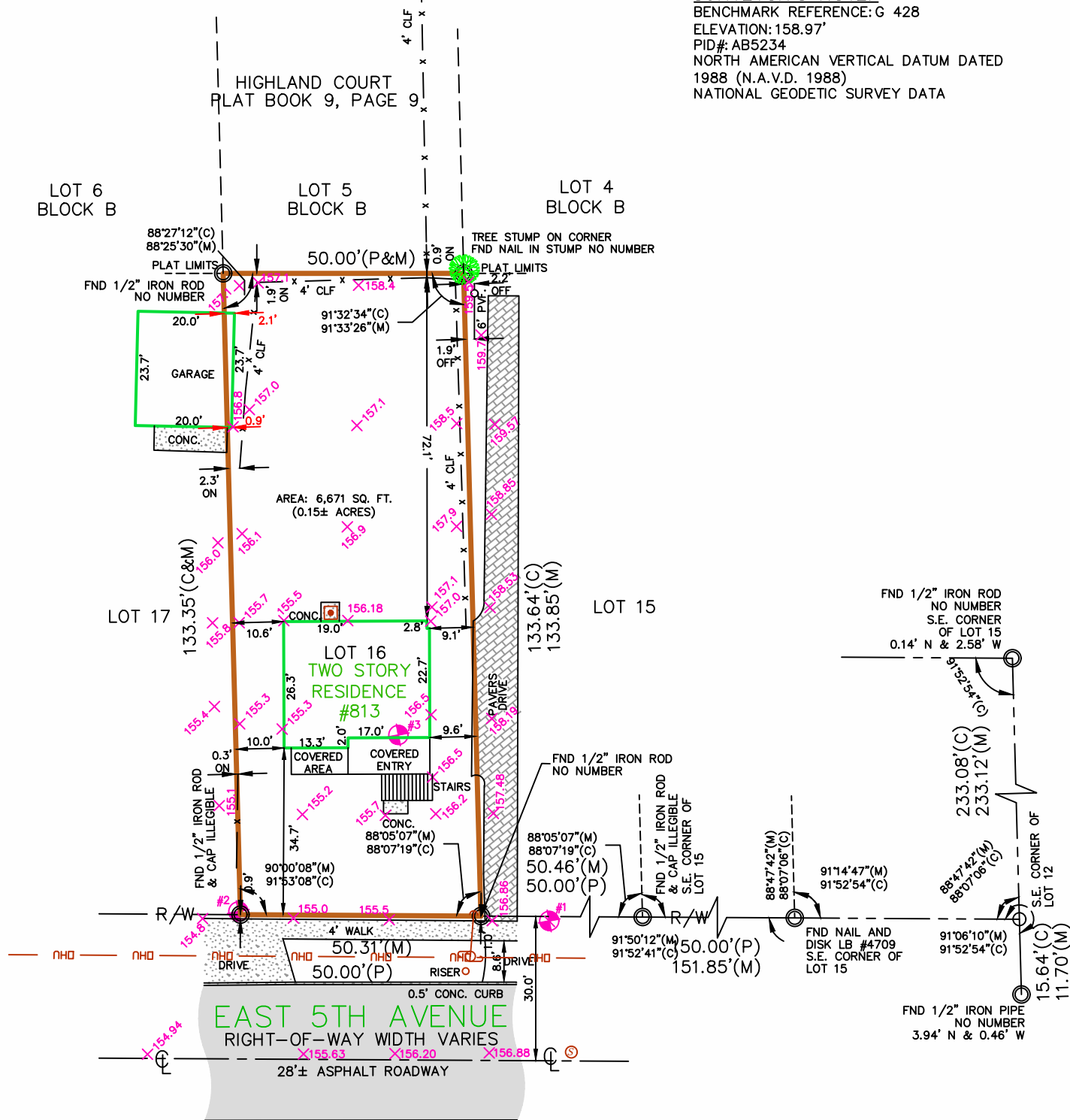


BY	
DATE	
REVISIONS	
CLYMER FARNER BARLEY 4450 NE 83RD RD., WILDLAND, FL 34785 (888) 746-9168	
GEOMETRY, SIGNAGE, & STRIPING PLAN	
813 E 5TH AVE, MOUNT DORA, FL MINOR SITE PLAN	
SAVE DATE	8/8/2024
DRAWN BY	ED
CHECKED BY	PKV
PROJECT #	E01023.0079
FILE NAME	SABR13 03A SITE PLAN
SHEET NUMBER	04



- X-X - SPOT ELEVATION
- SITE BENCHMARK #1
FND NAIL & RIBBON IN ASPHALT ELEVATION = 157.02'
- SITE BENCHMARK #2
FND NAIL & RIBBON IN ASPHALT ELEVATION = 155.01'
- #3
FINISHED FLOOR ELEVATION = 158.54

SURVEYOR'S NOTE:
BENCHMARK REFERENCE: G 428
ELEVATION: 158.97'
PID#: AB5234
NORTH AMERICAN VERTICAL DATUM DATED 1988 (N.A.V.D. 1988)
NATIONAL GEODETIC SURVEY DATA



LEGEND:
SQ. FT. = SQUARE FEET

PROPERTY ADDRESS: 813 EAST 5TH AVENUE, MOUNT DORA, FLORIDA 32757



POINTS OF INTEREST:
1. ADJOINING GARAGE EXTENDS OVER THE WEST PROPERTY LINE.

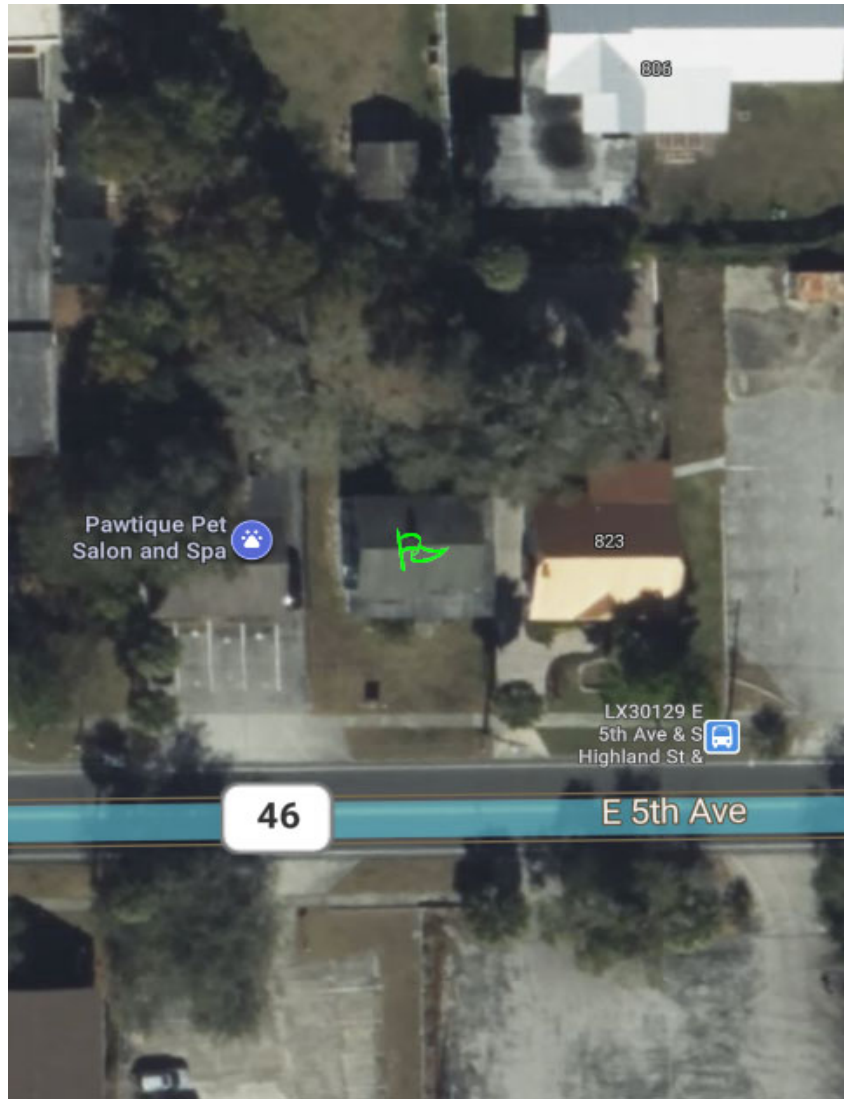
REVISIONS:
(REV.0 8/21/2023)

First Choice Surveying...
Your First Choice for Land Surveys

CLIENT NO: _____
JOB NO: 83886
FIELD DATE: 8/9/2023
DRAWN BY: G.I.
DRAWN DATE: 08/21/23
CHECKED BY: L.R.
APPROVED BY: J.S.

AERIAL VIEW

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.
AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE.



PROPERTY ADDRESS: 813 EAST 5TH AVENUE, MOUNT DORA, FLORIDA 32757

LEGAL DESCRIPTION:

LOT 16, BELMONT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 60, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

LEGEND

AE = ACCESS EASEMENT	E/P = EDGE OF PAVEMENT	PCP = PERMANENT CONTROL POINT	= CATCH BASIN	= FIRE HYDRANT	= WATER METER
BFP = BACKFLOW PREVENTER	FCC = FOUND CROSS CUT	PDE = PRIVATE DRAINAGE EASEMENT	= MANHOLE	= LIGHT POLE	= TELEPHONE BOX
BSL = BUILDING SETBACK LINE	FF = FINISHED FLOOR	PE = POOL EQUIPMENT	= SANITARY MANHOLE	= WATER VALVE	= CABLE TV BOX
BWF = BARBED WIRE FENCE	FND = FOUND	PG = PAGE	= POWER POLE	= HANDICAP PARKING	= ELECTRIC BOX
(C) = CALCULATED	GV = GATE VALVE	PI = POINT OF INTERSECTION	= AIR CONDITIONER		
Δ = CENTRAL ANGLE	HWF = HOG WIRE FENCE	PID = PARCEL IDENTIFICATION NUMBER	= CLEANOUT		
CB = CHORD BEARING	INST = INSTRUMENT NUMBER	PK = PARKER KALON NAIL			
CH = CHORD LENGTH	L = ARC LENGTH	PL = PROPERTY LINE			
CL = CENTER LINE	LB = LICENSED BUSINESS	POB = POINT OF BEGINNING			
CLF = CHAIN LINK FENCE	LE = LAKE MAINTENANCE EASEMENT	POC = POINT OF COMMENCEMENT			
CME = CANAL MAINTENANCE EASEMENT	LME = LAKE MAINTENANCE EASEMENT	PRC = POINT OF REVERSE CURVATURE			
CNA = CORNER NOT ACCESSIBLE	LS = LICENSED SURVEYOR	PRM = PERMANENT REFERENCE MONUMENT			
CONC = CONCRETE	(M) = MEASURED	PSM = PROFESSIONAL SURVEYOR & MAPPER			
COV = COVERED	MB = MAP BOOK	PT = POINT OF TANGENCY			
CS = CONCRETE SLAB	ME = MAINTENANCE EASEMENT	PUE = PUBLIC UTILITY EASEMENT			
(D) = DEED	MHWL = MEAN HIGH WATER LINE	PVF = PLASTIC VINYL FENCE			
DB = DEED BOOK	MN = MAG NAIL	PVUE = PRIVATE UTILITY EASEMENT			
DE = DRAINAGE EASEMENT	MW = MONITOR WELL	RP = RADIAL POINT	= WOOD	= BRICK/PAVER/TILE	= BOUNDARY LINE
DH = DRILL HOLE	N&D = NAIL AND DISK	R = RADIUS	= ASPHALT	= CONCRETE	= BUILDING LINE
DUE = DRAINAGE/UTILITY EASEMENT	ORB = OFFICIAL RECORDS BOOK	RE = REAL ESTATE NUMBER			= EASEMENT LINE
ELEV = ELEVATION	(P) = PLAT	RSR = RISER			= CENTERLINE
EM = ELECTRIC METER	PB = PLAT BOOK	R/W = RIGHT OF WAY			= RIGHT-OF-WAY LINE
EOW = EDGE OF WATER	PC = POINT OF CURVATURE	SE = SEWER VALVE			= OVERHEAD UTILITY LINE
	PCC = POINT OF COMPOUND CURVATURE	UE = UTILITY EASEMENT			= ADJACENT PARCELS
		WF = WOOD FENCE			= BUILDING SETBACK LINE
					= CHAIN LINK FENCE
					= WOOD FENCE
					= PLASTIC FENCE

SURVEYOR'S NOTES:

- THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THE SURVEYOR DID NOT PULL AND/OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY, UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY (OR CLIENT) TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NEED PER AGREEMENT; ANY PULLED DOCUMENTS PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED. IF ADDITIONAL DOCUMENTS AND/OR REVIEWS OF THE CLIENT ARE REQUESTED, THERE MAY BE ADDITIONAL FEES INCURRED.
- UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.
- INTERIOR ANGLES SHOWN HEREON ARE BASED ON PLATTED ANGLES.
- THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALE TRANSACTIONS, AND DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP AND IS NOT PERMITTED FOR USE WITH ANY CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHOM SIGNED AND SEALED THIS SURVEY.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT OF WAYS, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS NOT SHOWN ON PLAT TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY CLIENT AND MAY NOT BE COMPLETE.
- FENCE OWNERSHIP NOT DETERMINED. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- THE SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND TIES SHOWN HEREON ARE TO THE PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.

CERTIFIED TO:

HALFF ENGINEERING.

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X(BFE N/A), PER F.I.R.M MAP NUMBER 12069C0367E, DATED 12/18/2012.

THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A AGENT SHOULD BE CONTACTED FOR VERIFICATION.

ORDERED BY:



DATE SIGNED: 08/21/23

The licensee must retain the hardcopy.

Name of the project: 813 EAST 5TH AVENUE RESUBMITTAL

P.E. Name: Parker K. Verkaik P.E.

P.E. Number: 96614

Date of Document Sealing: 08-08-2024

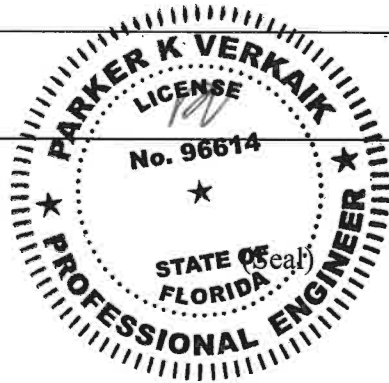
P.E. Contact information Mailing Address: 4450 NE 83rd Road

Wildwood, Florida 34785

Telephone #: 352-748-3126 Email address: pverkaik@cfb-inc.com

<u>Name of Document</u>	<u>SHA-1 Authentication codes (Digest and Public Key)</u>
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PE Certification Statement, Signature, Seal and Date



AUG 08 2024