



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

Email: plandev@cityofmoundora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

February 19, 2025 at 10:00 AM

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Election
 - A. Chair
 - B. Vice-Chair
- IV. Approval of Minutes
- V. Public participation/hearing for non-agenda items
- VI. New Business
 - A. **Request for PUD Amendment;** Waterman Village Expansion (Project Name); Lakeside at Waterman Village, LLC (Owner); Lakeside at Waterman Village, LLC (Applicant); Halff Associates, Inc. (Engineer). Project No. PUD24-02.
 - B. **Request for PUD Amendment;** Mount Dora Small Bay Warehouses (Project Name) **(TABLED)**; 1649 Lincoln Avenue (Site Address); Lincoln 1649, LLC (Owner); Metro Architecture Partnership (Applicant); Tawill Engineering, Inc. (Engineer); Landscape Dynamics (Landscape Architect). Project No, PUD24-01.
 - C. **Sunshine Law Presentation:** City Attorney, Andrew Hand
- VII. Other Business

VIII. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: March 19, 2025

IX. 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@cityofmoundora.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

January 15, 2025

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, January 15, 2025.

II. Roll Call with Determination of Quorum

Present: Miles Beach, Adrian Coombes, Tom Dring and Andrea Lothar

Absent: Harris Turner, Suzanne Scheck and Barbara Tietmeyer

City Staff and Attorney: Vince Sandersfeld, Planning Director; Michele Janiszewski, Senior Planner;

Ryan Winkler, Senior Planner; Whitney Scott, Administrative Coordinator; Andrew Hand, City Attorney

Presenters: Todd Davis, *Protean Design Group*; Sam Medina, *Sloan Engineering Group*; Jesse White, *Owner of Freddy's Frozen Custard & Steakburgers*; Joseph B. Bricklemeyer, *Attorney*

III. Election

The board decided to wait until the next regularly scheduled meeting to elect these positions, due to not all members being present.

IV. Approval of Minutes

On a motion by Mr. Coombes, seconded by Mr. Dring, the board voted to approve the meeting minutes dated December 18, 2024; unanimously with a 4- 0 vote.

V. Public participation/hearing for non-agenda items

Mr. Beach mentioned that he made a comment at last month's meeting, regarding enhancements/fence on an address that hadn't been completed. Mr. Beach clarified that he wanted to state for the record, that the enhancements/fence have been added.

Ms. Janiszewski stated that staff contacted the applicant and they provided renderings which showed enhancements.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

January 15, 2025

VI. New Business

A. Request for Site Plan; Freddy's Frozen Custard & Steakburgers (TABLED); Eudora Road (Location); Eudora Road, LLC (Owner); Eudora Road, LLC (Applicant); Germana Engineering & Associates, Inc. (Engineer); Green Consulting Group, Inc. (Landscape Architect). GMLV Architecture, Inc. (Architect). SP23-08.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval of the above-referenced request, subject to DRC and engineering comments.

Mr. Davis presented a traffic study presentation. Mr. Davis stated that this project is considered a tier two traffic impact study.

Discussion on peak hours the study was completed.

Mr. Davis stated that Eudora Rd does not meet the access management guidelines for a signal.

Discussion on the last time Lake County standards were reviewed.

Mr. Davis stated that he believes that Access Management was last updated around 2022. The study is less identified to a specific area, more across the state for safety. He can't speak for Lake County but they are consistent with D.O.T.

Discussion on if Lake County report includes traffic accidents. Mr. Davis stated that it's not required or identified within the City guidelines.

Board members reiterated their initial concerns, pertaining to congestion/bottlenecking and safety.

Mr. Beach stated that there was a roll-over accident in front of the proposed site recently.

Mr. Davis reiterated that Freddy's is only producing seventy-five, p.m. peak hour trips. The concerns that are being addressed are pre-existing issues. Standards for Freddy's meets city guidelines.

Discussion on the rear connection/ Westside of property, behind proposed dumpster location.

Mr. Davis stated that this is outside of Freddy's property. There is currently an existing curb cut, landscaping, and angled parking. If there is a recommendation to look at western connection, it would require coordination and acceptance from neighboring property owner. As of date, they have not been able to contact the owner and it's not consistent with existing access plan of the previous site plan approved.

Mr. Davis stated T.I.S. study meets guidelines. Lake County is less likely to approve an all-stop and review would include F.D.O.T.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

January 15, 2025

Discussion on alternatives including a round-a-bout and directional median.

Mr. Davis stated the round-a-bout could have impacts to the right- of- way and the directional median could have impacts to shopping plazas/legal process.

Discussion on alternatives within the private parking lot.

Mr. Davis recommended a three-way stop outside of Freddy's. The only issue is that, it's outside the purview /requirements of Freddy's because they don't own that property.

Mr. Medina reiterated that its private property and they have had almost zero communication with the neighboring property owner.

Attorney Bricklemeyer stated that neither Freddy's nor the City, has the ability to make the adjacent property owner allow an exit to west or etc. It is not entitled in the original development plan. Site plan is compliant.

Discussion on existing cross access easement.

Attorney, Hand stated that the City can voluntarily reach out but cannot require property owner to do anything.

Board discussed deeming as a safety concern.

Discussion on whether or not a site plan can be created for entrance/exit to the West. Applicant stated that they have major concerns with moving the dumpster location, as it can't be in the front per the code.

Board recommended placing in the southwest corner, at the end of the drive-thru lane.

Mr. Medina stated offsetting that would be a challenge.

Ms. Janiszewski provided the standards established for levels of services.

Ms. Janiszewski stated that there were no objections from CPH or Public Works, when the site plan was distributed for review. Recommended possibly tabling to have a representative from CPH or Public Works, come to present their findings.

Ms. Janiszewski stated that in order to deny, the board has to provide evidence of how it's not consistent with the comprehensive plan/ land development code.

Mr. Davis stated that they aren't opposed to a three-way stop/making a right only sign, if the adjacent property owner agrees.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

January 15, 2025

Mr. White stated previous and current legal counsel has reached out, and hasn't been able to make contact.

Attorney Bricklemeyer reiterated the applicant has meet the requirements and can't be held accountable for design failures. Legally the requirements have been met.

Mr. White stated that they don't believe their traffic is very significant, don't feel there will be an issue on their end.

Discussion on if level of service meets the requirements in the code. Mr. Davis stated level of service standard for Eudora Road is level source D. Both of the intersections and roadway itself are D or better.

Conversation on implications if board denies application.

Mr. Hand provided feedback and stated if the board were to deny, the applicant can submit an appeal. Discussion on procedure for an appeal.

On a motion by Mr. Coombes, seconded by Ms. Lother, the board voted to approve the Freddy's Site Plan; as it's consistent with the standards and code. In addition to a preamble that staff/attorney attempt to contact the owner (Ross), to address the traffic/bottlenecking concerns.

Discussion on process of getting signage/three- way stop.

Mr. Davis clarified the right turn only would be the development and city's responsibility. If restricting access to Eudora, that's a Lake County decision.

B. Request for PUD Amendment; Mount Dora Small Bay Warehouses (Project Name); 1649 Lincoln Avenue (Site Address); Lincoln 1649, LLC (Owner); Metro Architecture Partnership (Applicant); Tawill Engineering, Inc. (Engineer); Landscape Dynamics (Landscape Architect). Project No, PUD24-01.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval of the above-reference request.

Discussion on where waste water treatments plants one and two are, and what areas they cover.

Ms. Janiszewski stated that plant two is located at the south east corner of 441 /46, right next to the solar plant farm. Plant 1 is west of the golden triangle shopping center, south of Old Eustis Rd.

Ms. Janiszewski stated this project is located in the area that is serviced by plant two.

Ms. Janiszewski stated that there's still capacity at plant one and none at plant two. As a result, the applicant has requested to extend the PUD expiration date from one year to four; in anticipation of waste water capacity becoming available.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

January 15, 2025

Discussion on waste water treatment plant two being at capacity, including existing and permitted applications.

Ms. Janiszewski clarified that it's overcommitted at this time, staff has to remember older agreements with subdivisions, when considering calculations.

Ms. Janiszewski stated that Public Works is working on a project to mirror plant two, which would increase capacity. At some point, the city will have to look at possibly adding a waste water treatment plant or other possible improvements. Capacity isn't guaranteed in four years. Without a developer's agreement, the city will not be committing to capacity. Site Plan can't be approved at this time because there isn't capacity.

Discussion why this required a PUD.

Ms. Janiszewski stated the applicant had an existing PUD that they wanted to amend. It's a way to condition how the site would be developed.

Ms. Janiszewski clarified that they would need site plan approval to remove trees.

Board asked if process slides can be added back to packets.

Discussion on how landscaping plan/buffers compare to buffers being proposed going forward.

Ms. Janiszewski stated that staff reviewed for current code consistency.

Ms. Janiszewski clarified that if the PUD is approved when the site plan comes in, it doesn't have to comply with the new code if it changes because the PUD would vest the standards.

Ms. Janiszewski stated that site plan would comply with the development standards of the PUD.

Ms. Janiszewski shared her concerns on denying/approving with conditions, based on anticipated future changes to the code.

Board discussed denying until there is forecasted capacity.

Conversation pertaining to possibly considering a shorter extension.

Ms. Janiszewski stated that the existing PUD has expired, applicant has submitted PUD amendment.

Board suggested extending for twelve months extension.

Mr. Hand stated that an extension would remain vested under current code. A new PUD would have to be compliant.

Ms. Janiszewski and Mr. Hand stated, under the current code allows for a six month extension through the Development Review Committee.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

January 15, 2025

Conversation on rights the applicant is getting with the PUD.

Discussion on change in elevations.

Ms. Janiszewski stated due to the elevations being inaccurate, board can table.

On a motion by Mr. Beach, seconded by Mr. Coombes, the board voted to table the application so that the applicant can address issues with elevations, to comply with staff requirements.

C. Sunshine Law Presentation: City Attorney, Andrew Hand

Board recommended tabling until February's meeting.

VII. Other Business

Discussion on updated Land Development Code.

Ms. Janiszewski stated it will be forthcoming at upcoming meetings.

The board stated that they would like to try and have it presented to Council in March.

Ms. Janiszewski stated staff will try to get it presented in March, if not it will be presented at the next available date.

VIII. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: February 19, 2025

IX. Adjournment

On a motion by Mr. Dring, seconded by Mr. Coombes, the meeting was adjourned at 11:48 a.m.

Chair

Whitney Scott
Administrative Coordinator

DATE: February 19, 2025

TO: Planning and Zoning Commission

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

RE: Request for PUD Amendment (Final Development Plan); Waterman Village (Project Name); 36.97 Acres (Site Area); South of US Highway 441 and on the East Side of Donnelly Street (Location); Waterman Communities, Inc. (Owner); Andrew Dujon (Applicant); Brett J. Tobias, P.E, HALFF Associates (Engineer)
Project No. PUD24-02

Requested Action:

Amend Planned Unit Development (PUD) 2018-08 to extend the expiration date of the PUD to allow for the construction of Phase 2, as originally depicted on their Master Plan. There are no proposed changes to the Master Plan.

RECOMMENDATION:

Staff finds the request consistent with the Land Development Code and Comprehensive Plan, and recommends approval of the request to amend PUD Ordinance 2018-08 to extend the expiration date an additional five years.

REFERENCE AND SUPPORT:

Section 3.4.5. Land Development Code.

Preliminary PUD Resolution No. 2018-07, Approved on February 6, 2018.

Final PUD Ordinance No. 2018-08, Approved on July 31, 2018.

DEVELOPMENT SUMMARY:

Site Area:	4.51 acres	Lake area
	7.91 acres	Floodplain area
	5.55 acres	Wetland area
	1.75 acres	Right-of-Way Dedication
	<u>27.31 acres</u>	<u>Developable area</u>
	36.97	Total Acres
Future Land Use:	High Density Residential (Max. 12 DU/AC)	
Current Zoning:	PUD by Ordinance 2018-08	
Proposed Zoning:	PUD	
Existing Use:	Vacant Land and Lake	
Proposed Use:	Assisted Living Retirement Community	
	Phase 1: 52 Cottages, 95 Independent Living, and 24 Bed Memory Support	
	Phase 2: 10 Cottages, 75 Independent Living, and 24 Bed Memory Support	

	<u>Standard</u>	<u>Proposed</u>
Density:	12 DU/ acre or 328 Units (12 du/ac x 27.31 acres)	8.50 du/ac or 232 Units (232 units / 27.31 acres)
Building Height:	Maximum of 60 feet	
Open Space:	Minimum of 25%	39%
Impervious Surface:	Maximum of 65%	60%

SURROUNDING PROPERTY INFORMATION:

<i>Direction</i>	<i>City/County</i>	<i>FLU</i>	<i>Zoning</i>	<i>Existing Use(s)</i>
North	City	Commercial	C-3	Retail
South	City	LM / PLI	R-1A / PLI	Vacant Land/City Water Plant
East	City	PUD	PUD	Commercial / Residential
West	City	High Density	PUD	Retirement / Assisted Living

STAFF ANALYSIS:

This property was previous master planned under Ordinance No. 820 adopted on October 1, 2002, for the “Waterman Cove.” The Waterman Cove project allowed the property to be developed with 167 dwelling units and a 2.50 acre tract for support commercial uses. On July 18, 2006, City Council adopted Ordinance 920 which established a new Development Plan / Master PUD plan for the property titled ‘Traditions on Fiddler’s Pond’ which allowed the property to be developed with 126 dwelling units and 2.57 acres of commercial uses.

On July 31, 2018, City Council adopted Ordinance No. 2018-08 which established a new Master Plan for the property known as “Waterman Village.” The Master Plan includes a full service retirement community with mixture of services and housing types; specifically, the development includes a 4-Story Independent living building, apartments, housing cottages (duplexes), and a memory care support facility. The project proposed to be developed in two phases.

Since its approval, the property underwent a replat (Plat Book 76, Page 30) approved on November, 30, 2021, and obtained site plan approval from the Planning and Zoning Commission on October 16, 2019. A Site Development Permit was issued for Phase I (P-19-11-0096) was issued on December 19, 2019, and was finalized on May 31, 2023, after receiving an extension.

LDC Section 5.2.5 states:

Following approval of the site plan, the applicant shall have one year to obtain a permit for construction on the site. The site plan for any site where a permit for construction has not been issued within one year of approval may be reevaluated by the planning and zoning commission, and any newly adopted standards will be utilized. An extension of the time limit may be requested in writing by the applicant before the time limit expires. Cause for the extension must be shown.

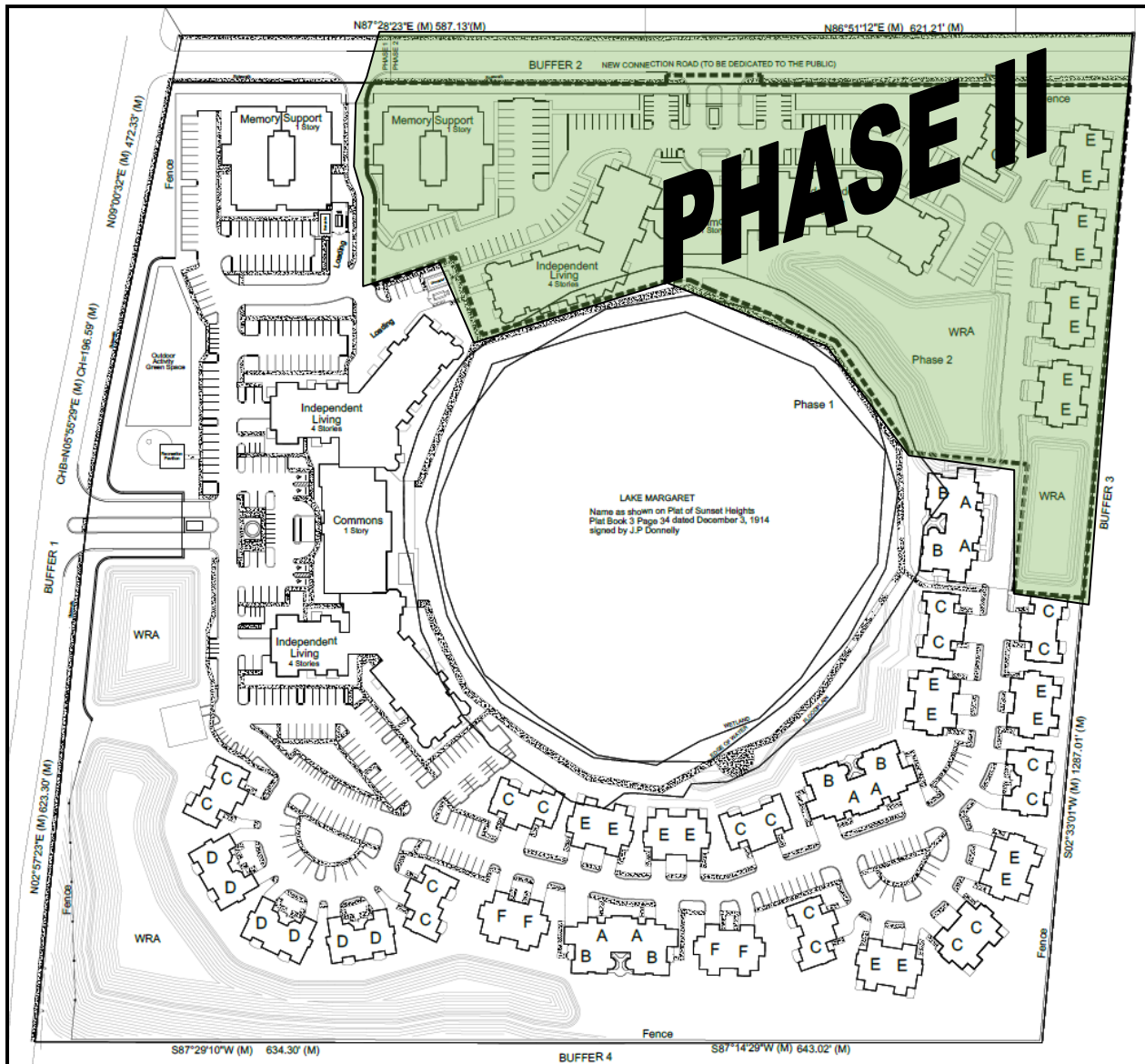
LDC Section 3.4.5 (6)(f)(2), states:

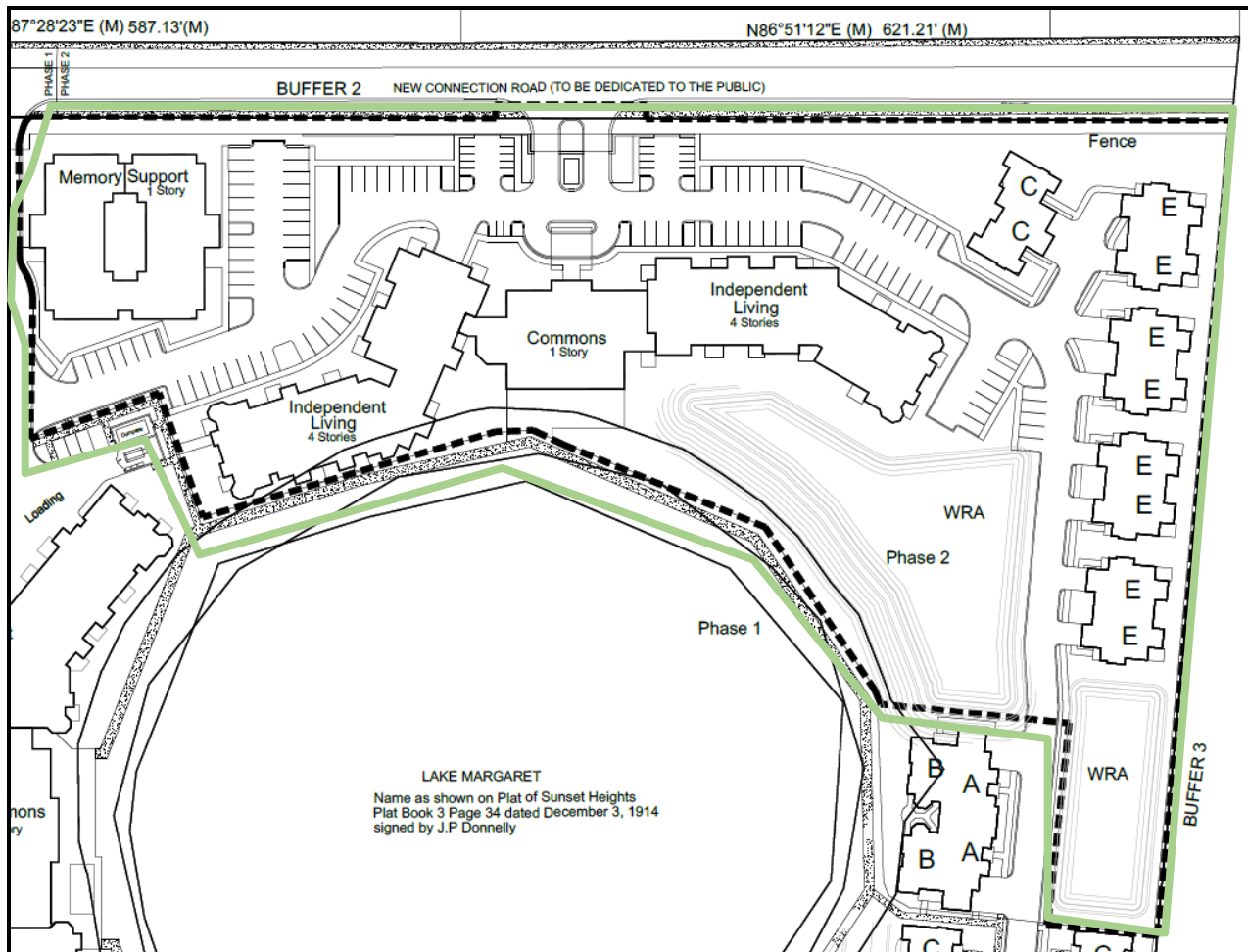
Actual construction must begin within the planned unit development within 12 months of approval of the final master plan. If actual construction has not begun, the final master

plan approval and any vesting which may be claimed thereby shall be void. The applicant may request a six-month extension prior to expiration to the development review committee. Construction shall be deemed to commence upon receipt of a site development permit or building permit for the development.

The site plan expired on October 16, 2020, and a second Site Development Permit was not issued for Phase II of Waterman Village. As such, the Applicant is seeking to amend the PUD to extend the expiration date of the PUD for five years to allow additional time to obtain a site development permit for Phase II of Waterman Village.

Phase II is located in the northeast corner of the property. Phase II of Waterman Village contains a one-story memory support facility with 24 beds; two, four-story independent living facilities with a commons (easting establishment, common area, etc.); and five cottages/duplexes consisting of ten dwelling units (below).





The Applicant indicated that they are requesting an extension to the PUD due to increased construction costs and possible utility capacity issues. No changes to the development plan are requested.

DEVELOPMENT STEPS:

Step 1. Final PUD:	DRC » PZC » City Council 1st Reading » City Council Adoption
Step 2. Site Plan:	DRC » PZC
Step 3. Site Development Permit:	Site Permit » Site Work » Final Site Inspections
Step 4. Building Permits:	Building Permit » Construction » Inspections » CO

ATTACHMENTS:

Application
Draft Ordinance
Final PUD Master Plan



CITY OF
MOUNT
DORA

RECEIVED
By Whitney Scott at 7:42 am, Dec 17, 2024

PUD 24-02

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@cityofmountdora.com

**PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT
APPLICATION**

Date: 12-11-24 Project Name: Waterman Village Expansion

Amendment: (1st, 2nd, 3rd, __)

1. Applicant's Name: Andrew Dujon
Company's Name: Lakeside at Waterman Village, LLC
Address: 250 Brookfield Avenue
City, State & Zip: Mount Dora, FL 32757
Phone: 352-383-0051 x296 E-mail: adujon@watermanvillage.com
2. Property Owner's Name(s): same as Applicant
Company's Name: _____
Address: _____
City, State & Zip: _____
Phone: _____ E-mail: _____
3. Engineer's Name: Brett J. Tobias, P.E.
Company's Name: Halff Associates, Inc.
Address: 902 N. Sinclair Avenue
City, State & Zip: Tavares, FL 32778
Phone: 352-343-8481 E-mail: btobias@halff.com
4. Landscape Architect: _____
Company's Name: _____
Address: _____
City, State & Zip: _____
Phone: _____ E-mail: _____

5. The property generally located and list adjacent streets: Donnelly Street and Manorside Drive
6. Size of property in Acres: 36.97 Square Feet: _____
7. Zoning District: PUD Future Land Use Category: High Density Residential
8. Provide description of the proposed use: Retirement community with independent living and assisted living memory care.
9. State the reason for this request (attach written summary if additional space is needed):
Request is to extend the expiration date of the PUD by 5 years. Extension of the PUD is needed
due to increased construction costs, and possible utility capacity issues with the city. No changes to the PUD are requested.
10. Has an application been filed within the last 12 months (describe, if yes)? No
11. Provide justification (include data, analysis, etc): Construction and development costs have more
than doubled over the last 2 years. City currently has utility capacity issues, and it is unclear if project is vested.

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

12/11/2024

Date

SURROUNDING OWNERS LIST

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

PUBLIC DEDICATION CITY (AK 3929346)
Name
PO BOX 176
Address
MOUNT DORA FL 32756-0176
City State Zip

CORNERSTONE CORP (AK 3446585)
Name
PO BOX 38
Address
MOUNT DORA FL 32757-0038
City State Zip

ABR MOUNT DORA LLC (AK 3937907)
Name
150 DOUGLAS AVENUE
Address
ALTAMONTE SPRINGS FL 32714
City State Zip

SIMPSON FAMILY PARTNERSHIP LTD
Name
445 LIMIT AVENUE (AK 1445710)
Address
MOUNT DORA FL 32757
City State Zip

MOUNT DORA GROVES CO INC (AK 3816281)
Name
18848 US HWY 441 PMB 445
Address
MOUNT DORA FL 32757-6700
City State Zip

CITY OF MOUNT DORA (AK 3916155)
Name
PO BOX 176
Address
MOUNT DORA FL 32756-0176
City State Zip

CITY OF MOUNT DORA (AK 1708770)
Name
PO BOX 176
Address
MOUNT DORA FL 32756-0176
City State Zip

LIBERTY SENIOR LIVING PROPERTIES OF MT
Name
DORA, LLC 2334 S 41ST ST (AK 3854333)
Address
WILMINGTON NC 28403
City State Zip

CITY OF MOUNT DORA (AK 3777833)
Name
PO BOX 176
Address
MOUNT DORA FL 32756-0176
City State Zip

WATERMAN COMMUNITIES INC (AK 1475899)
Name
250 BROOKFIELD AVENUE
Address
MOUNT DORA FL 32757
City State Zip

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

Updated 5/13/2021

SURROUNDING OWNERS LIST

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

EQUILIBRATION LLC (AK 3554922)

Name
305 W 11TH AVENUE
Address
MOUNT DORA FL 32757
City State Zip

WATERMAN HEALTH CARE SYSTEMS INC

Name
250 BROOKFIELD AVENUE (AK 3265114)
Address
MOUNT DORA FL 32757
City State Zip

SHAH DENTAL PROPERTY LLC (AK 3562437)

Name
121 WATERMAN AVENUE
Address
MOUNT DORA FL 32757
City State Zip

MTDR CONDO LLC & (AK 3854221)

Name
18840 US HIGHWAY 441
Address
MOUNT DORA FL 32757
City State Zip

RAM REALTY LLC

Name
1805 OAKBROOK DR (AK 3414900)
Address
LONGWOOD FL 32779
City State Zip

UEFF HOLDINGS LLC

Name
131 WATERMAN AVE (AK 3265165)
Address
MOUNT DORA FL 32757
City State Zip

WATERMAN COMMUNITIES INC

Name
250 BROOKFIELD AVE (AK 3265131)
Address
MOUNT DORA FL 32757
City State Zip

Name
Address
City State Zip

Name
Address
City State Zip

Name
Address
City State Zip

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Updated 5/13/2021

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Daniel F. McIntosh, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, Florida 32801
(407) 843-4600

TAX PARCEL I.D.S.: #1919270300-00J-00000; #1919270300-00K-00000; #1919270300-00K-00001;
#1919270300-00K-00002; #1919270300-00M-00000; #1919270300-00M-00001; #1919270300-00M-00002;
#1919270505-004-00000; #1919270505-004-00001; #1919270505-004-00002; #1919270505-004-00003;
#2019270003-000-04300

NOTE TO RECORDER: This deed is made and given for no consideration by the Grantor to the Grantee. The property is not encumbered by a mortgage and there is no change in beneficial ownership. Pursuant to Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So.2d 913 (Fla. 2005), the minimum Florida documentary stamp tax of \$0.70 is being paid upon the recording of this deed.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is executed the 8th day of October, 2020, by **LAKESIDE AT WATERMAN VILLAGE, LLC**, a Florida limited liability company, whose address is 250 Brookfield Ave., Mount Dora, Florida 32757, hereinafter called the "Grantor", to **WATERMAN COMMUNITIES, INC.**, a Florida not for profit corporation, whose address is 250 Brookfield Ave., Mount Dora, Florida 32757, hereinafter called the "Grantee";

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Lake County, Florida, as described in Exhibit A.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 ad valorem real property taxes and assessments for the year **2019**, and easements and restrictions imposed of record, if any, the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following 2 witnesses:

LAKESIDE AT WATERMAN VILLAGE, LLC,
a Florida limited liability company


Print Name: Daniel F. McIntosh

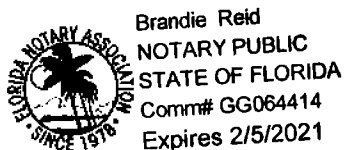
By: 
Andrew Dujon, Manager


Print Name: Emmette Egger

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2nd day of October, 2020, by Andrew Dujon as Manager of **LAKESIDE AT WATERMAN VILLAGE, LLC**, a Florida limited liability company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)




Type or Print Name of Notary
Notary Public- State of _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A**Property**

Lots J, K and M, SUNSET HEIGHTS, according to the Plat thereof, as recorded in Plat Book 3, Page 34, Public Records of Lake County, Florida.

AND

All of Block 4, NORTH DORA, according to the Plat thereof, recorded in Plat Book 1, Page 15, Public Records of Lake County, Florida.

AND

The South 24.75 feet of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 19 South, Range 27 East, Lake County, Florida.

AND

The Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 19 South, Range 27 East, Lake County, Florida, lying South of Lot K of SUNSET HEIGHTS, according to the Plat thereof, as recorded in Plat Book 3, Page 34, Public Records of Lake County, Florida, LESS AND EXCEPT the South 24.75 feet of said Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4.

The above lands being more particularly described as follows:

That part of the Southwest 1/4 of Section 20, Township 19 South, Range 27 East, Lake County, Florida, and the Southeast 1/4 of Section 19, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Beginning at the West 1/4 corner of Section 20, Township 19 South, Range 27 East, Lake County, Florida, also being the Northwest corner of Lot M (US G.L.O. Pipe), Sunset Heights, according to the Plat thereof, as recorded in Plat Book 3, Page 34, Public Records of Lake County, Florida, and run thence North 86°50'47" East, along the North line of the Southwest 1/4 of said Section 20, also being the North line of said Lot M, a distance of 621.20 feet to the Northeast corner of said Lot M; thence South 02°32'56" West, along the East lines of Lot M and Lot K of said Sunset Heights, a distance of 1286.94 feet to the Southeast corner of West 1/2 of Northwest 1/4 of Southwest 1/4 of Section 20 Township 19 South, Range 27 East; thence South 87°13'48" West, along the South line of West 1/2 of Northwest 1/4 of Southwest 1/4 of said Section 20, a distance of 643.04 feet to the Southeast corner of Lot J of said Sunset Heights; thence South 87°29'55" West, 634.41 feet, along the South line of said Lot J, to an intersection with the Easterly right-of-way line of County Road 44-B (Donnelly Street) and a 4" X 4" concrete monument (PLS 3351); thence along the Easterly right-of-way line the following (3) three courses: North 02°57'22" East, a distance of 623.26 feet to the beginning of a circular

curve, concave to the Southeast, having a radius of 1860.08 feet; thence along the arc of said curve, 196.63 feet through a central angle of 06°03'24" (chord of 196.53 feet and chord bearing North 05°59'04" East) to a point of tangency; thence North 09°00'46" East, a distance of 472.40 feet to a point of intersection of said Easterly right-of-way line with the Westerly extension of the South line of Sandy Ridge Crossing, a subdivision recorded in Plat Book 33, Page 49, Public Records of Lake County, Florida, being monumented with a 5/8 inch iron pin marked (LB 6676); thence departing said Easterly right-of-way line, run North 87°29'01" East, 587.01 feet along said Westerly extension and the South line of Sandy Ridge Crossing to the Point of Beginning.

TOGETHER WITH: Non-Exclusive Easement Rights as set forth and created by that certain Access Easement Agreement recorded August 18, 2017 in Official Records Book 4988, Page 2313, Public Records of Lake County, Florida, over, under and across the lands described therein.

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION – EXHIBIT "A" OF TITLE COMMITMENT

LOT J, K AND M, SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

ALL OF BLOCK 4, NORTH DORA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 15, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE SOUTH 24.75 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

AND

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF LOT K OF SUNSET HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 24.75 FEET OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.

THE ABOVE DESCRIBED LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AND THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, ALSO BEING THE NW CORNER OF LOT M (US GLO PIPE), SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND RUN THENCE NORTH 86°50'47" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20 ALSO BEING THE NORTH LINE OF SAID LOT M, A DISTANCE OF 621.20 FEET TO THE NE CORNER OF SAID LOT M; THENCE SOUTH 02°32'56" WEST, ALONG THE EAST LINES OF LOT M AND LOT K OF SAID SUNSET HEIGHTS, A DISTANCE OF 1286.94 FEET TO THE SE CORNER OF W 1/2 OF NW 1/4 OF SW 1/4 OF SEC 20–19–27; THENCE SOUTH 87°13'48" WEST, ALONG THE SOUTH LINE OF W 1/2 OF NW 1/4 OF SW 1/4 OF SEC 20–19–27, A DISTANCE OF 643.04 FEET TO THE SE CORNER OF LOT J OF SAID SUNSET HEIGHTS; THENCE SOUTH 87°79'55" WEST, 634.41 FEET, ALONG THE SOUTH LINE OF SAID LOT J, TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44–B (DONNELLY STREET) AND A 4"x4" CONCRETE MONUMENT (PLS 3351); THENCE ALONG THE EASTERLY RIGHT OF WAY LINE THE FOLLOWING (3) THREE COURSES, NORTH 02°57'22" EAST A DISTANCE OF 623.26 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1860.08 FEET; THENCE ALONG THE ARC OF SAID CURVE 196.63 FEET THROUGH A CENTRAL ANGLE OF 06°03'24" (CHORD OF 196.53 FEET AND CHORD BEARING NORTH 05°59'04" EAST) TO A POINT OF TANGENCY; THENCE NORTH 09°00'46" EAST A DISTANCE OF 472.40 FEET TO A POINT OF INTERSECTION OF SAID EASTERLY R/W WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SANDY RIDGE CROSSING, A SUBDIVISION RECORDED IN PLAT BOOK 33, PAGE 49, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MONUMENTED WITH A 5/8 INCH IRON PIN MARKED (LB 6676); THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 87°29'01" EAST 587.01 FEET ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF SANDY RIDGE CROSSING TO THE POINT OF BEGINNING.

TOGETHER WITH: NON-EXCLUSIVE EASEMENT RIGHT AS SET FORTH AND CREATED BY THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED AUGUST 18, 2017 IN THE OFFICIAL RECORDS BOOK 4988, PAGE 2313, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

LEGAL DESCRIPTION: THE FOLLOWING METES AND BOUNDS DESCRIPTION IS REQUIRED AHEAD OF PLAT FOR RECORDING.

LAKESIDE AT WATERMAN VILLAGE DESCRIPTION

LOTS "J", "K" AND "M", ACCORDING TO SUNSET HEIGHTS, AS RECORDED IN PLAT BOOK 3, PAGE 34, ALL OF BLOCK 4, NORTH DORA, AS RECORDED IN PLAT BOOK 1, PAGE 15, AND THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LYING SOUTHERLY OF SAID LOT "K", TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 OF SAID SECTION 20, BEING MONUMENTED WITH A 2 INCH GOVERNMENT LAND OFFICE (GLO) PIPE WITH A BRASS DISK STAMPED "US GENERAL LAND OFFICE SURVEY 1927" AS SHOWN ON THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD NUMBER 097940 ON FILE IN TALLAHASSEE, FLORIDA; THENCE RUN ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N89°32'27"E ALONG THE NORTH LINE OF SAID LOT "M" (ALSO BEING THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 20 FOR 470.00 FEET TO THE EAST LINE OF LOT 2, SANDY RIDGE VILLAGE, AS RECORDED IN PLAT BOOK 49, PAGE 98, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N00°14'10"W ALONG SAID EAST LINE FOR 250.85 FEET TO THE SOUTH LINE OF A 60.00 FOOT WIDE RIGHT OF WAY LINE AS SHOWN ON SAID SANDY RIDGE VILLAGE; THENCE S89°57'55"E ALONG SAID SOUTH LINE FOR 60.00 FEET; THENCE DEPARTING SAID SOUTH LINE, S00°14'10"E FOR 250.34 FEET TO THE SAID NORTH LINE OF LOT "M" AND SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE N89°32'27"E ALONG SAID NORTH LINE FOR 91.21 FEET TO THE NORTHEAST CORNER OF SAID LOT "M"; THENCE S05°14'16"W ALONG THE EASTERLY LINE OF SAID LOTS "M" AND "K" AND THE EASTERLY LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20 FOR 1286.98 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE S89°55'46"W ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20 FOR 642.99 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "J"; THENCE N89°49'46"W ALONG THE SOUTH LINE OF SAID LOT "J" FOR 634.34 FEET TO THE EASTERLY RIGHT OF WAY (A 100.00 FOOT WIDE RIGHT OF WAY PER ROAD MAP BOOK 1, PAGES 52 THROUGH 55, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) FOR DONNELLY STREET/FORMER STATE ROAD 5–44–B; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: N05°38'38"E FOR 623.30 FEET TO A POINT ON A NON TANGENT CURVE OF A CIRCULAR CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1860.08 FEET; THENCE NORTHERLY, FROM A RADIAL LINE WHICH BEARS N84°25'01"W ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°03'30" FOR A DISTANCE OF 196.68 FEET TO A POINT OF NON TANGENT; THENCE N11°41'47"E FOR 472.33 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SANDY RIDGE CROSSING AS RECORDED IN PLAT BOOK 33, PAGE 49 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S89°50'22"E ALONG SAID SOUTHERLY LINE AND ITS WESTERLY EXTENSION FOR 587.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.31 ACRES, MORE OR LESS.

** NOTE: THE BEARING OF "SOUTH 87°29'55" WEST IS AN APPARENT SCRIVENER'S ERROR, AS 79 MINUTES IS AN IMPROPER BEARING. HOWEVER, THE APPARENT SCRIVENER'S ERROR MATCHES THE VESTING DEED.

SEE SHEET TWO FOR THE BEARING SOUTH 87°29'55" WEST LABEL MEASURED FOR MATHEMATICAL CLOSURE.

SCHEDULE B–II TITLE EXCEPTIONS

- GRANT OF EASEMENT BY AND BETWEEN LAKE CARE SYSTEMS, INC., A FLORIDA NON PROFIT CORPORATION, AND SIMPSON FAMILY PARTNERSHIP, LIMITED, A FLORIDA LIMITED PARTNERSHIP, RECORDED APRIL 8, 2003 IN OFFICIAL RECORDS BOOK 2293, PAGE 1407; FIRST AMENDMENT TO GRANT OF EASEMENT RECORDED OCTOBER 12, 2005 IN OFFICIAL RECORDS BOOK 2975, PAGE 629; SECOND AMENDMENT TO GRANT OF EASEMENT RECORDED AUGUST 18, 2017 IN OFFICIAL RECORDS BOOK 4988, PAGE 2307.
–affects as plotted and shown hereon
- RESTRICTIVE COVENANTS AS SET FORTH AND CONTAINED UNDER EXHIBIT "C" OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AUGUST 18, 2017 IN OFFICIAL RECORDS BOOK 4988, PAGE 2302. –affects but not plottable
- TERMS AND CONDITIONS SET FORTH AND CONTAINED IN THAT CERTAIN ACCESS EASEMENT AGREEMENT BY AND BETWEEN SIMPSON FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND WATERMAN COMMUNITIES, INC., A FLORIDA NON PROFIT CORPORATION, RECORDED AUGUST 18, 2017 IN OFFICIAL RECORDS BOOK 4988, PAGE 2313. –affects as plotted and shown hereon
- BOUNDARY LINE AGREEMENT BY AND BETWEEN SIMPSON FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND WATERMAN COMMUNITIES, INC., A FLORIDA NON PROFIT CORPORATION, RECORDED AUGUST 18, 2017 IN OFFICIAL RECORDS BOOK 4988, PAGE 2322. –affects but not plottable
- GRANT OF EASEMENT IN FAVOR OF THE CITY OF MOUNT DORA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED JULY 6, 1994 IN OFFICIAL RECORDS BOOK 1304, PAGE 2067. (AS TO THE EASEMENT ESTATE ONLY)
–plotted and shown hereon adjacent to North property line
- THE FOLLOWING MATTERS DEPICTED HEREON:
 - ENCROACHMENT OF OVERHEAD UTILITY LANE DEPICTED ON THE NORTHERLY BOUNDARY LINE OF THE INSURED LAND.
–affects, plotted and shown heron
 - ENCROACHMENT BY THIRD PARTIES ALONG THE DIRT ROAD ENTERING THE SUBJECT PROPERTY FROM THE EASTERLY BOUNDARY AND THE DIRT ROAD ALONG THE NORTHERLY BOUNDARY LINE OF THE INSURED LAND.
–affects, plotted and shown heron

Abbreviation

CM = Concrete Monument
IP = Iron Pin
R = Radius
L = Length
T = Tangent
M or (M) = Measures
Meas = Measures
D of (D) = Description
Desc = Description
P = Plat
OR = Official Records
LB = Licensed Business
NID = No Identification
CLF = Chainlink Fence
PC = Point of Curvature
PT = Point of Tangency
PRC = Point of Reverse Curve
GLO = Government Land Office
R/W = Right of Way
AB-1 = Boring Designation/Location
TB-1 = Boring Designation/Location
ORB = Official Records Book
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AB&TB = Boring Locations

LEGEND

⊙ = Power Pole
○ = Iron Pin
□ = Concrete Monument
⊞ = Water Meter
⊘ = Centerline
⊞ = Water Valve
⊞ = Fire Hydrant
⊞ = Light pole
⊞ = Telephone Box
⊞ = Sanitary Manhole
⊞ = Storm Manhole
⊞ = Guy wire
⊞ = Overhead utility lines
⊞ = Electric box or meter
⊞ = Mitered End Section
L = Length
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Δ = Delta

NOTES:

- THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARING SHOWN HEREON ARE FLORIDA STATE PLANE, EAST ZONE.
- EXCEPT AS SHOWN, UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
- LANDS SHOWN HEREON LIES IN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREA SUBJECT TO INGRATIATION BY 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED) AND FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD), ACCORDING TO THE FLOOD HAZARD RATE MAP NUMBER 12069C0359E, EFFECTIVE DATE DECEMBER 18, 2012.
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J–17.052 OF THE FLORIDA ADMINISTRATIVE CODES.
- DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/60 OR SMALLER.
- HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.
- THIS SURVEY WAS PREPARED UTILIZING FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 6937812, COMMITMENT DATE: 08/06/2018 AT 5:00PM.
- THERE IS NO GAPS, GORES, STRIPS, OR OVERLAPS WITHIN THE PROPERTY.
- THE SUBJECT PROPERTY IS VACANT AND NO STRUCTURES OR ANY SUBSTANTIAL FEATURES EXISTING ON SITE AT THE TIME OF SURVEY.
- DESIGNATED PARKING DOES NOT EXISTING ON SITE, AT TIME OF SURVEY.
- NO EVIDENCE OF RECENT EARTH MOVING. NO EVIDENCE OF BUILDING CONSTRUCTION WAS OBSERVED DURING FIELDWORK.
- THE SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED DURING FIELDWORK.
- THERE IS NO OBSERVED EVIDENCE OF SITE USES AS A SOLID WASTE DUMP, SANITARY LANDFILL OR CEMETERY.
- EVIDENCE OF WETLANDS AS SHOWN AND NOTED ON SHEET 2.
- ACCESS TO THE SUBJECT PROPERTY IS PROVIDED BY PUBLIC ROAD ACCESS "COUNTY ROAD 44–B, DOLLELLY" AND BY PRIVATE EASEMENT (SEE DETAIL ON SHEET 2)
- THE PROPERTY SURVEY AND DESCRIBED IN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 6937812, COMMITMENT DATED 06/08/2018 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
- THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THAT THERE ARE NO GAPS, STRIPS OR GORES IN SAID PROPERTIES.
- THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.
- OBSERVABLE EVIDENCE OF POSSIBLE EASEMENTS OR RIGHTS OF WAY ON OR ACROSS THE SURVEYED PROPERTY, OR ON ANY ADJOINING PROPERTIES ARE NOTED HEREON.
- THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES STRUCTURAL SUPPORT, INGRESS OR EGRESS.
- THE ZONING IS PUD AND THE PARKING REQUIREMENTS WILL BE PER PUD ORDINANCE NUMBER 2018–08 UNTIL SUCH TIME AS THE PUD EXPIRES OR IS AMENDED. SAID PUD IS ORDINANCE NO. 2018–08, PASSED AND ADOPTED 31ST DAY OF JULY 2018 BY THE MAYOR OF CITY OF MOUNT DORA, FLORIDA

12/02/2019 SURVEY UPDATED FOR PLAN SUBMITTAL (TRS)

*REVISION NOTE:
8/6/19 WATER ELEVATION DATA WAS ADDED FOR INFORMATION. NO ADDITIONAL SITE VISIT WAS CONDUCTED FOR REVISION. SEE TOPOGRAPHIC (BY THIS FIRM) DATED 2/28/2019 FOR COMPLETE TOPOGRAPHIC DATA INCLUDING BENCHMARK AND VERTICAL DATUM.

CERTIFICATION:

TO:
WATERMAN COMMUNITIES, INC.
LAKESIDE AT WATERMAN VILLAGE, LLC
LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.
UMB BANK, N.A. AS TRUSTEE
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/20/2018.

DATE OF PLAT OR MAP: 12/02/2019
JOHN T. McGLORHN, PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 6023

SHEET 1 OF 2	
CLIENT	WATERMAN VILLAGE
JOB NO.	171051.0000
ACAD FILE	171051.0000 Waterman OVERALL ALTA 2018
DATE	08/14/17 CHECKED BY: BKM
DRAWN BY:	BKM/TRS FLD. BOOK:
REVISIONS	DATE
REVISE PER LEGAL COMMENT	9/27/17
REVISE PER RECORDED QUIT CLAIM DEED	10/9/17
UPDATE SURVEY TO ALTA STANDARDS	7/20/18
ZONING INFORMATION NOTE ADDED	9/21/18
*INFORMATION: EDGE WATER / WETLANDS	8/6/19
SURVEY UPDATE – ADDED ESMT PARCEL	9/18/19

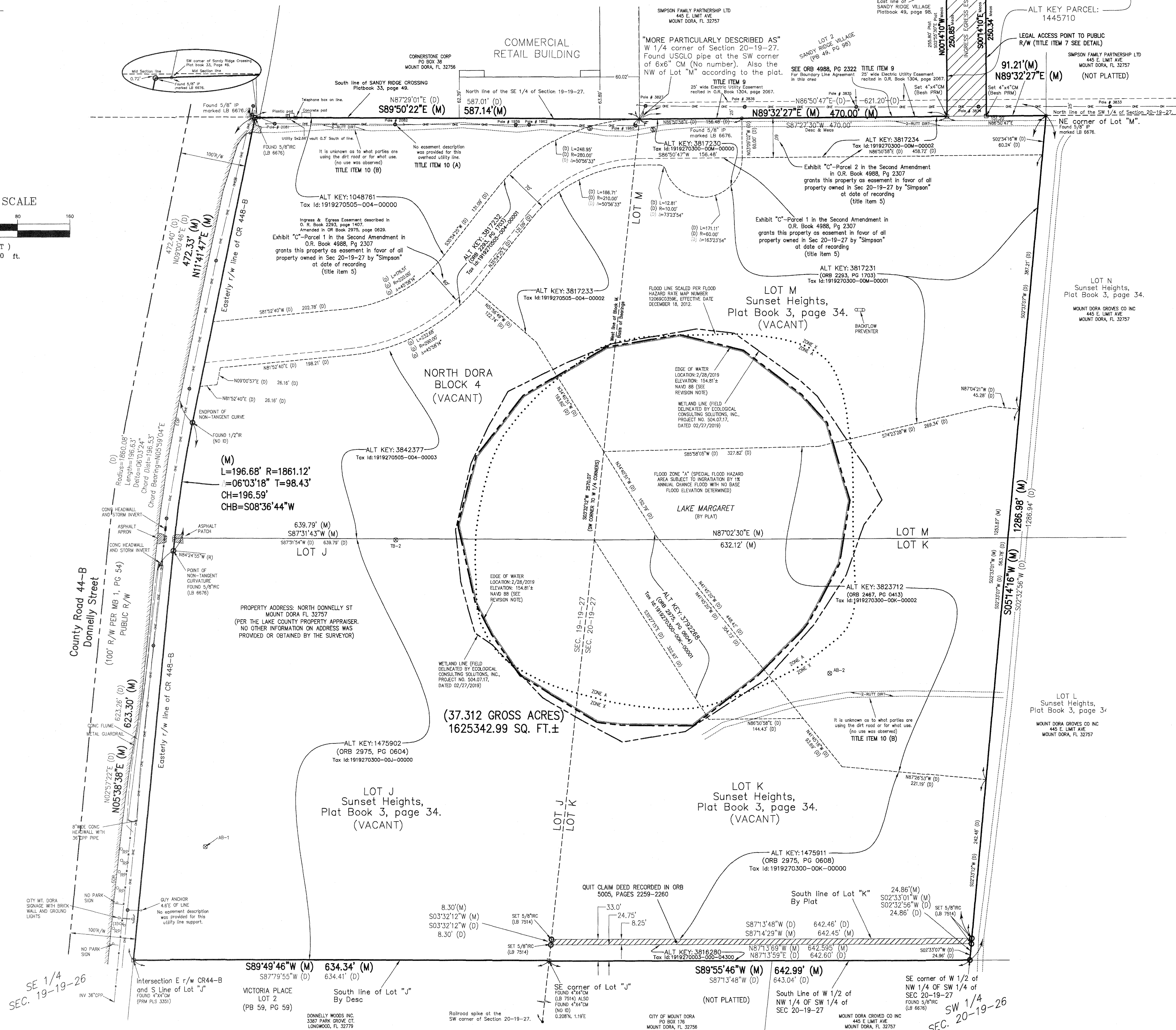
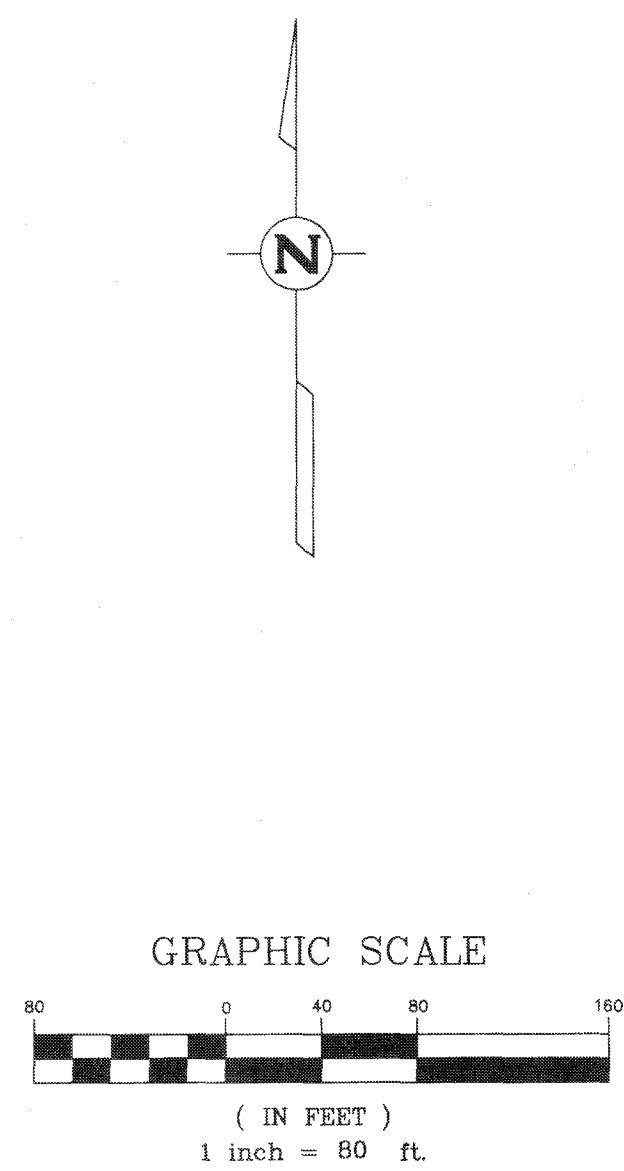
ALTA/NSPS LAND TITLE SURVEY

IN SECTION 19, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

WATERMAN VILLAGE

BESH
BOOTH BURN STEALMAN HOLT
902 North Sinclair Ave. Office: 352.343.8481
Tallahassee, Florida 32310 Fax: 352.343.8495
www.beshndh.com
ENGINEERS SURVEYORS PLANNERS
LICENSED BUSINESS 7514

ALTA/NSPS LAND TITLE SURVEY



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12/02/2019 SURVEY UPDATED FOR PLAN SUBMITTAL (TRS)

*REVISION NOTE:
8/6/19 WATER ELEVATION DATA WAS ADDED FOR INFORMATION. NO ADDITIONAL SITE VISIT WAS CONDUCTED FOR REVISION. SEE TOPOGRAPHIC (BY THIS FIRM) DATED 2/28/2019 FOR COMPLETE TOPOGRAPHIC DATA INCLUDING BENCHMARK AND VERTICAL DATUM.

SHEET 2 OF 2

CLIENT	WATERMAN VILLAGE
JOB NO.	171051.0000
ACAD FILE	171051.0000 Waterman OVERALL ALTA 2018
DATE	08/14/17
DRAWN BY:	BKM/TRS
DATE	9/27/17
REVISIONS	
REVISE PER LEGAL COMMENT	10/9/17
UPDATE SURVEY TO ALTA STANDARDS	7/20/18
INFORMATION: EDGE WATER / WETLANDS	8/6/19
SURVEY UPDATE - ADDED ESMT PARCEL	9/18/19

ALTA/NSPS LAND TITLE SURVEY

IN SECTION 19, TOWNSHIP 19 SOUTH, RANGE 27 EAST,
LAKE COUNTY, FLORIDA,
WATERMAN VILLAGE



WATERMAN VILLAGE

Project № 17088 v1.2

July 2018

**TRAFFIC IMPACT STUDY
CITY OF MOUNT DORA
FLORIDA**

Prepared by:



Traffic & Mobility Consultants

3101 Maguire Boulevard, Suite 265

Orlando, Florida 32803

www.trafficmobility.com

(407) 531-5332

Prepared for:

Booth, Ern, Straughan, & Hiott, Inc.

902 N Sinclair Avenue

Tavares, Florida 32778

EXECUTIVE SUMMARY

Project Information

Name: Waterman Village
Location: Donnelly Street less than a ¼ of a mile south of US 441
Description: 300-Unit Retirement Community

Findings

Trip Generation: 784 ADT / 68 PM Peak Hour Trips in Phase I
1,327 ADT / 107 PM Peak Hour Trips at Buildout

Access Plan: 2 Full access driveways on Donnelly Street at Brookfield Avenue and Manorside Drive / Brookfield Avenue connection to US 441 at Buildout.

Roadway Capacity: Existing backlog on roadway segment of SR 44 (Old CR 44B) from US 441 to Waycross Avenue / Projected backlog on US 441 from Donnelly Street to Wolf Branch Road and Wolf Branch Road from US 441 to Britt Road due to background traffic by the Buildout year 2021.
The project impact on the backlogged segments is less than 1%.

Intersection Capacity: Existing delays on the signals of US 441 at Donnelly Street and Wolf Branch Road.
The development will not increase the overall delay at the signal of US 441 and Donnelly Street with the addition of the proposed Brookfield Avenue extension

Access: Right turn deceleration lanes are not warranted at the access driveways
A southbound left turn lane is warranted at the northern access driveway/ The available length is currently constrained to 110 feet
The proposed access driveways are not anticipated to adversely affect the queues and operations along Donnelly Street

Recommendations

Access Plan: Restripe the existing left turn lanes on Donnelly Street to a continuous Two-Way Left-Turn lane that extends from the raised median south of the signal at US 441 and past the southern access driveway at Manorside Drive.
Modify the median opening at the commercial driveway just north of Brookfield Avenue with a channelized median to prohibit left and through movements.

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Waterman Village
LOCATION: City of Mount Dora, Florida
CLIENT: Booth, Ern, Straughan, & Hiott, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Mohammed N. Abdallah, P.E.
P.E. No.: Florida P.E. No. 56169
DATE: July 2, 2018

SIGNATURE: _____

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1.0 INTRODUCTION

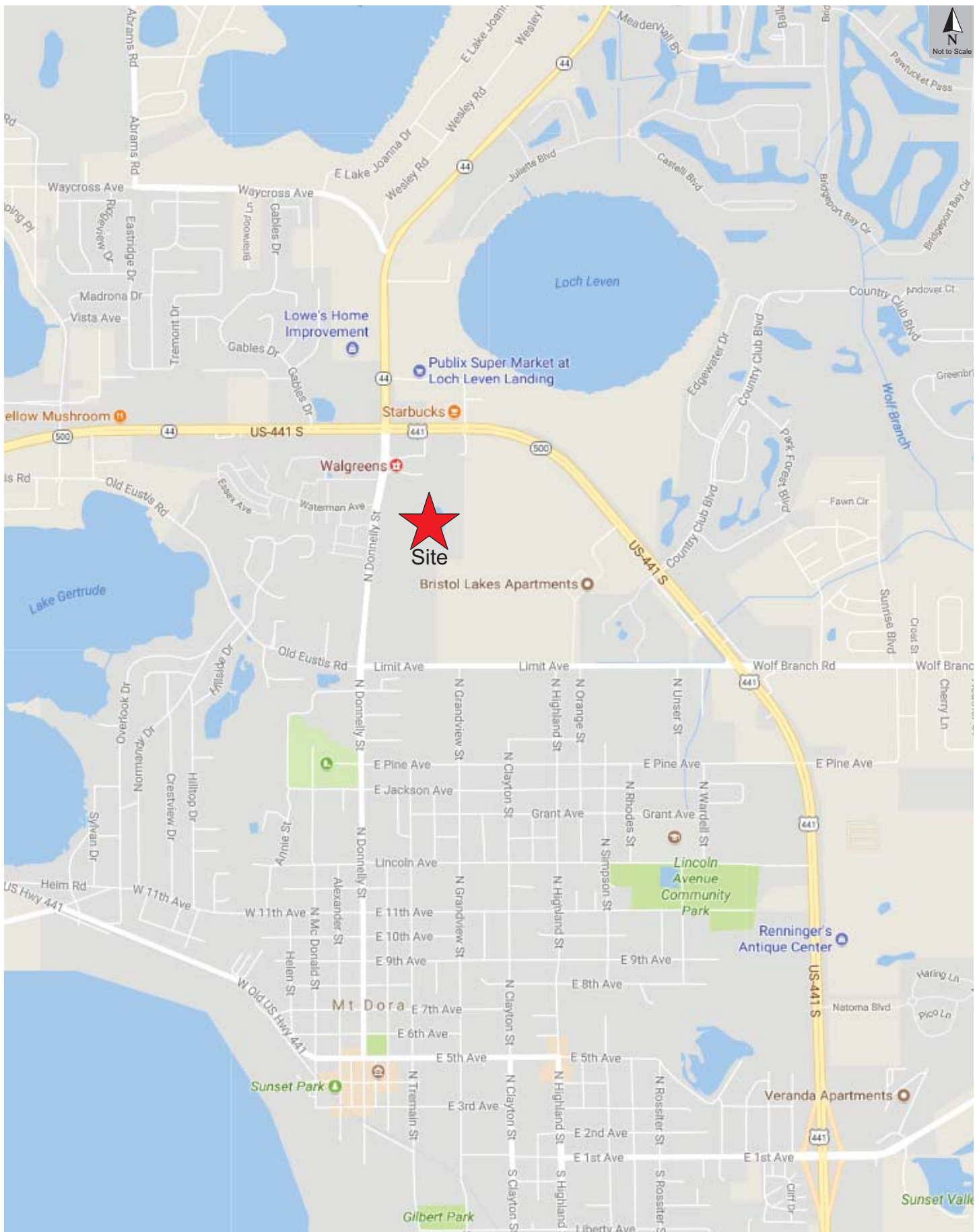
The following analysis was conducted to assess the potential offsite transportation impacts resulting from the proposed Waterman Village development. The project is a residential retirement community of 300 units. The 33.8-acre site is located on Donnelly Street, less than a ¼ of a mile south of US 441 in the City of Mount Dora, Florida. **Figure 1** depicts the site location and the surrounding transportation network. This revised report addresses the City's comments dated June 15th, 2018 and included in **Appendix A**.

The project will be built in two phases with anticipated completion in the year 2019 and 2021 for Phase I and Buildout, respectively. The development program is shown in **Table 1** and a preliminary site plan is included in **Appendix B**:

Table 1
Development Program

Land Use	Size
<i>Phase I</i>	
Detached Senior Adult Housing	95 DU
Attached Senior Adult Housing	52 DU
Assisted Living	24 Beds
<i>Phase II</i>	
Detached Senior Adult Housing	75 DU
Attached Senior Adult Housing	30 DU
Assisted Living	24 Beds

The analysis was prepared in accordance with the methodology submitted to the City of Mount Dora. Information used in the analysis was obtained from Lake County, Florida Department of Transportation (FDOT), and the project team.



2.0 EXISTING CONDITIONS

An analysis of existing conditions was conducted on the transportation network to determine the baseline condition on the transportation network.

2.1 Study Area

The study area for this type of development is determined in accordance with the requirements of the City of Mount Dora traffic study methodology as the roadway segments within 4.55 miles from the project entrance. The roadway segment characteristics were obtained from the LSMPO's Lake County Transportation Management System (TMS) table, which is included in **Appendix C**. The study segments and their characteristics are presented in **Table 2**.

Table 2
Study Roadway Segment Characteristics

Road Name	From	To	# LNS	AT	LOS STD	LOS CAP	Service Volumes		
							C	D	E
BRITT ROAD	HORSE RANCH ROAD	WOLF BRANCH ROAD	2	U	D	675	333	675	720
C.R. 19A	CR 44	SR 19	2	U	D	675	333	675	720
C.R. 19A	US 441	BAY ROAD	2	U	D	880	830	880	880
C.R. 452 (LAKESHORE DRIVE)	BAY ROAD	OLD US 441 / CR 500A	2	U	D	675	333	675	720
C.R. 452 (LAKESHORE DRIVE)	OLD US 441 / CR 500A	11TH AVENUE	2	U	D	675	333	675	720
C.R. 500A/ OLD 441	LAKESHORE DRIVE	5TH AVENUE	2	U	D	750	370	750	800
DONNELLY STREET	US 441	11TH AVENUE	2	U	E	720	333	675	720
HIGHLAND STREET	LIMIT AVENUE	5TH AVENUE	2	U	D	675	333	675	720
LIMIT AVENUE	DONNELLY STREET	US 441	2	U	E	720	333	675	720
MORNINGSIDE DRIVE (MOUNT DORA)	US 441	CR 500A	2	U	E	720	333	675	720
OLD EUSTIS ROAD	MORNINGSIDE DRIVE	E CROOKED LAKE DRIVE	2	U	E	720	333	675	720
OLD EUSTIS ROAD	E CROOKED LAKE DRIVE	DONNELLY STREET	2	U	E	720	333	675	720
ORANGE AVENUE	HASSELTON STREET	SR 44	2	U	D	880	830	880	880
SR 44 (OLD C.R. 44B)	US 441	WAYCROSS AVENUE	2	U	D	880	830	880	880
SR 44 (OLD C.R. 44B)	WAYCROSS AVENUE	ORANGE AVENUE	2	U	D	880	830	880	880
SR 46	US 441	VISTA VIEW	2	U	D	880	830	880	880
US 441/ SR 500	OLD MT DORA ROAD	DONNELLY STREET	6	U	D	3,020	2,940	3,020	3,020
US 441/ SR 500	DONNELLY STREET/SR 44	WOLF BRANCH ROAD	4	U	D	2,000	1,910	2,000	2,000
US 441/ SR 500	WOLF BRANCH ROAD	SR 46	4	U	D	2,000	1,910	2,000	2,000
US 441/ SR 500	SR 46	ORANGE COUNTY LINE	4	U	D	2,000	1,910	2,000	2,000
WAYCROSS AVENUE	COUNTY CLUB ROAD	SR 44 (OLD C.R. 44B)	2	U	D	675	333	675	720
WOLF BRANCH ROAD	US 441	BRITT ROAD	2	U	D	675	333	675	720

2.2 Roadway Capacity Analysis

Existing traffic conditions were analyzed to establish the prevailing capacity conditions on the study network for the project. The analysis was conducted using the segments' adopted service volumes and capacities from the TMS table. The latest traffic volumes on the roadway segments were obtained from *2017 Lake County Annual Traffic Counts* where available, the *FDOT Traffic Online 2017*, included in **Appendix D**, or from traffic counts performed at the study intersections. The results of the analysis, presented in **Table 3**, reveal that the study area network operates adequately under existing traffic volumes except for the segment of SR 44 (Old CR 44B) between US 441 and Waycross Avenue which is currently backlogged.

Table 3
Roadway Segments Existing Conditions Analysis

Road Name	From	To	# LNS	AT	LOS STD	LOS Cap	LOS 2017		
							NB/EB	SB/WB	LOS
BRITT ROAD	HORSE RANCH ROAD	WOLF BRANCH ROAD	2	U	D	675	160	104	C
C.R. 19A	CR 44	SR 19	2	U	D	675	388	336	D
C.R. 19A	US 441	BAY ROAD	2	U	D	880	641	655	C
C.R. 452 (LAKESHORE DRIVE)	BAY ROAD	OLD US 441 / CR 500A	2	U	D	675	63	87	C
C.R. 452 (LAKESHORE DRIVE)	OLD US 441 / CR 500A	11TH AVENUE	2	U	D	675	35	33	C
C.R. 500A/ OLD 441	LAKESHORE DRIVE	5TH AVENUE	2	U	D	750	438	447	D
DONNELLY STREET	US 441	11TH AVENUE	2	U	E	720	482	451	D
HIGHLAND STREET	LIMIT AVENUE	5TH AVENUE	2	U	D	675	137	105	C
LIMIT AVENUE	DONNELLY STREET	US 441	2	U	E	720	149	130	C
MORNINGSIDE DRIVE (MOUNT DORA)	US 441	CR 500A	2	U	E	720	69	70	C
OLD EUSTIS ROAD	MORNINGSIDE DRIVE	E CROOKED LAKE DRIVE	2	U	E	720	70	64	C
OLD EUSTIS ROAD	E CROOKED LAKE DRIVE	DONNELLY STREET	2	U	E	720	82	87	C
ORANGE AVENUE	HASSELTON STREET	SR 44	2	U	D	880	535	404	C
SR 44 (OLD C.R. 44B)*	US 441	WAYCROSS AVENUE	2	U	D	880	1,260	792	F
SR 44 (OLD C.R. 44B)*	WAYCROSS AVENUE	ORANGE AVENUE	2	U	D	880	824	784	C
SR 46*	US 441	VISTA VIEW	2	U	D	880	510	423	C
US 441/ SR 500*	OLD MT DORA ROAD	DONNELLY STREET	6	U	D	3,020	2,012	1,703	C
US 441/ SR 500**	DONNELLY STREET/SR 44	WOLF BRANCH ROAD	4	U	D	2,000	1,757	1,936	D
US 441/ SR 500**	WOLF BRANCH ROAD	SR 46	4	U	D	2,000	1,502	1,256	C
US 441/ SR 500*	SR 46	ORANGE COUNTY LINE	4	U	D	2,000	1,049	1,422	C
WAYCROSS AVENUE	COUNTY CLUB ROAD	SR 44 (OLD C.R. 44B)	2	U	D	675	169	267	C
WOLF BRANCH ROAD	US 441	BRITT ROAD	2	U	D	675	581	459	D

Source: 2017 Lake County Annual Traffic Counts

* FDOT Online 2017

** TMC Counts 2017

2.3 Intersection Capacity Analysis

A capacity analysis was performed for the PM peak hours to determine existing operating conditions at the study intersection. The capacity analysis was conducted using the Synchro software (*Version 10*) and the methods of the *Highway Capacity Manual (HCM) 6th Edition*. Turning movement volumes obtained during the PM peak hours are presented in **Figure 2**. The counts and seasonal adjustment data are provided in **Appendix E**. The counts were taken during the peak season and therefore no seasonal adjustments were required.

The results of the intersection capacity analysis, summarized in **Table 4**, reveal that the signalized intersections of US 441 at Donnelly Street/SR 44 and Wolf Branch Road are currently experiencing delays during the evening peak hours. The HCM summary worksheets along with the existing signal timings are included in **Appendix F**.

Table 4
Existing Intersection Capacity Analysis

Intersection	Traffic Control	EB		WB		NB		SB		Overall	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
US 441 & Donnelly St/SR 44*	Signal	52.9	D	76.7	E	97.1	F	137.8	F	78.4	E
US 441 & Limit Ave/Wolf Branch Rd	Signal	65.5	E	204.7	F	115.6	F	42.5	D	97.8	F
Donnelly St & Old Eustis Rd/Limit Ave	Signal	23.3	C	25.9	C	17.5	B	13.2	B	17.3	B
Donnelly St & Plaza Driveway	TWSC	11.5	B	12.1	B	8.5	A	8.8	A	--	--
Donnelly St & Brookfield Ave	TWSC	23.4	C	--	--	8.4	A	--	--	--	--
Donnelly St & Waterman Ave	TWSC	21.2	C	--	--	8.4	A	--	--	--	--
Donnelly St & Manorside Dr	TWSC	15.0	C	--	--	8.6	A	--	--	--	--
US 441 & Directional Median	TWSC	19.5	C	17.2	C	--	--	--	--	--	--

Delay expressed in sec/veh

**US 441 is considered NB/SB, Donnelly St/SR 44 EB/WB in the Synchro sheets to match the County Signal Timings*

3.0 PROJECT TRAFFIC

3.1 Trip Generation

A trip generation analysis was performed for the development using the trip generation information from the Institute of Transportation Engineers (ITE) *Trip Generation Handbook, 10th Edition*. The regression equations or trip rates, as appropriate, were applied based on the total units for the development. The ITE information sheets are included in **Appendix G**.

Table 5 summarizes the trip generation calculations for Phase I year (2019) and Buildout year (2021) which shows the project to generate an estimated 784 daily trips of which 68 trips occur during the PM peak hour in Phase I, and 1,327 daily trips of which 107 trips occur during the PM peak hour at Buildout.

Table 5
Trip Generation Calculation

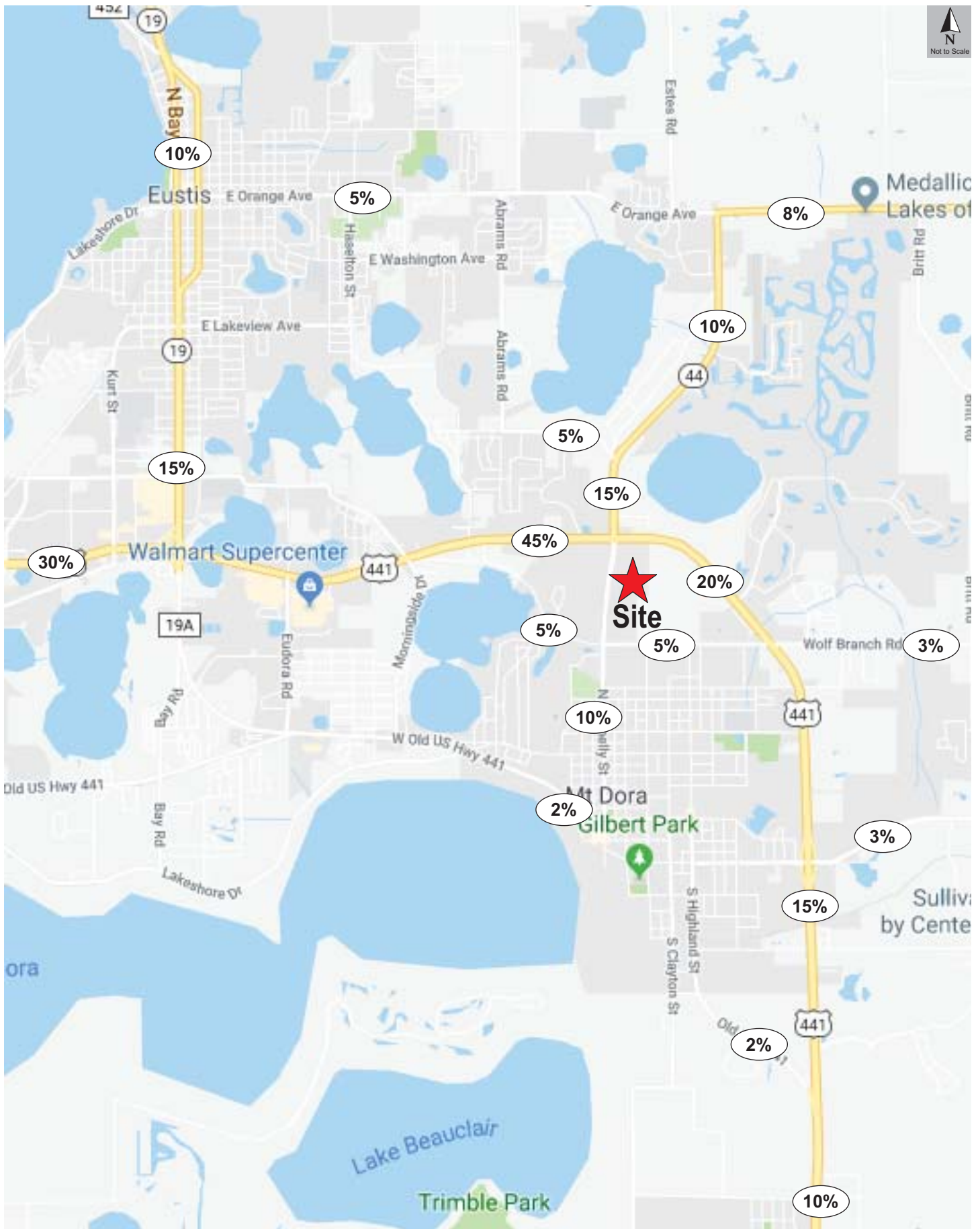
ITE Code	Land Use	Size	Daily		PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit
Phase I								
251	Detached Senior Adult Housing	95 DU	5.66	538	0.49	47	29	18
252	Attached Senior Adult Housing	52 DU	3.53	184	0.28	15	8	7
254	Assisted Living	24 Beds	2.60	62	0.26	6	2	4
Total Phase I Trip Generation				784		68	39	29
Buildout								
251	Detached Senior Adult Housing	170 DU	5.28	898	0.43	73	45	28
252	Attached Senior Adult Housing	82 DU	3.71	304	0.27	22	12	10
254	Assisted Living	48 Beds	2.60	125	0.26	12	5	7
Total Buildout Trip Generation				1,327		107	62	45

*Trip Generation analysis based on ITE Trip Generation Manual, 10th Edition.
Equations were used when R² is greater than 0.75*

3.2 Trip Distribution

The Central Florida Regional Planning Model (CFRPM 6.1) was utilized to analyze the project's trip distribution on the roadway network. The currently adopted model was modified to include the proposed development in a project specific Traffic Analysis Zone (TAZ) and to reflect the existing and committed (E+C) transportation network in the vicinity of the project site.

A select zone analysis was executed to isolate development related traffic from background traffic in the Buildout year, which results in a projected trip distribution pattern on the roadway network. A plot of the model generated distribution pattern for the project is provided in **Appendix H**. Minor manual adjustments to the model generated distribution were applied to better reflect the surrounding transportation network, land uses, and known access routes. The final trip distribution pattern used in the analysis is illustrated in **Figure 3**.



4.0 PLANNED & PROGRAMMED IMPROVEMENTS

The current Lake~Sumter Metropolitan Planning Organization (LSMPO) Transportation Improvement Program (TIP) and Florida Department of Transportation (FDOT) 5-year Work Program were reviewed to determine if any significant transportation capacity improvements are programmed or planned within the general area of the project. An improvement is considered “programmed” for construction if construction funding is identified within the first three (3) years of the Work Program/TIP. Improvements that are contemplated and anticipated but not funded for construction within the first three (3) years are considered “planned” improvements.

Table 6 summarizes the transportation improvements identified in this area. Supporting information is included in **Appendix I**.

Table 6
Programmed and Planned Improvements

Roadway	From	To	Description of Improvement
<i>PLANNED</i>			
SR46/US 441	W of US 441	E of Vista View Lane	Add lanes & Reconstruct
SR 500 (US 441)	SR 44	N of SR 46	Add lanes & Rehabilitate pavement

No funded capacity improvements were found within the study area.

5.0 PROJECTED CONDITIONS

5.1 Projected Traffic

Projected background traffic volumes for the buildout year 2021 were calculated by multiplying the existing volumes with their respective historical growth rates obtained from *2017 Lake County Annual Traffic Counts* and/or *FDOT Traffic Online 2017*. The historical growth rates calculations are included in **Appendix J**. A minimum annual growth rate of 2% was used for the segments where growth is minimal. Project trips were assigned to each segment based on the project's trip generation and trip distribution pattern.

5.2 Roadway Capacity Analysis

Traffic conditions were analyzed to evaluate the transportation network for background conditions and at project Buildout year 2021. The analysis, summarized in **Table 8**, reveals that the study the segments of SR 44 (Old CR 44B) and the segment of US 441 from Donnelly Street/SR 44 to Wolf Branch Road are projected to be backlogged under background traffic. The development is projected to consume 1% and 0.7% on the backlogged segments on SR 44 from US 441 to Waycross Avenue and from Waycross Avenue to Orange Avenue, respectively, 0.6% on the segment of US 441 from Donnelly Street to Wolf Branch Road and 0.3% on the segment of Wolf Branch Road from US 441 to Britt Road.

Table 8
Year 2021 Roadway Capacity Analysis

Road Name	From	To	#	LOS	Existing 20217					Hist	Background 2021			Project Trips			Total Volume			
					Cap	NB/EB	SB/WB	LOS	AGR		NB/EB	SB/WB	LOS	%Dist	NB/EB	SB/WB	NB/EB	SB/WB	LOS	%Cap
BRITT ROAD	HORSE RANCH ROAD	WOLF BRANCH ROAD	2	D	675	160	104	C	10.3%		226	147	C	0%	0	0	226	147	C	0.0%
C.R. 19A	CR 44	SR 19	2	D	675	388	336	D	2.5%		426	369	D	1%	1	0	427	369	D	0.1%
C.R. 19A	US 441	BAY ROAD	2	D	880	641	655	C	3.1%		720	736	C	1%	1	0	721	736	C	0.1%
C.R. 452 (LAKESHORE DRIVE)	BAY ROAD	OLD US 441 / CR 500A	2	D	675	63	87	C	2.9%		70	97	C	1%	1	0	71	97	C	0.1%
C.R. 452 (LAKESHORE DRIVE)	OLD US 441 / CR 500A	11TH AVENUE	2	D	675	35	33	C	4.3%		41	39	C	2%	1	1	42	40	C	0.1%
C.R. 500A/ OLD 441	LAKESHORE DRIVE	5TH AVENUE	2	D	750	438	447	D	4.2%		511	522	D	1%	1	0	512	522	D	0.1%
DONNELLY STREET	US 441	11TH AVENUE	2	E	720	482	451	D	2.0%		521	487	D	80%	50	36	571	523	D	6.9%
HIGHLAND STREET	LIMIT AVENUE	5TH AVENUE	2	D	675	137	105	C	2.0%		148	113	C	5%	3	2	151	115	C	0.4%
LIMIT AVENUE	DONNELLY STREET	US 441	2	E	720	149	130	C	8.6%		200	175	C	3%	1	2	201	177	C	0.3%
MORNINGSIDE DRIVE (MOUNT DORA)	US 441	CR 500A	2	E	720	69	70	C	2.9%		77	78	C	1%	0	1	77	79	C	0.1%
OLD EUSTIS ROAD	MORNINGSIDE DRIVE	E CROOKED LAKE DRIVE	2	E	720	70	64	C	3.6%		80	73	C	1%	1	0	81	73	C	0.1%
OLD EUSTIS ROAD	E CROOKED LAKE DRIVE	DONNELLY STREET	2	E	720	82	87	C	4.6%		97	103	C	1%	1	0	98	103	C	0.1%
ORANGE AVENUE	HASSELTON STREET	SR 44	2	D	880	535	404	C	2.3%		585	441	C	7%	3	4	588	445	C	0.5%
SR 44 (OLD C.R. 44B)	US 441	WAYCROSS AVENUE	2	D	880	1,260	792	F	2.0%		1,361	855	F	15%	7	9	1,368	864	F	1.0%
SR 44 (OLD C.R. 44B)	WAYCROSS AVENUE	ORANGE AVENUE	2	D	880	824	784	C	2.4%		903	860	F	10%	5	6	908	866	F	0.7%
SR 46	US 441	VISTA VIEW	2	D	880	510	423	C	2.3%		557	462	C	4%	2	2	559	464	C	0.2%
US 441/ SR 500	OLD MT DORA ROAD	DONNELLY STREET	6	D	3,020	2,012	1,703	C	3.7%		2,312	1,957	C	45%	28	20	2,340	1,977	C	0.9%
US 441/ SR 500	DONNELLY STREET/SR 44	WOLF BRANCH ROAD	4	D	2,000	1,757	1,936	D	2.0%		1,898	2,091	F	20%	12	9	1,910	2,100	F	0.6%
US 441/ SR 500	WOLF BRANCH ROAD	SR 46	4	D	2,000	1,502	1,256	C	2.0%		1,622	1,356	C	15%	9	7	1,631	1,363	C	0.5%
US 441/ SR 500	SR 46	ORANGE COUNTY LINE	4	D	2,000	1,049	1,422	C	2.0%		1,133	1,536	C	5%	3	2	1,136	1,538	C	0.2%
WAYCROSS AVENUE	COUNTY CLUB ROAD	SR 44 (OLD C.R. 44B)	2	D	675	169	267	C	2.0%		183	288	C	5%	3	2	186	290	C	0.4%
WOLF BRANCH ROAD	US 441	BRITT ROAD	2	D	675	581	459	D	8.1%		770	608	F	3%	1	2	771	610	F	0.3%

Hist AGR denotes Historical Annual Growth Rate

5.3 Intersection Capacity Analysis

To assess the projected operating conditions at the study intersections, an intersection capacity analysis was conducted for Phase I and for the Buildout. Results of the analysis are summarized in **Table 9** and **Table 10** and the worksheets are included in **Appendix K**.

Phase I

The projected volumes are computed for Phase I in year 2019. During this initial phase, access to the site is proposed from Donnelly Street with no direct connection from the site to US 441. Project access and the study intersections were analyzed at the completion of Phase I.

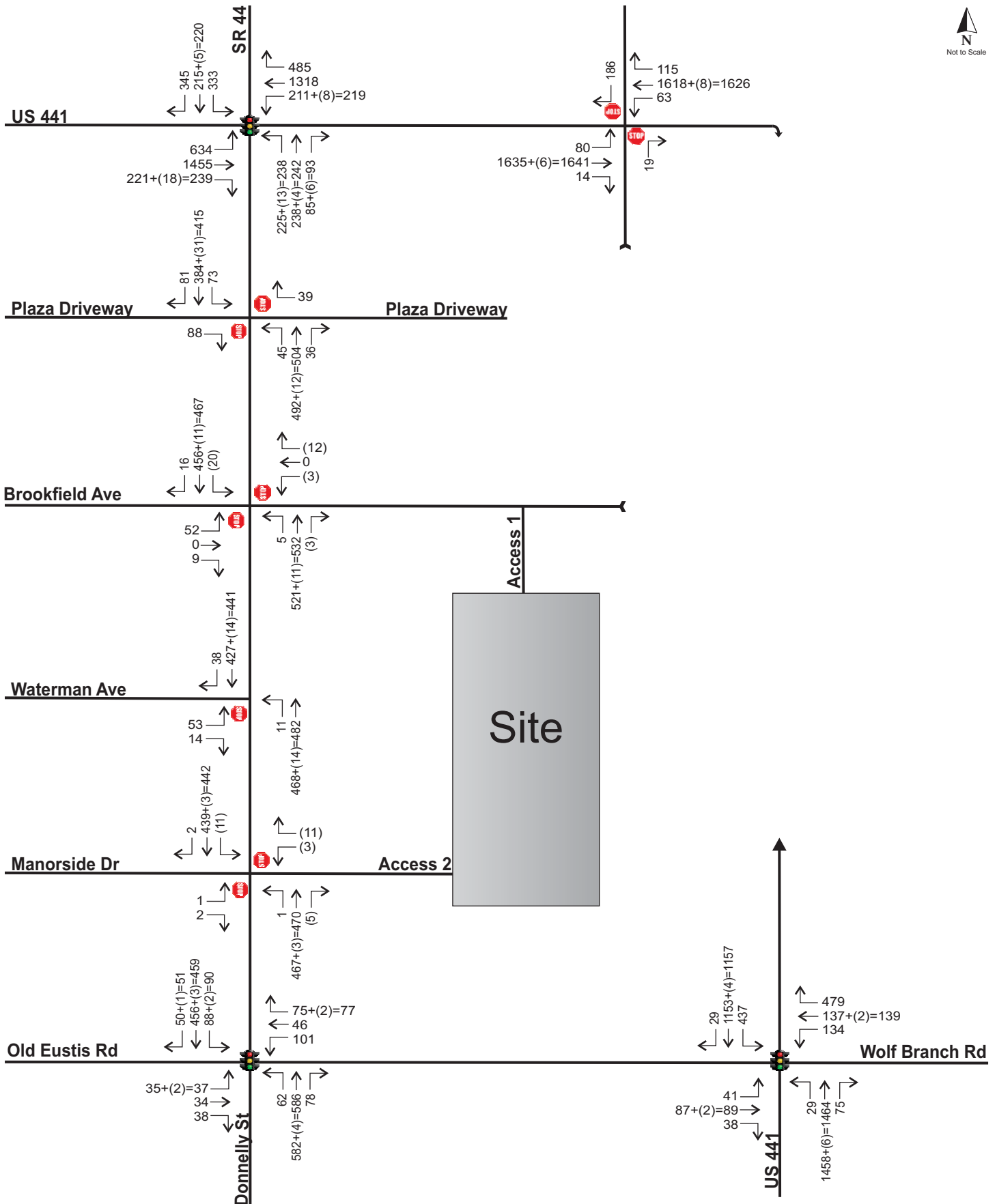
Table 9
Projected Intersection Capacity Analysis - Phase I

Intersection	Traffic Control	Scenario	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Phase I												
US 441 & Donnelly St/SR 44*	Signal	Background	68.7	E	115.5	F	90.8	F	123.6	F	95.2	F
		Buildout	70.4	E	115.5	F	97.7	F	123.9	F	96.6	F
US 441 & Limit Ave/Wolf Branch Rd	Signal	Background	78.2	E	287.3	F	133.6	F	46.3	D	123.3	F
		Buildout	79.5	E	287.8	F	135.7	F	46.2	D	124.3	F
Donnelly St & Old Eustis Rd/Limit Ave	Signal	Background	24.3	C	27.7	C	20.6	C	14.5	B	19.6	B
		Buildout	24.5	C	28.0	C	21.0	C	14.5	B	19.8	B
Donnelly St & Plaza Driveway	TWSC	Buildout	12.0	B	12.5	B	8.7	A	9.0	A	--	--
Donnelly St & Brookfield Ave	TWSC	Buildout	28.7	D	15.4	C	8.5	A	8.7	A	--	--
Donnelly St & Waterman Ave	TWSC	Buildout	20.6	C	--	--	8.5	A	--	--	--	--
Donnelly St & Manorside Dr	TWSC	Buildout	15.0	C	14.1	B	8.3	A	8.5	A	--	--

Delay expressed in sec/veh

**US 441 is considered NB/SB, Donnelly St/SR 44 EB/WB in the Synchro sheets to match the County Signal Timings*

The analysis indicates that the signalized intersections of US 441 will continue to experience delays. The development is anticipated to add 1.4 seconds and 1 second to the overall delays of the intersections of US 441 at Donnelly Street/SR 44 and Wolf Branch Road/Limit Avenue, respectively, by the completion of phase I. The access driveways on Donnelly Street are projected to operate adequately by the completion of Phase I.



Legend:
Background+(Project)=Total

Buildout

The projected volumes are computed for the buildout year 2021. Access to the site is proposed via Donnelly Street and the via Brookfield Avenue extension that will connect Donnelly Street to the directional median opening on US 441. Project access driveways and the study intersections were analyzed at the Buildout of the project.

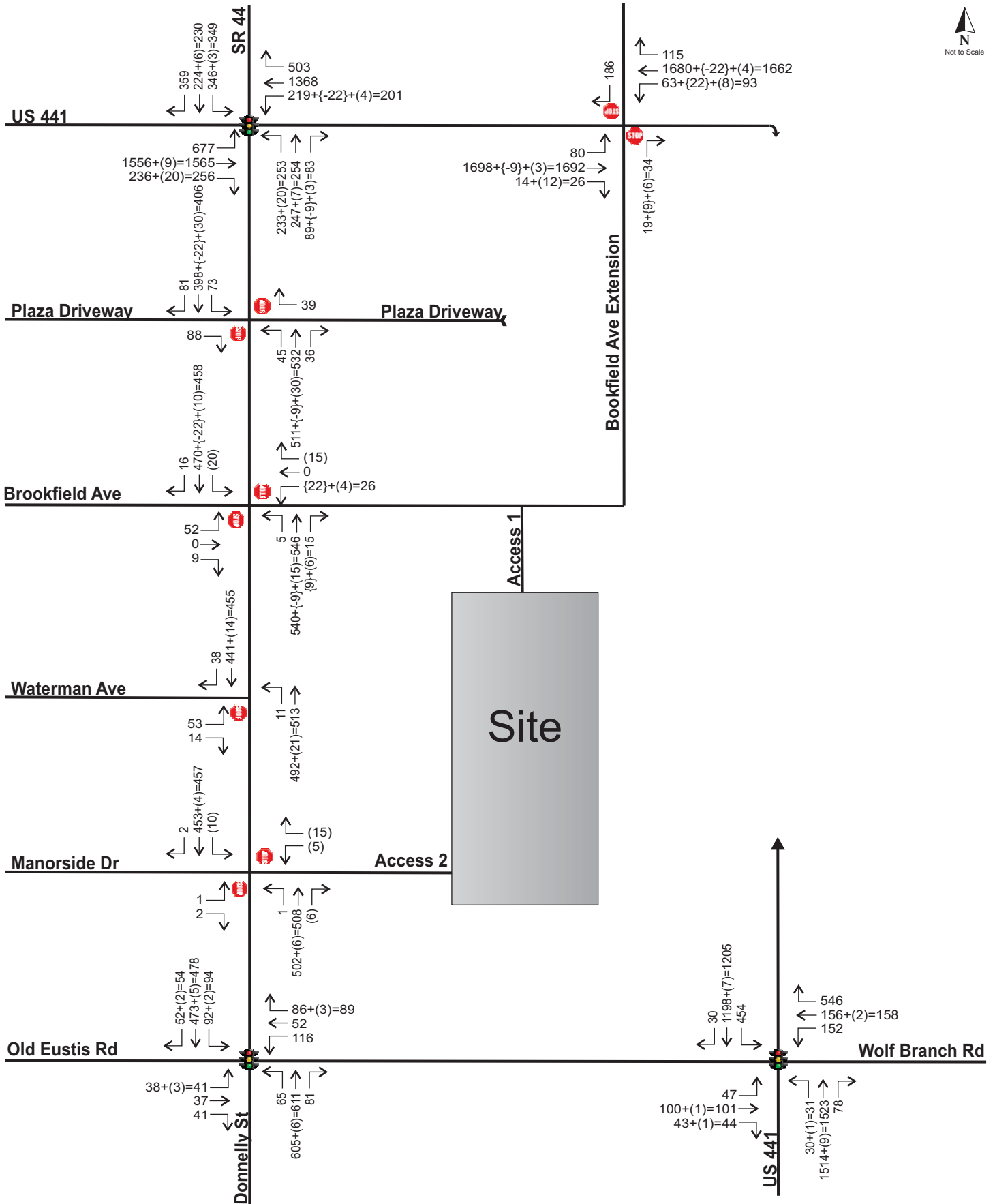
Table 10
Projected Intersection Capacity Analysis - Buildout

Intersection	Traffic Control	Scenario	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
US 441 & Donnelly St/SR 44*	Signal	Background	86.8	F	139.1	F	99.3	F	133.5	F	112.8	F
		Buildout	78.9	F	134.3	F	111.2	F	139.9	F	109.8	F
US 441 & Limit Ave/Wolf Branch Rd	Signal	Background	123.8	F	382.7	F	152.4	F	50.8	D	155.2	F
		Buildout	129.2	F	382.1	F	155.5	F	50.7	D	156.4	F
Donnelly St & Old Eustis Rd/Limit Ave	Signal	Background	25.4	C	29.7	C	24.4	C	16.0	B	22.2	C
		Buildout	25.8	C	30.1	C	25.0	C	16.3	B	22.7	C
US 441 & Brookfield Ave Extension	TWSC	Background	22.1	C	19.2	C	--	--	--	--	--	--
		Buildout	20.1	C	21.7	C	--	--	--	--	--	--
Donnelly St & Plaza Driveway	TWSC	Buildout	11.9	B	12.8	B	8.6	A	9.1	A	--	--
Donnelly St & Brookfield Ave/Access 1	TWSC	Buildout	29.5	D	25.6	D	8.4	A	8.8	A	--	--
Donnelly St & Waterman Ave	TWSC	Buildout	22.0	C	--	--	8.5	A	--	--	--	--
Donnelly St & Manorside Dr/Access 2	TWSC	Buildout	15.8	C	15.4	C	8.4	A	8.6	A	--	--
US 441 & Directional Median	TWSC	Buildout	21.7	C	21.4	C	--	--	--	--	--	--

Delay expressed in sec/veh

**US 441 is considered NB/SB, Donnelly St/SR 44 EB/WB in the Synchro sheets to match the County Signal Timings*

The analysis indicates that the signalized intersections of US 441 at Donnelly Street and Wolf Branch Road will continue to experience excessive delays. The development is not anticipated to increase the overall delay at the signal of US 441 and Donnelly Street/SR 44 with the addition of the Brookfield extension and is projected to add 1.2 seconds to the overall delay at the intersection of US 441 and Wolf Branch Road/Limit Avenue at buildout. The access driveways on Donnelly Street are projected to operate adequately.



6.0 ACCESS REVIEW

The site is proposed to be served by two full access driveways on Donnelly Street. At Buildout, the site will be improved with an additional connection to US 441. The development is proposing to add two (2) access driveways on Donnelly Street at Brookfield Avenue and at Manorside Drive. The proposed access plan is illustrated in **Figure 6**.

6.1 Turn lane Review

A review of warrants for turn deceleration lanes at the access driveways on Donnelly Street was conducted to determine if turn lanes are necessary at the project entrances to maintain the integrity of traffic flow and capacity of the road during the peak hours. The review was conducted based on the methodology of the National Cooperative Highway Research Program (NCHRP) Report 457.

The length of a turn deceleration lane is calculated based on the requirements of *FDOT Design Standard Index 301*, included in **Appendix L**, and the projected 95th percentile queue storage. The results of the warrant calculations are summarized in **Table 11** and the full output forms are also included in **Appendix L**.

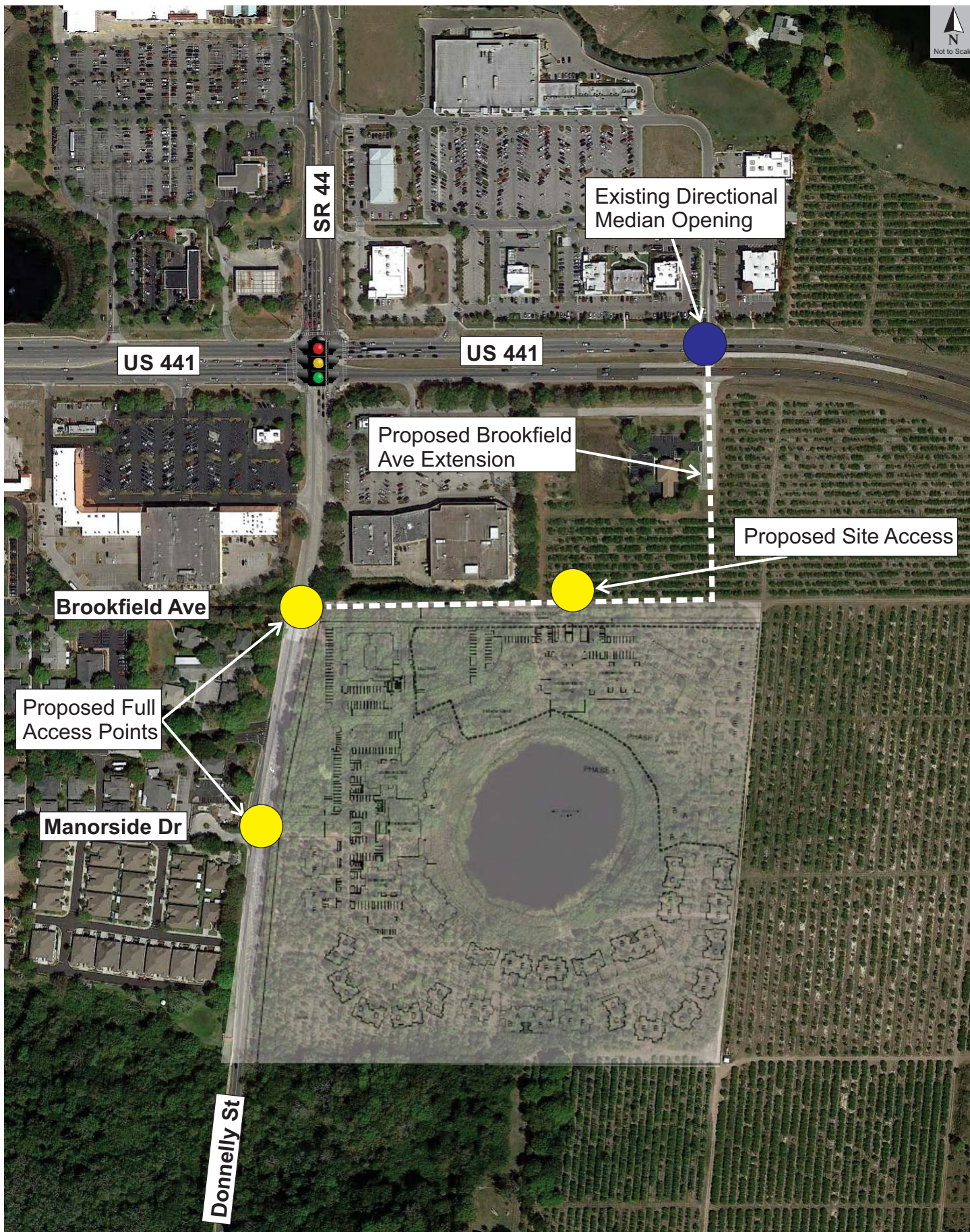
Table 11
Turn Lane Warrant Summary

Intersection	Speed	Movement	Scenario	Volume (Vph)	Turn Lane Warranted?*	Queue Storage (ft)	Decel. (ft)	Total Length (ft)**
Donnelly St & Brookfield Ave	35	NB Right	Phase I	3	N	N/A	N/A	N/A
			Buildout	15	N	N/A	N/A	N/A
		SB Left	Phase I	20	N	N/A	N/A	N/A
			Buildout	20	Y	25	145	170
Donnelly St & Manorside Dr/Access 2	35	NB Right	Phase I	5	N	N/A	N/A	N/A
			Buildout	6	N	N/A	N/A	N/A
		SB Left	Phase I	11	N	N/A	N/A	N/A
			Buildout	10	N	N/A	N/A	N/A

Notes:

* Per NCHRP - Report 457 procedures.

(2) Total lane length includes 50-foot taper per *FDOT Design Standards Index 301*.



Based on the results of the analysis, right turn deceleration lanes are not warranted nor required at the access driveways on Donnelly Street. This is supported by low projected right turn volumes at the access driveways and a 35-mph posted speed on Donnelly Street

A left turn deceleration lane is warranted on Donnelly Street at the northern access driveway (Access 1) and Brookfield Avenue. The recommended turn lane length based on the FDOT Index 301 is 170 feet which includes a 50-foot taper. The available turn lane is currently constrained by the northbound left turn lane at the Plaza access driveway north of the site to a length of approximately 110 feet.

6.2 Queue Review

A review of the 95th percentile queues was conducted on Donnelly Street at the signal of US 441, the Plaza driveway north of the site and the proposed access driveways at Brookfield Avenue and Moorside Drive. The results are summarized in **Table 12**.

Table 12
Queue Review Summary

Intersection	Movement	Scenario	95th %ile Queue (ft)
US 441 & Donnelly St	NB Thru	Phase I	275
		Buildout	283
Donnelly St & Plaza Drwy	NB Left	Phase I	25
		Buildout	25
Donnelly St & Brookfield Ave	SB Left	Phase I	25
		Buildout	25
Donnelly St & Waterman Ave	NB Left	Phase I	0
		Buildout	0
Donnelly St & Manorside Ave	SB Left	Phase I	0
		Buildout	0
US 441 & Directional Median	WB Left	Buildout	50

Donnelly Street and Brookfield Avenue

The northbound queues at the signal of US 441 and Donnelly Street are not anticipated to exceed 560 feet at buildout and will not extend beyond the Walgreens access driveway located 90 feet north of the site. In addition, projected northbound and southbound left turn queues at the Plaza driveway will not exceed one vehicle during the peak hours. The development is proposing to improve Donnelly Street with a Two-Way-Left-Turn Lane (TWLTL) that will allow vehicles to stage when exiting the Walgreens access. Therefore, the proposed access driveway on Donnelly Street at Brookfield Avenue is not anticipated to adversely affect the queues and operations on Donnelly Street.

Donnelly Street and Access 2/ Manorside Drive

Minimal to no queues are projected at Waterman Avenue and the access driveway at Manorside Drive. Therefore, the proposed access driveway is not anticipated to adversely affect the traffic flow on Donnelly Street.

US 441 and Brookfield Avenue Extension

A review of the westbound left turn lane on US 441 at the access driveway was conducted to determine if the existing lane is adequately sized to support the additional traffic from the development and the diverted trips from US 441 into Donnelly Street with the proposed Brookfield extension.

The review of the turn lane is summarized, as follows:

Projected Left Turn Volume = 93 vehicles

Speed Limit = 50 mph

Deceleration Length required = 240 feet

Queue Length = 1.3 vehicles x (25 feet/ vehicle) = 33 feet (Use 50 feet)

Total Required Length = 240' + 50' = 290 feet

The existing westbound left turn Lane is approximately 500 feet which is adequate to support the projected left turn volumes at buildout.

6.3 Access Improvements

Brookfield Avenue Extension

As part of the improvements, the development is proposing to extend Brookfield Avenue eastward to connect to the existing directional median opening on US 441 adjacent to United Southern Bank. The roadway extension will provide access to the property and adjacent properties. When connected to US 441, the roadway extension can provide an alternative reliever for traffic traveling between South Donnelly Street and East US 441, an alternative to the signalized intersection at US 441 and Donnelly Street. Some background traffic and project trips will be able to divert to this new route and bypass the signal at US 441, helping to reduce congestion and delay in the future at the intersection.

The roadway extension is planned for completion with the Buildout of the Waterman Village development. In Phase I of the project, the connection will be constructed to the site access to provide access to the property. At Buildout, the development is proposing to extend the driveway at Brookfield Avenue and connect Donnelly Street to US 441 at the directional median approximately 1,000 feet east of the signal.

Donnelly Street Access Conditions

A review of existing and proposed access conditions on Donnelly Street south of US 441 was conducted to evaluate the proposed access plan in context of the area.

Currently, the two commercial centers south of US 441 have directional access driveways on Donnelly Street approximately 350 feet south of the intersection. Raised channelizing islands have been implemented at these driveways to restrict the left turn movement onto Donnelly Street. Based on a field review, the channelizing islands are partially effective, as some drivers travel around the islands and execute left turns across the physically unrestricted median opening. Other drivers that do obey the left turn restriction at the commercial driveways, travel south on Donnelly Street and then either make an illegal U-turn at the end of the raised traffic separator, across from the Walgreen's driveway, or use existing Brookfield Avenue to make a right-turn/U-turn/left-turn maneuver back onto northbound Donnelly Street. Both maneuvers are not desirable given the current condition and signing on Donnelly Street.

Additionally, the extension of Brookfield Avenue to the east will introduce a new full access intersection on Donnelly Street south of the existing commercial driveway. To reduce undesired left turns at this location, it is recommended that the median openings at the commercial driveways to be modified with channelizing islands prohibiting left or through movements across the median. Additionally, to provide for proper U-turns south of the commercial driveways, it is recommended that Donnelly Street is widened to a 3-lane section and improved with a Two-Way Left-Turn-Lane (TWLTL) from the end of the existing traffic separator southward.

An existing driveway serving the commercial Plaza is located just north of Brookfield Avenue (extension) connection to Donnelly Street. This driveway currently permits Left-out and Right-in/Right-out on Donnelly Street. The spacing of the 2 connections is less than 100 feet. The location at such proximity present adjacent conflict points between the Left-out movement from the Plaza and the southbound left movement to Brookfield Avenue. Based on existing and projected volumes, the southbound left turn movement to Brookfield Avenue is minimal and is not projected to block the left-out from the Plaza. The addition of a TWLTL on Donnelly Street provides an area for vehicles the maneuvers to occur outside of the through travel lane which improves the existing condition. However, ultimately it would be desirable if the plaza access is relocated to the Brookfield Extension, thereby eliminating the substandard connection spacing and potential for future conflicts between various movements on Donnelly Street.

Further south on Donnelly Street, the existing Waterman Village has two existing access points, and one proposed access point. The existing driveways located on the west side of the road are improved with northbound left turn lanes. The proposed driveway will be located at Manorside Drive on the east side of Donnelly Street. In order to properly serve all existing and proposed access points with full movements, and with minimal delay to Donnelly Street, it is recommended that the existing turn lanes are restriped as a TWLTL. The resulting section will be a three-lane roadway, with right turn lanes where appropriate from north of Brookfield Avenue to south of Manor Drive.

The proposed improvements are illustrated in **Figure 7**.



7.0 CONCLUSION

This traffic impact study was conducted to assess the impact of the proposed Waterman Village, a 300-unit retirement community in the City of Mount Dora, Lake County, Florida. The analysis was prepared in accordance with the City of Mount Dora methodology. The development is programmed to be built in two phases. The study included a determination of project trip generation and a review of existing and projected roadway and intersection capacity for Phase I and at Buildout. The results of the analysis are summarized as follows:

- The project will generate a total of 784 new daily trips of which 68 trips occur during the PM peak hour by the completion of Phase and a total of 1,327 new daily trips of which 107 trips occur during the PM peak hour at Buildout.
- Analysis of existing conditions indicates that the roadway segments of SR 44 from US 441 to Waycross Avenue is currently backlogged and will continue to so by Buildout year 2021.
- Analysis of future conditions indicates that the roadway segments of US 441 from Donnelly Street/SR 44 to Wolf Branch Road and Wolf Branch Road from US 441 to Britt Road are projected to exceed their adopted capacities by Buildout year 2021 due to background traffic growth.
- The development is projected to consume less than 1% of the peak hour directional capacities on the backlogged segments and will not significantly impact their capacities.
- The development is proposing to access Donnelly Street via two (2) full access driveways in addition to a proposed connection to US 441 at Buildout.
- Intersection analysis indicates that the signalized intersections of US 441 within the study area are currently experiencing delays and will continue to do so by buildout year 2021.
- The development is not anticipated to increase the overall delay at the signal of US 441 and Donnelly Street/SR 44 at buildout with the addition of the proposed Brookfield Avenue extension.
- A review of the turn lanes at the proposed access driveways on Donnelly Street indicates that only a left turn deceleration lane is warranted at Brookfield Avenue. The available length is constrained by the northbound left turn lane at the plaza access driveway north of the site to approximately 110 feet.

- A review of the queues indicates that the northbound left queue length at the access Plaza driveway north of the site and the projected southbound queue at the proposed access driveway and Brookfield Avenue are not anticipated to exceed one vehicle during the PM peak hour.
- The existing westbound left turn lane on US 441 is sufficient to support the projected left turn volumes at Buildout.
- The development is proposing to restripe the turn lanes on Donnelly Street to a continuous TWLT that extends from the end of the raised median north of Brookfield Avenue and south Manorside Drive.

ORDINANCE NO: 2025-XX

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE PLANNED UNIT DEVELOPMENT ESTABLISHED BY ORDINANCE 2018-08 PERTAINING TO PROPERTY GENERALLY LOCATED SOUTH OF U.S. HIGHWAY 441 AND EAST OF DONNELLY STREET; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; AMENDING AND REPLACING ORDINANCE 2018-08 FOR THE WATERMAN VILLAGE PLANNED UNIT DEVELOPMENT TERMS AND CONDITIONS; PROVIDING FOR OFFICIAL ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lakeside at Waterman Village, LLC (Property Owner) owns 36.97 +/- acres of land generally located east of Donnelly Street and south of Fiddler Drive more particularly described in **Exhibit “A,”** attached hereto (Property); and

WHEREAS, Ordinance 820 was adopted on October 1, 2002, and established a Planned Unit Development (PUD) and development plan on the property known as ‘Waterman Cove;’ and

WHEREAS, Ordinance 902 was adopted on July 16, 2006, which amended Ordinance 820 and established a new development plan on the property known as ‘Traditions on Fiddler’s Pond by Lake Care Systems, Inc.;’ and

WHEREAS, Ordinance 2018-08 was adopted on July 31, 2018, which established approved a final development plan and reassigned a new PUD zoning classification to the property known as ‘Waterman Village;’ and

WHEREAS, the Property Owner has filed a petition with the City of Mount Dora Florida, pursuant to the provisions of Section 3.4.5, Land Development Code, to amend Ordinance 2018-08 to extend the expiration date of the PUD; and

WHEREAS, the Property Owner is not seeking to change the Final Development Plan / Master PUD Plan; and

WHEREAS, the Waterman Village Final Development Plan (PUD Master Plan) terms and conditions are consistent with the City's Comprehensive Plan and the underlying Residential High Density Residential Future Land Use designation; and

WHEREAS, pursuant to applicable law, notice has been given to Lake County and to the public by publication in a newspaper of general circulation in the City; and

WHEREAS, on February 19, 2025, the City of Mount Dora Planning and Zoning Commission recommended approval of the amendment to Ordinance 2018-08; and

WHEREAS, the City of Mount Dora held a duly noticed public hearing on the proposed amendment to the PUD for the Property, considered the findings and advice of staff and considered the written information, oral comments and supporting data and analysis provided by members of the public and all interested parties; and

WHEREAS, the City Council of the City of Mount Dora finds such zoning to be in the best interest of the inhabitants of said City and, accordingly, has determined to amend the Official Zoning Map as hereinafter set forth.

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

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

SECTION 2. FINAL DEVELOPMENT PLAN (PUD MASTER PLAN) TERMS AND CONDITIONS.

- (a). That certain parcel of property described in Exhibit 'A' hereby zoned PUD (Planned Unit Development), subject to the conditions as set forth in this ordinance.
- (b). The prior PUD Ordinances affecting the property (Ordinance 820, Ordinance 920, and Ordinance 2018-08) are hereby vacated and deleted in their entirety.
- (c). The Waterman Village Master Development Plan attached hereto as Exhibit "B" is hereby adopted. The Property shall be subject to all conditions set forth in the City's Land Development Code, except for the conditions, zoning performance standards, site designs standards, permitted uses and other components described or graphically depicted on the Waterman Village Master Development Plan attached hereto which shall be the controlling master plan for the Property.
- (d). The Waterman Village Master Development Plan shall not expire for five years after the date of approval.
- (e). The Official City Zoning Map shall be amended to conform to the zoning assigned as described in Section 2 of this Ordinance.

SECTION 3. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as are deemed necessary and

appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. SAVINGS CLAUSE. All prior actions of the City of Mount Dora pertaining to the zoning district classification change for the Property and Zoning Map amendment, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 5. NON-CODIFICATION AND SCRIVENER'S ERRORS. The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 7. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 8. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption.

FIRST READING: XXXXXXXX XX, 2025

SECOND READING: XXXXXXXX XX, 2025

PASSED AND ADOPTED this XXth day of XXXXXX 2025.

James Homich, Mayor
City of Mount Dora, Florida

ATTEST:

Jeanann Hand, City Clerk

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

Patrick Brackins, City Attorney

EXHIBIT 'A' – Legal Description
Waterman Village Legal Description

LOT J, K AND M, SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH, BLOCK 4, NORTH DORA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 15, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH, THE SOUTH 24.75 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

TOGETHER WITH, THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF LOT K OF SUNSET HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS THE SOUTH 24.75 FEET OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, ALSO BEING THE NW CORNER OF LOT M (USGLO PIPE), SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND RUN THENCE NORTH 86°50'47" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20 ALSO BEING THE NORTH LINE OF SAID LOT M, A DISTANCE OF 621.20 FEET TO THE NE CORNER OF SAID LOT M; THENCE SOUTH 02°32'56" WEST, ALONG THE EAST LINES OF LOT M AND LOT K OF SAID SUNSET HEIGHTS, A DISTANCE OF 1286.94 FEET TO THE SE CORNER OF SAID LOT K; THENCE SOUTH 87°13'48" WEST, ALONG THE SOUTH LINE OF SAID LOT K, A DISTANCE OF 643.04 FEET TO THE SE CORNER OF LOT J OF SAID SUNSET HEIGHTS; THENCE SOUTH 87°29'55" WEST, 634.41 FEET, ALONG THE SOUTH LINE OF SAID LOT J, TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44-B (DONNELLY STREET) AND A 4"X4" CONCRETE MONUMENT (PLS 3351);

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE THE FOLLOWING (3) THREE COURSES, NORTH 02°57'22" EAST A DISTANCE OF 623.26 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF

1860.08 FEET; THENCE ALONG THE ARC OF SAID CURVE 196.63 FEET THROUGH A CENTRAL ANGLE OF 06°03'24" (CHORD OF 196.53 FEET AND CHORD BEARING NORTH 05°59'04" EAST) TO A POINT OF TANGENCY; THENCE NORTH 09°00'46"EAST A DISTANCE OF 472.40 FEET TO A POINT OF INTERSECTION OF SAID EASTERLY R/W WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SANDY RIDGE CROSSING, A SUBDIVISION RECORDED IN PLAT BOOK 33, PAGE 49, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MONUMENTED WITH A 5/8 INCH IRON PIN MARKED (LB 6676); THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 87°29'01" EAST 587.01 FEET ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF SANDY RIDGE CROSSING TO THE POINT OF BEGINNING.

CONTAINING 36.97 ACRE, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, AND MATTERS OF RECORD

EXHIBIT 'B'
Waterman Village
Final Development Plan (Final PUD Master Plan)

Final PUD Submittal for Waterman Village

Mount Dora, Florida

Project Team:



DEVELOPER

Greystone Communities
225 East John Carpenter Freeway, Suite 700
Irving, Texas 75062
Phone: 972-402-3700



OWNER

Waterman Communities, Inc.
250 Brookfield Avenue
Mount Dora, FL 32757
352-383-0051



ARCHITECT

AG Architecture
1414 Underwood Avenue, #301
Wauwatosa, WI 53213
Phone: 414-431-3131



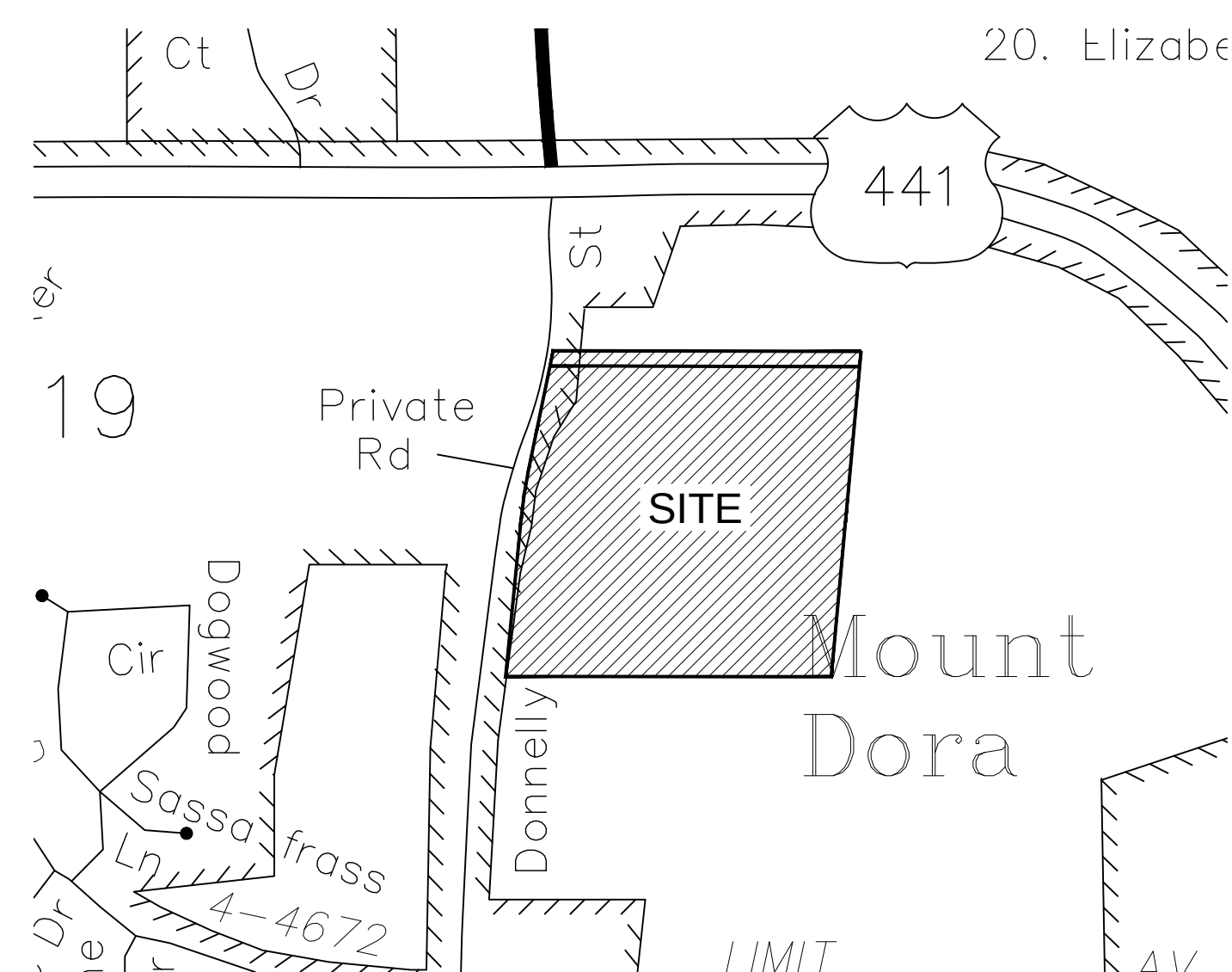
Green Consulting Group, Inc.
Landscape Architecture ■ Site Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 • Fax 352-357-9278 LC26000288

PLANNER/LANDSCAPE ARCHITECT



CIVIL ENGINEER

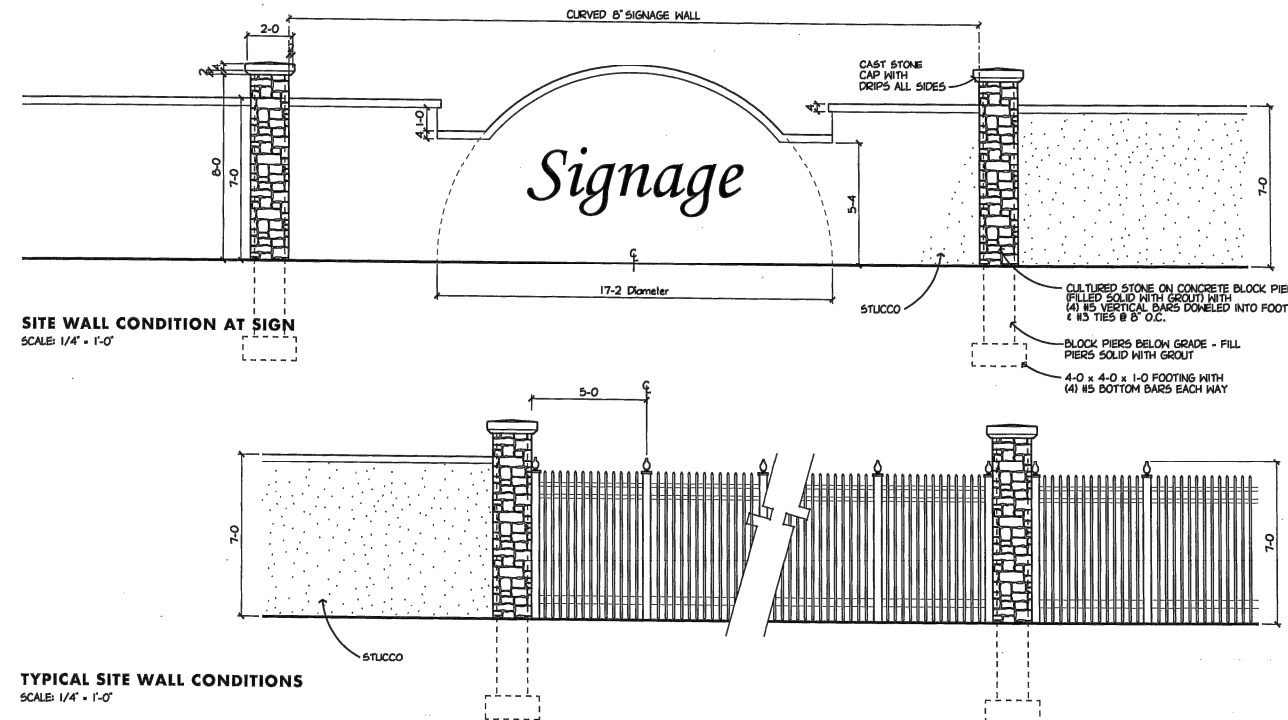
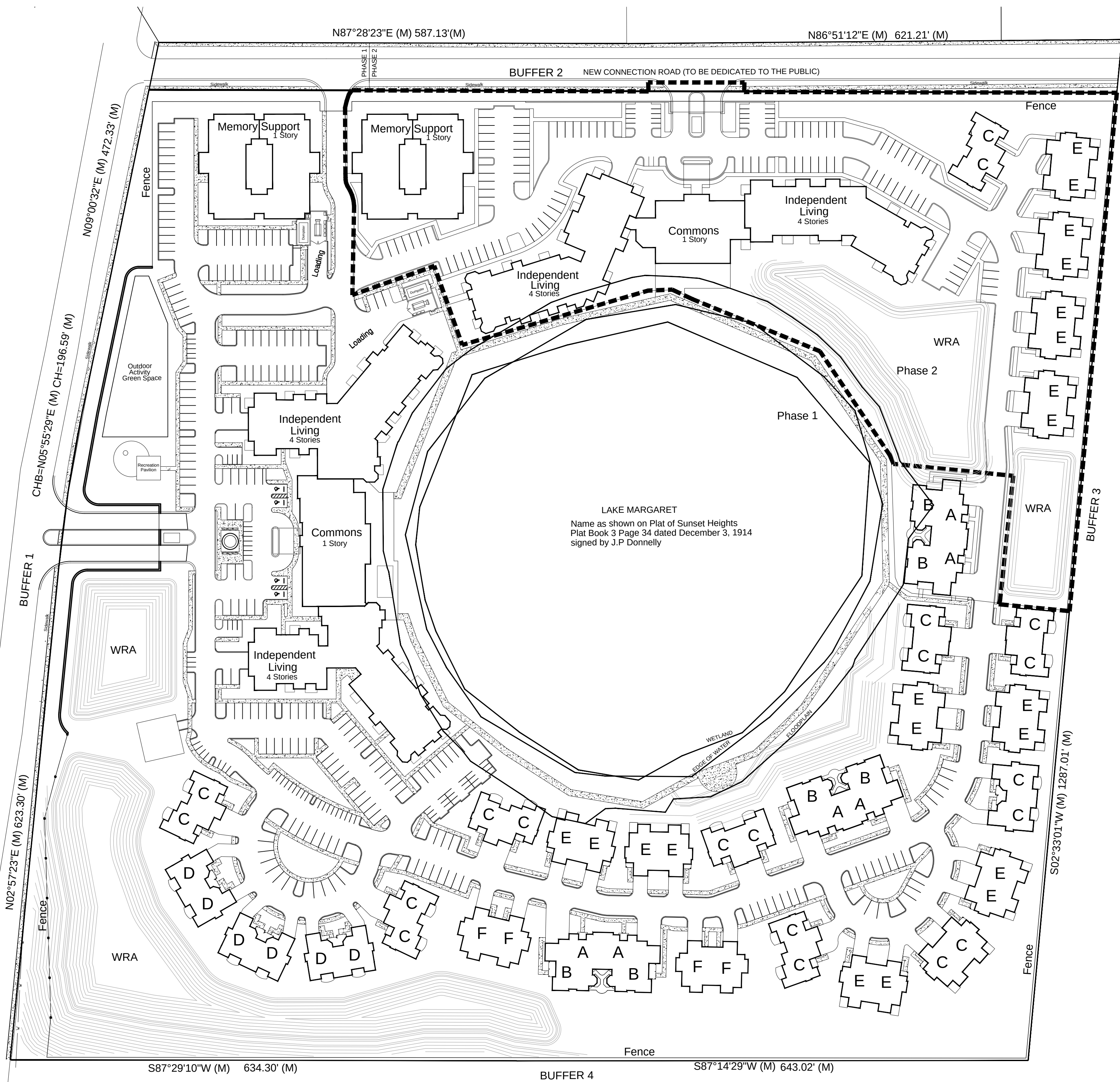
SOILS MAP:
9 - CANDLER SAND, 5 TO 12 PERCENT SLOPES
10 - CANDLER SAND, 12 TO 40 PERCENT SLOPES
45 - TAVARES SAND, 0 TO 5 PERCENT SLOPES
99 - WATER



Location Map
Scale: 1" = 2000'



Soils Map
NTS



Donnelly Street Fence Details (NTS)

UNDERLYING LEGAL DESCRIPTION:

LOT 3, K AND M, SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH, BLOCK 4, NORTH DORA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 15, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH, THE SOUTH 24.75 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

TOGETHER WITH, THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF LOT K OF SUNSET HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS THE SOUTH 24.75 FEET OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, ALSO BEING THE NW CORNER OF LOT M (USGLO PIPE), SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND RUN THENCE NORTH 88°56'47" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20 ALSO BEING THE

NORTH LINE OF SAID LOT M, A DISTANCE OF 621.20 FEET TO THE NE CORNER OF SAID LOT M; THENCE SOUTH 02°32'56" WEST, ALONG THE EAST LINES OF LOT M AND LOT K OF SAID SUNSET HEIGHTS, A DISTANCE OF 1286.94 FEET TO THE SE CORNER OF SAID LOT K; THENCE SOUTH 87°13'48" WEST, ALONG THE SOUTH LINE OF SAID LOT K, A DISTANCE OF 643.04 FEET TO THE SE CORNER OF LOT J OF SAID SUNSET HEIGHTS; THENCE SOUTH 87°29'52" WEST, 634.41 FEET, ALONG THE SOUTH LINE OF SAID LOT J, TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44-B (DONNELLY STREET) AND A 4"x4" CONCRETE MONUMENT (PLS 3351); THENCE ALONG THE EASTERLY RIGHT OF WAY LINE THE FOLLOWING (2) THREE COURSES, NORTH 02°57'22" EAST A DISTANCE OF 623.26 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1860.08 FEET; THENCE ALONG THE ARC OF SAID CURVE 196.63 FEET THROUGH A CENTRAL ANGLE OF 86°02'24" (CHORD OF 196.53 FEET AND CHORD BEARING NORTH 05°59'04" EAST) TO A POINT OF TANGENCY; THENCE NORTH 09°00'46" EAST A DISTANCE OF 472.40 FEET TO A POINT OF INTERSECTION OF SAID EASTERLY ROW WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SANDY RIDGE CROSSING, A SUBDIVISION RECORDED IN PLAT BOOK 33, PAGE 49, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MONUMENTED WITH A 5/8 INCH IRON PIN MARKED (L.B. 8678); THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 87°29'01" EAST 587.01 FEET ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF SANDY RIDGE CROSSING TO THE POINT OF BEGINNING.

CONTAINING 36.97 ACRE, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, AND MATTERS OF RECORD

OWNER
Waterman Communities, Inc.
250 Brookfield Avenue
Mount Dora, FL 32757

DEVELOPER
Greystone Communities
225 East John Carpenter Freeway, Suite 700
Irving, Texas 75062

TOTAL SITE: 36.97 ACRES

NEW RIGHT OF WAY FOR CONNECTION ROAD: 1.75 AC

TOTAL OPEN SPACE (less ROW): 13.81 AC

WETLANDS: 5.55 AC

LAKE: 4.51 AC

FLOODPLAIN: 7.91 AC

DEVELOPABLE AREA (less ROW less undevelopable area): 27.31 AC

THE EXISTING SITE CONTAINS
Abandoned citrus, hardwoods, wetlands, and a lake.

DENSITY
Maximum allowed: 12 du/ac = 346 dwellings
Density Proposed:
Total Site 36.97 AC (less new ROW less undevelopable area):
36.97 - 1.75 = 35.22 - 7.91 = 27.31 AC
232 Proposed Dwelling Units
232 / 27.31 = 8.49 du/ac

TYPE OF PLANNED UNIT DEVELOPMENT
Residential/Adult Living Facilities
Dwelling Size (Living Area):
Apartment (Independent living) - Minimum: 840 sq.ft, Average 1107 sq.ft
Cottage - Minimum: 1350 sq.ft, Average 1671 sq.ft

TOTAL DWELLING UNITS: 232

PHASING USES
Phase 1:
Duplex/Quadplex Cottages - 52 DU
Independent Living - 95 DU
Memory Support - 24 BEDS
Phase 2:
Duplex/Quadplex Cottages - 10 DU
Independent Living - 75 DU
Memory support - 24 BEDS

PHASING TIMING
Phase 2 construction plans will be submitted within 2 years of the completion of the last residential unit in phase 1.

IMPERVIOUS SURFACE AREA ALLOWED: 0.65
35.22 x 0.65 = 22.89
IMPERVIOUS SURFACE AREA PROPOSED: 60%
21.20 AC = 0.60 = 60%
MAXIMUM HEIGHT OF BUILDINGS PROPOSED: 60' per the code.

OPEN SPACE
Required: 25% = 7.68 AC
Proposed: (36.97 (total site) - 1.75 (ROW)) = 35.22 AC
13.81 AC / 35.22 = .39 = 39%

SETBACKS
North - 25', South - 30', East - 10', West - 30'

PROPOSED LANDSCAPE BUFFERS
Buffer 1 - 10' width with 3 canopy and 5 understorey per 100' with a hedge & 50% groundcover with a 5' wall and/or fence.
Buffer 2 - 25' width with 3 canopy and 5 understorey per 100' with a hedge & 5' fence.
Buffer 3 - 30' width with 4 canopy and 5 understorey per 100' and a 5' fence.
Buffer 4 - 30' width with 4 canopy and 5 understorey per 100' and a 5' fence.

OUTDOOR LIGHTING
Will meet dark sky standards and will have enhanced fixtures.

GARAGES
All cottages will have at least a single car garage.

DEVELOPMENT REVIEW
All site development and review procedures shall follow the city's minimum standards and procedures unless otherwise contained in the PUD.

DONNELLY STREET PEDESTRIAN CONNECTION
In order to facilitate pedestrian traffic across Donnelly street due to the proposed development, various options are being evaluated including different possible pedestrian bridge locations, bussing, intersection signalization and striping. Final option to be determined with Phase 1 Construction plans.

UTILITIES
Water/sewer/re-use will be provided by the City of Mount Dora and constructed by the Waterman Village PUD to standards as contained in the Land Development Regulations..

TREE REPLACEMENT
Will follow the requirements of the Land Development Regulations.
20% of buffer canopy trees shall be considered as replacement trees.

CANOPY TREES
All canopy trees will be 3.5" caliper.

TRAFFIC
Traffic impacts will be mitigated as outlined in the Land Development Regulations.

ARTS CONTRIBUTION
Contributions to enhance the Arts within Mount Dora will take the form of one of two options.
Option 1 will include working with the city staff, Arts Committee and City Council to create a "Welcome to Mount Dora" gateway if a pedestrian / cart bridge spanning Donnelly Street connecting the existing Waterman Village on the west side of Donnelly Street with the Waterman Village expansion on the east side of Donnelly Street is constructed. Option 1 will be elected by the developer and approved by the city at any time prior to the beginning of Phase Two of the development. Value shall not exceed \$150,000.

Option 2 will be in the form of a monetary contribution of \$150,000 to the City of Mount Dora to be utilized by the City for the enhancement of the Donnelly Street gateway. The payment would be payable to the City in two increments: one half will be paid prior to the obtaining the first building permit within the PUD and the balance will be paid prior to obtaining the first building permit within Phase Two of the PUD.

ARCHITECTURE
If two story residential units are proposed in the final PUD the standards will follow the conceptual building designs as submitted with this preliminary PUD.

FIRE PREVENTION
All buildings will be in full compliance with the 6th edition of Florida Fire Prevention Code. Fire protection system mains on private property shall meet the requirements and shall be installed per NFPA 24, *Standard for the Installation of Private Fire Service Mains and Their Appurtenances* and/or NFPA 13, *Standard for the Installation of Sprinkler Systems* as adopted in the Florida Fire Prevention Code.

FLOOD
FEMA Base Flood and Flood Zone Determination will occur prior to final site plan.

SIGNAGE
To follow PLI Zoning District regulations.

PLATTING
A replat will be required and will be submitted with Phase 1 construction plans.

CONNECTION ROAD
Shall meet City of Mount Dora Land Development Regulations for roadway design standards.

PARKING
PHASE 1:
LDR REQUIREMENTS:
Cottages (A-F)
Duplex = 2 spaces per dwelling unit
Duplex Dwelling Units = 40
Parking Required = 80 spaces (2 x 40)
Quadplex (Multifamily) = 2 spaces per dwelling plus 1 space per 3 units for visitors
Quadplex Dwelling Units = 12
Parking Required = 28 spaces (2 x 12 = 24 units plus 12/3 = 4 visitors)
Total Parking required for Cottages: 108
Independent Living (Retirement Centers) = 1 space per dwelling unit plus parking for Accessory Structures
Independent Living Dwelling Units = 95
Parking Required = 95 spaces (1 x 95 units)
Commons (Accessory Structures):
Other Eating Establishments = 1 space per four seats plus one for each employee at highest shift
Parking Required = 56 (141 seats plus 20 employees)
Office = 1 space per 300 square feet
Parking required: 6 (1650 Square feet / 300)
Personal Services = 1 / 250 Square Feet
Parking required: 2 (424 Square feet / 250)
Total Parking required for Independent Living = 159
Memory Support (Adult Living Facilities) = 1 space per each 4 beds plus 1 space per employee on largest shift plus 1 per company vehicle
Memory Support = 24 Beds
Parking Required = 20 spaces (24 beds plus 12 employees plus 2 company vehicles)

TOTAL PARKING REQUIRED FOR PHASE 1: 287
Cottages: 108
Independent Living: 159
Memory Support: 20

TOTAL PARKING PROPOSED TO BE PROVIDED FOR PHASE 1: 308
Surface: 209
Garages (at Cottages): 52
Driveways (at Cottages): 47

PHASE 2:
LDR REQUIREMENTS:
Cottages (A-F)
Duplex = 2 spaces per dwelling unit
Duplex Dwelling Units = 10
Parking Required = 20 spaces (2 x 10)
Total Parking required for Cottages: 20
Independent Living (Retirement Centers) = 1 space per dwelling unit plus parking for Accessory Structures
Independent Living Dwelling Units = 75
Parking Required = 75 spaces (1 x 75 units)
Commons (Accessory Structures):
Other Eating Establishments = 1 space per four seats plus one for each employee at highest shift
Parking Required = 44 (113 seats plus 15 employees)
Office = 1 space per 300 square feet
Parking required: 5 (1320 Square feet / 300)
Personal Services = 1 / 250 Square feet
Parking required: 2 (424 Square feet / 250)
Total Parking required for Independent Living = 126
Memory Support (Adult Living Facilities) = 1 space per each 4 beds plus 1 space per employee on largest shift plus 1 per company vehicle
Memory Support = 24 Beds
Parking Required = 20 spaces (24 beds plus 12 employees plus 2 company vehicles)

TOTAL PARKING REQUIRED FOR PHASE 2: 166
Cottages: 20
Independent Living: 126
Memory Support: 20

TOTAL PARKING PROPOSED TO BE PROVIDED FOR PHASE 2: 114
Surface: 98
Garages (at Cottages): 10
Driveways (at Cottages): 6

PARKING SUMMARY:
TOTAL PARKING REQUIRED FOR PROJECT PER LDR: 453
Cottages: 108 (Phase 1) + 20 (Phase 2) = 128
Independent Living: 159 (Phase 1) + 126 (Phase 2) = 285
Memory Support: 20 (Phase 1) + 20 (Phase 2) = 40

TOTAL PARKING PROPOSED TO BE PROVIDED FOR PROJECT: 422
Surface: 209 (Phase 1) + 98 (Phase 2) = 307
Garages (at Cottages): 52 (Phase 1) + 18 (Phase 2) = 70
Driveways (at Cottages): 39 (Phase 1) + 6 (Phase 2) = 45

ADDITIONAL ON SITE MOBILITY PARKING: 96
Golf Cart Parking:
96 Carts - Public Surface

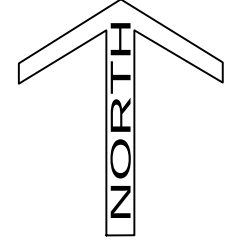
Final Development Plan

Waterman Village

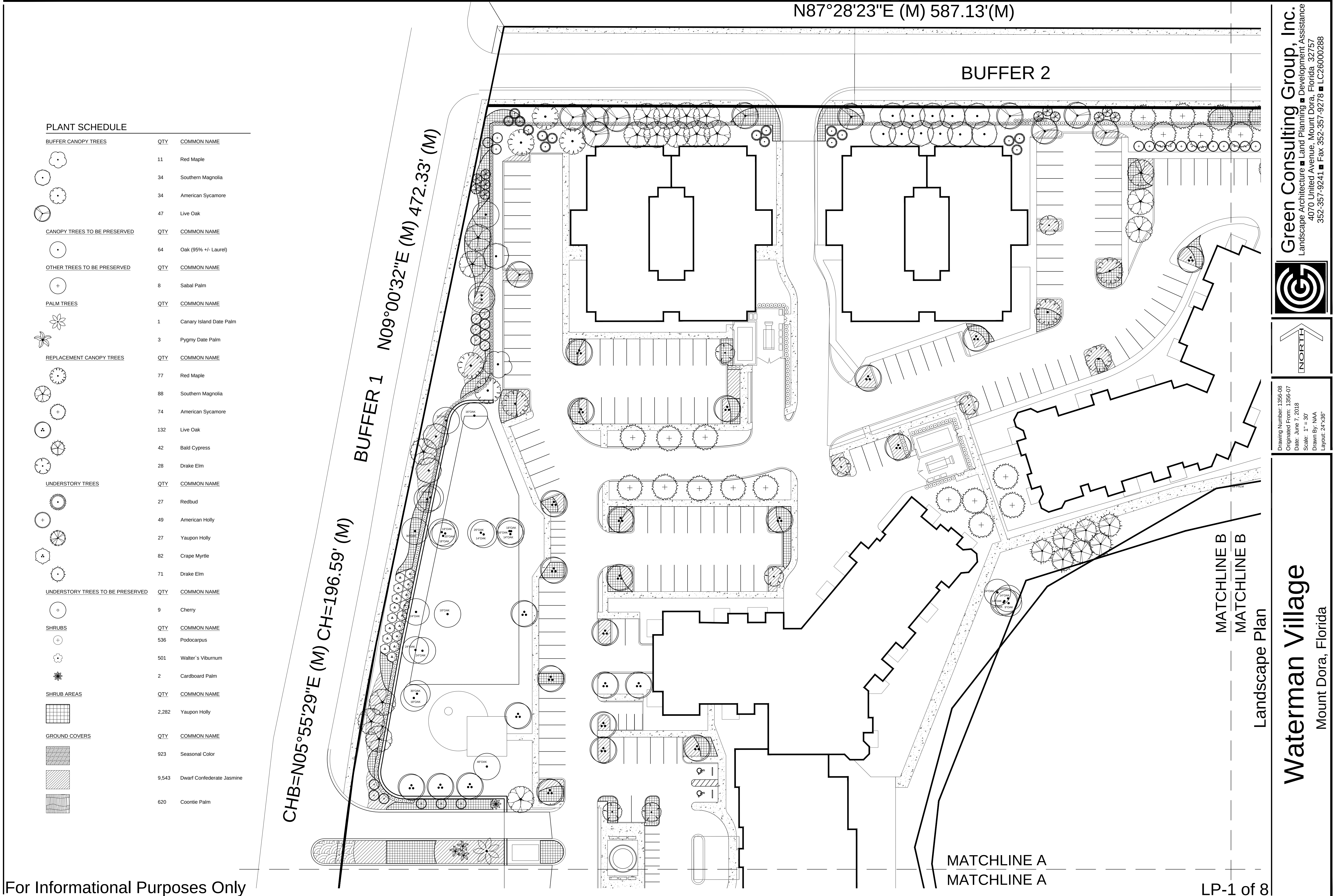
Mount Dora, Florida



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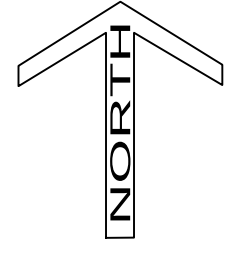


Drawing Number: 1356-08
Originated From: 1356-06
Date: May 31, 2018
Scale: 1" = 80'
Drawn By: JMA
Layout: 24"x36"



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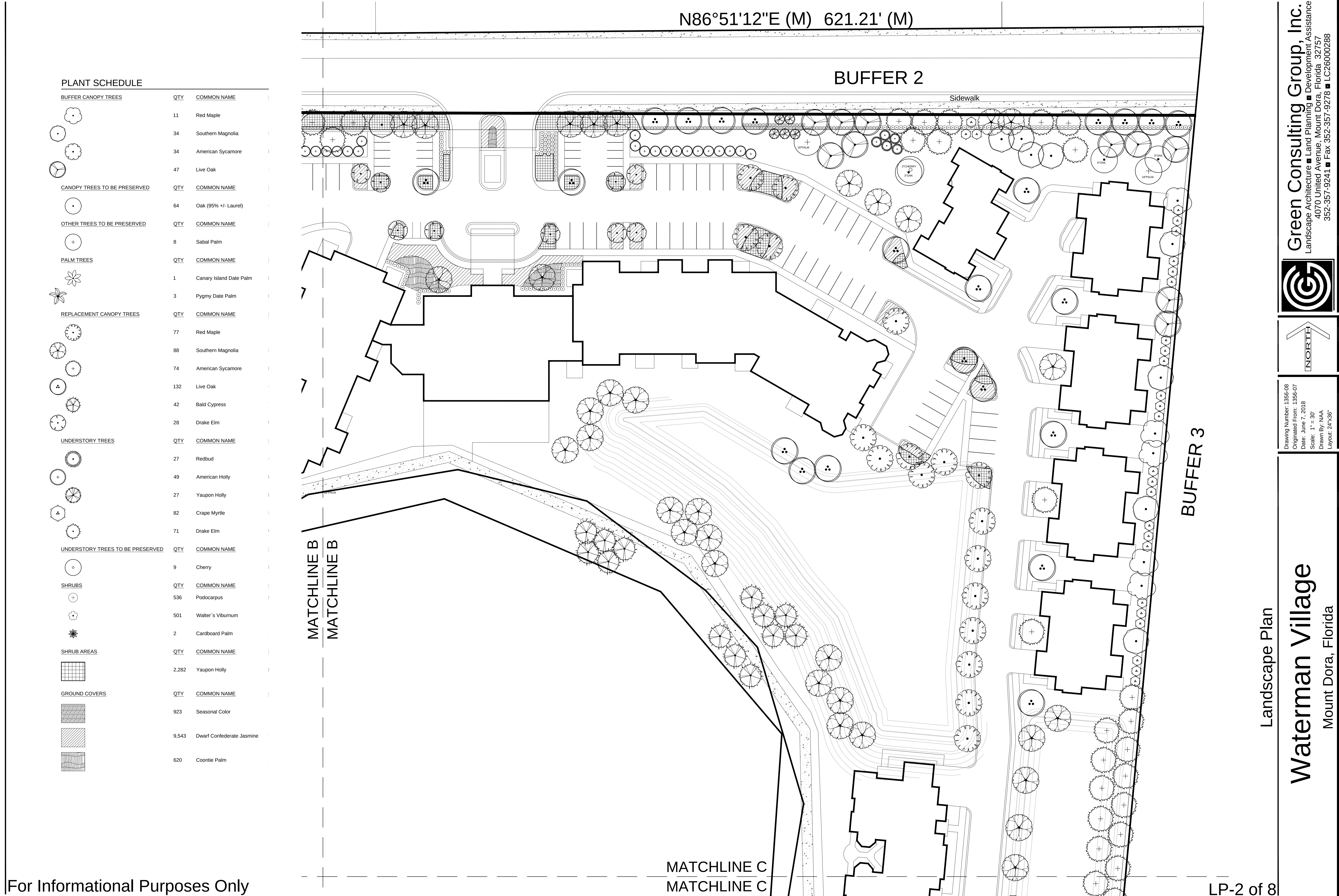




NORTH

Drawing Number: 1355-08
Originated From: 1356-07
Date: June 7, 2018
Scale: 1" = 30'
Drawn By: NAA
Layout: 24"x36"

Waterman Village
Mount Dora, Florida





PLANT SCHEDULE

BUFFER CANOPY TREES								
QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS	
11	Red Maple	Acer rubrum	30 gal	2"Cal	8"	As Shown	Native	
34	Southern Magnolia	Magnolia grandiflora	30 gal	2"Cal	8"	As Shown	Native	
34	American Sycamore	Platanus occidentalis	30 gal	2"Cal	8"	As Shown	Native	
47	Live Oak	Quercus virginiana	30 gal	2"Cal	8"	As Shown	Native	
QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS	
64	Oak (95% +/- Laurel)	Oak spp.	Existing	As labeled	Existing		Native	
QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS	
8	Sabal Palm	Sabal Palmetto	Existing	As labeled	Existing		Native	
QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS	
1	Canary Island Date Palm	Phoenix canariensis	B & B		15' Clear Trunk	As Shown	Non Native	
3	Pygmy Date Palm	Phoenix roebelenii	65 gal		6"	As Shown	Non Native	
QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS	
77	Red Maple	Acer rubrum	65 gal	3.5"Cal	15'+	As Shown	Native	
88	Southern Magnolia	Magnolia grandiflora	65 gal	3.5"Cal	15'+	As Shown	Native	
74	American Sycamore	Platanus occidentalis	65 gal	3.5"Cal	15'+	As Shown	Native	
132	Live Oak	Quercus virginiana	65 gal	3.5"Cal	15'+	As Shown	Native	
42	Bald Cypress	Taxodium distichum	65 gal	3.5"Cal	15'+	As Shown	Native	
28	Drake Elm	Ulmus parvifolia 'Drake'	30 gal	2"Cal	8'+	As Shown	Non Native, in parking lot	
QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS	
27	Redbud	Cercis canadensis	30 gal	1.5"Cal	6"	As Shown	Native	
49	American Holly	Ilex opaca	30 gal	1.5"Cal	6"	As Shown	Native	
27	Yaupon Holly	Ilex vomitoria	30 gal	1.5"Cal	6"	As Shown	Native	
82	Crape Myrtle	Lagerstroemia indica	30 gal	1.5"Cal	6"	As Shown	Non Native	
71	Drake Elm	Ulmus parvifolia 'Drake'	30 gal	1.5"Cal	6"	As Shown	Non Native	
QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS	
9	Cherry	Prunus caroliniana	Existing	As labeled	Existing		Native	
QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	WIDTH	SPACING	REMARKS	
536	Podocarpus	Podocarpus macrophyllus	7 gal	48"	18"	As Shown	Non Native	
501	Walter's Viburnum	Viburnum obovatum	3 gal	24"	30"	As Shown	Native	
2	Cardboard Palm	Zamia furfuracea	5 gal	20"	24"	As Shown	Native	
QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	WIDTH	SPACING	REMARKS	
2,282	Yaupon Holly	Ilex vomitoria	3 gal	12"	12"	36" o.c.	Native	
QTY	COMMON NAME	BOTANICAL NAME	CONT			SPACING	REMARKS	
923	Seasonal Color	Annuals	4"pot			9" o.c.	Non Native	
9,543	Dwarf Confederate Jasmine	Trachelospermum asiaticum	1 gal			18" o.c.	Non Native	
620	Coontie Palm	Zamia floridana	1 gal			24" o.c.	Native	

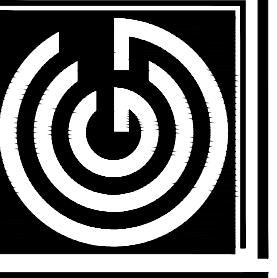
BUFFER NUMBER	TOTAL LENGTH	BUFFER WIDTH REQUIRED	BUFFER WIDTH PROVIDED	REQUIRED CANOPY TREES	EXISTING CANOPY TREES	NEW CANOPY TREES PROPOSED	REQUIRED UNDERSTORY TREES	EXISTING UNDERSTORY TREES	NEW UNDERSTORY TREES PROPOSED
1	1230'	10'	19.54'	3 per 100' = 37	35	2	5 per 100' = 65	1	64
2	1214'	25'	12.53'	3 per 100' = 36	2	34	5 per 100' = 65	0	65
3	1220'	30'	14.97'	4 per 100' = 49	1	48	5 per 100' = 65	0	65
4	1277'	30'	56.13'	4 per 100' = 51	0	51	5 per 100' = 65	5	60

LANDSCAPE NOTES

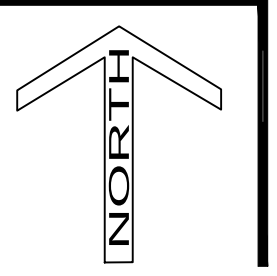
HEDGES TO FORM CONTINUOUS BUFFER UPON PLANTING.
CALIPER IS MEASURED SIX (6) INCHES ABOVE THE GROUND.
ALL PLANTS ARE TO BE FLORIDA #1 OR BETTER.
AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.

Landscape Plan

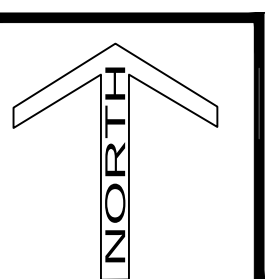
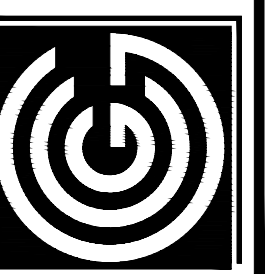
Waterman Village
Mount Dora, Florida



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352-357-9241 ■ Fax 352-357-9278 ■ LC26000288



Drawing Number: 1356-08
Originated From: 1356-07
Date: June 7, 2018
Scale: 1" = 30'
Drawn By: NAA
Layout: 24"x36"



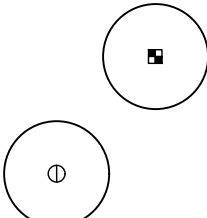
N87°28'23"E (M) 587.13'(M)

PLANT SCHEDULE

APPROVED CANOPY TO BE REMOVED - 6"+

QTY

COMMON NAME



4

Sweet Bay

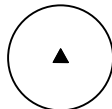
817

Oak

APPROVED UNDERSTORY TO BE REMOVED - 6"+

QTY

COMMON NAME



212

Cherry

See LP 1-4 for replacement tree placement

REPLACEMENT CANOPY TREES

QTY

COMMON NAME



77

Red Maple



88

Southern Magnolia



74

American Sycamore



132

Live Oak



42

Bald Cypress



28

Drake Elm

N09°00'32"E (M) 472.33' (M)

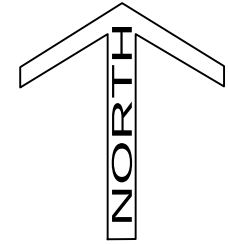
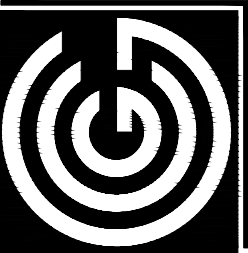
CHB=N05°55'29"E (M) CH=196.59' (M)

MATCHLINE B
MATCHLINE B
Tree Removal and Replacement

MATCHLINE A
MATCHLINE A

For Informational Purposes Only

LP-5 of 8



Drawing Number: 1356-08
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Waterman Village
Mount Dora, Florida

N86°51'12"E (M) 621.21' (M)

Sidewalk

PLANT SCHEDULE

APPROVED CANOPY TO BE REMOVED - 6"+

	4	Sweet Bay
	817	Oak

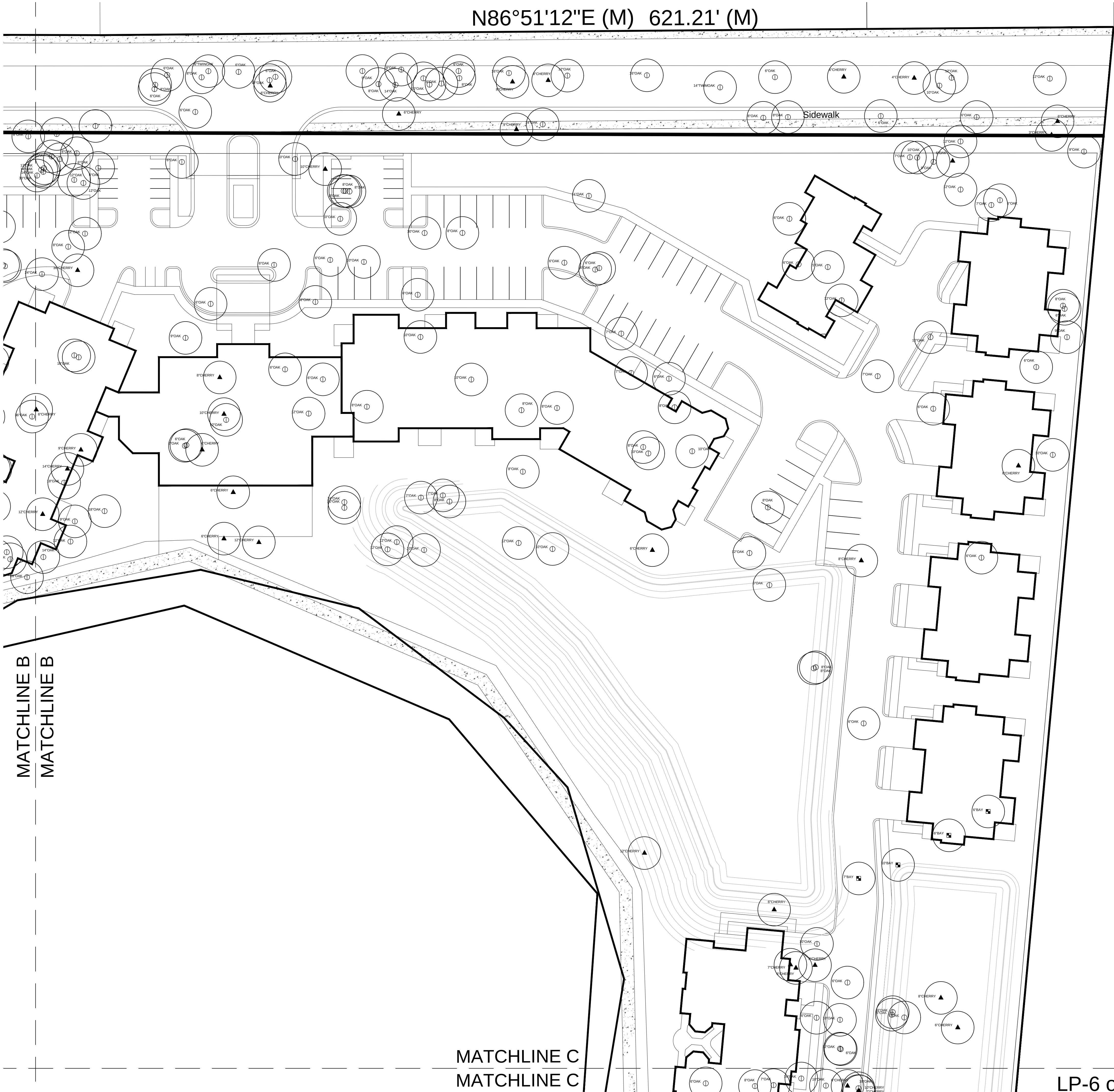
APPROVED UNDERSTORY TO BE REMOVED - 6"+

	212	Cherry
---	-----	--------

See LP 1-4 for replacement tree placement

REPLACEMENT CANOPY TREES

	77	Red Maple
	88	Southern Magnolia
	74	American Sycamore
	132	Live Oak
	42	Bald Cypress
	28	Drake Elm



For Informational Purposes Only

MATCHLINE C
MATCHLINE C

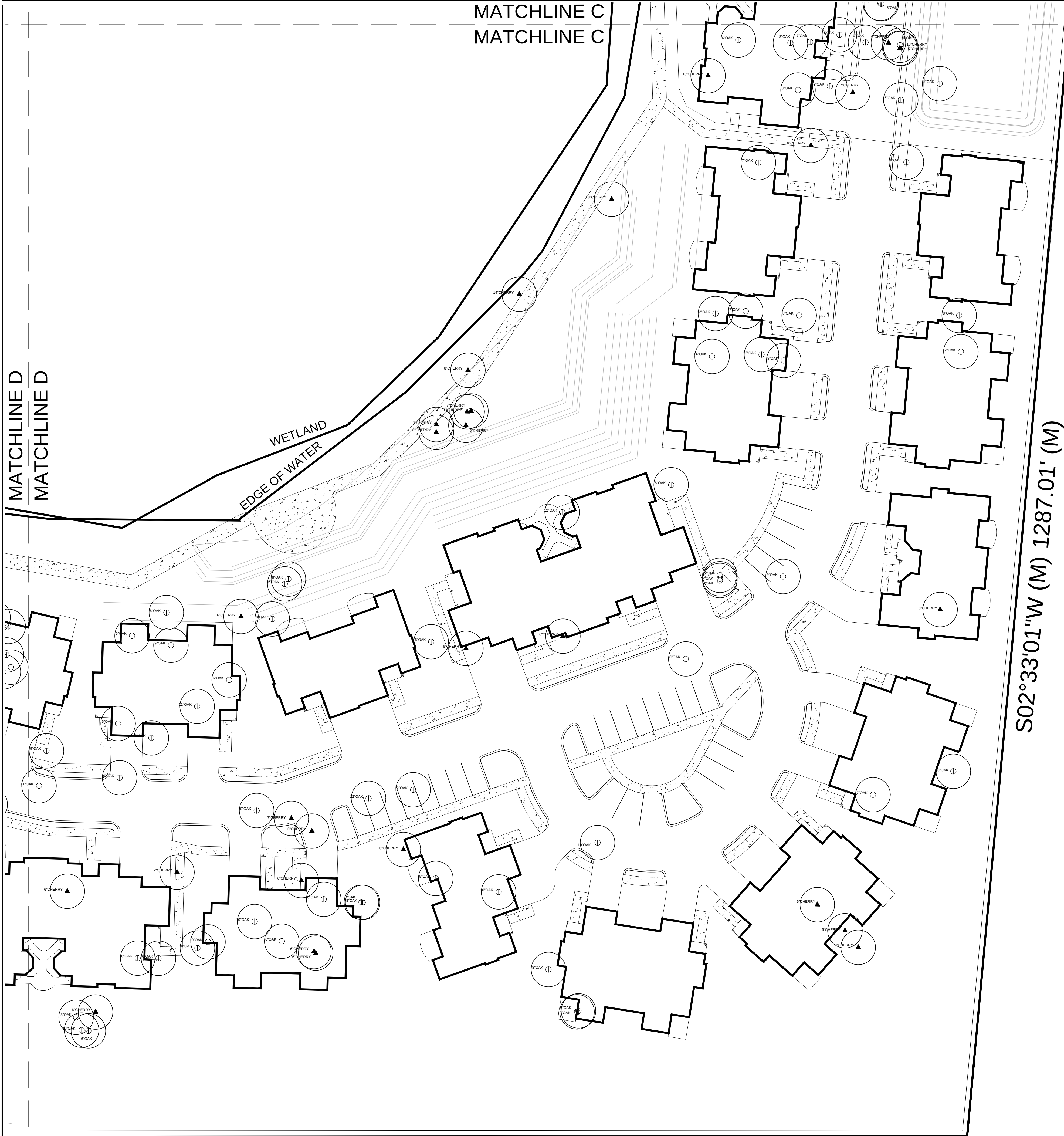
Tree Removal and Replacement

Waterman Village
Mount Dora, Florida

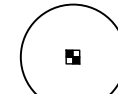


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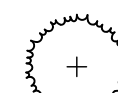


PLANT SCHEDULE

APPROVED CANOPY TO BE REMOVED - 6\"+	QTY	COMMON NAME	BOTANICAL NAME
	4	Sweet Bay	Magnolia virginiana
	817	Oak	Oak spp.

APPROVED UNDERSTORY TO BE REMOVED - 6\"+	QTY	COMMON NAME	BOTANICAL NAME
	212	Cherry	Prunus caroliniana

See LP 1-4 for replacement tree placement

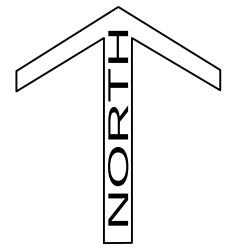
REPLACEMENT CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME
	77	Red Maple	Acer rubrum
	88	Southern Magnolia	Magnolia grandiflora
	74	American Sycamore	Platanus occidentalis
	132	Live Oak	Quercus virginiana
	42	Bald Cypress	Taxodium distichum
	28	Drake Elm	Ulmus parvifolia 'Drake'

Protected Tree	Tree Type	Inches	# of Trees	Protected	Replacement Requirement	Replacement per Tree	Total Replacement
Oak	Canopy	68	1	Yes	1/8"	8	8
Oak	Canopy	60	2	Yes	1/8"	7	14
Oak	Canopy	48	1	Yes	1/8"	6	6
Oak	Canopy	42	2	Yes	1/8"	5	10
Oak	Canopy	36	12	Yes	1/8"	4	48
Oak	Canopy	34	1	Yes	1/8"	4	4
Oak	Canopy	30	14	Yes	1/8"	3	42
Oak	Canopy	28	4	Yes	1/8"	3	12
Oak	Canopy	26	6	Yes	1/8"	3	18
Oak	Canopy	24	25	Yes	1/8"	3	75
Oak	Canopy	22	9	Yes	1/tree	1	9
Oak	Canopy	20	32	Yes	1/tree	1	32
Oak	Canopy	19	1	Yes	1/tree	1	1
Oak	Canopy	18	53	Yes	1/tree	1	53
Oak	Canopy	17	2	Yes	1/tree	1	2
Oak	Canopy	16	32	Yes	1/tree	1	32
Oak	Canopy	15	2	Yes	1/tree	1	2
Oak	Canopy	14	50	Yes	1/tree	1	50
Oak	Canopy	12	78	Yes	1/tree	1	78
Oak	Canopy	11	14	Yes	1/tree	1	14
Oak	Canopy	10	58	Yes	1/tree	1	58
Sweet Bay	Canopy	10	1	Yes	1/tree	1	1
Oak	Canopy	9	40	Yes	1/tree	1	40
Oak	Canopy	8	102	Yes	1/tree	1	102
Oak	Canopy	7	93	Yes	1/tree	1	93
Sweet Bay	Canopy	7	1	Yes	1/tree	1	1
Oak	Canopy	6	183	Yes	1/tree	1	183
Sweet Bay	Canopy	6	2	Yes	1/tree	1	2
Cherry	Understory	30	2	Yes	1/tree	1	2
Cherry	Understory	18	1	Yes	1/tree	1	1
Cherry	Understory	17	1	Yes	1/tree	1	1
Cherry	Understory	16	1	Yes	1/tree	1	1
Cherry	Understory	15	1	Yes	1/tree	1	1
Cherry	Understory	14	9	Yes	1/tree	1	9
Cherry	Understory	13	1	Yes	1/tree	1	1
Cherry	Understory	12	22	Yes	1/tree	1	22
Cherry	Understory	11	1	Yes	1/tree	1	1
Cherry	Understory	10	35	Yes	1/tree	1	35
Cherry	Understory	9	8	Yes	1/tree	1	8
Cherry	Understory	8	47	Yes	1/tree	1	47
Cherry	Understory	7	19	Yes	1/tree	1	19
Cherry	Understory	6	64	Yes	1/tree	1	64
TOTALS			1033				1202

Tree Removal and Replacement

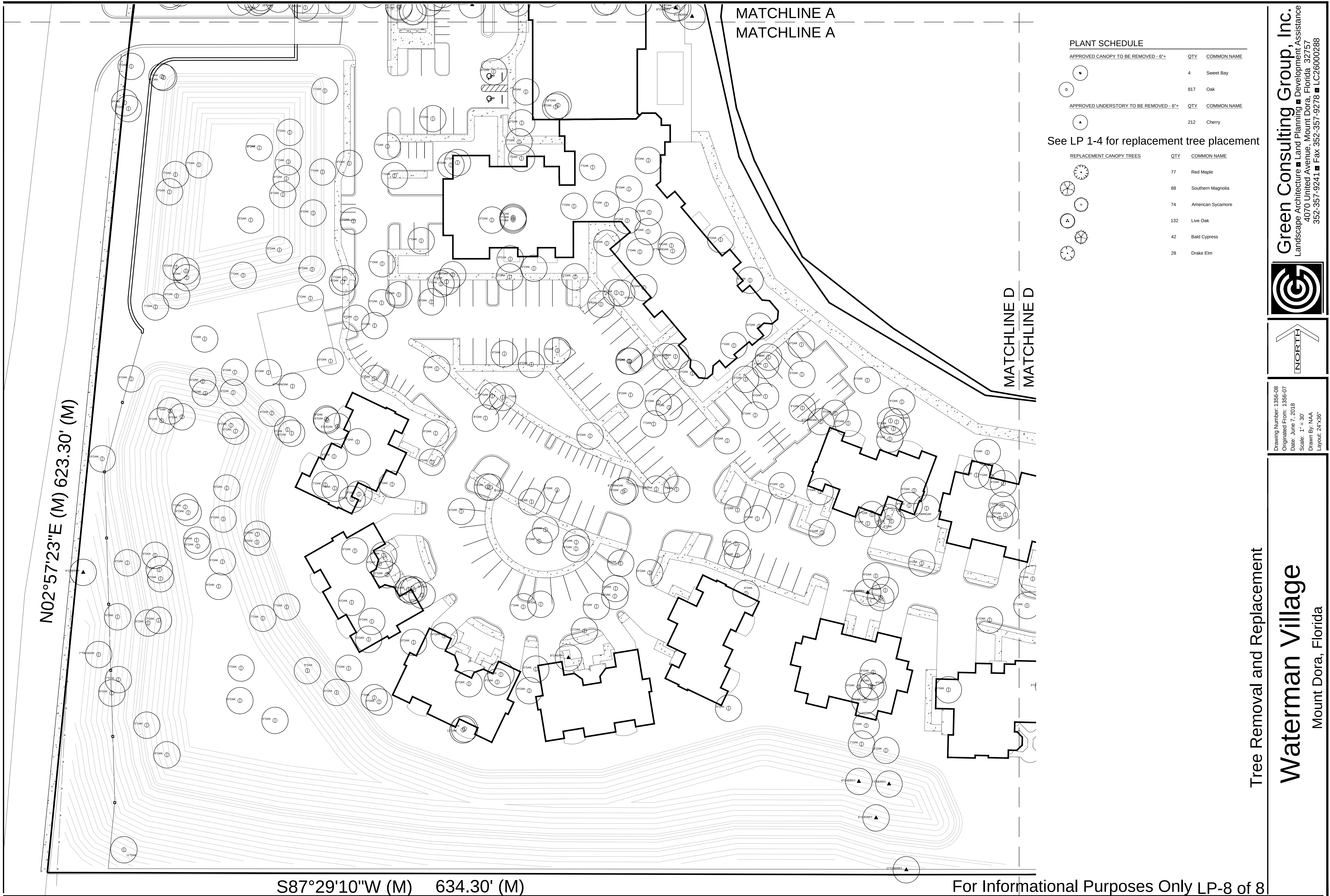
Waterman Village

Mount Dora, Florida



Drawing Number: 1355-08
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Date: June 7, 2018
Scale: 1" = 30'
Drawn By: NAA
Layout: 24"x36"

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PLANT SCHEDULE		
APPROVED CANOPY TO BE REMOVED - 6"+	QTY	COMMON NAME
	4	Sweet Bay
	817	Oak
APPROVED UNDERSTORY TO BE REMOVED - 6"+	QTY	COMMON NAME
	212	Cherry

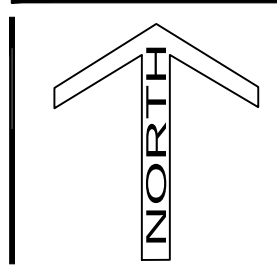
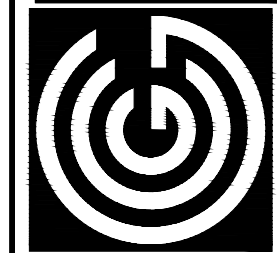
See LP 1-4 for replacement tree placement

REPLACEMENT CANOPY TREES	QTY	COMMON NAME
	77	Red Maple
	88	Southern Magnolia
	74	American Sycamore
	132	Live Oak
	42	Bald Cypress
	28	Drake Elm

Tree Removal and Replacement

Waterman Village

Mount Dora, Florida



Drawing Number: 1356-08
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DRAWN BY
JUK
DATE
29 NOV 2017
PROJECT
170801
SHEET NO.

MATERIAL LEGEND

- A ASPHALT SHINGLES
- CS CULTURED STONE
- E EIFS



EXTERIOR ELEVATION

1/8" = 1'-0" AH 500 2



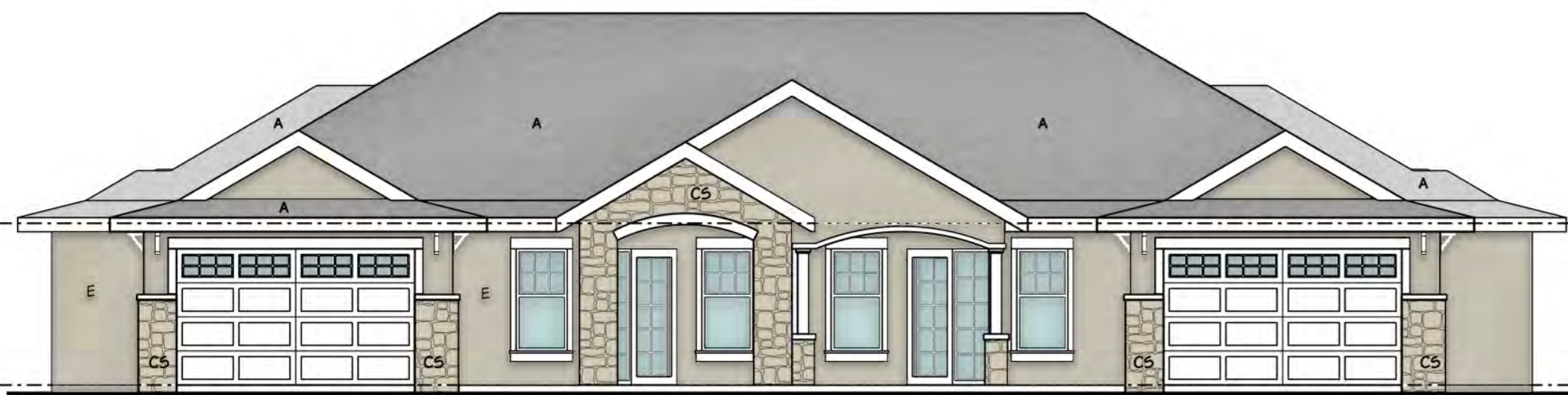
EXTERIOR ELEVATION

1/8" = 1'-0" AH 500 3



EXTERIOR ELEVATION

1/8" = 1'-0" AH 500 2



EXTERIOR ELEVATION

1/8" = 1'-0" AH 500 1



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Mt. Dora, FL





Waterman Village
Mt. Dora, FL





Google Earth
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Mt. Dora, FL





CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191
plandev@cityofmoundora.com

DATE: February 19, 2025
January 15, 2025 (TABLED, 4-0)

TO: Planning and Zoning Commission

FROM: Development Review Committee
Ryan Winkler, AICP, Senior Planner

RE: **Request for 1st PUD Amendment;** Mount Dora Small Bay Mini Warehouse Facilities (Project Name); 4.92 Acres (Site Area); North of East Lincoln Avenue and West of US Highway 441 (General Location); Site Address: 1649 Lincoln Avenue (Location); Robby Joshi, Metro Architecture Partnership (Applicant); Michael J. Vedder, Lincoln1649 LLC (Owner); Farid J. Tawill, PE, Tawill Engineering, Inc (Engineer), Randy Buchanan, Landscape Dynamics (Landscape Architect);
Project No. PUD24-01AD

Recommendation:

Staff recommends approval of the above-referenced request.

Reference/Support:

Sections 3.4.5 of the City's *Land Development Code*
Ordinance No. 2022-14 Final PUD October 18, 2022
Chapter 163, Florida Statutes

Background:

SITE SUMMARY:

Request Type:	PUD Amendment Application
Owner(s):	G3 SKY LLC
Applicant:	Robby Joshi, Metro Architects Partnership
Address:	1649 Lincoln Avenue, Mount Dora
General Location:	Located north side of Lincoln Avenue Street and west of U.S. Highway 441
Alternate Key No.:	1447097
Zoning District:	Planned Unit Development (Ord. 2022-14, Vedder Holsters)
Proposed Zoning District:	Planned Unit Development
Land Use Category:	Industrial
Overlays:	Northeast CRA
Site Area:	4.92 +/- acres
Existing Use:	Single family residence and detached garage
Proposed Use:	Light manufacturing, warehouse, and office.

Surrounding Property Table:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	City	Medium Density	R-2	Residential	Mount Dora Heights Subdivision
South	City	Recreation	GB	Recreation	Lincoln Ave Recreation Center
East	City	Commercial & Industrial	C-3 & WP-1	Light Industrial	Hallmark Nameplate
West	City	High Density	R-3	Residential	City Walk Villas

Planning and Zoning Commission – January 15, 2025 Public Hearing

Staff presented the subject application for PUD Amendment to the Planning and Zoning Commission (PZC) at a regularly schedule public hearing on January 15, 2025. At this meeting, the Commission voted to table the request, with the Applicant present to address Commission’s concerns with elevations.

Staff presented the subject application to the Northeast Community Redevelopment Area (CRA) Advisory Committee at a regularly scheduled meeting on January 14, 2025. The Advisory Committee addressed concerns of traffic congestion along Lincoln Avenue and a desire for employment opportunities for community members within the Northeast CRA.

Background

Vedder Holsters Final Planned Unit Development (PUD) was approved by Ordinance 2022-14 on October 18, 2022. The Vedder Holsters Final PUD proposed a two (2) phase development of a 15,000-sf Office and 30,000-sf of Manufacturing/Warehouse. The subject property is located on the north side of East Lincoln Avenue and west of US Highway 441 (see attached Vicinity Map). The project has a total site area of approximately 4.92 acres.

Pursuant to LDC Section 3.5.6.(f.), actual construction must begin within the planned unit development within 12 months of approval of the final master plan. If actual construction has not begun, the final master plan approval and any vesting which may be claimed thereby shall be void. The Vedder Holsters Final PUD expired on October 18, 2023; a request for extension was not submitted to the Office of Planning and Zoning by the Applicant or Property Owner.

Analysis

The Applicant proposes to amend the existing PUD zoning district to repeal PUD Ordinance #2022-14 and replace the existing entitlements with a new PUD Master Plan. The proposed development includes three (3) mini-warehouse buildings totaling 50,680-sf (Building No. 1 – 11,880-sf, Building No. 2 – 19,400-sf, Building No. 3 – 19,400-sf). Building No. 1 is proposed to front along East Lincoln Avenue. The project is proposed to be developed in a single phase.

The subject property is designated with an Industrial future land use (FLU) category, in accordance

with the 2045 Comprehensive Plan. This category is intended for light manufacturing, warehousing, and storage associated with a business or industrial use, wholesaling, distribution, office, and other related activities. Industrial parks with good internal parks with good internal circulation and attractive appearance from adjacent roads are encourage within this land use category. The proposed use is consistent with the designated FLU category

The maximum impervious surface ratio is 65% and the floor area ratio is 0.7. The PUD Final Master Plan indicates the proposed ISR is 64% and FAR to be 0.25. The maximum building height is thirty-five (35%) percent, the Applicant proposes building height to be 26'-8". Elevations of the proposed buildings are included with the PUD Final Master Plan.

The Land Development Code defines "Planned Unit Development" as "an area of land devoted by its owner to development as a single entity for a number of dwelling units and/or other uses in accordance with a plan which does not necessarily comply with the provisions of other zoning districts with respect to lot size, lot coverage, setbacks, off-street parking, bulk or type of dwelling, density and other restrictions." The Applicant does not propose deviations from the underlying land use category, however does request a deviation to LDC Section 3.5.6(f) expiration time frame to extend the standard one (1) year time frame to four (4) years.

Commercial Standards and Architectural Design

The Final Master PUD Plan indicates the proposed development will be consistent with LDC Section 6.13 Commercial Architectural and Site Design Requirements. The Applicant provided a set of elevations for the proposed development. The proposed elevations are consistent with the Architectural Design Standards. The Final Master PUD Plan demonstrates consistency with the Commercial Site Design Standards.

Access

The property is currently accessed off East Lincoln Avenue. The Applicant proposes improve the existing apron and add a second access off East Lincoln to serve the development.

Traffic

The Applicant provided a Trip Generation Memorandum with the PUD Amendment application. According to the memo, the proposed development is anticipated to generate 78 daily AM and PM new trips.

According to the City of Mount Dora Traffic Impact Study Guidelines, a project that generates twenty-six (26) or more weekday AM peak hour, weekday PM peak hour or weekend net new peak hour trips will require the preparation of a TIS. A TIS will be required at the time of Site Plan Review.

Landscaping and Buffers

According to a tree survey and removal plan provided by the Applicant, there are 55 approved trees on site, and the applicant proposes to remove 27. The Applicant proposes to protect 28 trees on site; these trees are located along the rear and western property lines, abutting existing residential uses.

The Applicant will be required to replant 42 replacement trees on site.

The Final Master PUD Plan includes a Landscaping Plan that indicates the proposed tree removal plan. The Applicant does not request a contribution to the City's Tree Bank, as all trees proposed for removal will be replaced on-site.

• TOTAL EXISTING NUMBER OF TREES SIZED 6" – 23.99": 46
• TOTAL EXISTING NUMBER OF TREES SIZED 6" – 23.99" REMOVED: 24
• TOTAL EXISTING NUMBER OF TREES SIZED 24" OR GREATER: 9
• TOTAL EXISTING NUMBER OF TREES SIZED 24" OR GREATER REMOVED: 3
• TOTAL NUMBER OF TREES REPLACED AT RATIO 1:1 FOR TREES REMOVED 6"–23.99": 24
• TOTAL NUMBER OF TREES PLACED AT RATIO 1:6 (FOR TREES REMOVED 24" OR GREATER): 18 REQ. 29 PROVIDED
• TOTAL NUMBER OF TREES REPLACED: 42(18 + 24)REQ. – (62 NEW CANOPY TREES PROVIDED)
• TOTAL NUMBER OF TREE DEFICIENT (NOT BEING REPLACED) FOR TREE BANK:
CONTRIBUTION AND INCLUDES TOTAL DOLLAR AMOUNT OF CONTRIBUTION FUNDS: \$ 0.00

The Final PUD Master Plan includes a landscaping plan for the master development. Landscaping buffers are installed along each property line along right-of-way and adjacent properties including existing residential. The proposed landscaping is consistent with the LDC Section 6.6.

LANDSCAPE BUFFER														
LANDSCAPE BUFFER REQUIREMENT			WIDTH		CANOPY TREES				UNDER-STORY TREES				SHRUBS	
			REQUIRED	PROVIDED	REQUIRED	REQUIRED	EXISTING	PROVIDED	REQUIRED	REQUIRED	REQUIRED	EXISTING	PROVIDED	REQUIRED
BOUNDARY BUFFER	BOUNDARY TYPE	LINEAR FEET			3 PER 100 LINEAR FEET	4 PER 100 LINEAR FEET		3.5" CALIPER MINIMUM	5 PER 100 LINEAR FEET	5 PER 100 LINEAR FEET	6 PER 100 LINEAR FEET		1.5" CALIPER MINIMUM	HEDGE PLANTED 36" ON CENTER
1	b	335.34'	15'	25'	11			11		17			17	CONTINUOUS HEDGE
2	a	411.40'	10'	20'	13			13	21				21	CONTINUOUS HEDGE
3	B	229.51'	30'	30'		10	1	9	12			0	12	CONTINUOUS HEDGE
4	C	334.05'	40'	40'		14	15	0			21	0	21	5' WALL & CONTINUOUS HEDGE
5	B	271.56'	30'	30'		11	12	0			17	0	17	CONTINUOUS HEDGE
6	B	369.36'	30'	30'		15	0	15	19				19	CONTINUOUS HEDGE
TOTAL:					24	50	28	48	52	17	38	0	107	

Wastewater and Water Utilities

This development will be connected to the Wastewater Treatment Plant #2 (WWTP2). At the writing of this report, the City of Mount Dora does not have capacity at the WWTP2 to serve new and unpermitted projects.

LDC Section 6.4.2 (1) states "all development is required to be on central sewer except as stipulated in subsection 6.4.3." LDC Section 6.4.3 (1) states that septic tanks are not permitted when central sewer is available on the following basis:

Single-family residential	Within 200 feet
Minor subdivisions	Within 500 feet
Minor site plans	Within 1,000 feet
Site plans less than 10,000 sq. ft.	Within 1,000 feet

Pursuant to LDC Section 6.4.3, septic tanks are not permitted when central sewer is available within 1,000 feet for project site plans less than 10,000-sf. The proposed development is required to connect to the City's central potable water and sewer system.

Pursuant to LDC Section 6.10.2 (1), no final development order shall be issued by the city after the adoption of these regulations and no previously approved development may cause a change in use upon a parcel of property unless there is sufficient available capacity of concurrency public facilities to meet the standards for levels of service. As to potable water, sanitary sewer, solid waste, and drainage concurrency public facilities, the necessary concurrency public facilities must be:

1. Available and in place at the time the development is authorized in accordance with the Mount Dora Comprehensive Plan; or
2. The development order or permit is issued subject to the condition that the necessary concurrency public facilities will be in place when the impacts of the development occur; or
3. The necessary public facilities are under construction at the time the development is authorized; or
4. The necessary concurrency public facilities are guaranteed in an enforceable development agreement which requires that the necessary facilities will be in place when the impacts of the development occur.

Staff provided the Applicant the options to move forward with the application; the applicant opted to request an extension to the PUD expiration date from the standard one (1) year from the date of PUD approval to four (4) years from the date of PUD approval for the City to make capacity available.

Staff provided alternatives to extending the PUD four (4) years, pursuant to LDC Section 6.10.5 (5), if the capacity of available public facilities is less than the capacity required to maintain the level of service standard for the impact of the development, the concurrency test is not passed and the applicant shall select one of the following items:

- a. Amend the application to reduce the need for public facilities to the capacity that is available; or
- b. Arrange to provide for public facilities that are not otherwise available; or
- c. Reapply for a certificate of capacity not less than six (6) months following the denial of an application for a certificate of capacity; or
- d. Appeal the denial of the application for a certificate of capacity, pursuant to the provisions of subsection 6.10.10.

PUD Ordinance:

The PUD Ordinance addresses the following details regarding development regulations for future development orders on the subject property.

- 1) PUD expiration date within four (4) years from adoption date of the PUD Amendment Ordinance.
- 2) A Development Order shall be issued for the subject development through Site Plan approval when sewer capacity is available.
- 3) Traffic Impact Study required with submittal of Site Plan application.

Development Process:

- | | |
|----------------------------------|--|
| Step 1. Final PUD: | DRC » PZC » City Council 1st Reading » City Council Adoption |
| Step 2. Site Plan: | DRC » PZC |
| Step 3. Site Development Permit: | Site Permit » Site Work » Final Site Inspections |
| Step 4. Building Permits: | Building Permit » Construction » Inspections » CO |

Pursuant to LDC Section 3.4.5 (5.), the review procedures outlined within the PUD Zoning District shall be followed for first a preliminary master plan and then a final master plan, which shall be adopted by ordinance. The two steps are designed to allow the applicant to gain review and approval of general concepts prior to the preparation of detailed plans. Site Plans are required for each separate section of the PUD. However, if the applicant so chooses and is permitted by the development review coordinator, steps may be bypassed or combined in an attempt to reduce the time involved at the applicant's own risk. The applicant submitted a Site Plan Review application concurrently with the PUD Amendment application.

Pursuant to LDC Section 3.4.7, the planning and zoning commission and city council may deny the planned unit development application or return the PUD to the applicant for revisions. Planned unit developments are not guaranteed or a given by right. Consideration of a PUD is at the sole discretion of the city and may be rejected or denied for any reason including variations to existing development standards such as, but not limited to, building height, floor-area ratio, landscaping requirements, etc.

Staff Recommendation

Staff finds the application request consistent with the Land Development Code.

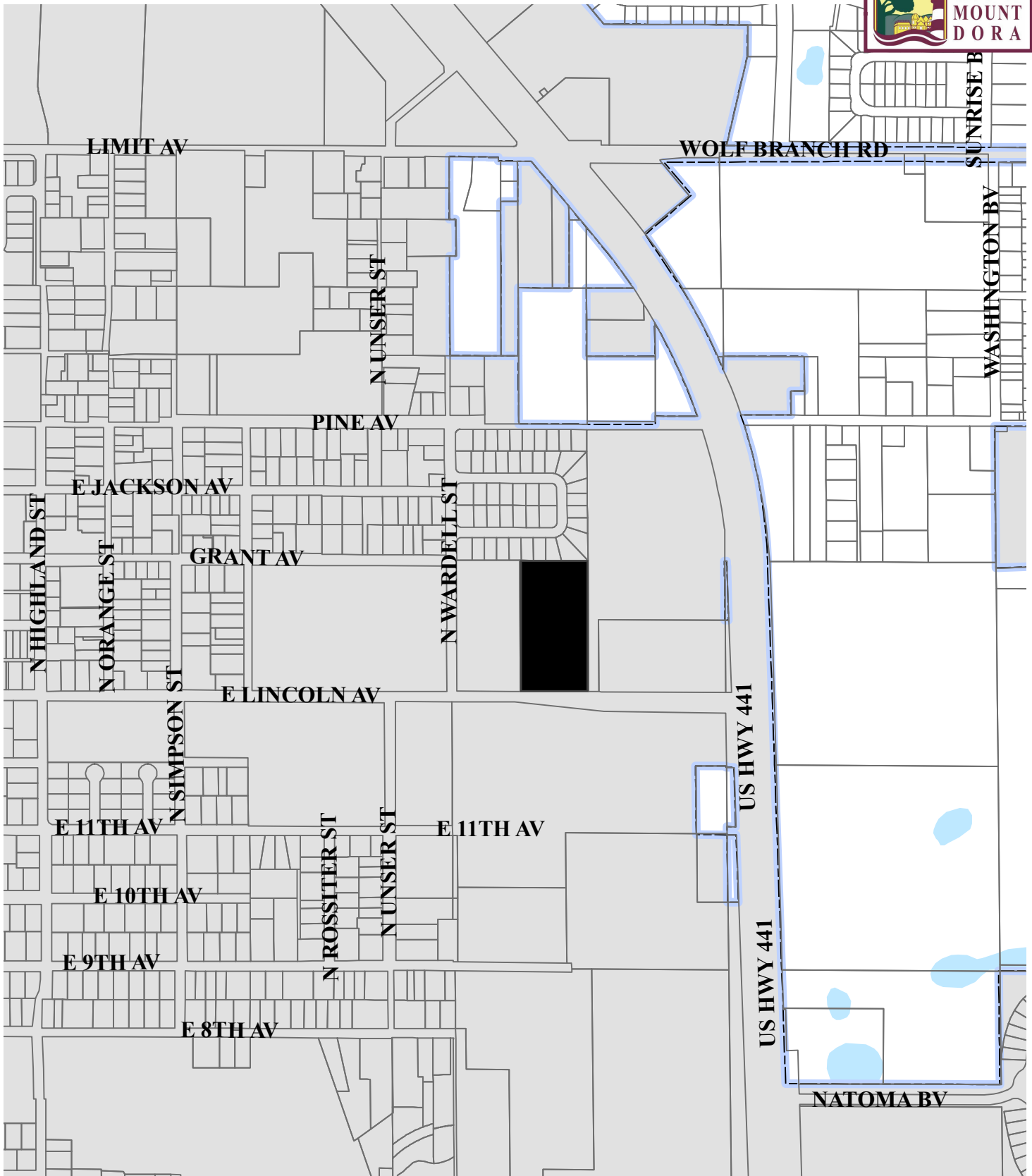
Attachments:

Vicinity Map
Application
DRC Comments (dated October 14, 2024)
Trip Generation Memo (dated February 29, 2024)
PUD Master Plan – Site
PUD Master Plan – Elevations
PUD Master Plan – Landscaping Plan
PUD Master Plan – Tree Removal Plan

VICINITY MAP

Legend

-  City Limits
-  Subject Property



DEVELOPMENT REVIEW COMMITTEE COMMENTS

DATE: October 14, 2024
FROM: Vince Sandersfeld, City Manager
CONTACT: 352-735-7112 Ext.1712 or MicheleJ@MountDora.gov
THROUGH: Michele Janiszewski, AICP, Senior Planner
PROJECT NAME: Lincoln PUD Amendment
REVIEW TYPE: PUD Amendment – Fourth Review

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

Review Comments

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

Planning and Zoning

Comments provided by Michele Janiszewski, janiszewskim@mountdora.gov

1. LDC Section 6.4.2 (1), states “all development is required to be on central sewer except as stipulated in subsection 6.4.3.”
2. LDC Section 6.4.3 (1), states that septic tanks are not permitted when central sewer is available on the following basis:

Septic tanks are not permitted when central sewer is available on the following basis:

Single-family residential	Within 200 feet
Minor subdivisions	Within 500 feet
Minor site plans	Within 1,000 feet
Site plans less than 10,000 sq. ft.	Within 1,000 feet

The project is located within 1,000 feet of central sewer which means central sewer is considered available for the property. As such, septic tanks and any other form of wastewater treatment mechanisms would be prohibited on the property with the exception of central water.

Should the application proceed with the proposed wastewater device, Staff will not be able to support the application.

3. Pursuant to LDC Section 6.10.4 (b), capacity reservation is an option for rezoning applications. If seeking to reserve capacity at this point in time, please complete the enclosed Concurrency application with application fees and request the reservation of capacity. Please be advised, the drainage fixture unit (DFU) worksheet will need to be completed to determine the capacity reservation fees. If not reserving capacity at this time, please complete the enclosed non-concurrency affidavit.
4. Pursuant to LDC Section 6.10.5 (5), if the capacity of available public facilities is less than the capacity required to maintain the level of service standard for the impact of the development, the concurrency test is not passed and the applicant shall select one of the following options:
 - a. Amend the application to reduce the need for public facilities to the capacity that is available; or
 - b. Arrange to provide for public facilities that are not otherwise available; or
 - c. Reapply for a certificate of capacity not less than six months following the denial of an application for a certificate of capacity; or
 - d. Appeal the denial of the application for a certificate of capacity, pursuant to the provisions of subsection 6.10.10.
5. Sec. 44-344, Mount Dora Code of Ordinances, states that no septic tank shall be constructed within 200 feet of the sewer line.
6. Planning Staff recommends the following language to include in the PUD Ordinance Amendment the following language: PUD Expiration: Extend the PUD Expiration date from the standard one (1) year from date of approval to four (4) year PUD Expiration from date of approval.
7. Based on the Trip Generation Memorandum, prepared by Traffic Planning and Design, Inc. and dated February 29, 2024, the development is anticipated to generate 78 daily, 5 A.M. and 8 P.M. new trips. As such, a Tier 2 Traffic Study will be required with the Site Plan Application.
8. Elevations of the proposed buildings will be reviewed for the criteria established in LDC Section 6.13 with the Site Plan application.
9. Please be advised, the northern portion of the property is not within a floodzone nor an identified wetland system, but if wetlands are identified during site development, the site plan may need to be modified to provide the appropriate wetland buffers.

City Water and Sewer Utilities

Comments provided by Josh Kramm, krammj@mountdora.gov

1. As of printing of this report, the city of Mount Dora does not have wastewater treatment capacity at WWTP#2 to serve new developments. The city is reviewing options to increase wastewater treatment capacity and other facility improvements.
2. Plans do not show the septic tank design, layout of the tank, layout of the drain field and relation to other utilities including but not limited to water, storm water, and sanitary.
3. Include unobstructed dimensions of the leach field.
4. There is a note about a dry line but the details of this line are not shown.
5. Provide sanitary calculations.
6. Provide potable water calculations, main connections, and system review of impacts, conflicts, and demand.
7. Show right-of-ways and easements with measurements to proposed sanitary, septic, storm, potable water, leach fields, unobstructed areas around leach field, etc.
8. On the sheet labelled A-511 there is a note in the top left corner regarding a reported sanitary line that runs through the property. This reported line is not recorded and is a private connection between neighboring properties on either side and as such would not be located by utilities. The developer should be required to estimate the location of this connection and verify its alignment. The developer would then be required to make provisions to address the relocation of the private sanitary line.

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Informational Comments

The Offices or Departments of the City involved with the review process have provided informational comments to inform the applicant of Code requirements and/or processes that will be required as the project moves forward in the development process. The informational comments are listed below.

Planning and Zoning

Comments provided by Michele Janiszewski, janiszewskim@cityofmounddora.com

1. Once approved, the property will need to apply site plan approval and a site development permit prior to commencing construction activities.
2. Pursuant to LDC Section 3.4.5 (7), Planned Unit Developments:
Special Provisions: The planning and zoning commission and city council may deny the planned unit development application or return the PUD to the applicant for revisions. Planned unit developments are not guaranteed or a given by right. Consideration of a PUD is at the sole discretion of the city and may be rejected or denied for any reason including variations to existing development standards such as, but not limited to, building height, floor-area ratio, landscaping requirements, etc.
3. This application is for PUD Amendment, which proposes to amend the PUD Ordinance #2022-14 for Vedder Holsters PUD to a new mini-warehouse use for flex-space storage. This amendment requires a revised Master PUD Plan to show the proposed uses and site design, establishing building design and site standards. The PUD Amendment and Master Plan shall be presented to the Planning and Zoning Commission (PZC) for recommendation and to the City Council for two readings at public hearing for final approval. Please be advised PUD Approval does not constitute a reservation of capacity.
4. When the PUD Amendment is approved, a site plan application shall be submitted to the Office of Planning and Zoning for site plan review. The Site Plan application shall be presented to the Planning and Zoning Commission for approval. Please be advised PUDs expire after one (1) year from PZC approval. Capacity is reserved at the time of final development order /site plan approval.
5. When the Site Plan is approved, a site development permit shall be obtained within the one (1) year of site plan approval. Construction shall conclude within two (2) years of obtaining site development permit.

Electric Utility

Comments provided by Steve Langley, langleys@mountdora.gov

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

Building Services – Flood Review

Comments provided by Ryan Morgan, morganr@mountdora.gov

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

Lake County Public Works

Comments Provided by Seth Lynch, slynch@lakecountyfl.gov

No Comments.

AGENT LETTER

TO: City of Mount Dora Planning & Development Department

This will serve as written authorization for Robby Joshi to act as agent for the purpose of submitting and processing of a PUD Amendment for the 4.91ac property located at 1649 Lincoln Avenue, Mount Dora, FL 32757.

Signed:



Mike Vedder

3-1-24

Date

NOTARY PUBLIC

STATE OF FLORIDA

Date: March 1st, 2024

Before me, the undersigned authority, personally appeared Michael Vedder, who acknowledges that he is appointing Robby Joshi to act as his agent for the purpose of submitting for a PUD Amendment application for the above referenced property. Michael

Vedder is known to me ✓ or produced identification (type) _____ on this 1st day of March, 2024.

Signed:



Notary Public – State of Florida



Rachel E Minihan
Comm.: HH 454225
Expires: Oct. 15, 2027
Notary Public - State of Florida^a



**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@cityofmountdora.com**

**PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT
APPLICATION**

Date: March 5, 2024 Project Name: Mount Dora Small Bay Warehouses

Amendment: (1st, 2nd, 3rd, 1st)

1. Applicant's Name: Robby Joshi
Company's Name: Metro Architecture Partnership
Address: 5401 South Kirkman Road
City, State & Zip: Orlando, FL 32819
Phone: (407) 354-4477 E-mail: Robby@Archenics.com

2. Property Owner's Name(s): Lincoln 1649 LLC
Company's Name: Lincoln 1649, LLC
Address: 24019 Green Gardens Court
City, State & Zip: Mount Dora, FL 32757
Phone: N/A E-mail: N/A

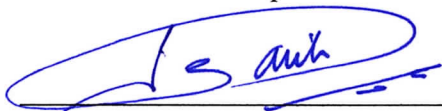
3. Engineer's Name: Farid J. Tawill, PE
Company's Name: Tawill Engineering, Inc.
Address: 6312 Buford Street #702
City, State & Zip: Orlando, FL 32835
Phone: (407) 399-1161 E-mail: tawillinc@aol.com

4. Landscape Architect: Randy Buchanan
Company's Name: Landscape Dynamics
Address: PO Box 2852
City, State & Zip: Winter Park, FL 32790
Phone: (407) 579-1811 E-mail: randeyebuchanan@gmail.com

5. The property generally located and list adjacent streets: Lincoln Avenue
-
6. Size of property in Acres: 4.92 AC Square Feet: 214,492.59 SF
7. Zoning District: PUD Future Land Use Category: Light Industrial / Warehouse
8. Provide description of the proposed use: Light manufacturing, warehouse and office
-
9. State the reason for this request (attach written summary if additional space is needed):
Previous PUD approval extended expired with a PUD Plan amendment.
-
10. Has an application been filed within the last 12 months (describe, if yes)? No
-
11. Provide justification (include data, analysis, etc): Coordination with consultants introduced
the potential benefits of modifying the previous approved PUD with appropriate
amendments.

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

03/05/2024.

Date



TO: Planning Department
City of Mt. Dora, FL

FROM: Mina Atassi, E.I.
Turgut Dervish, P.E.

DATE: February 29, 2024

RE: **Trip Generation Memorandum**
G3 Mini-Warehouse Development Mt. Dora
TPD No. 5908

This trip generation memorandum is provided in support of a G3 Warehouse development in the City of Mount Dora, Florida. The site is located on Lincoln Avenue approximately 1,000 feet west of US 441. **Figure 1** depicts the site location. The proposed development will consist of 54,000 square feet of mini-warehousing space which includes 4,058 square-feet of small office spaces for warehouse operation. The estimated completion year of the project is 2025. Access to the site will be provided via two full access driveways on Lincoln Avenue. **Figure 2** provides a preliminary conceptual plan.

Trip Generation

The trip generation of the proposed development was calculated with the use of data from the *11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual*. The results of the trip generation calculations are summarized in **Table 1** and ITE trip generation sheets are included in **Attachment A**. As shown in the table, the project is expected to generate 78 daily trips of which 5 will occur in the A.M. peak hour and 8 will occur in the P.M. peak hour.

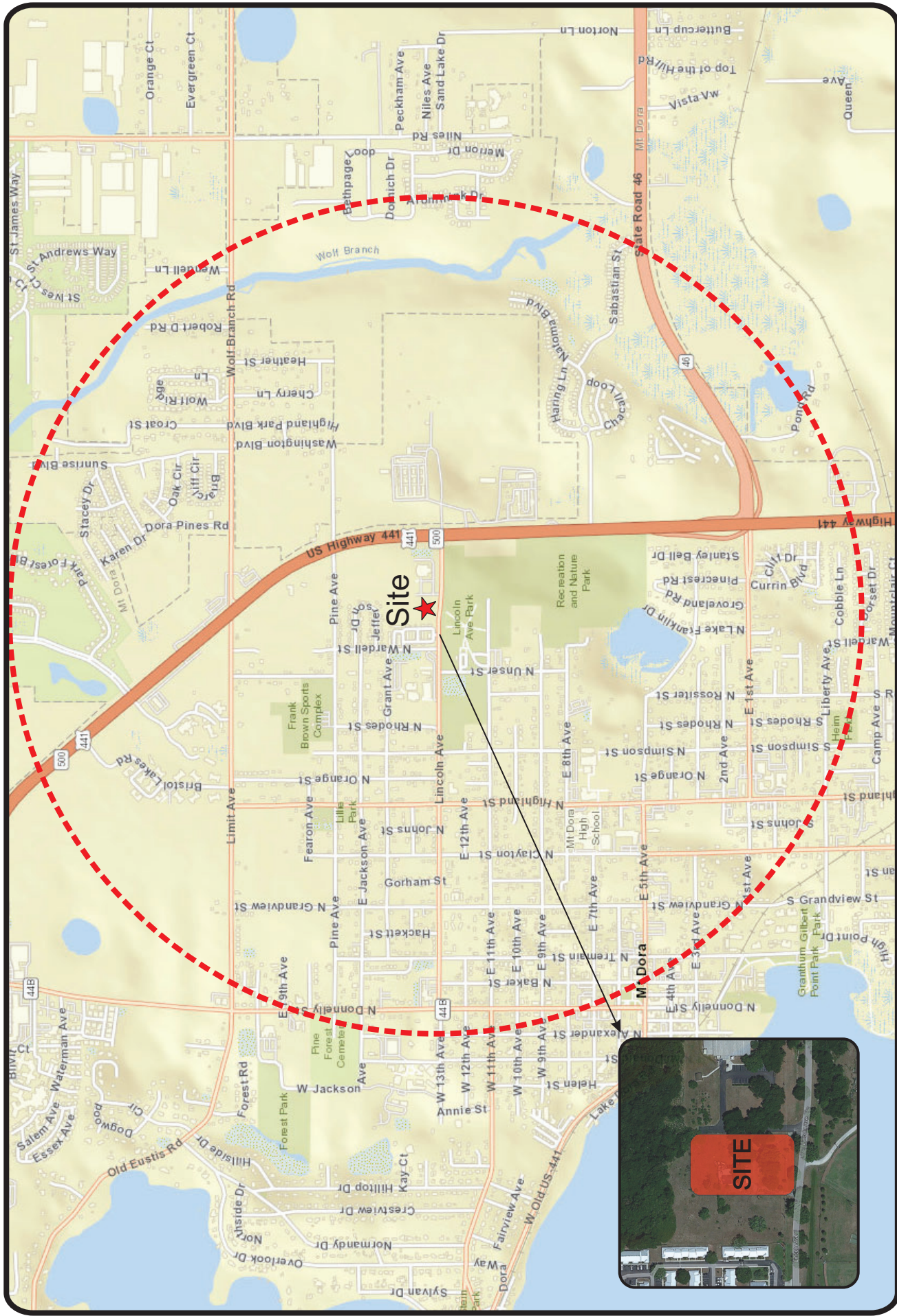
Table 1: Trip Generation Summary

LUC	Land Use	Size (KSF) (1)	Daily		AM Peak Hour				PM Peak Hour			
			Rate (2)	Trips	Rate (2)	Enter	Exit	Total	Rate (2)	Enter	Exit	Total
151	Mini-Warehouse	54.000	1.45	78	0.09	3	2	5	0.15	4	4	8
Total New Trips				78	--	3	2	5	--	4	4	8

Notes:

(1) KSF = 1,000 square feet

(2) ITE rates used



Site Location

G3 Mini-Warehouse Development
Project № 5908
Figure 1





Conclusions

The proposed development consists of 54,000 square feet of mini-warehouse space which includes office space that serves the warehouse's daily operation. The proposed project's trip generation (78 daily, 5 A.M. and 8 P.M. new trips) is believed to have minimal impact on the roadway segments within the project's area of influence. As shown in **Table 2**, the project will consume less than 1% of the adjacent roadway capacity on Lincoln Avenue.

Roadway Segment	Lanes	Adopted (2-Way)		Project Trips		Significance
		LOS*	Capacity**	%	Volume	
Lincoln Ave						
US 441 to Donnelly St	2 LU	E	1,230	100%	8	0.65%

* Based on the City's Comprehensive Plan

** Based on FDOT's QLOS Tables. 2023 for area type C2

As documented herein, the adjacent roadway segment has ample capacity to accommodate the new trips generated by the proposed project. Therefore, an exemption from a Tier 1 Traffic Impact Analysis is requested.



Attachment A

Trip Generation Information

Mini-Warehouse (151)

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

Setting/Location: General Urban/Suburban

Number of Studies: 16

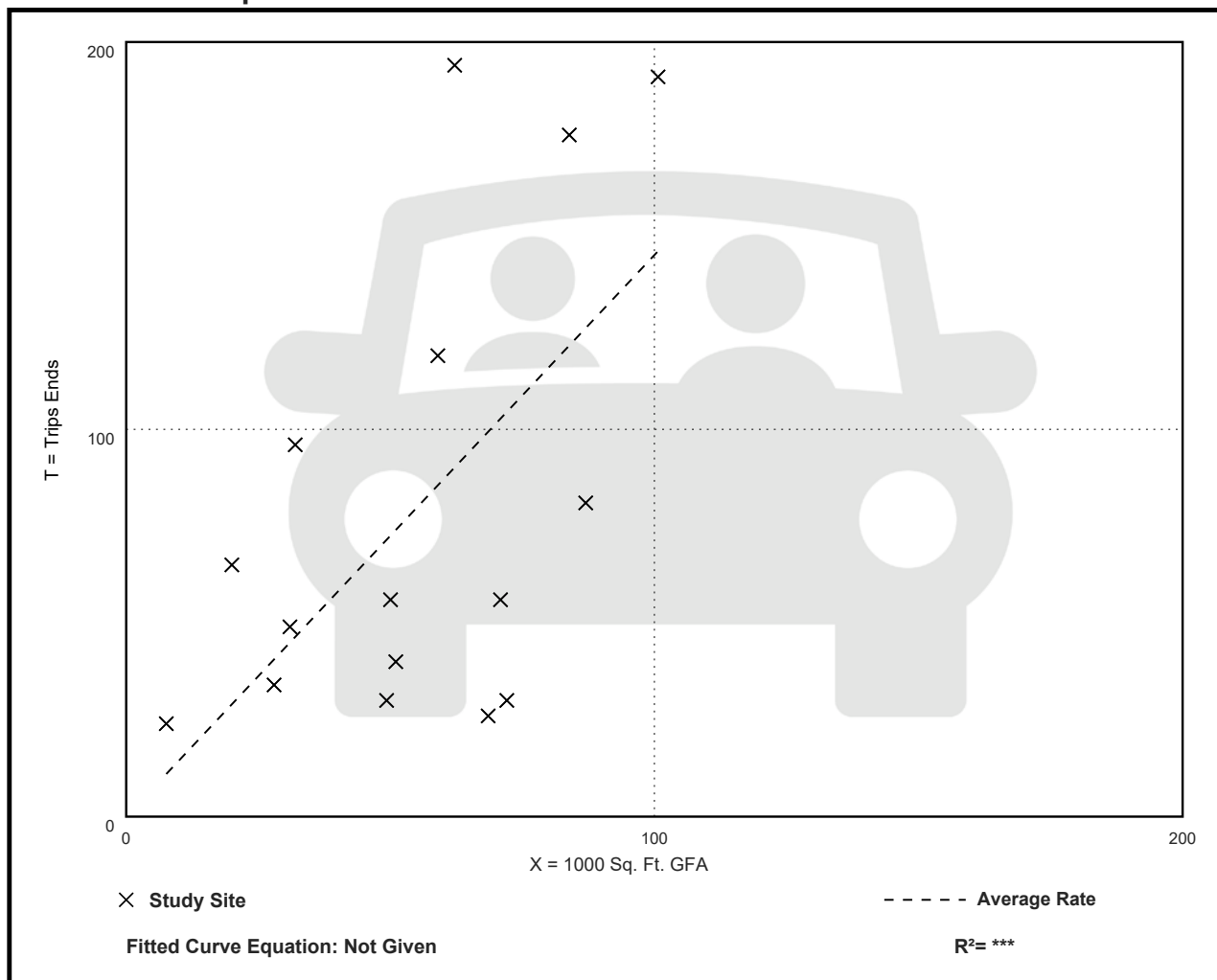
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Mini-Warehouse (151)

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: 13

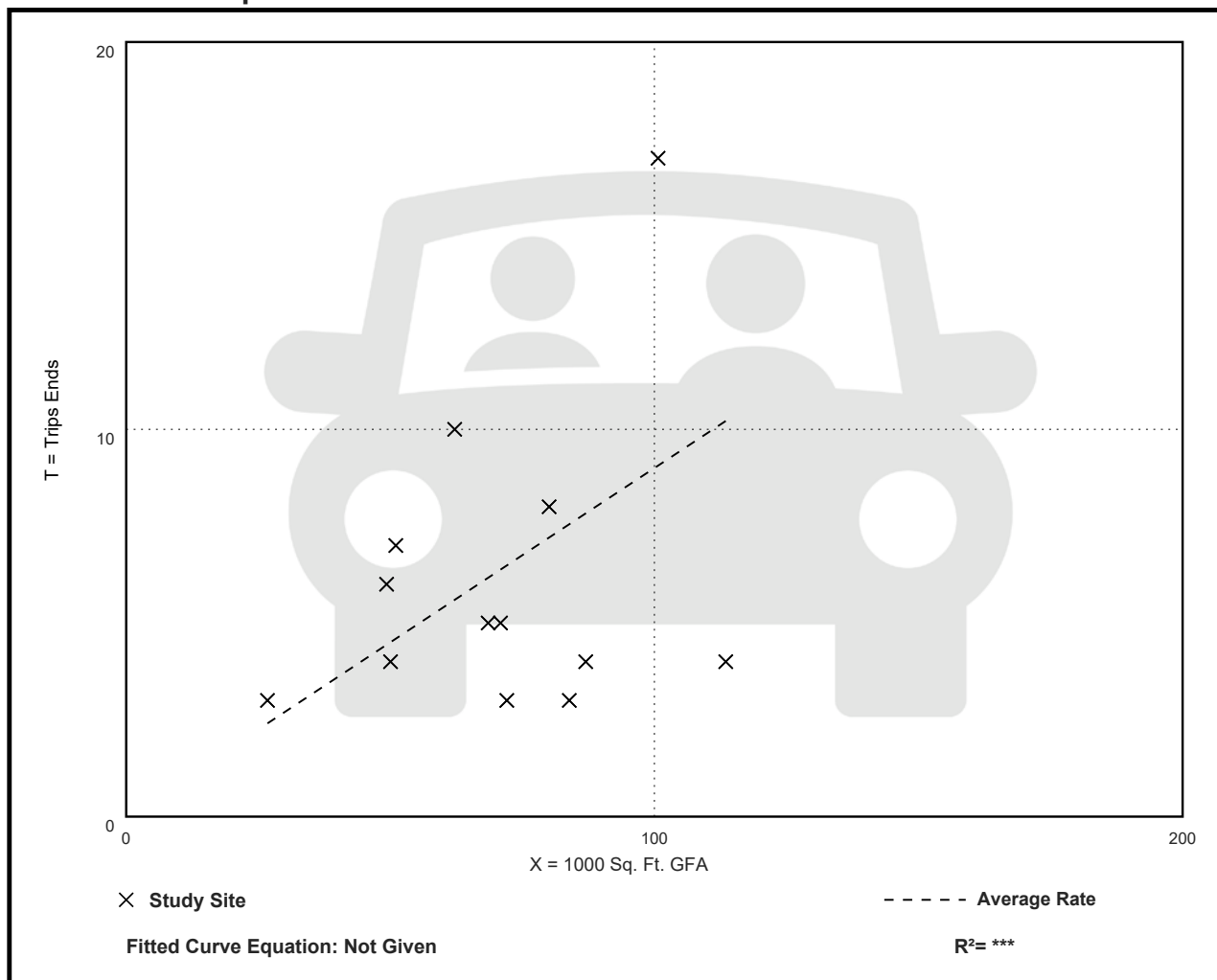
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Mini-Warehouse (151)

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: 18

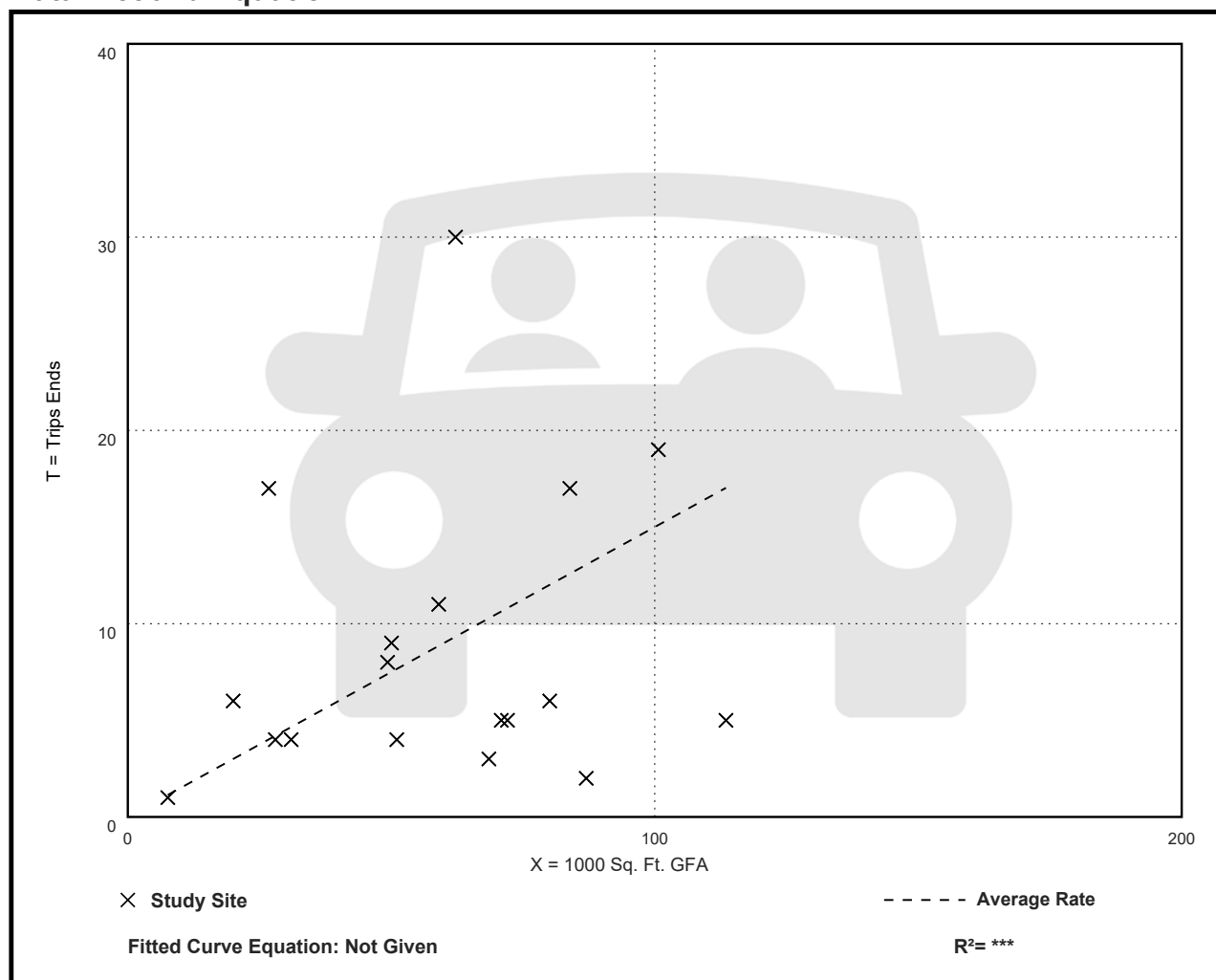
Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

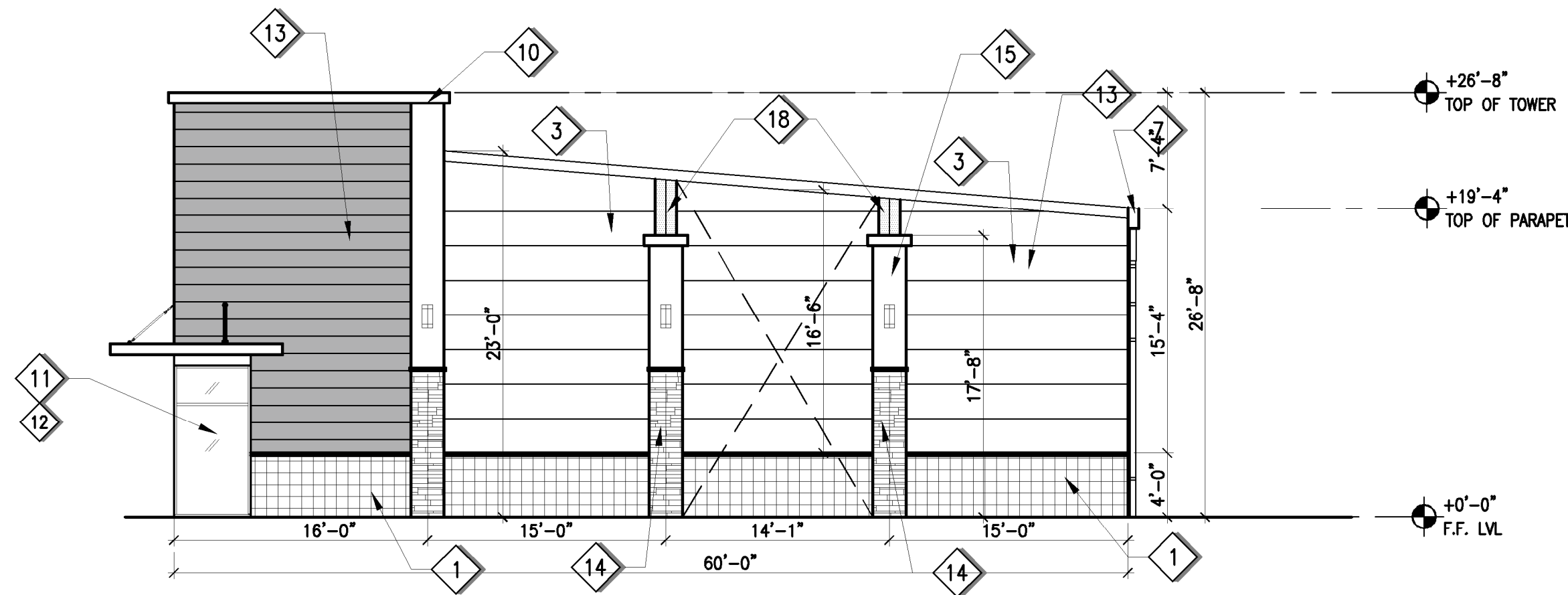
Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation



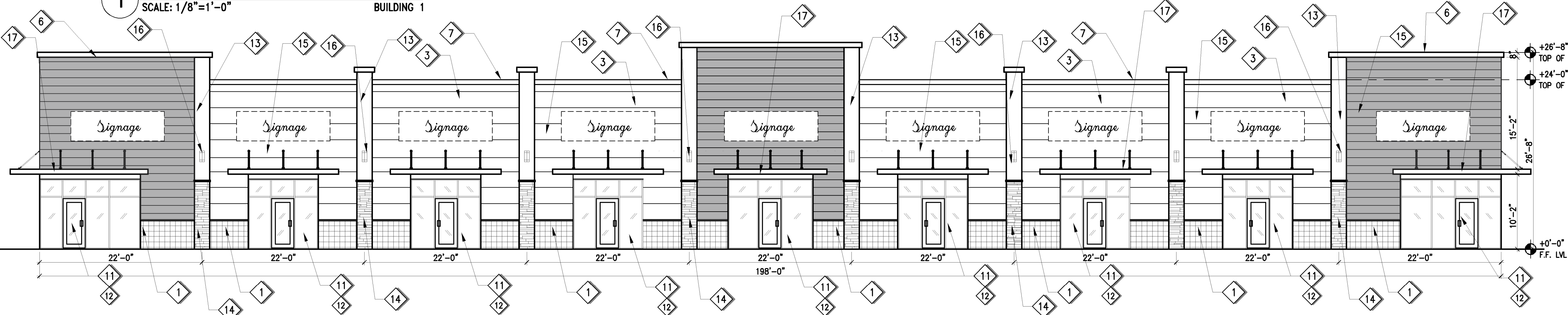
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\\A-PROJECTS\PROJECTS_2024\24-013-MT. DORA - SITE-DRC\02_GRC-DQCS\02_DESIGN_DEVA\A-311-Elevations.dwg



1 SIDE ELEVATION

SCALE: 1/8"=1'-0"

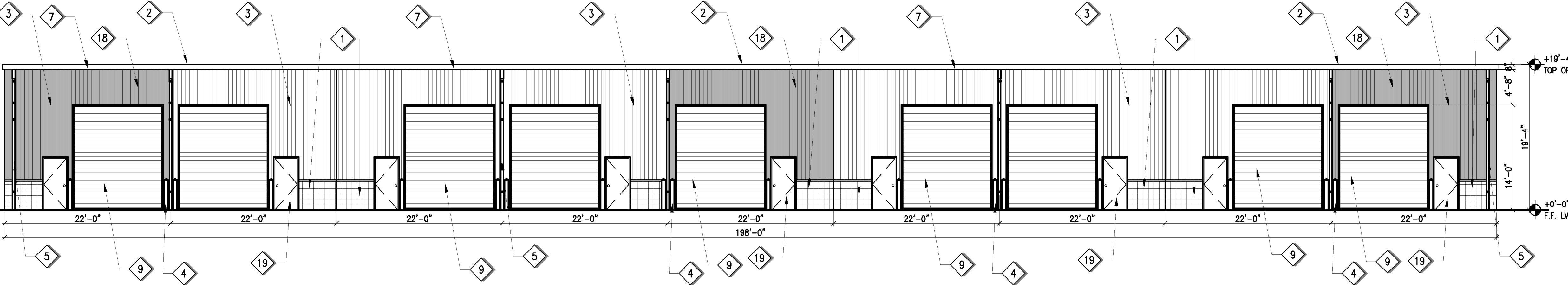
BUILDING 1



2 NORTH ELEVATION

SCALE: 1/8"=1'-0"

BUILDING 1



3 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

BUILDING 1

GENERAL NOTES

- REFER TO SHEET COVER SHEET FOR ADDITIONAL GENERAL NOTES AND PROJECT DATA
- ALL EXTERIOR STUCCO SURFACES SHALL BE WITH FINISHED TEXTURED STUCCO PAINTED PER OWNER'S SELECTION. ALL BANDING, TRIMS AND PROJECTION MOLDINGS SHALL BE SMOOTH FINISH PAINTED.
- ALL STUCCO AND EXPOSED CMU WALLS SHALL RECEIVE AN ELASTOMERIC 18 MIL PAINT COATING MINIMUM. EXTERIOR PAINT SHALL INCLUDE M1 ADDITIVE TO PREVENT MILDEW AND FUNGUS GROWTH.
- PAINT SHALL BE SHERWIN WILLIAMS AS PER SPECIFICATIONS WITH MIN. 10 YEAR CERTIFIED WARRANTY OR APPROVED EQUAL.
- PROVIDE A CLEAR WATER PROOFING SEALER UPON FINAL COAT OR PRIOR TO PAINT APPLICATION AS RECOMMENDED BY PAINT MANUFACTURER IN MINIMUM THICKNESS TO ACHIEVE A COMPLETE 10 YEAR CERTIFIED WARRANTY OF FINISH APPLICATION
- ALL METAL SURFACES SHALL BE PAINTED WITH ENAMEL BASE. SEE PAINT SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE MANUFACTURER'S DATA CUT-SHEETS FOR ALL EXTERIOR LIGHT FIXTURES FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PURCHASE AND INSTALLATION
- CONTRACTOR SHALL PAINT ALL EXPOSED PIPES, CONDUCTS, DISCONNECTS & JUNCTION BOXES TO MATCH ADJACENT SURFACE WHERE THEY OCCUR AND ARE EXPOSED TO VIEW.
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- ELEVATION HEIGHTS ARE FOR REFERENCE ONLY TO THE ARCHITECTURAL DRAWINGS. SEE CIVIL PLANS AND SITE SURVEY DRAWINGS FOR ACTUAL FLOOR HEIGHT ABOVE SEA LEVEL. COORDINATE ELEVATION HEIGHTS WITH CIVIL DRAWINGS AND CONTACT ARCHITECT OF RECORD IF HEIGHTS DIFFER.
- NO EXTERIOR WALL OR TENANT SIGNAGE IS INCLUDED IN THIS PACKAGE. ALL SIGNS MUST BE PERMITTED SEPARATELY BY A SIGN CONTRACTOR. CONTRACTOR SHALL PROVIDE ADEQUATE BACKING MATERIAL AND POWER JUNCTION BOX FOR FUTURE SIGN INSTALLATIONS. ALL BUILDING SIGNS SHALL BE COMPLIANT TO APPLICABLE CODE ORDINANCE. SIGN CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATIONS.
- FURNISH AND INSTALL LOUVERS WHERE SHOWN ON HVAC PLANS - CENTERED IN SPACE PROVIDED WITH AESTHETIC CONSIDERATIONS. LOUVERS SHALL BE WIND DRIVEN RAIN RESISTANT STATIONARY TYPE WITH INSECT SCREEN. COORDINATE LOCATION AND INSTALLATION WITH MECHANICAL DRAWINGS.

KEYED NOTES

- WAINSCOT ELASTOMERIC COATING OVER CMU BLOCKS W/ SINGLE SCORING
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- INSULATED PRE-FINISHED EXTERIOR METAL WALL PANEL OVER Z-GIRT BY STEEL BUILDING VENDOR AS AN INTEGRAL BUILDING PACKAGE.
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- 6"x6" DOWNSPOUTS, ATTACHED WITH U-CLIPS AT 32'O.C. CONNECTED TO COLLECTIVE DRAINAGE PIPE. COORDINATE WITH CIVIL DRAWINGS.
- PRE-FORMED PRE-FINISHED (CLEAR ANODIZED) ALUMINUM PARAPET FLASHING AT TOP OF FRONT FACADE WALL AND RETURN.
- PRE-FORMED PRE-FINISHED GALV. ALUMINUM GUTTER SYSTEM 6" X 6" CONT.
- 3'-0" X 7'-0" ALUMINUM STOREFRONT DOORS WITH CLEAR GLAZING.
- 2" INSULATED SECTIONAL SPRINGLESS ALUMINUM WITH VIEW GLASS OVERHEAD DOOR THERMACORE SECTIONAL STEEL DOOR - MODEL 592- WITH R-17.5 MIN. OR APPROVED EQUAL. PROVIDE LIFTMASTER COMMERCIAL GRADE DOOR OPERATOR FOR FRONT OVERHEAD DOORS. DOOR SIZE AND LOCATION AS SHOWN ON ELEVATION.
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- PRE-FINISHED ALUMINUM STOREFRONT WINDOW SYSTEM BY KAWNEER OR APPROVED EQUAL. PROVIDE COMPLETE SYSTEM WITH PACKAGE HARDWARE AND SELF CLOSING DEVICES ON THE INSIDE. 10" HIGH ADA TOE PLATE REQUIRED AT DOORS.
- *ALL EXTERIOR STOREFRONT SYSTEM GLAZING SHALL BE HIGH EFFICIENCY LOW-E DOUBLE LAYER 1/4" TEMPERED CLEAR GLAZING - TYPE 2009 "TRULITE" HAVING A U-FACTOR OF 0.29 AND SHGC OF 0.25 & VISIBLE LIGHT TRANSMITTANCE OF 70% OR APPROVED EQUAL. GLAZING SHALL WITHSTAND MAX WIND LOAD PER FBC 2017/140 MPH. CONTRACTOR TO SUPPLY GLASS SAMPLES & SPECS FOR OWNER/ARCHITECT APPROVAL PRIOR TO ORDERING. SEE WINDOW SCHEDULE FOR INFORMATION. *SEE GLAZING CALCULATION
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- WALL MOUNTED PRE-ENGINEERED PRE-FINISHED METAL CANOPY WITH STANDING SEAM ROOF BY VENDOR
- ACCENT PAINT PER ARCHITECT / OWNER SELECTION
- 3'-0" X 7'-0" METAL EXIT DOORS.

ARCHENICS
METRO ARCHITECTURE PARTNERSHIP, INC.
ARCHITECTURE - PLANNING - ENGINEERING - PROJECT MANAGEMENT
5401 SOUTH KIRKMAN ROAD, STE 440, ORLANDO, FL 32819
(407) 354-1477 - EMAIL: ROBBY@ARCHENICS.COM - WWW.ARCHENICS.COM
NOTED: ARCHITECTURE PARTNERSHIP, INC. IS THE ACTUAL ARCHITECT OF RECORD FOR THIS PROJECT. ANY CHANGES TO THE DRAWINGS MUST BE MADE IN WRITING AND SIGNED BY THE ARCHITECT OF RECORD. ANY CHANGES MADE ORALY OR BY E-MAIL WILL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT OF RECORD. THE ARCHITECT OF RECORD SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE USER.

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LIC #4410017518

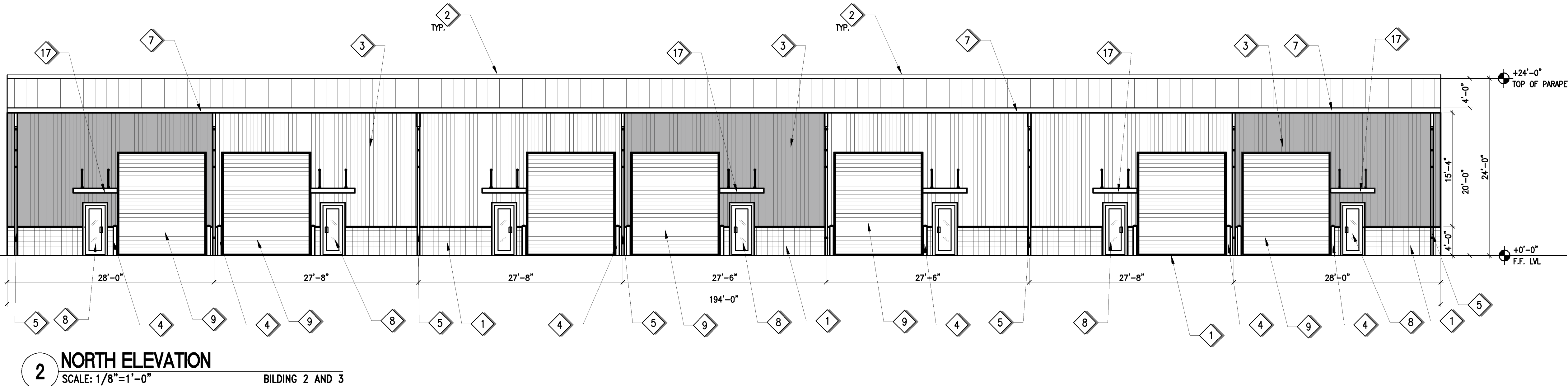
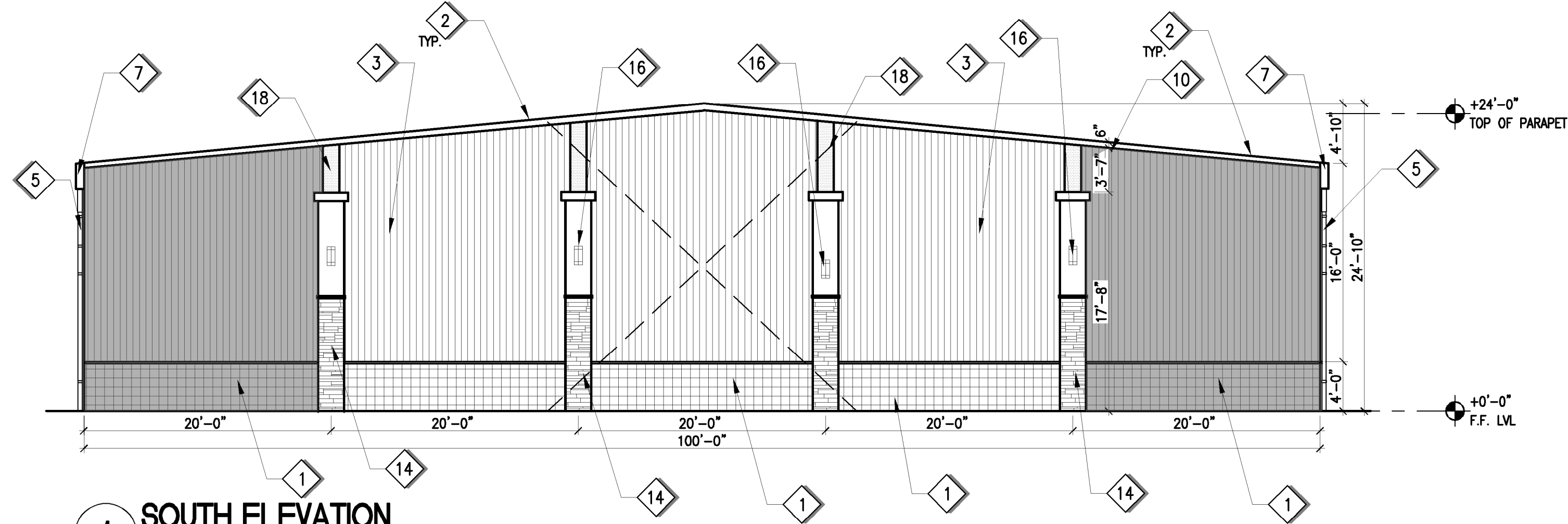
MT. DORA SMALL BAY
MINI WAREHOUSING
1649 LINCOLN AVE
MT. DORA, FLORIDA 32757
MINI WAREHOUSING FACILITIES

NO	DATE	DESCRIPTION
1	04/19/24	CITY COMMENTS
2	06/13/24	CITY COMMENTS
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4	10/22/24	CITY COMMENTS

EXTERIOR
ELEVATIONS

DRAWN	PP
DATE	02/29/24
PROJECT NO.	24-013

A-311



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ROBBY R. JOSHI, RA, NCARB
LIC #44910017518

MT. DORA SMALL BAY
MINI WAREHOUSING
1649 LINCOLN AVE
MT. DORA, FLORIDA 32757
MINI WAREHOUSING FACILITIES

NO	DATE	DESCRIPTION
1	04/19/24	CITY COMMENTS
2	06/13/24	CITY COMMENTS
3	08/27/24	CITY COMMENTS
4	10/22/24	CITY COMMENTS

**EXTERIOR
ELEVATIONS**

DRAWN	PP
DATE	02/29/24
PROJECT NO.	24-013

A-311.1

Wednesday, November 6, 2024 3:00:46 PM
V:\PROJECTS\PROJECTS 2024\24-013-MT.

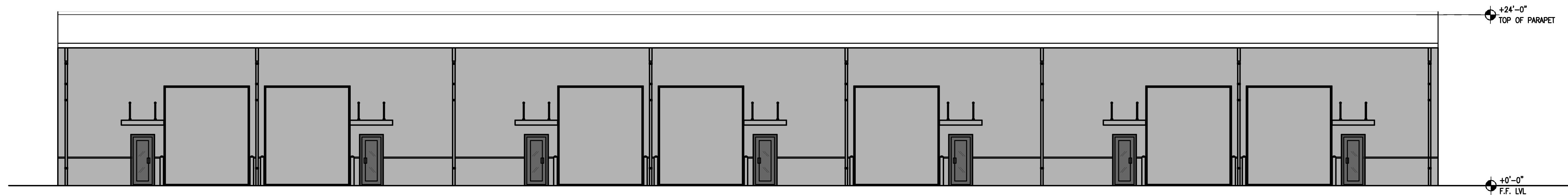
SHADED AREA INDICATES BUILDING
FACADE WITH GLAZING (34.22%)

REQUIREMENT: 20% OF TOTAL WALL AREA OF THE FRONT FACADE INCLUDING ENTRANCE STOREFRONTS.

FIRST FLOOR FACADE AREA = 3750.67 SQ. FT. (100%)

BUILDING ENTRANCE DOOR + OVERHEAD DOOR = 167.2264 + 1116.1111 SQ. FT. = 1283.3375 (34.22%)

PROVIDED: 34.22% OF TOTAL WALL OF THE FRONT FACADE IS ENTRANCE STOREFRONT.



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

BILDING 2 AND 3

SHADED AREA INDICATES BUILDING
FACADE WITH NO GLAZING (74.13%)

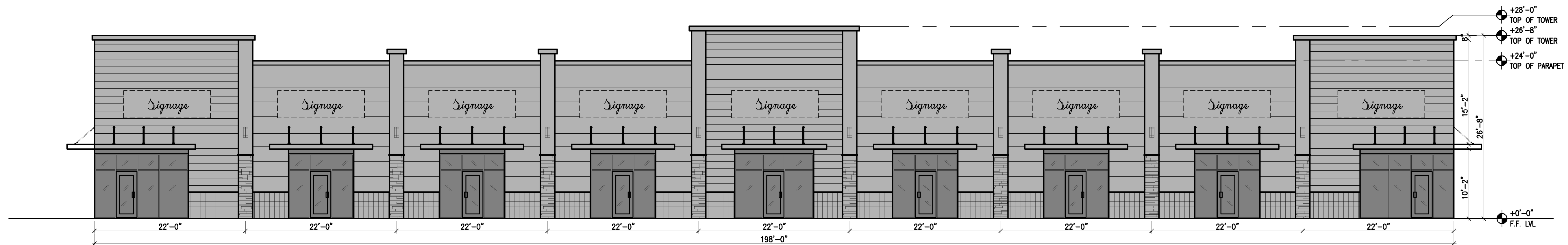


SHADED AREA INDICATES BUILDING
FACADE WITH GLAZING (25.87%)

REQUIREMENT: 20% OF TOTAL WALL AREA OF THE FRONT FACADE INCLUDING ENTRANCE STOREFRONTS.

FIRST FLOOR FACADE AREA = 4860.38 SQ. FT. (100%)
BUILDING ENTRANCE STOREFRONT = 974.2459 SQ. FT. (20.04%)

PROVIDED: 20.04% OF TOTAL WALL OF THE FRONT FACADE IS ENTRANCE STOREFRONT.



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

BUILDING 1

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ROBBY R. JOSHI, RA, NCARB
LIC #AR-0017614

**MT. DORA SMALL BAY
MINI WAREHOUSING**
1649 LINCOLN AVE
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MINI WAREHOUSING FACILITIES

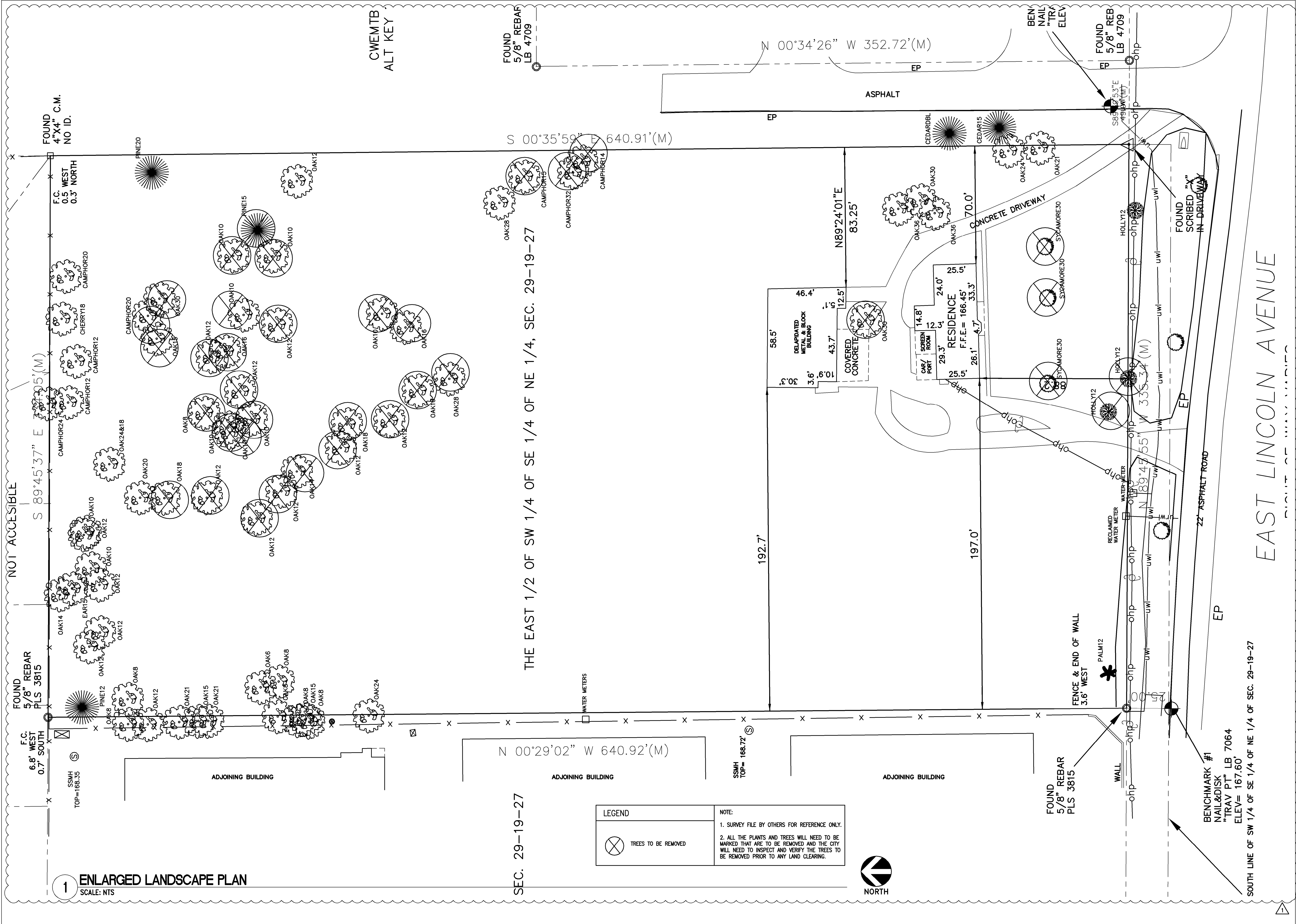
NO	DATE	DESCRIPTION
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BLDG FACADE CALCULATION

DRAWN	PP
DATE	02/29/24
PROJECT NO.	24-013

A-312

MASTER PUD PLAN - AMENDMENT



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ROBBY R. JOSHI, RA, NCARB
C/C WAH 0011614

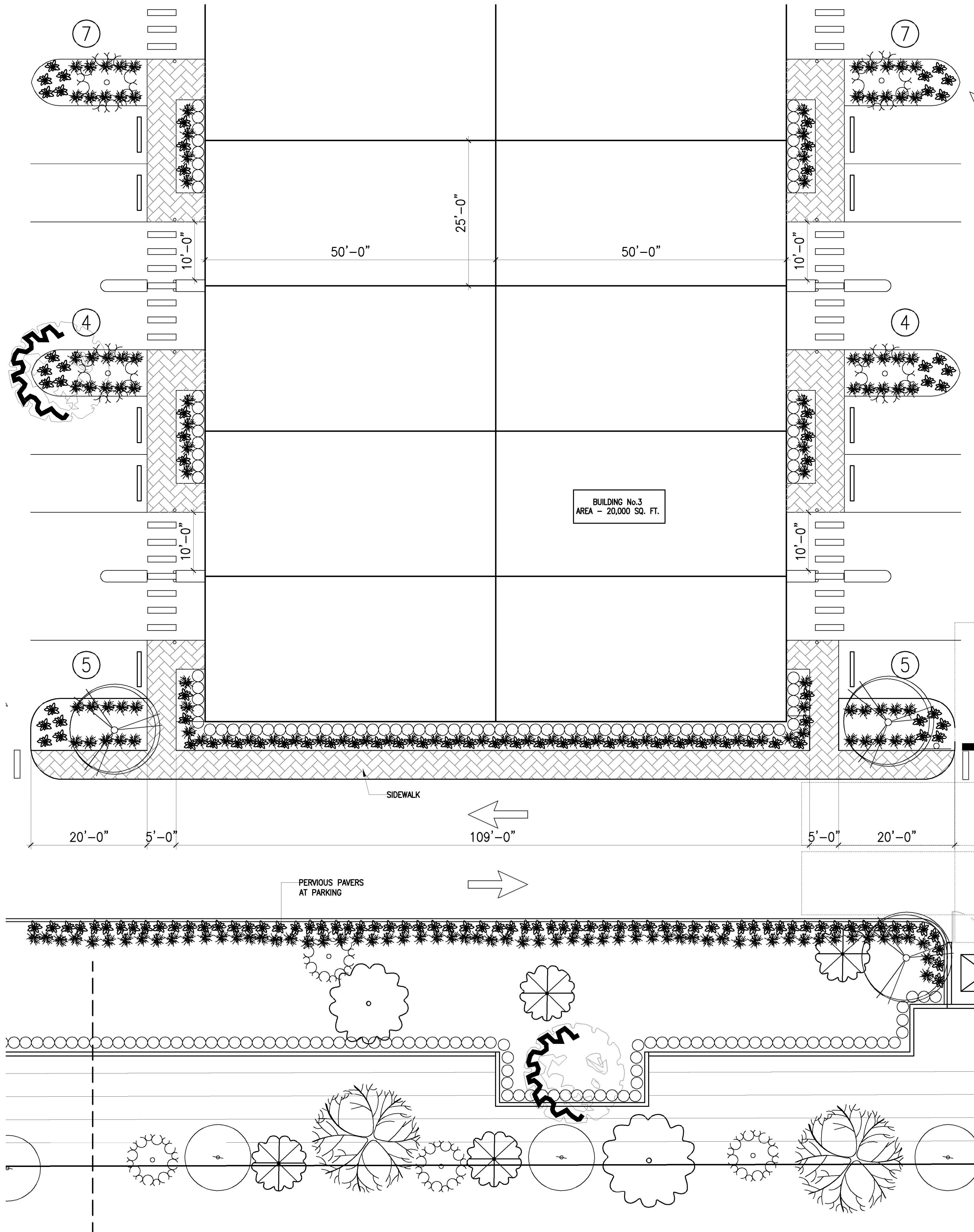
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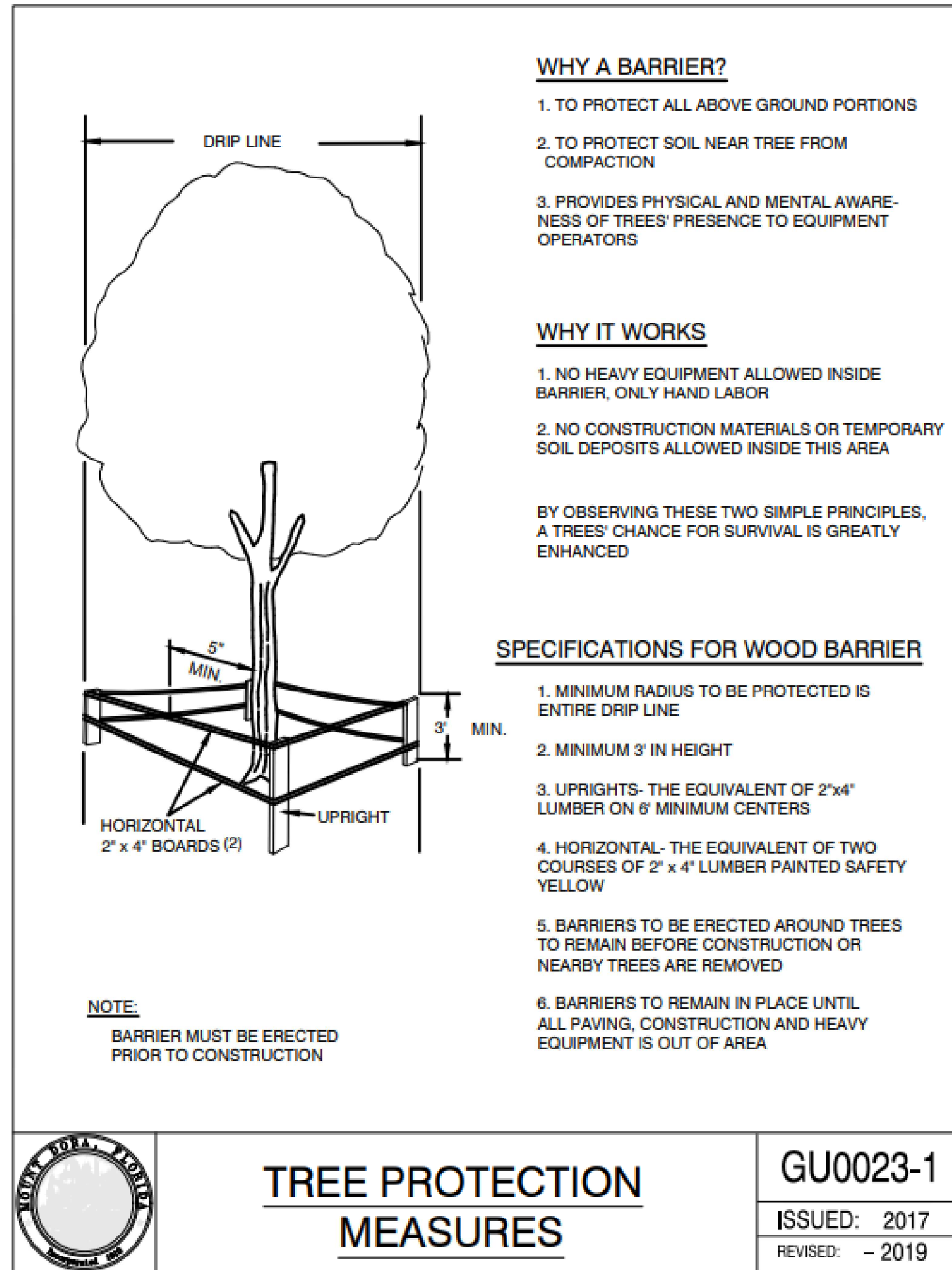
ENLARGED
LANDSCAPE/
TREE DEMO.
PLAN

DRAWN PP
DATE 02/29/24
PROJECT NO. 24-013

A-012



1 ENLARGED LANDSCAPE PLAN
SCALE: N.T.S



2 TREE PROTECTION DETAIL - CITRY OF MT. DORA
SCALE: N.T.S

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LANSCAPE DETAILS

DRAWN	PP
DATE	02/29/24
PROJECT NO.	24-013

A-412

1. AS PER CITY OF MOUNT DORA LDC 6.4.3: SEPTIC TANKS ARE NOT PERMITTED. THEREFORE, THIS DEVELOPMENT DOES NOT PROPOSE TO USE SEPTIC TANKS.
2. AS PER LETTER DATED AUGUST 16, 2024, CITY OF MOUNT DORA HAS STATED: THE CITY OF MOUNT DORA DOES NOT HAVE WASTEWATER TREATMENT CAPACITY AT WWTP#2 TO SERVE NEW DEVELOPMENTS OR SUBJECT DEVELOPMENT – CURRENTLY, CENTRAL SEWER SYSTEM FACILITIES ARE NOT AVAILABLE TO THE DEVELOPER AND SAID DEVELOPMENT, CITY RECOMMENDS FILING FOR CAPACITY RESERVATION VIA A CONCURRENCY APPLICATION PROCESS. DEVELOPER/OWNER AGREES TO FILE CONCURRENCY APPLICATION TO RESERVE CAPACITY WHEN CENTRAL SEWER FACILITY ARE MADE AVAILABLE.
3. AS PER LETTER DATED AUGUST 16, 2024, CITY OF MOUNT DORA HAS STATED: THE CITY IS REVIEWING OPTIONS TO INCREASE WASTEWATER TREATMENT CAPACITY AND IMPLEMENT OTHER FACILITY IMPROVEMENTS – INDICATING THAT CENTRAL SEWER FACILITY WILL BE AVAILABLE IN FUTURE.
4. AS PER CITY OF MOUNT DORA LDC 6.4.2: APPLICANTS FOR DEVELOPMENT IN AREAS NOT ACCESSIBLE TO EXISTING SEWER SYSTEMS SHALL CONSTRUCT AND DEDICATE A DRY LINE SYSTEM TO THE CITY AND SUBMIT A PLAN FOR FUTURE TIE-IN TO THE APPROPRIATE AREA-WIDE SYSTEM, INCLUDING METHOD OF FINANCING THE TIE-IN. PROJECT PLANS INDICATE SUCH INTENT TO FUTURE TIE-IN FOR THE ENTIRE DEVELOPMENT WHEN CENTRAL SEWER FACILITIES ARE MADE AVAILABLE TO THE DEVELOPMENT.
5. FINAL SITE CIVIL ENGINEERING PLANS SHALL PROVIDE FOR A DRY-LINE FOR FUTURE CONNECTION TO CITY OF MT. DORA'S CENTRAL SEWER FACILITY.

THERE ARE NO RECORDS OF THE EXISTING SANITARY LINE OR EASEMENTS GRANTED, UPON CONSTRUCTION
 PERMIT, SITE CONNECTION SHALL BE REQUIRED TO CALL "SUNSHINE 811" 'CALL BEFORE YOU DIG' AND LOCATE
 THESE SAID SANITARY LINE OR A FORCE MAIN. A DRAWING INDICATING THESE EXISTING SANITARY LINES OR A FORCE
 MAIN SHALL THEN BE SUBMITTED AS A REVISED UTILITY PLAN AND NEW ROUTINGS OF SUCH SANITARY LINES SHALL
 THEN BE PASSED BY THE CITY AND APPROVAL FOR THE RELOCATED ROUTING OF THE EXISTING SANITARY
 LINES. THE EXISTING SANITARY LINE SHALL BE REQUIRED TO ALLOW FUTURE MAINTENANCE. WE REQUEST THE NEW SANITARY
 LINE SHALL RUN UNDER THE SIDEWALK ALONG SOUTHERN PROPERTY LINE OR JUST INSIDE ALONG THE PROPERTY
 LINE AND ALONG THE WESTERN PROPERTY LINE TO EXISTING POINTS OF CONNECTION AND MAINTAIN THE CURRENT
 POINT OF CONNECTION.



SCALE: 1/25" = 1'-0"

Wednesday, November 6, 2024 4:21:51 PM
V:\PROJECTS\PROJECTS 2024\24-013-MT. DORA - SITE-DRG\02 GFC DOCS\02 DESIGN DEV\01 ARCH\A-110-Site-Data-Sheet.dwg

1. PROJECT NAME: MT DORA SMALL BAY
FLEX SPACE WAREHOUSING

2. OWNER / DEVELOPER
LINCOLN 1649 LLC - Mr. Mike Vedder
24019 GREEN GARDEN CT
EUSTIS, FL 32736
PHONE: 352-729-6749

3. TOTAL SITE AREA:
Total PUD: 4.92 AC (214,492.59 Sq. Ft.)

EXISTING FUTURE LAND USE: HIGH DENSITY RESIDENTIAL

PROPOSED USES: MINI WAREHOUSING (BUILDING 1, 2 & 3)

4. MAXIMUM FLOOR AREA RATIO: 0.35 (75,072.41 Square Feet)
PROPOSED FLOOR AREA RATIO: 0.236 (50,680.00 Square Feet)
TOTAL BUILDING AREA PROPOSED: 50,680 SQ. FT.

BUILDING No.1 = 11,880 Sq. Ft.
BUILDING No.2 = 19,400 Sq. Ft.
BUILDING No.3 = 19,400 Sq. Ft.

5. IMPERVIOUS SURFACE AREA ALLOWED: 0.65
Total PUD: 4.92 AC x 0.65 = 3,198 AC (139,304.88 Sq. Ft.)

IMPERVIOUS SURFACE AREA PROPOSED: 0.64860
Total PUD: 3.14 AC (136,802.9422 Sq. Ft.) / 4.92 AC = 0.63833 ~ 63.83%

PERVIOUS SURFACE AREA PROPOSED: 0.35339
Total PUD: 1.73 AC (79,604.4603 Sq. Ft.) / 4.92 AC = 0.3711 ~ 37.11%

6. MAXIMUM BUILDING HEIGHT: 35'

PROPOSED BUILDING HEIGHT: 28'-0"

7. BUILDING MINIMUM SETBACKS AND PROVIDED INDICATED AFTER '1'-
MINIMUM REQUIRED PROVIDED

NORTH: 50'-0" NORTH- 111'-11"
EAST: 25'-0" EAST- 78'-8"
SOUTH: 25'-0" SOUTH- 101'-5"
WEST: 50'-0" WEST- 62'-0"

8. ARCHITECTURAL DESIGN CRITERIA:
SUBJECT TO LDC SECTION 6.13 COMMERCIAL ARCHITECTURAL AND SITE DESIGN REQUIREMENTS

9. LIGHTING:
SEE SITE LIGHTING AND PHOTOMETRIC STUDY DRAWINGS ATTACHED

10. WETLANDS:
THERE ARE NO WETLAND WITHIN THE PROJECT SITE AREA. IF WETLANDS ARE IDENTIFIED DURING SITE DEVELOPMENT, THE SITE PLAN MAY NEED TO BE MODIFIED TO PROVIDE THE APPROPRIATE WETLAND BUFFERS.

11. DEVELOPABLE AREA:
Total PUD: 4.92 AC

12. THE EXISTING SITE CONTAINS
Single Family Home

13. REQUIRED OPEN SPACE: 0.35 (+/- 5% ALLOWABLE)
Total PUD: 4.92 AC x 0.35 = 1.72 AC (75,072.41 Sq. Ft.) = 0.35000 ~ 35.00%

PROPOSED OPEN SPACE: 0.3583
Total PUD: 1.80 AC (86,147.8549 Sq. Ft.) / 4.92 AC = 0.4016 ~ 40.16%

14. DEVELOPMENT REVIEW
ALL SITE DEVELOPMENT AND REVIEW PROCEDURES SHALL FOLLOW THE CITY'S MINIMUM STANDARDS AND PROCEDURES UNLESS OTHERWISE CONTAINED IN THE PUD.

15. UTILITIES
WATER/SEWER/RE-USE WILL BE PROVIDED BY THE CITY OF MOUNT DORA IF AVAILABLE AND CONSTRUCTED BY THE OWNER TO STANDARDS AS CONTAINED IN THE LAND DEVELOPMENT REGULATIONS AND CONSISTENT LDC AS AMENDED.

16. TREE REPLACEMENT
WILL FOLLOW THE REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS.

17. CANOPY TREES
ALL REPLACEMENT CANOPY TREES WILL BE 3.5" CALIPER AND 15' IN HEIGHT.
ALL REMAINING CANOPY TREES WILL BE 2.5" CALIPER AND 8' IN HEIGHT.

18. TRAFFIC
SEE TRAFFIC STUDY REPORT PREPARED BY TRAFFIC PLANNING AND DESIGN INC., REPORT DATED FEBRUARY 29, 2024. A TIER 2 TRAFFIC STUDY WILL BE PROVIDED AS REQUIRED DURING SITE PLAN APPLICATION.

19. FIRE PREVENTION
ALL BUILDINGS WILL BE IN FULL COMPLIANCE WITH THE 2024 8TH EDITION OF FLORIDA FIRE PREVENTION CODE. FIRE PROTECTION SYSTEM MAINS ON PRIVATE PROPERTY SHALL MEET THE REQUIREMENTS AND SHALL BE INSTALLED PER NFPA 24, STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES AND/OR NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE.

20. SIGNAGE

PUD SIGNAGE IS TO FOLLOW ZONING DISTRICT REGULATIONS WP-1 ZONING DISTRICT COMPLIANT TO MOUNT DORA LDC CH VI-6.7 DESIGN STANDARDS-SIGNS.

21. REQUIRED PARKING

Total PARKING REQUIRED : 102 Spaces REQUIRED - 1 SPACE PER 500 SQ. FT.
TOTAL PARKING PROVIDED: 132 (32 SPACES AT BAY DOORS USED BY TENANT AS PARKING)
TOTAL 6-HC SPACES HAVE BEEN PROVIDED (5 HC SPACES ARE REQUIRED)
TEMPORARY LOADING/UNLOADING ZONE - PROVIDED -1 SPACE

BICYCLE PARKING:
REQUIRED - 6 SPACES
PROVIDED - 8 SPACES

22. FLOOD ZONE

FLOOD ZONE X PER FEMA F.I.R.M. PANEL NO. 12069C 0367 E, DATED DECEMBER 18, 2012.

23. SOILS

TAVARES SAND - 0-5% SLOPE (QUICK PERCOLATION) - SEE DETAILED GEOTECH REPORT ATTACHED

24. HAZARDOUS MATERIALS STATEMENT

DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE OFFICIAL, ACCESS ROADS AND A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED.

25. DUMPSTER NOTE

THE DUMPSTER SHALL HAVE OPAQUE AND THE WALL SHALL HAVE A DECORATIVE CONCRETE CAP WALL SHALL BE ARCHITECTURALLY COMPATIBLE MATERIAL TO THE PRINCIPLE BUILDING.

26. FLAG POLE NOTE

FLAG POLE CONSTRUCTION SHALL COMPLY WITH MOUNT DORA LDC.

27. SITE LIGHTING AND PHOTOMETRIC STUDIES:

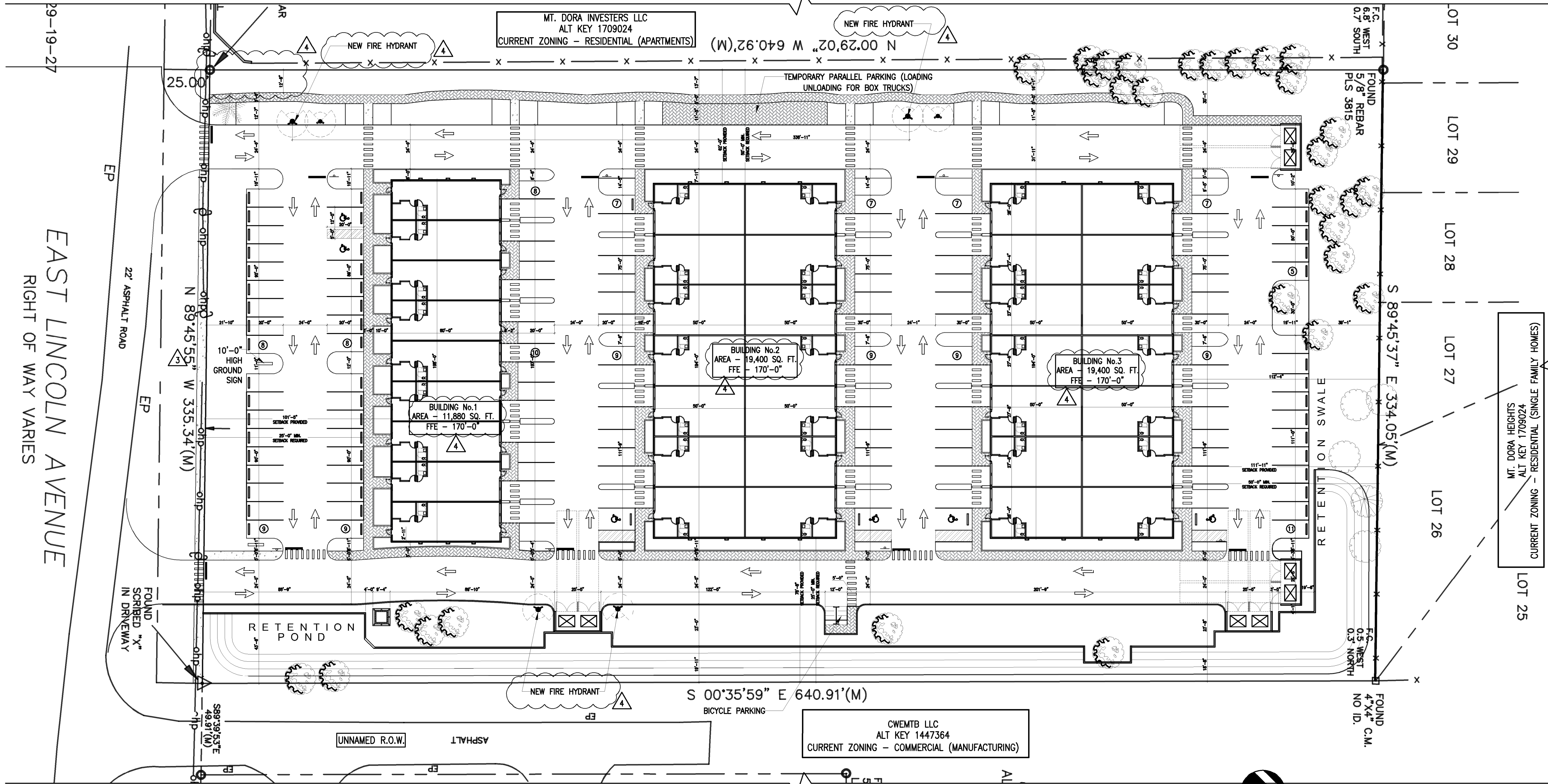
PROPOSED PLAN SHALL COMPLY WITH DARK SKY LIGHTING PRINCIPLES WITH ADEQUATE LIGHT DEFLECTORS AND DEFLECTOR SHIELDS. ALL HVAC EQUIPMENT AND HOT WATER HEATER SHALL BE ENERGY STAR COMPLIANT. ALL LIGHT FIXTURES AND SITE LIGHTING SHALL BE LED AND COMPLY WITH FLORIDA ENERGY EFFICIENCY REQUIREMENTS.

28. SITE PLAN NOTES:

- SITE PLAN APPLICATION: A SITE PLAN APPLICATION WILL BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING TO RESERVE CAPACITY AT THE TIME OF WASTEWATER CAPACITY AVAILABILITY.
- THE PROJECT SHALL MEET ENERGY EFFICIENCY AND ENERGY CODE COMPLIANCE THROUGH SPECIFICATIONS OF ENERGY STAR APPLIANCES, HVAC EQUIPMENT, HOT WATER EQUIPMENT, AND FOLLOW LEED PRINCIPLES WITH ENERGY EFFICIENT LOW-E DOUBLE PANE WINDOWS, INSULATED DOORS, AND BUILDING ENVELOPE TO CURRENT ENERGY CODES.

29. PUD EXPIRATION

EXTEND THE PUD EXPIRATION DATE FROM THE STANDARD ONE (1) YEAR FROM DATE OF APPROVAL TO FOUR (4) YEAR PUD EXPIRATION FROM DATE OF APPROVAL.



LEGENDS	
	PERVIOUS PAVERS TO ALLOW PERLOCATION. GC SHALL CONSULT ARCHITECT/OWNER FOR THE SPECIFICATIONS.
	CONCRETE SIDEWALK
	CROSSWALK

MT. DORA SMALL BAY
MINI WAREHOUSING
1649 LINCOLN AVE
MT. DORA, FLORIDA 32757
MINI WAREHOUSING FACILITIES

NO	DATE	DESCRIPTION
1	04/19/24	CITY COMMENTS
2	06/13/24	CITY COMMENTS
3	08/27/24	CITY COMMENTS
4	10/22/24	CITY COMMENTS

PUD MASTER
PLAN
(AMENDED)

DRAWN	PP
DATE	02/29/24
PROJECT NO.	24-013

A-110

ARCHENICS
METRO ARCHITECTURE PARTNERSHIP, INC.
ARCHITECTURE - PLANNING - ENGINEERING - PROJECT MANAGEMENT
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